



## AGENDA ITEM

# CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

333 West Ocean Blvd., 5<sup>th</sup> Floor

Long Beach, CA 90802

(562) 570-6194

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April 15, 2010

### CHAIR AND PLANNING COMMISSIONERS

City of Long Beach  
California

### RECOMMENDATION:

Approve a Site Plan Review for the Long Beach Airport Terminal Area Improvements located west (tarmac-side) of the Historic Terminal consisting of removing modular hold rooms, constructing one-story permanent hold rooms with restrooms and concession spaces and consolidating passenger security screening at 4100 Donald Douglas Drive. (District 5)

### APPLICANT:

City of Long Beach  
Mario Rodriguez, Airport Director  
4100 Donald Douglas Drive  
Long Beach, CA 90808  
(Application No. 0602-14)

### DISCUSSION

On June 20, 2006, the City Council certified the Environmental Impact Report (EIR), adopted a Statement of Overriding Considerations and approved Site Plan Review of the Conceptual Master Plan of the Long Beach Airport Terminal Improvement Project. A lawsuit was filed in July 2006 regarding the adequacy of the Environmental Impact Report. After a ruling and an appeal, the court ultimately ruled in favor of the City on May 29, 2009.

The proposed project is located at the Long Beach Airport Terminal at 4100 Donald Douglas Drive (Exhibit A - Location Map) and is part of the Long Beach Airport Terminal Improvement Project. The proposal consists of removing modular passenger hold rooms, constructing one-story permanent passenger hold rooms with restrooms and concession spaces and consolidating passenger security screening. New building construction totals 34,750 square feet with the overall terminal buildings (new and existing) totaling 73,770 square feet.

The original design connected the improvements with the terminal while the current proposal separates the structures from the historic terminal. The passenger security screening area is located 97 feet from the historic terminal building, while the proposed hold rooms are 200 feet from the existing terminal building. (Exhibit B – Plans and Photographs).

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04/15/10

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The project has been designed to be compatible with the historic terminal and has utilized materials and colors that are in keeping with the Airport Terminal Building's Streamline Moderne style. In addition, the new structures are designed as one-story with a height of 25 feet. In comparison, the overall height of the historic terminal is 64 feet. Combining the low-profile structures with the separation helps to maintain and enhance the character of the Airport Terminal Building as a Long Beach Cultural Heritage Landmark by creating an environment in which the design of the new facilities respect the architectural/aesthetic character of the existing terminal. The proposal is consistent with the previously approved Master Plan and certified Environmental Impact Report.

The City of Long Beach Cultural Heritage Commission reviewed the proposed terminal area improvements on April 12, 2010, with a request for approval of a Certificate of Appropriateness. A verbal update will be given as to the outcome of that meeting.

Staff believes that the proposed project will provide an improved passenger experience while retaining and preserving the character of the historic Airport Terminal Building. For these reasons, staff recommends the Planning Commission approve the Site Plan Review. Findings and Conditions of Approval have been prepared in support of the request (Exhibit C – Findings and Conditions of Approval).

**PUBLIC HEARING NOTICE**

Public notices were distributed on March 24, 2010, as required by the Long Beach Municipal Code. As of the preparation of this report, no responses have been received.

**ENVIRONMENTAL REVIEW**

In accordance with the Guidelines for Implementation of the California Environmental Quality Act, Environmental Impact Report 37-03 (SCH# 200309112) was previously certified and no further action is necessary.

Respectfully submitted,

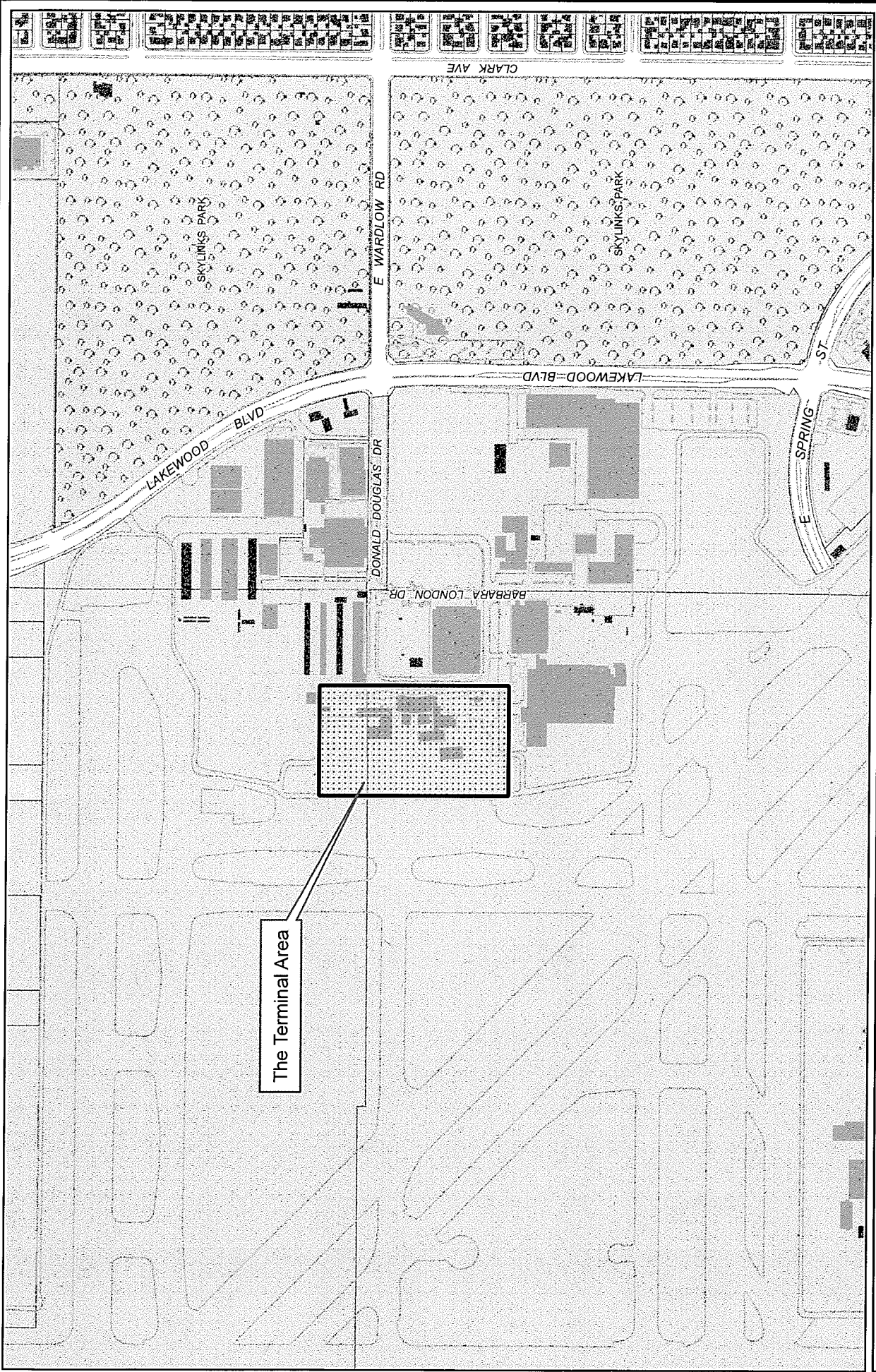


REGINALD I. HARRISON  
INTERIM DIRECTOR OF DEVELOPMENT SERVICES

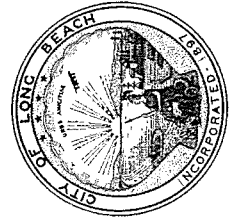
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Exhibits

- A. Exhibit A – Location map
- B. Exhibit B – Plans and photos
- C. Exhibit C – Findings and Conditions of Approval

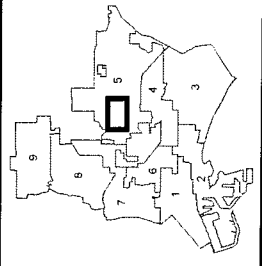
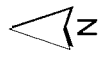


The Terminal Area



**Subject Property:**  
 4100 Donald Douglas Dr  
 Application No. 0602-14  
 Council District 5  
 Zoning Code : IG, PD-12 (SubAreas 1, 2)

**Exhibit A**



**SITE PLAN REVIEW FINDINGS**

**Application No. 0602-14**

**April 15, 2010**

- A. THE DESIGN IS HARMONIOUS, CONSISTENT, AND COMPLETE WITHIN ITSELF AND COMPATIBLE WITH NEIGHBORING STRUCTURES AND THE COMMUNITY IN, WHICH IT IS LOCATED.**

This Site Plan Review request is for the previously entitled Long Beach Airport Terminal Area Improvements. The proposed design of the structures compliment the architecture of the Historic Terminal Building. The façades of the proposed structures will provide a unified appearance and enhance the aesthetics of the historic Airport Terminal Building identification as a Cultural Heritage Landmark. The design of structures is harmonious, consistent and complete within itself and compatible with the neighboring structures and the community.

- B. THE DESIGN CONFORMS TO THE LONG BEACH AIRPORT TERMINAL PLANNED DEVELOPMENT PLAN (PD-12).**

As conditioned, the project conforms to the standards identified in the Long Beach Airport Terminal Planned Development Plan (PD-12).

- C. THE DESIGN WILL NOT REMOVE SIGNIFICANT MATURE TREES OR STREET TREES UNLESS ALTERNATE DESIGN IS FEASIBLE.**

No significant mature trees or street trees will be affected by the proposed project.

**CONDITIONS OF APPROVAL  
SITE PLAN REVIEW  
Case No. 0602-14  
Terminal Area Improvements  
Date: April 15, 2010**

1. This approval and all development rights (Site Plan Review) hereunder shall terminate three years from the effective date (final action date or, if in the appealable area of the Coastal Zone, 21 days after the local final action date) of this permit unless construction is commenced or a time extension is granted, based on a written and approved request submitted prior to the expiration of the three year period as provided in Section 21.21.406 of the Long Beach Municipal Code.
2. This permit shall be invalid if the owner(s) and/or applicant(s) have failed to return written acknowledgment of their acceptance of the conditions of approval on the *Conditions of Approval Acknowledgment Form* supplied by the Planning Bureau. This acknowledgment must be submitted within 30 days from the effective date of approval (final action date or, if in the appealable area of the Coastal Zone, 21 days after the local final action date). Prior to the issuance of a building permit, the applicant shall submit a revised set of plans reflecting all of the design changes set forth in the conditions of approval to the satisfaction of the Zoning Administrator.
3. This Site Plan Review is for design approval of the previously entitled terminal area improvements associated with the Long Beach Terminal Area Improvement Project (0602-14 FEIR 37-03 (SCH#200309112)).
4. If, for any reason, there is a violation of any of the conditions of this permit or if the use/operation is found to be detrimental to the surrounding community, including public health, safety or general welfare, environmental quality or quality of life, such shall cause the City to initiate revocation and termination procedures of all rights granted herewith.
5. In the event of transfer of ownership of the property involved in this application, the new owner shall be fully informed of the permitted use and development of said property as set forth by this permit together with all conditions which are a part thereof. These specific requirements must be recorded with all title conveyance documents at time of closing escrow.
6. All conditions of approval must be printed verbatim on all plans submitted for plan review to the Planning and Building Department.

7. Approval of this development is expressly conditioned upon payment (prior to building permit issuance or prior to Certificate of Occupancy, as specified in the applicable Ordinance or Resolution for the specific fee) of impact fees, connection fees and other similar fees based upon additional facilities needed to accommodate new development at established City service levels standards, including, but not limited to, sewer capacity charges, Park Fees, and Transportation Impact Fees.
8. The Director of Planning and Building is authorized to make minor modifications to the approved concept design plans or any of the conditions if such modifications shall achieve substantially the same results as would strict compliance with said plans and conditions.
9. Site development, including landscaping, shall conform to the approved plans on file in the Department of Planning and Building. At least one set of approved plans containing Planning, Building, Fire, and, if applicable, Redevelopment and Health Department stamps shall be maintained at the job site, at all times for reference purposes during construction and final inspection.
10. Prior to the issuance of a building permit, the applicant must depict all utility apparatus, such as, but not limited to, backflow devices and Edison transformers, on both the site plan and the landscape plan. These devices shall not be located in any front, side or rear yard area that is adjacent to a public street. Furthermore, this equipment shall be properly screened by landscaping or any other screening method approved by the Director of Planning and Building.
11. Prior to the issuance of a building permit, the applicant must submit complete landscape and irrigation plans for the discretionary approval of the Director of Planning and Building. The landscaping plan shall include drought tolerant street trees to be installed consistent with the specifications of the Street Tree Division of the Department of Public Works. Approved root guards shall be provided for all street trees.
12. Where feasible, all landscaped areas shall be planted with drought tolerant plant materials. All landscaped areas shall be provided with water conserving automatic irrigation systems designed to provide complete and adequate coverage to sustain and promote healthy plant life. The irrigation system shall not cause water to spray or flow across a public sidewalk.
13. All landscaped areas must be maintained in a neat and healthy condition, including public parkways and street trees. Any dying or dead plant materials must be replaced with the minimum size and height plant(s) required by Chapter 21.42 (Landscaping) of the Zoning Regulations. At the discretion of city officials, a yearly inspection shall be conducted to verify that all irrigation systems are working

properly and that the landscaping is in good healthy condition. The property owner shall reimburse the City for the inspection cost as per the special building inspection specifications established by City Council.

14. The property shall be developed and maintained in a neat, quiet, and orderly condition and operated in a manner so as not to be detrimental to adjacent properties and occupants. This shall encompass the maintenance of exterior facades of the building, designated parking areas serving the use, fences and the perimeter of the site (including all public parkways).
15. All rooftop mechanical equipment shall be fully screened from public view. Said screening must be architecturally compatible with the building in terms of theme, materials, colors and textures. If the screening is not specifically designed into the building, a rooftop mechanical equipment plan must be submitted showing screening and must be approved by the Director of Planning and Building prior to the issuance of a building permit.
16. Prior to the issuance of a building permit, the applicant shall submit architectural, landscaping and lighting drawings for the review and approval of the Police Department for their determination of compliance with Police Department security recommendations. For additional information, contact Officer Eduardo Reyes at (562) 570-5805.
17. All structures shall conform to Building Code requirements. Notwithstanding this review, all required permits from the Building and Safety Bureau must be secured.
18. Separate building permits are required for signs, fences, retaining walls, trash enclosures, flagpoles, pole mounted yard lighting foundations and planters.
19. Any graffiti found on site must be removed within 24 hours of its appearance.
20. Site preparation and construction shall be conducted in a manner that minimizes dust.
21. This project is subject to all applicable conditions associated with the Long Beach Terminal Area Improvement Project (0602-14 FEIR 37-03 (SCH#200309112)).
22. A Certificate of Appropriateness issued by the Cultural Heritage Commission is required prior to the issuance of any permits associated with this project.
23. The applicant shall defend, indemnify, and hold harmless the City of Long Beach, its agents, officers, and employees from any claim, action, or proceeding against the City of Long Beach or its agents, officers, or employees brought to attack, set aside, void, or annul an approval of the City of Long Beach, its advisory agencies,

Conditions of Approval

Case No. 0602-14

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commissions, or legislative body concerning this project. The City of Long Beach will promptly notify the applicant of any such claim, action, or proceeding against the City of Long Beach and will cooperate fully in the defense. If the City of Long Beach fails to promptly notify the applicant of any such claim, action or proceeding or fails to cooperate fully in the defense, the applicant shall not, thereafter, be responsible to defend, indemnify, or hold harmless the City of Long Beach.