



CITY OF LONG BEACH
CITY HALL
LONG BEACH, CALIFORNIA

December 4, 2007

HONORABLE MAYOR AND CITY COUNCIL
333 West Ocean Boulevard
Long Beach, California 90802

Subject: Proposed Long Beach Airport Parking Structure

Dear Mayor Foster and Members of the City Council:

On November 15, 2007 the Long Beach Airport Advisory Commission (AAC) met at our regular monthly meeting and discussed the proposed Airport Parking Structure. Several design changes were in development and were not available for the AAC to review; however, the members of the AAC wished to provide some comments and points of concern to the Mayor and City Council for consideration during the site review appeal hearing on December 4, 2007.

There were positive and negative comments made by the AAC members. Some members were pleased that the redesign of the structure with additional setbacks will be less imposing and will help retain more view of the historic terminal as one enters Donald Douglas Drive off of Lakewood Boulevard. To improve the view to the historic terminal, some members would even support additional changes even if it meant building the parking structure higher.

There were concerns expressed regarding pedestrians having to cross two streets to reach the terminal from the proposed parking structure. Pedestrians would need to cross Barbara London Drive and Donald Douglas Drive to reach the terminal. Some commissioners would be supportive of linking the two parking structures or an elevated walkway to eliminate crossing two streets.

Commissioners also commented on the need to improve the visual aesthetics of the proposed structure, such as more landscaping and architectural features. Since the structure will be the first thing visitors see when entering the airport property, it is important that the structure design be unique-looking and attractive.

Interest was expressed in maintaining control of land uses in the area of the Airport Terminal Facility to reduce the potential for competition from off-site parking lots on private property. The hope that zoning codes could help control possible off-site impacts was discussed.

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There was a general agreement that the current Lot D, which would be replaced by the proposed structure, works well and is handled with a strong customer service approach. Shuttle drivers take patrons directly to their vehicles and often pick them up at their parking space. While it is acknowledged that on-site parking is preferred to off-site parking, the lower cost of surface lot versus parking structure was discussed and there was agreement that if Lot D were a City-owned property it would diminish the need for the full size proposed structure.

There were general concerns expressed regarding financing for the project and possible risks associated with changes in airlines serving the airport that might reduce revenues. Some commissioners wanted to know what would happen if the structure was financed by a bond, but there was not enough business to make bond payments.

Following discussion of the proposed parking structure the AAC voted to have the summary comments from the discussion provided in a letter to be signed by the Chair of the AAC on behalf of the AAC and submitted to the Mayor and City Council for their consideration during the hearing on December 4, 2007. As part of the motion, the AAC recommends that the issues raised should be addressed prior to Council approval of the site review and that the AAC have an opportunity to review and provide additional comments prior to Council action on the site review appeal.

Thank you for your consideration of these issues.

Sincerely,



Carol Soccio, Chair
Long Beach Airport Advisory Commission