



# CITY OF LONG BEACH

DEPARTMENT OF TECHNOLOGY SERVICES

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October 19, 2004

HONORABLE MAYOR AND CITY COUNCIL

City of Long Beach  
California

SUBJECT: Agreement Between Network Development, LLC, DBA The Vault 350, 350 Pine Avenue, Long Beach, California for the Non-exclusive Use of 178 Parking Spaces in the City Parking Garage at 332 West Broadway (District One)

## DISCUSSION

The Vault 350 (The Vault) is a restaurant/nightclub located at 350 Pine Avenue. An Administrative Use Permit (AUP) to allow the operation of a nightclub at this location was approved by the Planning Commission on August 5, 2004. One of the conditions of the AUP was that the owner would provide 178 off-street parking spaces. The owner has applied for an entertainment permit for live concerts on Monday through Saturday nights from 4:00 p.m. to 2:00 a.m. The Planning and Building Department determined that 178 spaces are needed for that use at this location.

The City is proposing to lease The Vault parking spaces in the Broadway garage to enable them to satisfy their off-street parking requirement. The adjacent City-owned and operated garages at CityPlace cannot be used for The Vault agreement. The current agreement between the City and the owner of the CityPlace development, Developers Diversified Realty Corporation, does not allow the allocation of parking spaces to anyone other than CityPlace customers, residents and employees.

The Broadway garage has a total of 700 parking spaces. The owner of The Vault hired Kaku Associates, a transportation/planning firm to do a study of the occupancy rates in the Broadway garage. Kaku reported that the occupancy rates on Friday and Saturday evenings between 6:00 p.m. and 10:00 p.m. range from 15-17 percent. Typically, 85 percent is the standard measure for well-utilized parking spaces. The Kaku report indicated that there were sufficient surplus parking spaces in the Broadway garage in the evening to accommodate the requirements of The Vault. The Vault will use the spaces in the Broadway garage for patron and employee parking as well as valet parking. The City will staff the garage with a cashier and security on the nights The Vault provides entertainment.

This matter was reviewed by Assistant City Attorney Heather A. Mahood on October 6, 2004, and by Budget Management Officer Dave Wodynski on October 6, 2004.

HONORABLE MAYOR AND CITY COUNCIL  
October 19, 2004  
Page 2

TIMING CONSIDERATIONS

City Council action on this item is requested on October 19, 2004, as a public hearing on the application of Network Development, LLC, DBA The Vault 350, for a permit for entertainment with dancing is scheduled before the City Council on that same date. The parking agreement should be presented for City Council consideration at the same time.

FISCAL IMPACT

The Vault will pay \$25.00 per space per month, which results in additional revenue of \$53,400 annually in the Civic Center Fund in the Technology Services Department. It is anticipated that Civic Center Fund expenses related to the use of the parking spaces will be approximately \$39,000. The monthly fee would automatically increase annually with the change in the consumer price index (CPI). There is no impact to the General Fund.

IT IS RECOMMENDED THAT THE CITY COUNCIL:

Authorize the City Manager to execute an agreement between the City and Network Development, LLC, DBA The Vault 350, to allow The Vault the non-exclusive use of 178 parking spaces in the City Parking Garage at 332 West Broadway.

Respectfully submitted,



CURTIS TANI  
DIRECTOR OF TECHNOLOGY SERVICES

CT:ph

APPROVED:



GERALD R. MILLER  
CITY MANAGER