



# CITY OF LONG BEACH

DEPARTMENT OF COMMUNITY DEVELOPMENT

**C-5**

333 WEST OCEAN BOULEVARD • LONG BEACH, CALIFORNIA 90802

November 22, 2005

HONORABLE MAYOR AND CITY COUNCIL  
City of Long Beach  
California

## RECOMMENDATION:

Authorize the City Manager to execute a Lease between the City of Long Beach and the Long Beach Community College District for the short-term use of parking spaces at Veterans Memorial Stadium. (District 5)

## DISCUSSION

The Long Beach Airport (Airport) currently has approximately 2,014 parking spaces available in its parking structure and adjacent lots that are, at times, filled to capacity. In addition, the Airport leases approximately 1,984 parking spaces from the Boeing Company at the southeast corner of Lakewood Boulevard and Conant Street, known as Airport Lot D. This provides for a total of 3,998 parking spaces to serve both short-term and long-term parking for the Airport.

Due to increased flight activity, the Airport experiences a parking shortfall during the peak holiday travel period between December 23 and January 2 (Peak Period). During the upcoming Peak Period, the Airport anticipates a parking demand of 5,379 spaces, resulting in a shortfall of 1,381 spaces. In order to minimize impacts on the surrounding community and curtail street parking in the adjacent neighborhoods, the Airport proposes to work with Long Beach City College (LBCC) to utilize the adjoining Veterans Memorial Stadium parking lot (Vets Lot) to accommodate the parking shortfall.

The Vets Lot, which contains 4,000 parking spaces, is located directly across Conant Street from Airport Lot D, between Faculty Avenue and Clark Avenue. Since LBCC will not be in session during the Peak Period, LBCC has agreed to lease approximately 1,500 parking spaces to the Airport during the Peak Period to accommodate the parking shortfall (Attachment). Access to the leased area will be from Conant Street and shuttle services will be provided. As a result, impacts to the surrounding neighborhoods will be minimized. Additionally, the Airport's use of these parking spaces is not anticipated to impact any activities occurring at Veterans Memorial Stadium during the Peak Period.

The proposed Lease with LBCC would contain the following major terms and provisions:

- Lessor: Long Beach Community College District
- Lessee: City of Long Beach
- Premises: Approximately 1,500 parking spaces located in the Veterans Memorial Stadium Lot.
- Term: The Term shall commence at 5:00 p.m. on December 23, 2005 and shall continue until 11:59 p.m. on January 2, 2006.
- Use: The Premises shall be used by passengers at the Long Beach Airport for long-term parking.
- Rent: The Base Rent shall be \$8 per parking space per month prorated for the number of days in the Term. The 1,500 parking spaces provides for a base rent of \$4,400 for the Term of the Lease. In addition, the City and LBCC will share equally in any net revenue generated by the use of the Premises.
- Utilities: Lessor shall provide all utilities to the Premises.

Security, shuttle services and parking management of the Premises will be provided by the Airport through existing vendor contracts for similar operations at Airport Lot D.

This letter was reviewed by Deputy City Attorney Everett L. Glenn on November 4, 2005 and Budget Management Officer David Wodynski on November 11, 2005.

#### TIMING CONSIDERATIONS

City Council action is requested on November 22, 2005, in order to facilitate the target lease commencement date of December 23, 2005. The agreement has been executed by LBCC and will be forwarded to the Board of Trustees of the Long Beach Community College District for ratified approval on December 13, 2005.

#### FISCAL IMPACT

The costs associated with the operation of the Premises are expected to be offset by revenues. Lease and parking management costs are estimated at \$24,000 for the Term of the Lease. Assuming the Premises will be at 75 percent capacity during the Term and that the parking rate for the Premises will be \$6.00 per day, the net revenue is estimated to be \$50,000, of which the City's share would be \$25,000. The estimated

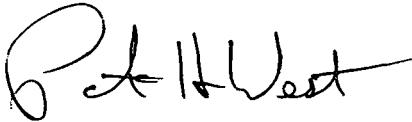
HONORABLE MAYOR AND CITY COUNCIL  
November 22, 2005  
Page 3

net revenue will accrue to the Airport Enterprise Fund (EF 320) in the Department of Public Works (PW). There is no impact on the General Fund (GP).


SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



PATRICK H. WEST  
DIRECTOR OF  
COMMUNITY DEVELOPMENT



CHRISTINE F. ANDERSEN  
DIRECTOR OF  
PUBLIC WORKS

PHW:CFA:JMLR:lel  
Attachment

APPROVED:



GERALD R. MILLER  
CITY MANAGER