

CITY OF LONG BEACH

LONG BEACH DEVELOPMENT SERVICES

H-2

333 W. Ocean Boulevard Long Beach, California 90802 562-570-6194 FAX 562-570-6068

April 15, 2008

HONORABLE MAYOR AND CITY COUNCIL
City of Long Beach
California

RECOMMENDATION:

Receive the supporting documentation into the record, conclude the public hearing, deny the appeal and support the decision of the City Planning Commission approving the Site Plan Review of the parking structure associated with the Long Beach Terminal Area Improvement Project located at 4100 Donald Douglas Drive. (Council District 5)

DISCUSSION

On June 20, 2006, the City Council certified the Environmental Impact Report, adopted a Statement of Overriding Considerations and approved Site Plan Review of the Conceptual Master Plan of the Long Beach Airport Terminal Improvement Project. The project includes the consolidation of existing terminal uses into an enlarged terminal building with a maximum of 97,545 square feet (reduced to 89,995 square feet by subsequent City Council action), existing parking structure modifications and roadway modification, and improvement and construction of a new parking structure with approximately 4,000 spaces. The purpose of the new parking garage is to meet the anticipated demand identified in the Environmental Impact Report and to allow for the consolidation of airport-related parking and for the eventual elimination of leased off-site parking.

At the time the Environmental Impact Report was certified, architecture for the proposed structures was at a conceptual level and required further development. Two conditions of approval were included relative to the design of the structures. One required that the design of the individual structures be re-submitted for Site Plan Review by the Planning Commission. The other required that prior to design development, the applicant shall return to the Planning Commission for a study session to discuss design direction for the entire project.

On October 5, 2006, a parking structure massing study and site plan was presented to the Planning Commission study session. After review and discussion, a Subcommittee was formed that was tasked with reviewing the parking structure plans and making design recommendations prior to the project being submitted for approval by the Planning Commission.

The parking structure design evolved based on comments from the Subcommittee and was presented to the Planning Commission for consideration for Site Plan Review approval on September 6, 2007, where a public hearing was conducted.

After considering public testimony and discussing the item, the Commission was unable to reach consensus. A motion to approve the project failed on a 3-3 vote and the request was deemed denied. The issues that were voiced by the dissenting Commissioners included:

- The large size of the proposed building and the potential negative impact on the existing setting.
- Concerns related to the appearance of the building and the impression that architectural elements had been “pasted” on and did not produce a quality design.
- The proposed structure negatively affected the overall context of the historic terminal building through its size and placement on the site. It was felt that the proposed building would block views of the terminal and minimize the terminal’s importance. The applicant was asked about alternate garage locations or the ability to construct multiple, smaller garages instead.

The Department of Public Works, as the applicant, appealed the decision. Prior to the City Council considering the item, the project was redesigned based on the concerns raised at the Planning Commission (Revised Plans attached). At its December 4, 2007 meeting, the City Council unanimously referred the Site Plan Review back to the Planning Commission for review due to the significant design changes.

On January 3, 2008, the Planning Commission conducted a public hearing for the item (Attachment 1 - Planning Commission Staff Report and Minutes for January 3, 2008). The parking structure plans that were presented to the Commission had been substantially revised compared to the plans that had been submitted to the Commission for its consideration on September 6, 2007.

After considering public testimony and discussing the item, Commissioner Durnin made a motion to approve the Site Plan Review for the parking structure with added conditions to incorporate transit design comments from Long Beach Transit, move rental car storage into the new structure and consider establishing an on-site trolley service. Commissioner Saumur seconded the motion, and the motion passed 4-0.

No member of the public appeared to offer testimony either for or against the project at the January 3, 2008, Planning Commission hearing. However, within the ten (10) day appeal period, Michael Kowal filed a written “Notice of Appeal” (Attachment 2 – Application for Appeal) with Planning Staff. After discussions with the City Attorney’s office, it was determined that Mr. Kowal’s appeal would be recognized even though he had not appeared at the Planning Commission hearing to present testimony in opposition to the Project.

Assistant City Attorney Michael J. Mais reviewed this report on February 29, 2008.

ENVIRONMENTAL ANALYSIS

The proposed project was assessed as part of the Environmental Impact Report FEIR 37-03. On February 13, 2008, the City received a favorable ruling in the litigation pending in the Orange County Superior Court regarding the adequacy of the City’s Environmental Impact Report (EIR) for the underlying Project. The trial Court denied the plaintiff’s petition for Writ of Mandate and ruled that the EIR was adequate under the standards established by the California Environmental Quality Act (CEQA). No additional review is required.

TIMING CONSIDERATIONS

City Council action is requested on April 15, 2008, for a timely resolution of this matter.

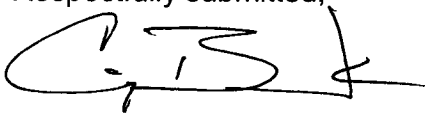
FISCAL IMPACT

The project will not impact the General Fund. The initial construction will be financed by a revenue bond that will be paid back by the Airport Fund through collection of parking fees.

SUGGESTED ACTION:

Approve recommendation.


Respectfully submitted,



CRAIG BECK
DIRECTOR OF DEVELOPMENT SERVICES

CB:GC:CB:jw

APPROVED:



PATRICK H. WEST
CITY MANAGER

Attachments: Revised Plans
Attachment 1 - Planning Commission Staff Report and Minutes January 3, 2008 (including attachments)
Attachment 2 - Application for Appeal



CITY OF LONG BEACH

DEPARTMENT OF PLANNING AND BUILDING

333 W. Ocean Boulevard Long Beach, California 90802

562-570-6194

FAX 562-570-6068

January 3, 2008

CHAIRMAN AND PLANNING COMMISSIONERS
City of Long Beach
California

SUBJECT: Site Plan Review of the parking structure associated with the Long Beach Terminal Area Improvement Project. (Council District 5)

LOCATION: 4100 Donald Douglas Drive

APPLICANT: Christine Andersen, Airport Director
City of Long Beach
4100 Donald Douglas Drive
Long Beach, CA 90808

RECOMMENDATION

Approve the Site Plan Review, Subject to Conditions.

REASONS FOR RECOMMENDATION

1. The project is consistent with the intent of the Land Use Element of the General Plan by providing a design that can serve to save time and energy in transportation and communications, simplify and shorten transactions of goods and services; and
2. The proposed project will maximize the safety and security of passengers, visitors and tenants by adhering to Transportation Security Administration, FAA, and all applicable State and local standards.
3. The proposed project will maintain and enhance the current 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.
4. The proposed structure will serve the parking demands of the Long Beach Airport and eliminate the dependence upon off-airport resources.

BACKGROUND

Following is a summary of the project history to date:

- May 11, 2006 – Planning Commission certified the Environmental Impact Report, adopted a Statement of Overriding Considerations and approved the Site Plan Review of the Conceptual Master Plan of the Long Beach Airport Terminal Improvement Project.
- June 20, 2006 – The City Council approved the Long Beach Airport Terminal Improvement project on appeal. The project is currently in litigation over the adequacy of the Project Environmental Impact Report.
- October 5, 2006 – A parking structure massing study was presented to the Planning Commission at a study session. A subcommittee was formed to make design recommendations prior to the project being submitted for approval to the Planning Commission.
- September 6, 2007 – The proposed project was presented to the Planning Commission for consideration after the design evolved based on comments from the subcommittee. After considering public testimony and discussing the item, a motion to approve the Site Plan Review for the parking structure failed on a vote of 3-3. No additional action was taken and the application was deemed denied and was, subsequently, appealed by the applicant. A copy of the staff report and minutes from the meeting has been attached for your review.
- November 2007 - Prior to presenting the project to the City Council for consideration of the appeal, the plans were revised in response to some of the concerns raised by the Planning Commission.
- December 4, 2007 - The City Council directed staff to take the project back to the Planning Commission for consideration because of the substantial design changes that were being proposed.

PARKING STRUCTURE DESIGN

The parking structure plans have been substantially revised since the Planning Commission reviewed the proposal in October. The design changes, which were done in consultation with the architect for the terminal building (HOK Architects), include the following:

- Provides a significant step-back along westbound Donald Douglas Drive. This step-back increases the line-of-sight to the historic terminal building and increases the area dedicated for landscaping and provides opportunity for public art.
- The architecture has been simplified with the intent to de-emphasize the parking structure and emphasize the historic terminal building as the main focal point of the airport campus.

- The proposed landscaping on the perimeter of the new parking structure has been substantially increased. The approach is to provide three layers of vertical landscaping that will include a row of large canopy trees, a row of palm trees and a row of bamboo. This, too, is intended to de-emphasize the parking structure.
- The previous plan proposed exterior vehicle entry gates with a canopy structure over the ticketing equipment. The revised plan has internalized all vehicle gates which results in a cleaner and more aesthetic approach to the historic terminal building.
- The main passenger ingress/egress to the parking structure has been relocated to a prominent free-standing elevator tower that is located on axis with the main entry to the terminal building. This allows better pedestrian circulation by increasing the connectivity between the terminal building and the proposed parking structure.
- The redesigned parking structure now includes one full level of subterranean parking versus the previous plan that included only one-half level as subterranean parking.
- The reconfiguration of the parking to include the step-back and other features and the need to maintain the quantity of parking consistent with the certified EIR resulted in the east-west length of the parking garage increasing by approximately 70 feet.

CURRENT ACTION REQUESTED

The action requested is approval of Site Plan Review. Requests for this entitlement may be granted only when the Planning Commission makes positive findings pursuant to Section 20.12.100 of the Long Beach Municipal Code. These findings and staff analysis are presented for consideration, adoption and incorporation into the record of the proceedings.

The project is currently in litigation over the adequacy of the Project Environmental Impact Report. However, there is no court order or ruling in effect that precludes the City from moving forward with aspects of the Project pending a resolution of the litigation. Therefore, it is appropriate for the Commission to review and make a determination on this matter.

SITE PLAN REVIEW FINDINGS

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 parking structure associated with the Long Beach Terminal Area Improvement Project. The proposed design of the parking structure and modifications of the design of the existing parking structure compliments the architecture of the Historic Terminal Building. The façades of the Terminal Building and parking structures will provide a unified

appearance and enhance the aesthetics of the terminal area and the Airport

Terminal Building's identification as a Cultural Heritage Landmark. The design of both the new parking structure and modifications to the existing parking structure are 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) including the requirement that the line of site from Donald Douglas Drive to the Airport Terminal is not disrupted.

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

Approximately twelve (12) mature street trees will be removed as a result of construction of this project. The trees are located along the existing Donald Douglas Drive Loop that will be relocated to the east and an alternate design is not feasible. Approximately seventy-six (76), 36-inch box trees will be planted around the proposed parking structure and along the relocated Donald Douglas Drive Loop to replace the trees that will be removed.

PUBLIC HEARING NOTICE

A total of 750 Public Hearing Notices were mailed on December 19, 2007 to all owners of properties within a 300-foot radius of the project site, all interested parties, and the elected representative of the 5th Council District.

REDEVELOPMENT REVIEW

The project site is not located in a Redevelopment Project Area.

ENVIRONMENTAL REVIEW

The proposed project was assessed as part of the Environmental Impact Report FEIR 37-03 (State Clearinghouse No. 200309112). No additional review is required.

SUMMARY


- The project is consistent with the approved Long Beach Airport Terminal Improvement Master Plan.
- The project meets the objectives of providing for the current and projected parking demand of the airport.
- The project design has evolved and improved to address a number of the concerns previously raised by the Planning Commission.


IT IS RECOMMENDED THAT THE PLANNING COMMISSION:

Approve the Site Plan Review, subject to conditions:

Respectfully submitted,

CRAIG A. BECK
DIRECTOR OF PLANNING AND BUILDING

By: 
JEFF WINKLEPLECK
PLANNER

Approved: 
CAROLYNE EIHN
ZONING ADMINISTRATOR

GC:jw

Attachments:

1. Conditions of Approval
2. Location Map
3. Planning Commission staff report and minutes for September 6, 2007
4. Plans and exhibits

**REVISED CONDITIONS OF APPROVAL
SITE PLAN REVIEW
Case No. 0602-14
Date: January 3, 2008**

1. This approval an 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 form 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 parking structure 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.

Conditions of Approval

Case No. 0602-14

Date: January 3, 2008

Page 2

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

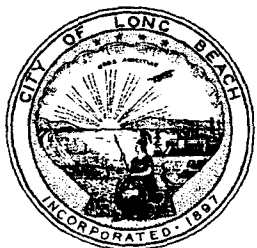
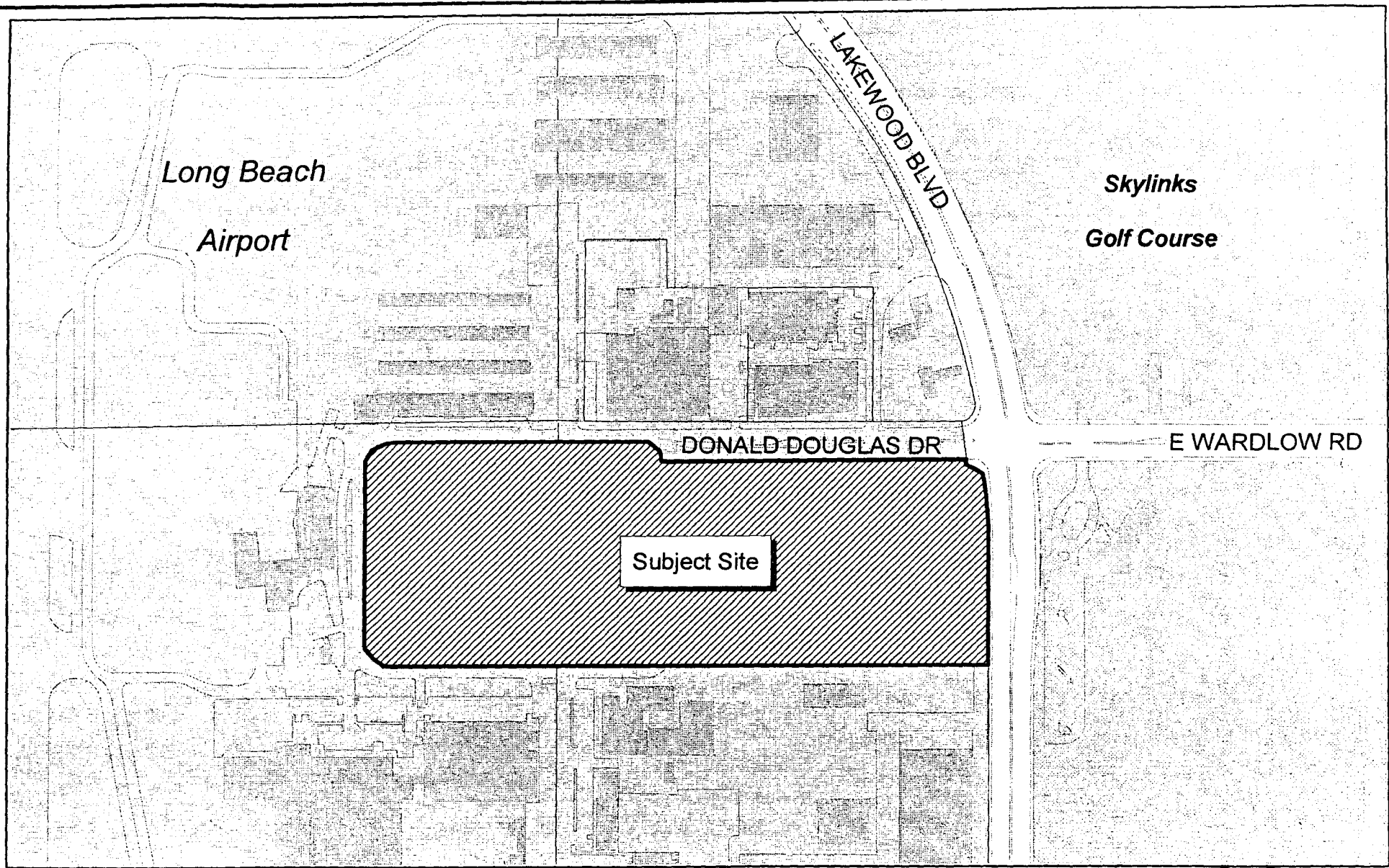
properly and that the landscaping is in good healthy condition. The property owner shall reimburse the City for the inspection cost as per the special building inspection specifications established by City Council.

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 which 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. Prior to plan check submittal, final parking structure designs shall be modified to conform to the maximum allowable height of 43'-0" (excepting elevators/stair towers/solar panels) as required by the Long Beach Airport Terminal Planned Development Plan (PD-12).

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, 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.

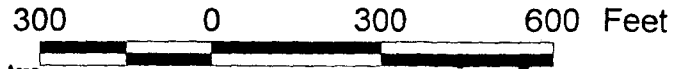
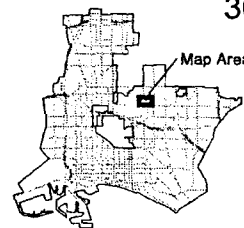
Conditions added by the Planning Commission:

24. The applicant shall locate the preferred bus-stop location in coordination with Long Beach Transit.
25. The applicant shall increase the amount of handicapped parking provided in the existing parking structure. This may include locating the handicapped parking required for the new structure in the existing structure to the greatest extent possible while maintaining compliance with all applicable standards.
26. The rental car parking shall be relocated to the new structure.
27. The applicant shall consider implementing an on-site shuttle or trolley service and shall design the site to accommodate for such service.



SUBJECT PROPERTY:

4100 Donald Douglas Dr.
 Case No. 0602-14
 Council District 5
 Zone: PD-12, Subareas 1 & 3



Scale = 1:4,000



CITY OF LONG BEACH

DEPARTMENT OF PLANNING AND BUILDING

333 W. Ocean Boulevard

Long Beach, California 90802

562-570-6194

FAX 562-570-6068

September 6, 2007

CHAIRMAN AND PLANNING COMMISSIONERS
City of Long Beach
California

SUBJECT: Site Plan Review of the parking structure associated with the Long Beach Terminal Area Improvement Project. (Council District 5)

LOCATION: 4100 Donald Douglas Drive

APPLICANT: Christine Edwards, Acting Airport Bureau Manager
City of Long Beach
4100 Donald Douglas Drive
Long Beach, CA 90808

RECOMMENDATION

Approve the Site Plan Review, Subject to Conditions.

REASONS FOR RECOMMENDATION

1. The project is consistent with the intent of the Land Use Element of the General Plan by providing a design that can serve to save time and energy in transportation and communications, simplify and shorten transactions of goods and services; and
2. The proposed project will maximize the safety and security of passengers, visitors and tenants by adhering to Transportation Security Administration, FAA, and all applicable State and local standards.
3. The proposed project will maintain and enhance the current 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.
4. The proposed structure will serve the parking demands of the Long Beach Airport and eliminate the dependence upon off-airport resources.

BACKGROUND

On May 11, 2006, the Planning Commission certified the Environmental Impact Report, adopted a Statement of Overriding Considerations and approved Site Plan Review of the

Conceptual Master Plan of the Long Beach Airport Terminal Improvement Project. The decision was appealed and, after hearing testimony and considering the matter over two meetings, the City Council approved the recommendation at its June 20, 2006 hearing. The Airport Terminal Project (which includes the construction of the Airport Parking Structure) is currently in litigation over the adequacy of the Project Environmental Impact Report. However, there is no court order or ruling in effect that precludes the City from moving forward with aspects of the Project pending a resolution of the litigation. Therefore, it is appropriate for the Commission to review and make a determination on this matter.

The project included the consolidation of existing terminal uses into a building with a total of 102,850 square feet and construction of a new 4,000 +/- space parking structure. The total work scope consists of a combination of new terminal facilities, new parking structure, adjacent satellite yard development, existing terminal optimization, existing parking structure modifications and new/existing paving/roadway reconstruction and modifications.

At that time, architecture for the proposed structures was at a conceptual level and required further development. Two conditions of approval were included relative to the design of the structures. One required that the design of the individual structures be re-submitted for Site Plan Review by the Planning Commission. The other required that prior to design development, the applicant shall return to the Planning Commission for a study session, to discuss design direction for the entire project.

On October 5, 2007, a parking structure massing study and site plan was presented to the Planning Commission. After review and discussion, a subcommittee was formed that included Chairperson Gentile and ex-Commissioner Sramek. The subcommittee was tasked with reviewing the parking structure plans and making recommendations on the design. The subcommittee met on two different occasions and made recommendations to the project that will be discussed later in the report.

The parking structure has been refined since the presentation of the massing study to the Planning Commission. The current request is for Site Plan Review for the design of the 3,939 space parking structure previously entitled with the Long Beach Airport Terminal Improvement Project. The airport terminal and any other structures included in the approved Master Plan will be presented to the Planning Commission for Site Plan Review at a future date.

The following is a summary of the zoning, general plan and land uses around the site

	ZONING	GENERAL PLAN	LAND USE
Project Site	PD-12, IG	LUD#7 – Mixed Uses	Airport Related
North	IG	LUD#7 – Mixed Uses	Airport Related
South	IG,PR	LUD#7 – Mixed Used	Airport Related, Freeway
East	P	LUD#11 – Open Space/Parks	Golf Course
West	IG	LUD#7- Mixed Uses	Airport Related

PARKING STRUCTURE DESIGN

The proposed structure is designed primarily as a 4-story, 6-level (one subterranean level, three above ground levels and a roof deck level) parking garage. Approximately ten-percent (10%) of the structure is 3-stories in height and is located at the northeast corner. This is to help break up the massing of the structure at the entry to the airport. A 53'-5" setback is provided off Donald Douglas Drive North at the northeast corner that increases to 115'-5" at the midpoint of the structure. This is to provide ample area for landscaping to help break up the structure, controlled entry lanes to the structure, and views to the terminal. The setback off Barbara London Drive on the west side of the structure is 50'-0" for the majority of the structure and 11'-0" to the elevator bank and stairwell. The setback off Donald Douglas Drive South (south elevation) is proposed at 25'-10" and the setback off the new Donald Douglas Drive return loop (east elevation) is proposed at 20'-0". These setbacks are also provided to allow for landscaping to help break up the structure. In addition to assisting to break up the massing of the structure, the additional setback provides a line of sight to the historic terminal on the approach to the terminal on Donald Douglas Drive from Lakewood Boulevard.

Three, glass elevator towers are proposed for the project. The main tower will be located at the west side of the structure with two ancillary tower located on the north and south elevations. The towers are designed to be easily identifiable as well as add interest to the structure.

In addition to the elevator towers, decorative glazed panels are proposed along the north, east and west elevations to provide architectural interest and help break up the linear feel of the structure. The panels are furred out from the building for ventilation purposes and the panels are angled to provide a three-dimensional quality to the main façade.

Another element that is proposed to add visual interest to the structure is the entry canopies on the north and west sides that highlight the main vehicular and pedestrian entrances to the parking structure. The canopies utilize a "wing" form to reflect the flight theme of the airport.

The main materials that are utilized in the project include blue laminated glass for the elevator towers and decorative panels and blue, gray and white texture coat for the exterior concrete surface of the structure.

Also proposed are modifications to the existing parking structure that would include façade improvements to match the appearance of the new parking structure and complement the architecture of the Terminal Building. The façades of the Terminal Building and parking structures will provide a unified appearance and enhance the aesthetics of the terminal area and the Airport Terminal Building's identification as a Cultural Heritage Landmark. Other improvements to the parking structure include replacement of the existing elevator and stairs, modifications to the entrances and exits, offices for the parking management company, and offices and public counters for the car rental agencies, along with vehicle preparation and return vehicle parking areas. Proposed modifications to remaining surface lots would include modified access points, refencing, restriping, and signage.

SUBCOMMITTEE REVIEW

The Planning Commission design subcommittee has reviewed the project on two different occasions. Direction from the subcommittee with the project architect's responses include the following:

1. That the parking structure architect meet with the airport terminal architect to review and make recommendations to help ensure the compatibility of the structures.

Response: The parking structure architect, Watry Design, Inc., did contact the airport terminal architects, HOK Architects, to confirm that the design of the parking structure was compatible with the airport terminal.

2. That the elevator towers, architectural features and entry canopies be better integrated into the project.

Response: The original design of the parking structure had the stair and elevator towers fully integrated into the structure. Through a number of interim submittals, the stairs/elevator towers were relocated to help break up the façade and add interest to the building. Alternate options have been provided for the trim along the top of the structure as well as the entry canopies.

3. Further develop the architectural idea of the main entry to the parking structure opposite the terminal.

Response: The parking structure works in reverse as the travelers will park first before going to the terminal. The elevator tower is located at the end of the light-well that bisects the structure from east to west. The location is to lead passengers from their cars to the terminal. The cascading stairs serve the function of allowing those passengers with little or no baggage up and down the first few levels without having to wait for an elevator.

4. Review the design of the entry canopies to better compliment the context of the site.

Response: Alternate options have been provided that are more contextual in form with the flight theme of the airport.

Chairperson Gentile has reviewed the current plans and believes that a number of changes have been made that improve the design of the parking structure. However, the Chairperson feels that, from a design perspective, a smaller structure would be preferable.

PARKING REQUIREMENTS

Based on the parking demand study that was incorporated into the certified EIR that indicated the current and projected parking requirements, staff believes that a smaller parking structure is not feasible. Vehicular parking at the Airport is currently available both

on site (surface lots and parking structure) and off site in parking lots leased by the Airport from Boeing (Lot D) on a month-to-month basis. There are currently 2,835 permanent parking spaces at the Airport and approximately 2,100 spaces that are leased on a month-to-month basis for a total of 4,935 spaces. The project proposes construction of a new parking structure which, combined with the existing parking structure and surface parking, would provide a total of 6,225 spaces. This parking includes spaces for employees and leaseholds in addition to parking for travelers. This would eliminate the need for the off-site leased parking spaces.

CURRENT ACTION REQUESTED

The action requested is approval of Site Plan Review. Requests for this entitlement may be granted only when the Planning Commission makes positive findings pursuant to Section 20.12.100 of the Long Beach Municipal Code. These findings and staff analysis are presented for consideration, adoption and incorporation into the record of the proceedings.

SITE PLAN REVIEW FINDINGS

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 3,939 space parking structure. The proposed design of the parking structure and modifications of the design of the existing parking structure compliments the architecture of the Historic Terminal Building. The façades of the Terminal Building and parking structures will provide a unified appearance and enhance the aesthetics of the terminal area and the Airport Terminal Building's identification as a Cultural Heritage Landmark. The design of both the new parking structure and modifications to the existing parking structure are 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) including the requirement that the line of site from Donald Douglas Drive to the Airport Terminal is not disrupted.

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

Approximately twelve (12) mature street trees will be removed as a result of construction of this project. The trees are located along the existing Donald Douglas Drive Loop that will be relocated to the east and an alternate design is not feasible. Approximately seventy-six (76), 36-inch box trees will be planted around the

proposed parking structure and along the relocated Donald Douglas Drive Loop to replace the trees that will be removed.

PUBLIC HEARING NOTICE

A total of 729 Public Hearing Notices were mailed on August 22, 2007 to all owners of properties within a 300-foot radius of the project site, all interested parties, and the elected representative of the 5th Council District.

REDEVELOPMENT REVIEW

The project site is not located in a Redevelopment Project Area.

ENVIRONMENTAL REVIEW

The proposed project was assessed as part of the Environmental Impact Report FEIR 37-03 (State Clearinghouse No. 200309112). No additional review is required.

SUMMARY

- The project is consistent with the approved Long Beach Airport Terminal Improvement Master Plan.
- The project meets the objectives of providing for the current and projected parking demand of the airport.
- The project design improved with the Planning Commission Subcommittee input.

IT IS RECOMMENDED THAT THE PLANNING COMMISSION:

Approve the Site Plan Review, subject to conditions.

Respectfully submitted,

SUZANNE M. FRICK
DIRECTOR OF PLANNING AND BUILDING

By: _____

JEFF WINKLEPLECK
PLANNER

Approved: _____


CAROLYNE BIHN
ZONING ADMINISTRATOR

CB:jw

Chairman and Planning Commission
Case No. 0604-14
September 6, 2007
Page 7

Attachments:

1. Conditions of Approval
2. Location Map
3. Plans and exhibits

Commissioner Saumur recognized the commercial aspect of the structure and its right to survive and change to be profitable, but he expressed concern about the scale of the building in the residential area, saying he preferred that both lots be used in tandem to keep the project within code.

Commissioner Jenkins observed that the building owner had been remiss in not reaching out to the neighborhood to explain the project.

Commissioner Jenkins made a substitute motion to continue the item to the October 18, 2007 meeting to allow the applicant to revise the plans to illustrate all of the planned improvements. Commissioner Saumur seconded the motion.

Chairman Gentile agreed it would be better to combine the two lots since the variance was not appropriate so close to single-family residences, and she suggested the applicant pursue more efficient options.

Commissioner Greenberg asked staff to meet with the applicant to discuss options like internal parking and not to allow a Certificate of Occupancy until the building improvements were completed.

The question was called and the motion passed 4-2 with Commissioners Stuhlberg and Gentile dissenting.

R E G U L A R A G E N D A

2. Case No. 0602-14, Site Plan Review

Applicant: Christine Edwards Acting Airport Bureau Mgr.
Subject Site: 4100 Donald Douglas Dr. (Council District 5)
Description: Site Plan Review for the parking structure associated with the Long Beach Terminal Area improvement project.

Jeff Winklepleck presented the staff report recommending approval of the Site Plan since the project is consistent with the intent of the Land Use Element of the General Plan; maximizes the safety and security of passengers, visitors and tenants; maintains and enhances the current character of the terminal building; and will serve the parking demands of the airport to eliminate dependence on off-site resources.

Christine Edwards, Acting Airport Bureau Manager, presented renderings of the parking structure showing design changes and a list of sustainable features to be included in the project.

Commissioner Smith commented that even with the design changes, the structure seemed larger and still very monolithic.

Commissioner Jenkins remarked he felt the structure looked better with the design changes and he moved to approve the Site Plan Review subject to conditions.

Commissioner Greenberg agreed the structure was huge and monolithic and suggested trying other solutions like flipping the hotel and parking sites. Mr. Greenberg pointed out that the City will have to live with this for a long time, and added that he was not satisfied that all possibilities for design and placement had been exhausted and as a result he could not support the motion.

Chairman Gentile agreed, noting there had always been frustration on the part of the Commission with the size of the building and lack of an overall master airport property plan, and that they had not received the project for review until after the original design and size were determined by the EIR. Ms. Gentile declared that a huge building in front of the iconic terminal was not the solution for a project of this scale, and she could not support the motion either.

Commissioner Saumur seconded the motion, saying there always seemed to be large parking structures in front of airports.

Commissioner Greenberg expressed frustration that the project could not be sent back for a re-design even though the Commission had always asked that the structure be moved off the main street or broken up to accommodate non-airport parking.

Ms. Edwards responded that less than ten percent of the structure would be used for non-airport parking, and that there is still a large empty parcel earmarked for future development between the structure and Lakewood Blvd. She added that the terminal is designed for passenger convenience and would decrease or eliminate the use of environmentally unfriendly shuttle buses. Ms. Edwards pointed out that the sight lines from Donald Douglas Drive to the terminal were preserved and there was no remaining space on the airport campus available for the building.

Commissioner Smith commented that the project looked like the lowest common denominator of a design solution and said she felt the appliqué-style features did not relate to the street.

Christine Anderson, Public Works Director, stated that the parking structure was intended to service the anticipated airport passenger loads once all 25 commuter flights begin.

The question was called, and the motion failed 3-3, with Commissioners Gentile, Greenberg and Smith dissenting.

Mr. Mais noted that without a definitive vote, the application was denied. The applicant can appeal directly to the City Council.

3. Case No. 0604-08, Local Coastal Development Permit, Site Plan Review, Tentative Tract Map, ND 24-07

Applicant: Ocean Boulevard Long Beach LLC
c/o Ian Ellis
Subject Site: 2010 E. Ocean Blvd. (Council Dist. 2)
Description: Request for certification of a Negative Declaration (ND 24-07) and approval of a Local Coastal Development Permit, Site Plan Review and a Tentative Tract Map to allow the construction of a four-story 56-unit residential condominium complex and 40 hotel rooms.

Jeff Winklepleck presented the staff report recommending approval of the requests since the proposal is consistent with the Planned Development District; will provide increased home ownership opportunities; is attractively designed and because no negative environmental impacts are anticipated or identified.

Mr. Carpenter noted that Commissioner Jenkins had a conflict of interest due to the proximity of his residence to the site.

Pamela Sapetto, applicant representative, outlined how they had changed the project design in response to community input.

Michael Bond, Senior Designer, Studio 111, presented photos of the site showing how they had addressed concerns about traffic, security and pedestrian access to the beach and park.

George Romo, 2027 Appleton Street, Vice President, Alamitos Beach Neighborhood Association, said the developer had been very cooperative and he expressed support for the project on behalf of his board.

The Consent Calendar was approved as presented by staff on a motion by Commissioner Greenberg, seconded by Commissioner Smith and passed unanimously.

1A. Case No. 0709-11, Conditional Use Permit, CE 07-238

Applicant: Los Altos Methodist Church
c/o Tim Miller, Trillium Telecom Svcs.
Subject Site: 5950 E. Willow Street (Council District 5)
Description: Request for approval of a Conditional Use Permit for installation of a new 65' tall monopine wireless telecommunications facility and removal of an existing undisguised 45' tall monopole approximately 450' east of the proposed site.

Approved the Conditional Use Permit subject to revised conditions.

1B. Historic Landmark Designation

Applicant: Stephen and Stephanie Salyer
Subject Site: 4681 N. Virginia Road (Council District 8)
Description: Historic Landmark Designation for the Shaheen Residence at 4681 North Virginia Road.

Recommended that the City Council adopt an ordinance designating the Shaheen Residence as a Long Beach Historic Landmark.

1C. Case No. 0703-10, Conditional Use Permit, CE 07-030

Applicant: Southern California Association of Philadelphia Seventh Day Adventists
c/o Don Tran
Subject Site: 2640 Santa Fe Avenue (Council District 7)
Description: Request for approval of a Conditional Use Permit to expand an existing church with a first and second story addition.

Approved the request for a Conditional Use Permit, subject to conditions.

R E G U L A R A G E N D A

 **2. Case No. 0602-14, Site Plan Review, FEIR 37-03
SCH#200309112 - Certified**

Applicant: Christine Edwards, Airport Director

City of Long Beach
Subject Site: 4100 Donald Douglas Dr. (Council District 5)
Description: Site Plan Review of the parking structure
associated with the Long Beach Terminal Area Improvement
Project.

Jeff Winklepleck presented the staff report recommending approval of the requests since the project is consistent with the intent of the Land Use Element of the General Plan by providing a design to save time and energy in transportation and communications; since it simplifies and shortens transactions of goods and services while maximizing the safety and security of passengers, visitors and tenants, and maintains and enhances the current character of the airport while serving parking demands, eliminating dependence on off-airport resources.

Mr. Winklepleck listed previous Commission concerns about the structure that included its large size, lacked architectural elements and overshadowing of the historic terminal. Mr. Winklepleck also listed project changes made since the last hearing that included substantial setbacks along Douglas Drive and increased landscaping.

Christine Anderson, Airport Director, gave a brief history of the project, explaining that current tenants, specific parking lots and rental car locations had to be accommodated in the plan.

Phillip Balmeo, Senior Civil Engineer, Department of Public Works, City of Long Beach, outlined the evolution of the design elements.

Ernest Cirangle, Design Director, HOK Architects, 9530 Jefferson Blvd., Culver City, described the incorporation of previous Commission comments into the design, and showed a video demonstrating lines-of-sight, passenger routes in and out of the parking structure; taxi and bus areas and a potential remote check-in station.

Commissioner Durnin expressed concern about the long walk from parking to the terminal, suggesting this would be a good opportunity to make transportation options better and easier for passengers. Mr. Durnin suggested that a shuttle bus be designed into the new structure, and suggested the rental car areas be moved to the proposed garage to accommodate the public in the existing garage.

Ms. Anderson noted that the Long Beach Transit Service already had a location near the entrance to the current parking structure, with an option to provide closer transit stops. She mentioned that additional handicapped parking could be added to the closer, existing structure but contended that it was important to have the rental car offices stay in their current locations, but the rental cars themselves could be relocated to the new structure.

Michelle Wendler, Principal, Watry Design, 1700 Seaport Blvd, Suite 210, Redwood City, 94063, in response to queries from Chairman Gentile about building materials and signage, showed samples of framed glass from the planned entry, and stated that accent trees would indicate the left turn into the garage.

Chairman Gentile added that she liked the 'campus' idea, and thought all pieces should be designed to work together.

Commissioner Greenberg suggested that corridors for trolleys be included to transport passengers from the garage to the terminal, and Ms. Anderson noted the design could accommodate both trolleys and pedestrian-oriented vehicles, with the final need to be determined by customer surveys.

Darren Nutter, electrical contractor, ARB, 25391 Commerce Center Drive Suite 115, Lake Forest, 92630, in response to a question from Commissioner Greenberg regarding the use of solar energy, stated that the cost of such a system would run seven to ten million dollars just to supply the necessary 100 amps of power per day.

In response to a query from Commissioner Greenberg regarding a monument or signage at Lakewood to indicate the airport entrance, Ms. Wendler said it had not yet been designed.

Stanley Karz, 1628-1724 E. Ocean Blvd., asked how hotel guests staying nearby would be transported to the airport, and Ms. Anderson explained that hotels would have their own shuttles.

Commissioner Durnin moved to accept the staff recommendation to approve the Site Plan Review with additional conditions to incorporate transit design comments from the Long Beach Transit Authority; to move rental cars into the new structure; and that consideration be given to establishing a trolley service or walkway for passengers and trolleys to the terminal.
Commissioner Saumur seconded the motion.

Chairman Gentile remarked that she thought the glass wall material should be more unique, and Ms. Anderson noted that their architect would be involved in the final texture selections.

The question was called, and the motion passed 4-0, with Commissioner Smith having recused herself.

3. Case No. 0510-40, Site Plan Review, Tentative Tract Map, Local Coastal Development Permit, ND 21-06

Applicant: Dr. Stanley Karz
Subject Site: 1628-1724 E. Ocean Blvd. (Council Dist. 2)
Description: Request for certification of a Negative Declaration (ND 21-06) and approval of a Local Coastal Development Permit, Site Plan Review and a Tentative Tract Map to allow the construction of a four-story, 51-unit condominium complex with 36 new motel rooms.

Jeff Winklepleck presented the staff report recommending approval of the requests since the proposal is consistent with PD-5; will provide increased home ownership opportunities while replacing the visitor-serving use currently on-site; is attractively designed, and has no anticipated negative impacts.

In response to a query from Commissioner Saumur regarding traffic impacts, Mr. Winklepleck explained that the City's Traffic Engineer felt that the current layout could handle the project and no further study was indicated.

Stanley Karz, 1628-1724 E. Ocean Blvd., applicant, said he felt his project would be of great value to the area.

Dan Whithee, Whithee Malcolm Architects, project architect, enumerated the ways the project had addressed concerns put forth by the Commission, the 2nd District Advisory Committee and the Alamitos Beach Homeowners Association.

Michael Pauls, 203 Argonne Avenue, #141, applicant representative, stated they were in agreement with all Conditions of Approval except for the one disallowing phasing of the project which he declared was necessary to make room for construction staging areas.

Mr. Carpenter explained that the City specifically required that existing hotel uses on Ocean Blvd. were to be maintained, but that one option would be to allow the Director of Planning and

Building to approve a construction phasing plan to assure the hotel would be constructed.

Ray Kaiser, 444 W. Ocean Blvd., #900, stated he was speaking against the project on behalf of the adjacent Hamilton Condominium Association. Mr. Kaiser claimed that the applicant's community outreach did not include his association and they feared further parking impacts and motel balconies infringing on their privacy. Mr. Kaiser suggested the applicant create more parking for his building and adjoining neighbors.

Morton Stuhlbarg, 1700 Bluff Place, adjacent neighbor, also spoke against the project saying it did not meet requirements for provision of moderate to low-income housing, and agreeing it would negatively impact area parking. Mr. Stuhlbarg also suggested the applicant add an entrance on 11th Place for easier access, and said he felt construction equipment should only be stored on site, not on the street.

Cynthia Taylor, 1700 E. Ocean Blvd., #1, current resident, expressed concern that the forced relocation would lead her to lose her home. Mr. Carpenter explained the City's housing services and suggested she talk to staff about potential relocation benefits.

Ernesten Coup, 16 - 12th Place, adjacent resident, expressed support for the project but shared a concern that the project would have a huge shadow impact on single family homes in the area, and wondered how the motel would be operated.

Charla Shelton, 1500 Ocean, agreed that the project would have a negative impact on area parking and asked if beach access would be restricted by the construction.

Roberto Curiel, 1745 E. Ocean Blvd., agreed with Ms. Shelton.

Craig Beck suggested a continuation of the item to address concerns about public outreach issues of construction phasing and the overall project.

Laura Greco, 1616 E. Ocean Blvd., spoke against the project, citing concerns about lighting, privacy, parking impacts, and incompatible architecture.

Paula Rowan, 1750 E. Ocean Blvd., added that area construction already was negatively impacting residents' quality of life, and that the project would also restrict their ocean views. Ms.

Rowan voiced concern about the transient nature of the motel use, and said she thought that overall the project would negatively affect their property values.

Tom La Fortune, 1635 E. Ocean Blvd., agreed with the previous speakers about the parking and view impacts, and said the increased density would negatively affect his property value.

Mr. Pauls contended that the elimination of existing driveways would create more street parking in the area.

Commissioner Greenberg moved to continue the item to the February 21, 2008 meeting. Chairman Gentile seconded the motion, which passed unanimously.

M A T T E R S F R O M T H E A U D I E N C E

There were no matters from the audience.

M A T T E R S F R O M T H E D E P A R T M E N T O F P L A N N I N G A N D B U I L D I N G

Mr. Carpenter announced that the City Council had agreed with the Commission's recommendation on condo conversions to clarify and enhance the noticing procedures and improve payment of relocation benefits, but they did not act on the moratorium on condominium conversions or on lifetime leases for disabled or senior tenants of buildings being converted.

M A T T E R S F R O M T H E P L A N N I N G C O M M I S S I O N

There were no matters from the Planning Commission.

A D J O U R N

The meeting adjourned at 7:57pm.

Respectfully submitted,

Marcia Gold
Minutes Clerk



CITY OF LONG BEACH

DEPARTMENT OF PLANNING AND BUILDING

333 West Ocean Boulevard | Long Beach, CA 90802 | (562)590-6194 FAX: (562)570-6066

Application for Appeal

An appeal is hereby made to Your Honorable Body from the decision of the:

- Planning Commission on the 3rd day of January 2008
- Zoning Officer on the _____ day of _____ 20____
- Cultural Heritage Commission on the _____ day of _____ 20____
- Site Plan Review Committee on the _____ day of _____ 20____

Appellant: LBHUSHZ; Michael Kowal, ET AL

Applicant: City of Long Beach

Project Address: Long Beach Airport 4100 Donald Douglas Drive

Permit(s) Requested: _____

Project Description: CASE NO. 0602-14 Site Plan Review

Long Beach Airport Parking Structure

Reason for Appeal: Project does not comply with CEQA; is inconsistent with City Council Guiding Principles; is poorly planned in aesthetics and functionality; has significant, unmitigated Cultural Heritage impacts; and would result in far more parking than necessary for 41/25 flights.

Your appellant herein respectfully requests that Your Honorable Body reject the decision of the:

- Planning Commission, Zoning Officer, Cultural Heritage Commission or Site Plan Review Committee

Approve or Deny this application

Signature of the Appellant:

Print name of the Appellant: Michael Kowal & Joe Sopo, ET AL

Mailing Address: 3756 Pine Avenue

Long Beach, CA 90807

Phone No.: (562) 595-1255

Note: Please be sure to review the filing instructions on the reverse side of this form.

(Staff Use Only)

Counter Staff: [Signature]
Application Complete: yes No

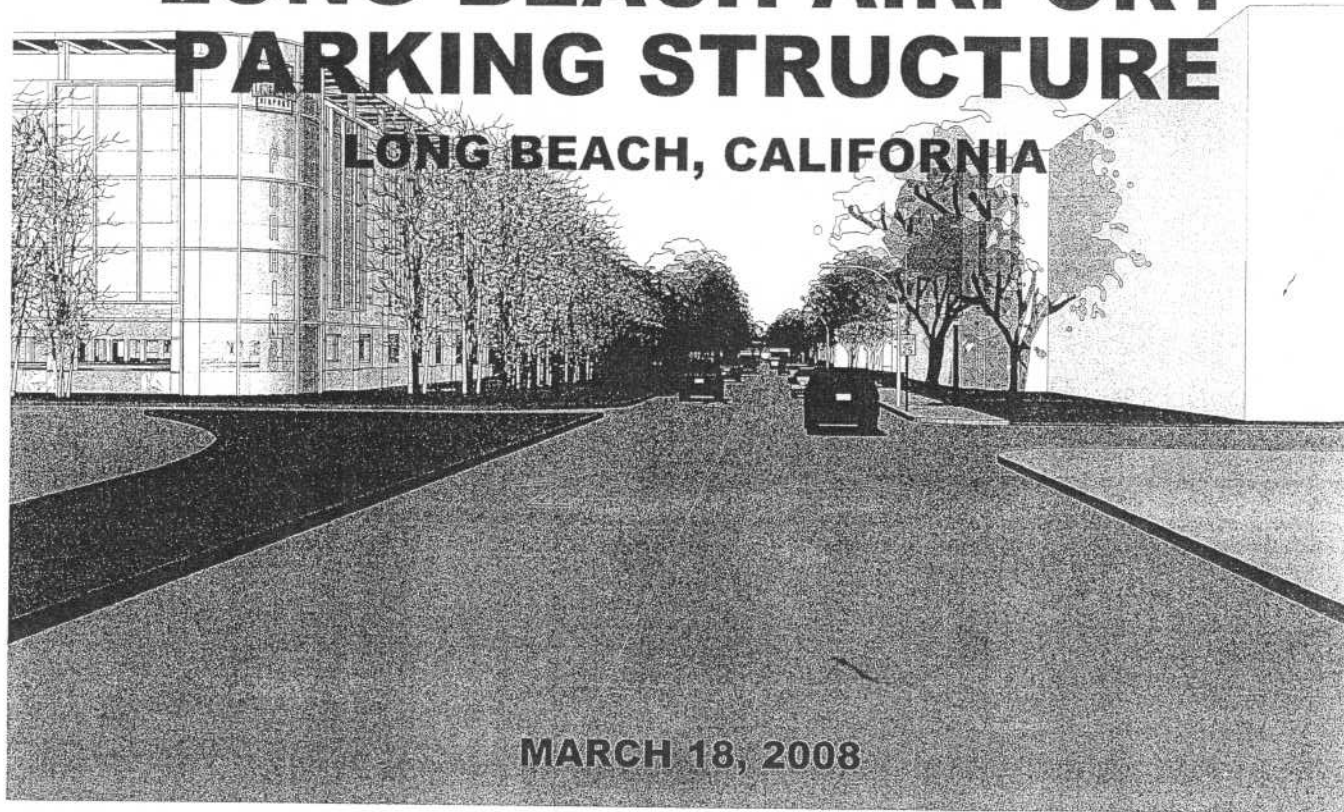
Case No.: 0602-14

Date: 1/14/08

#517743

LONG BEACH AIRPORT PARKING STRUCTURE

LONG BEACH, CALIFORNIA



MARCH 18, 2008



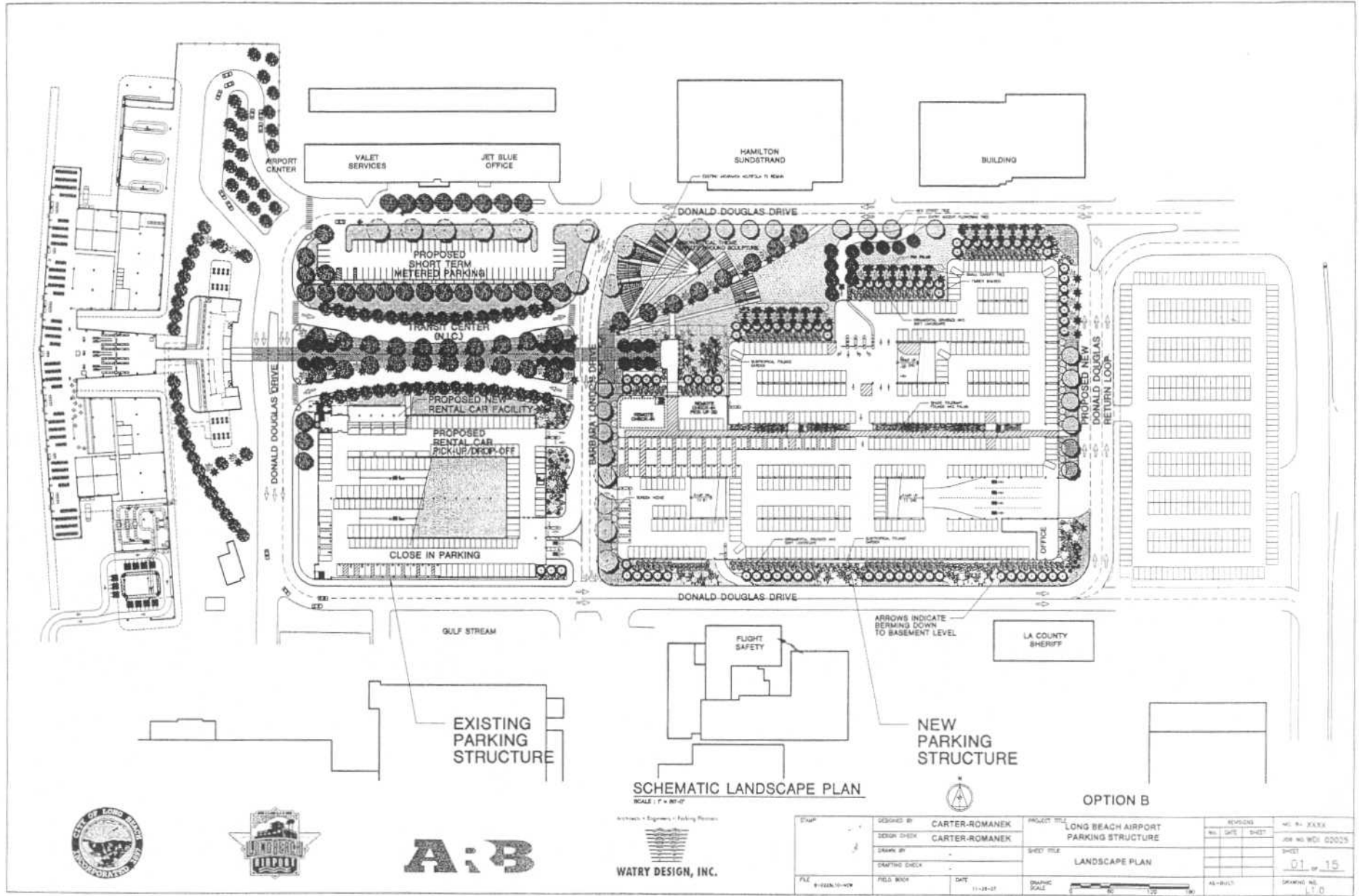
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Architects • Engineers • Planning

WATRY DESIGN, INC.

Scale
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NOTED IN 20-05-22, Agency # 1144846 (1/2007) (0/2007) Map 11-01-01 (0/2007) (0/2007) (0/2007) (0/2007)



SCHEMATIC LANDSCAPE PLAN
SCALE: 1" = 80'-0"

OPTION B



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WATRY DESIGN, INC.

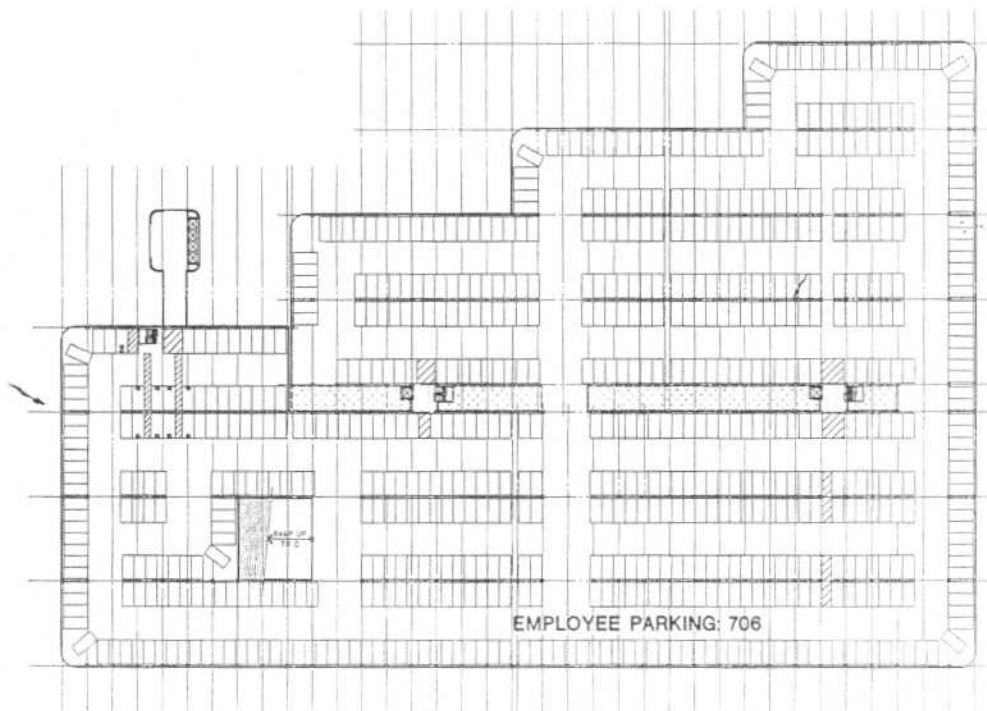
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DRAFTING CHECK		DATE	11-28-07
FILE	11-28-07	DRAWING SCALE	AS-BUILT

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SHEET		
01 OF 15		
DRAWING NO.		
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A Date _____
 B Date _____
 C Date _____
 D Date _____

SUMMATION CHART			
LEVEL	TOTAL	SQ. FOOTAGE	SQ. FT. / STALL
FIFTH	713	234,800	329
FOURTH	646	232,100	359
THIRD	652	232,200	356
SECOND	652	232,100	356
GROUND	555	236,200	426
BASEMENT	706	235,000	333
TOTAL	3,924	1,402,400	357

11-26-07



BASEMENT LEVEL PARKING PLAN
SCALE: 1/4" = 4'-0"

706 STALLS



OPTION B

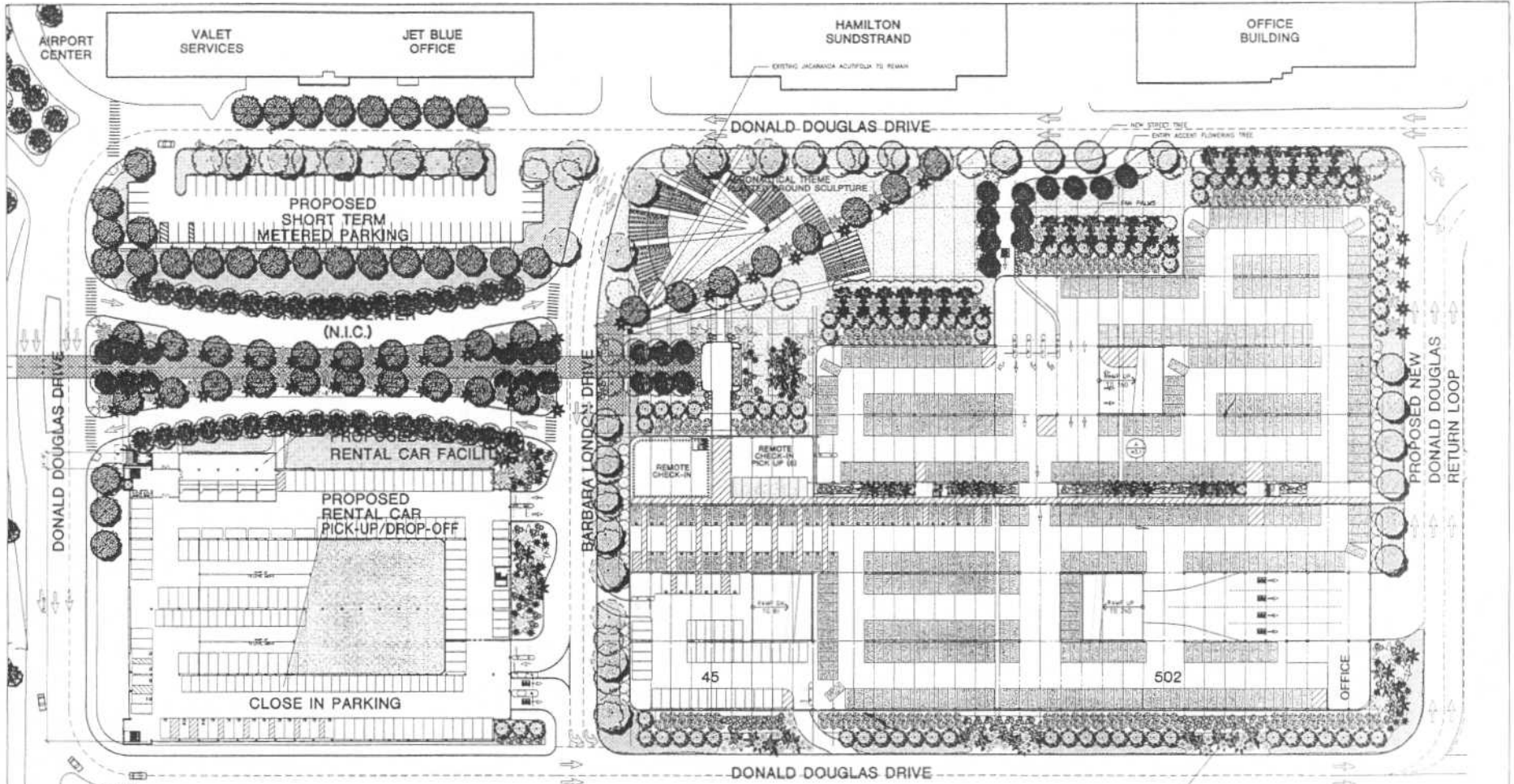


Architects • Engineers • Parking Planners

WATRY DESIGN, INC.

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GROUND LEVEL PARKING PLAN
SCALE: 1" = 40'-0"

ARROWS INDICATE
BERMING DOWN
TO BASEMENT LEVEL

LA COUNTY
SHERIFF

OPTION B

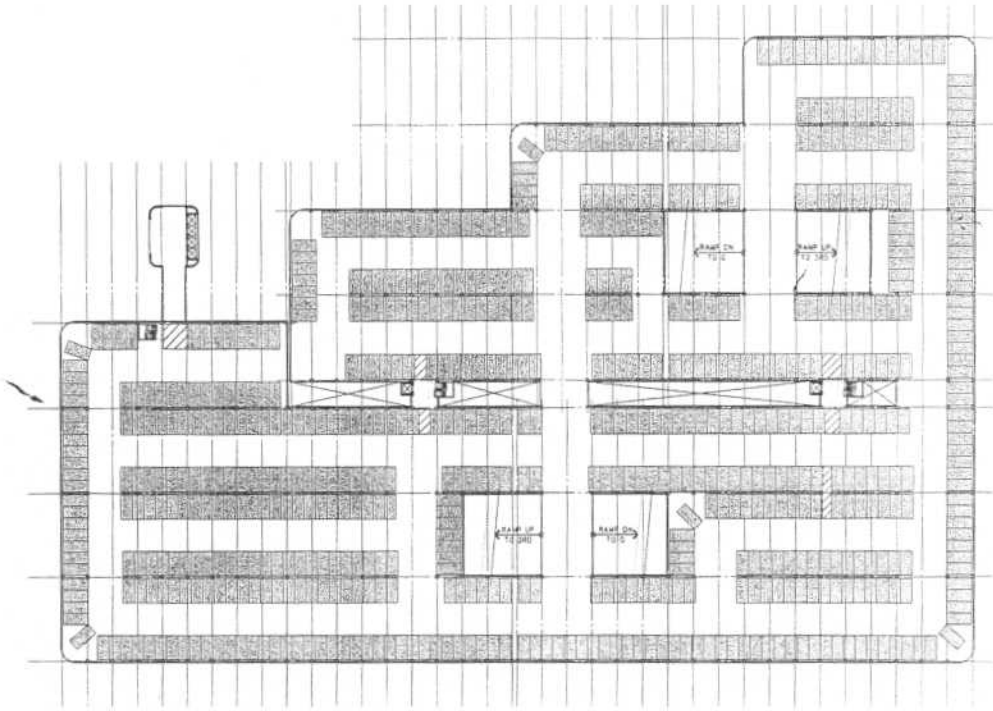
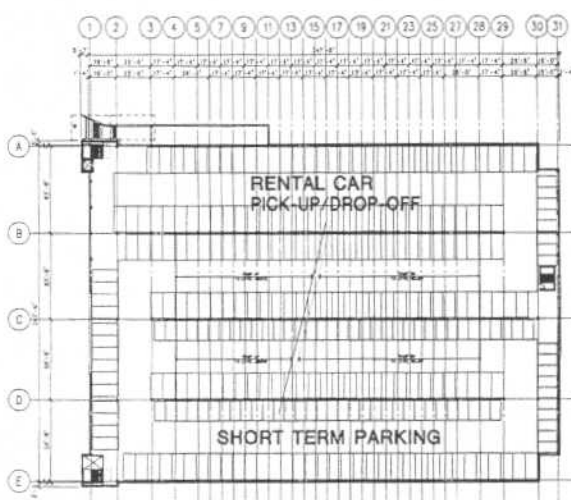


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SECOND LEVEL PARKING PLAN
 SCALE: 1/4" = 40'-0" 662 STALLS



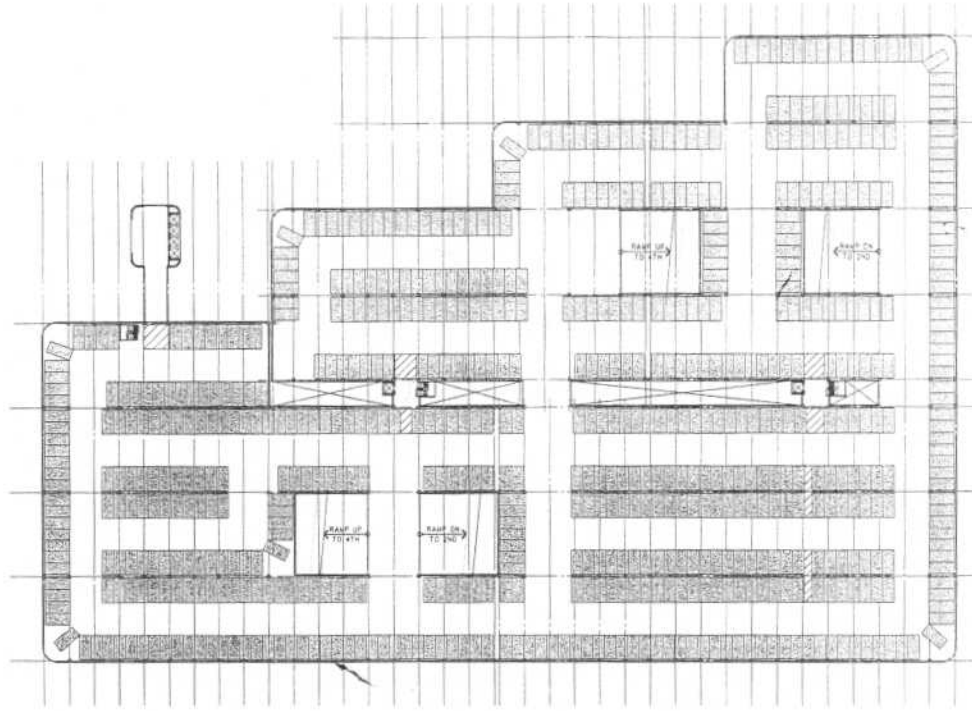
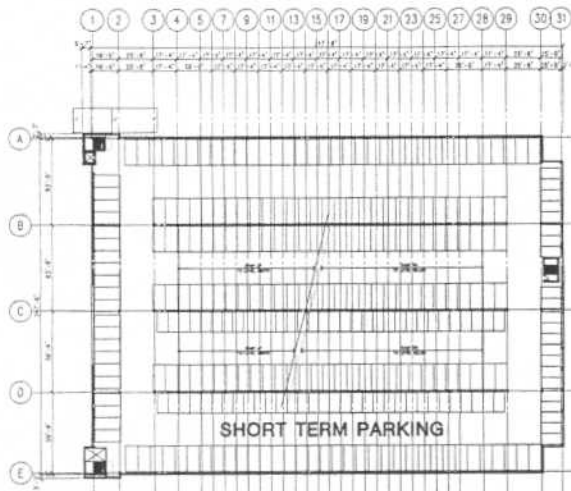
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Architects - Engineers - Parking Planners

WATRY DESIGN, INC.

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	DRAFTING CHECK: MORALES				
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THIRD LEVEL PARKING PLAN
 SCALE: 1/4" = 10'-0" 862 STALLS



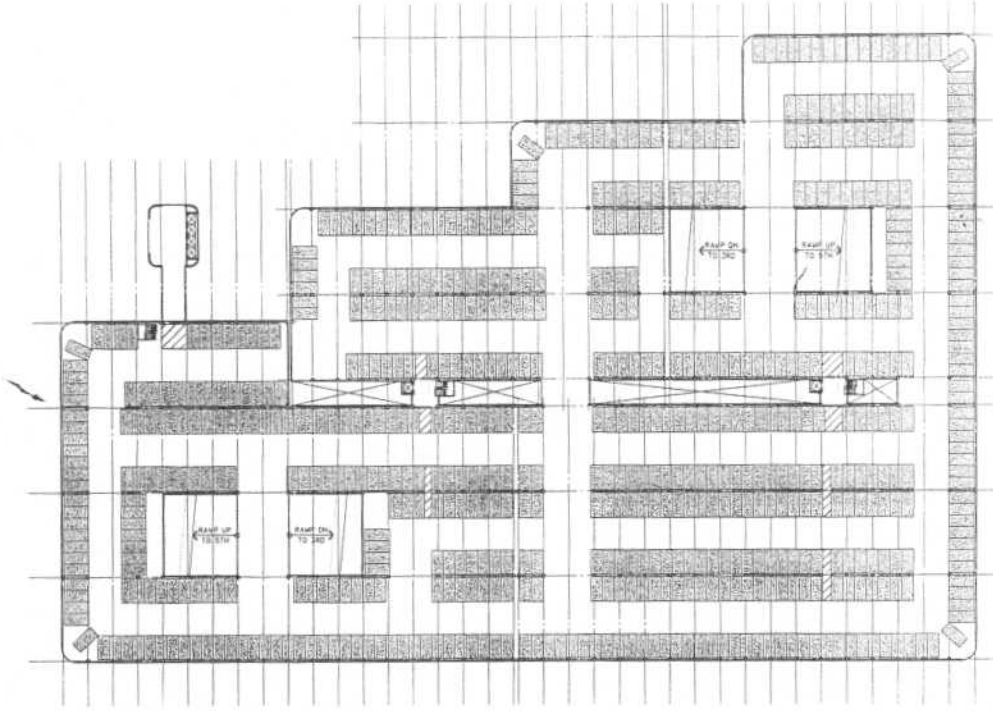
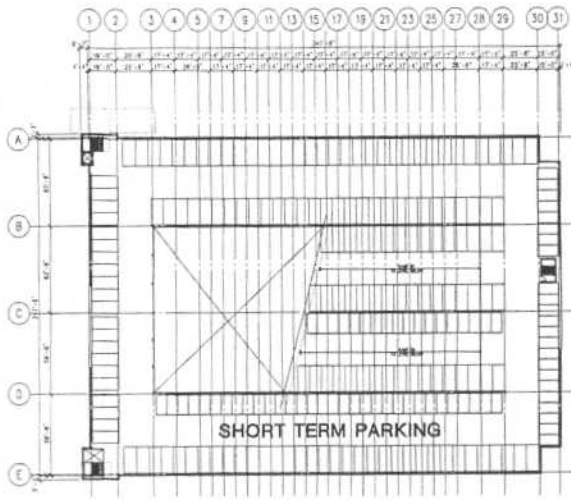
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FOURTH LEVEL PARKING PLAN
 SCALE: 1/8" = 4'-0"

946 STALLS



OPTION B

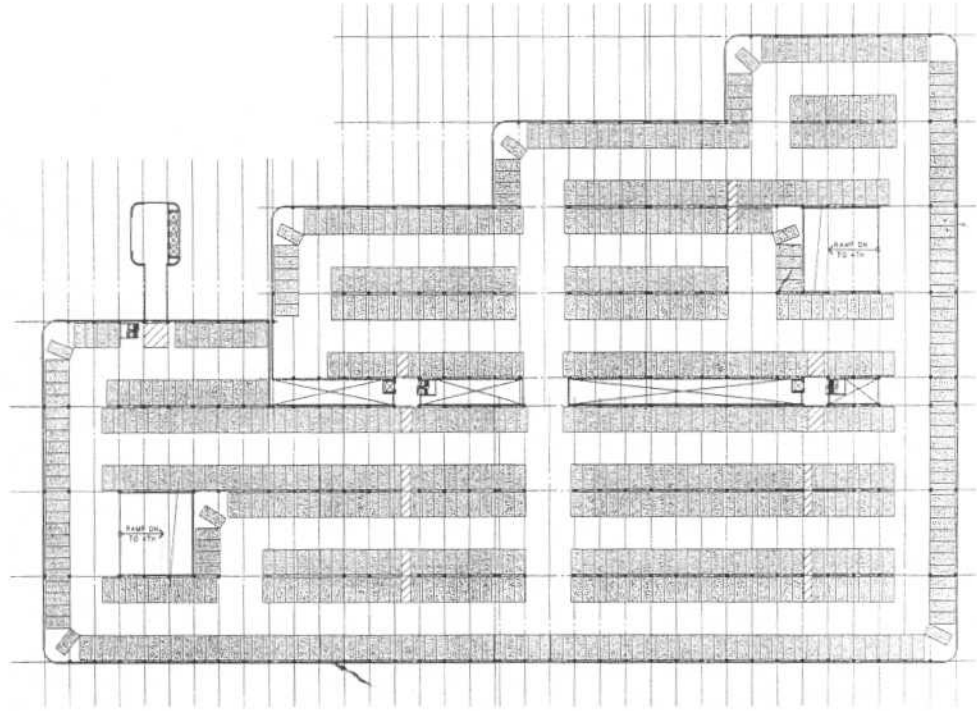


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FIFTH LEVEL PARKING PLAN
SCALE: 1" = 40'-0" 70 STALLS



OPTION B

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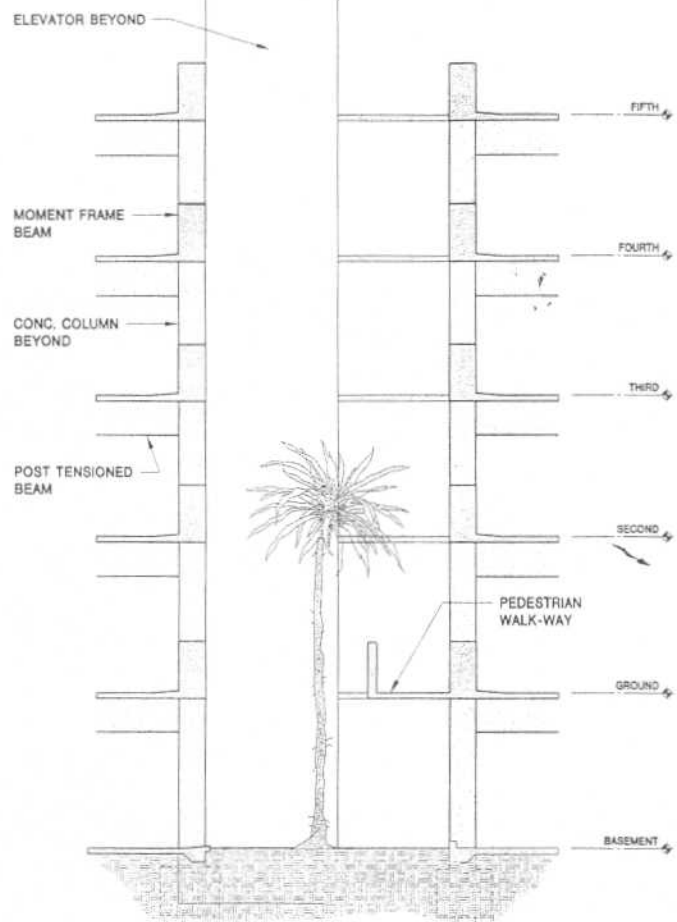
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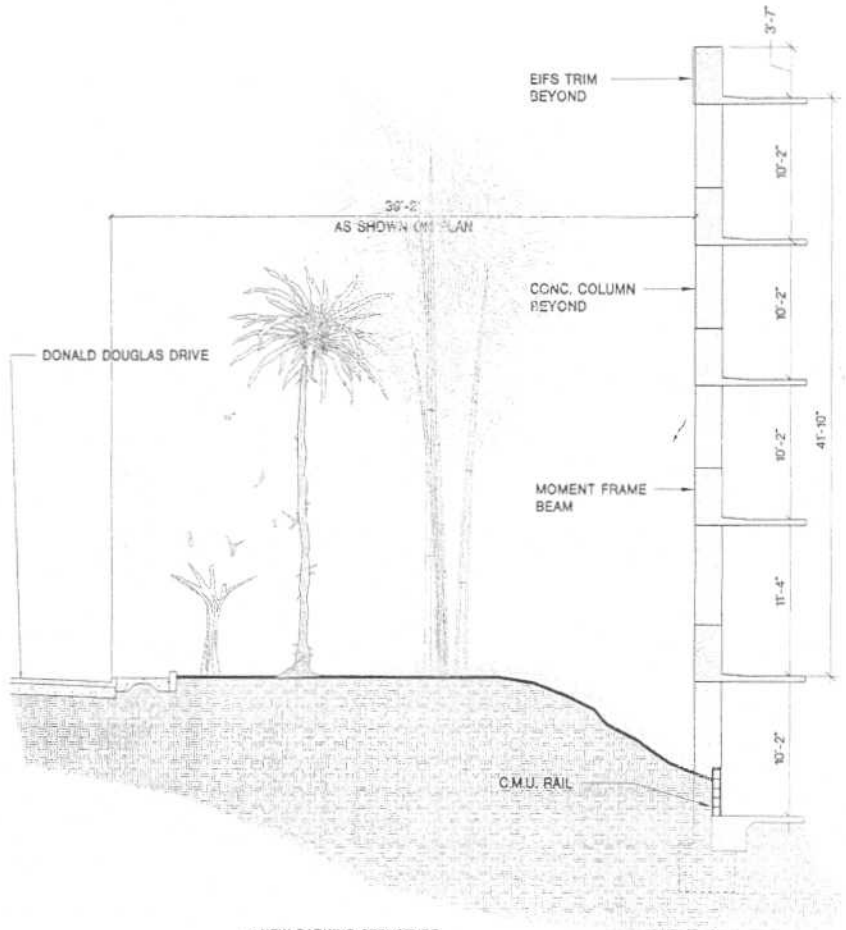
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Date _____
 Date _____
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 Date _____



1
A5.1

NEW PARKING STRUCTURE
TYPICAL LIGHTWELL
 SCALE: 1/4" = 1'-0"



2
A5.1

NEW PARKING STRUCTURE
TYPICAL WALL SECTION
 SCALE: 1/4" = 1'-0"



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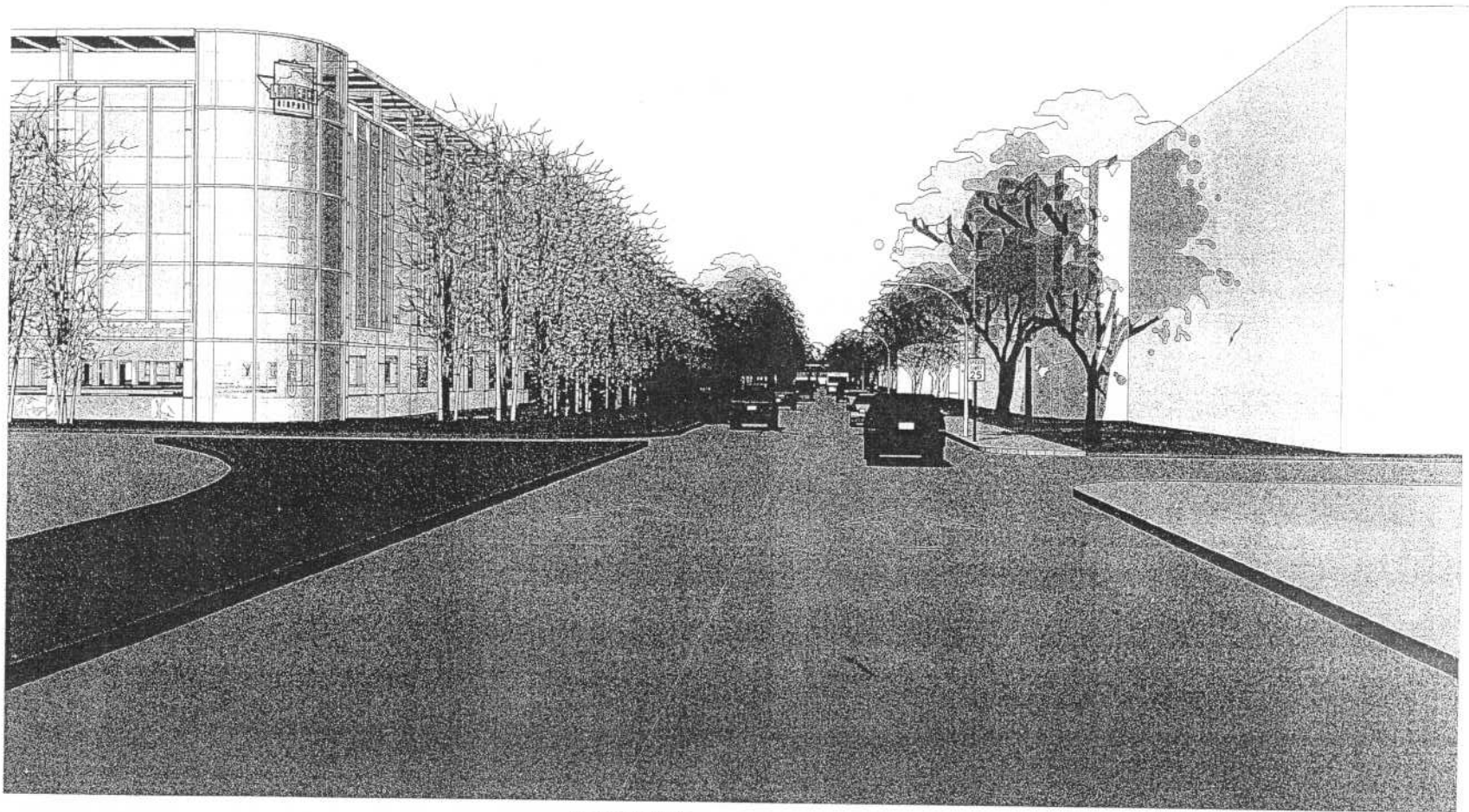
Architects - Engineers - Planning Planners

WATRY DESIGN, INC.

OPTION B

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FILE #	FIELD BOOK	DATE	DRAWING SCALE	AS-BUILT	DRAWING NO. A5.1	

PL1118-11-24-07 02:31 P:\Users\A3007\2025\New\11-07-24\optionb-4273431.rvt



PERSPECTIVE - NEW PARKING STRUCTURE
FACING WEST ON DONALD DOUGLAS DRIVE

OPTION B

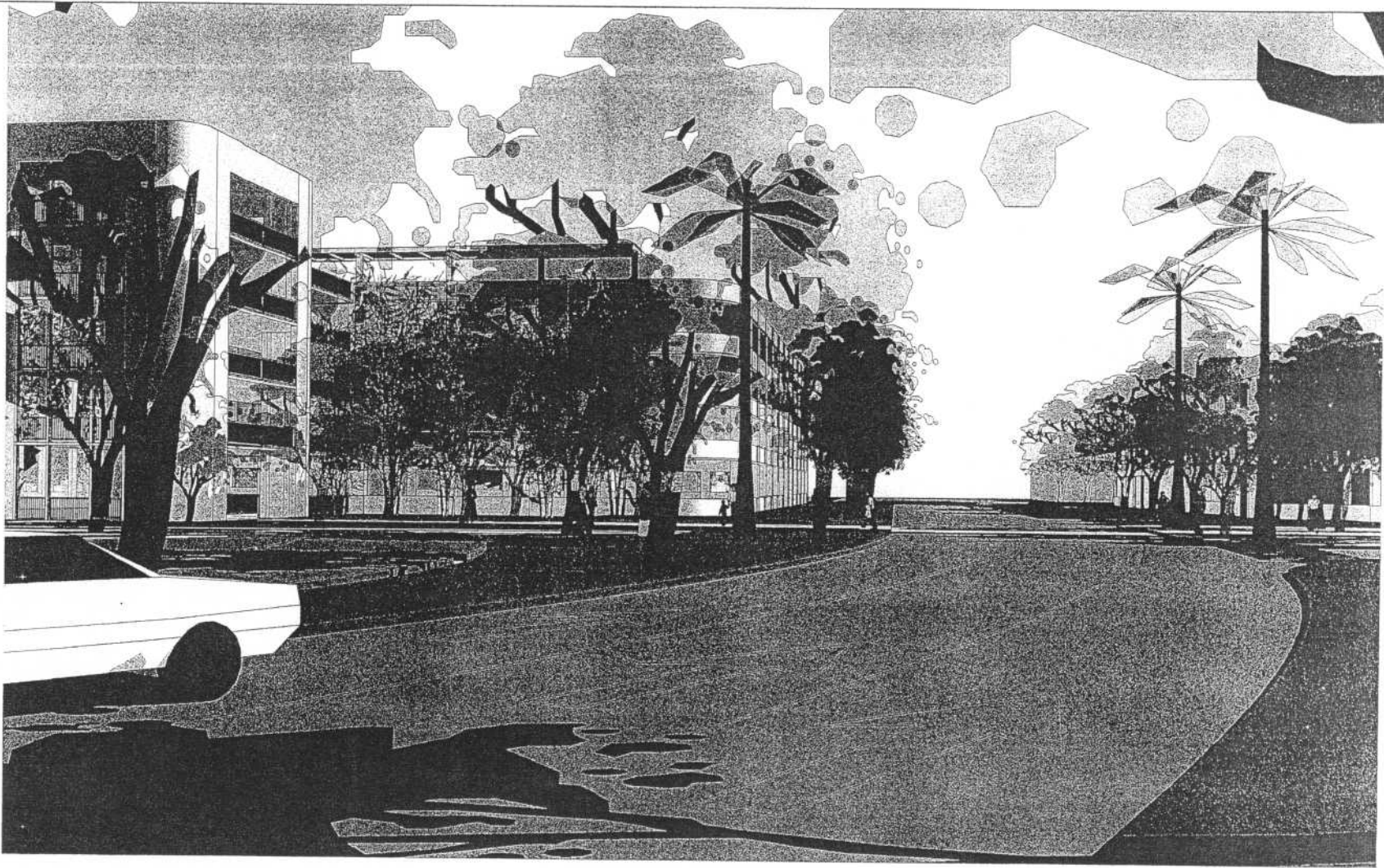


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WATRY DESIGN, INC.

SHEET	DESIGNED BY	MORALES	PROJECT TITLE	LONG BEACH AIRPORT PARKING STRUCTURE		NO. REV.	DATE	SHEET	NO. OF SHEETS
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FILE	DRAWN BY	JEON	SHEET TITLE	NEW PARKING STRUCTURE PERSPECTIVE		SHEET		9 OF 15	
	CHECKED BY	MORALES		GRAPHIC SCALE		AS-BUILT		DRAWING NO. A6.1	
8-023481	FIELD BOOK	DATE	11-28-02						

K. Date _____
 J. Date _____
 I. Date _____
 H. Date _____
 G. Date _____
 F. Date _____



PERSPECTIVE - NEW PARKING STRUCTURE
FACING NORTHWEST

OPTION B



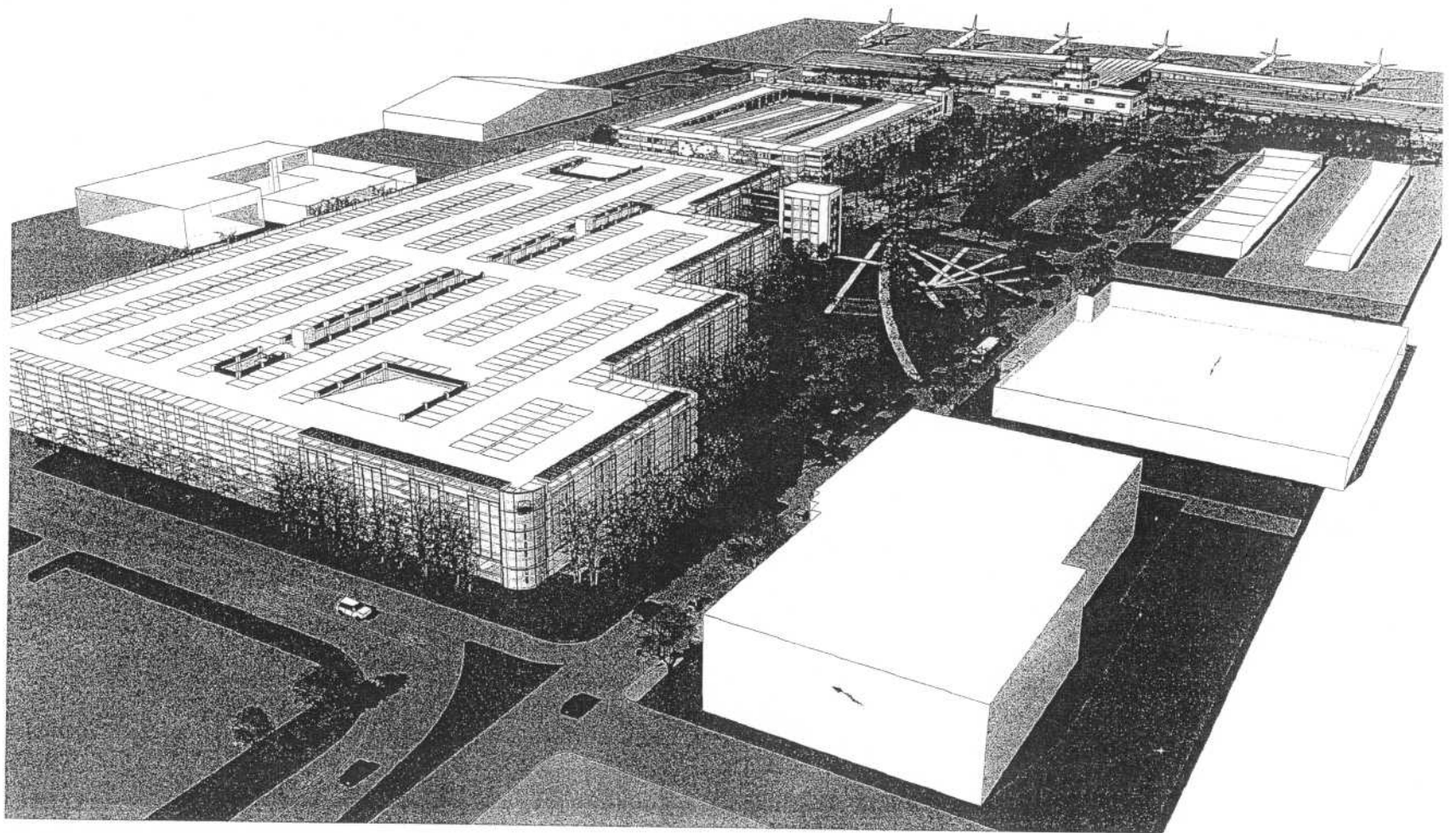
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Architects • Engineers • Planning
WATRY DESIGN, INC.

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FILE	9-02025	FIELD BOOK	DATE	11-08-07	GRAPHIC SCALE			AS-BUILT:	DRAWING NO. AB 2	

PLOTTED BY: 21-07-14:33:33 wpatry @ wpatry.com 6/15/2007 11:11:01 AM 10/15/07 11:11:01 AM 10/15/07 11:11:01 AM

Date: _____
 Scale: _____
 Date: _____
 Scale: _____



PERSPECTIVE - NEW PARKING STRUCTURE
FACING SOUTHWEST

OPTION B



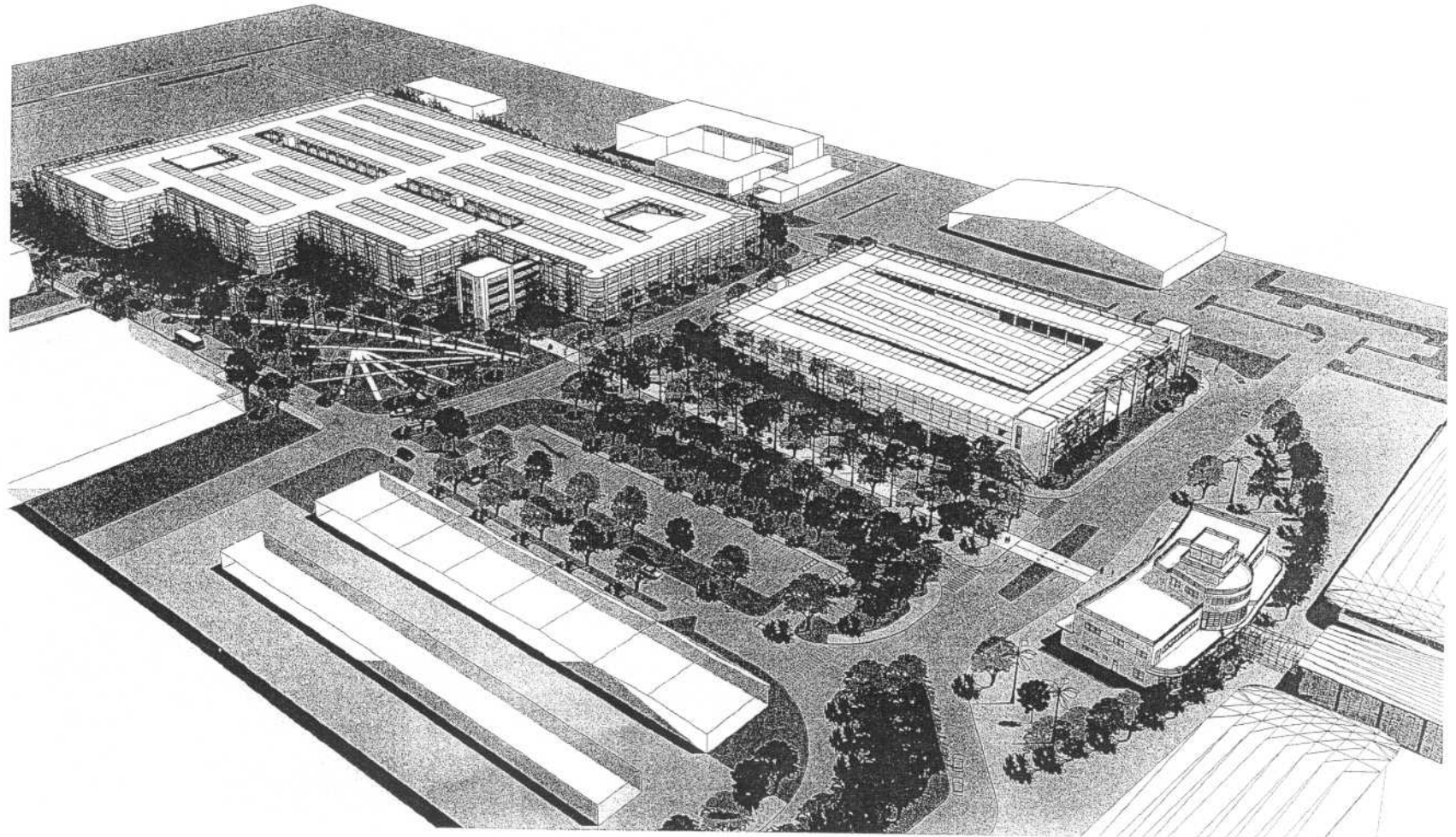
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WATRY DESIGN, INC.

STAMP S-023343-UP/ST	DESIGNED BY	MORALES	PROJECT TITLE	LONG BEACH AIRPORT PARKING STRUCTURE	REVISIONS	NO. REV. DATE
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FILE	FIELD BOOK	DATE	GRAPHIC SCALE		AS-BUILT	DRAWING NO. A6.3

PLOTTED AT 7/1/07 10:25 AM BY: W:\ADMIN\A\2007\02015\Draw\111111.dwg (11/11) 11/1/07 10:25 AM



**PERSPECTIVE - NEW PARKING STRUCTURE
 FACING SOUTHEAST**

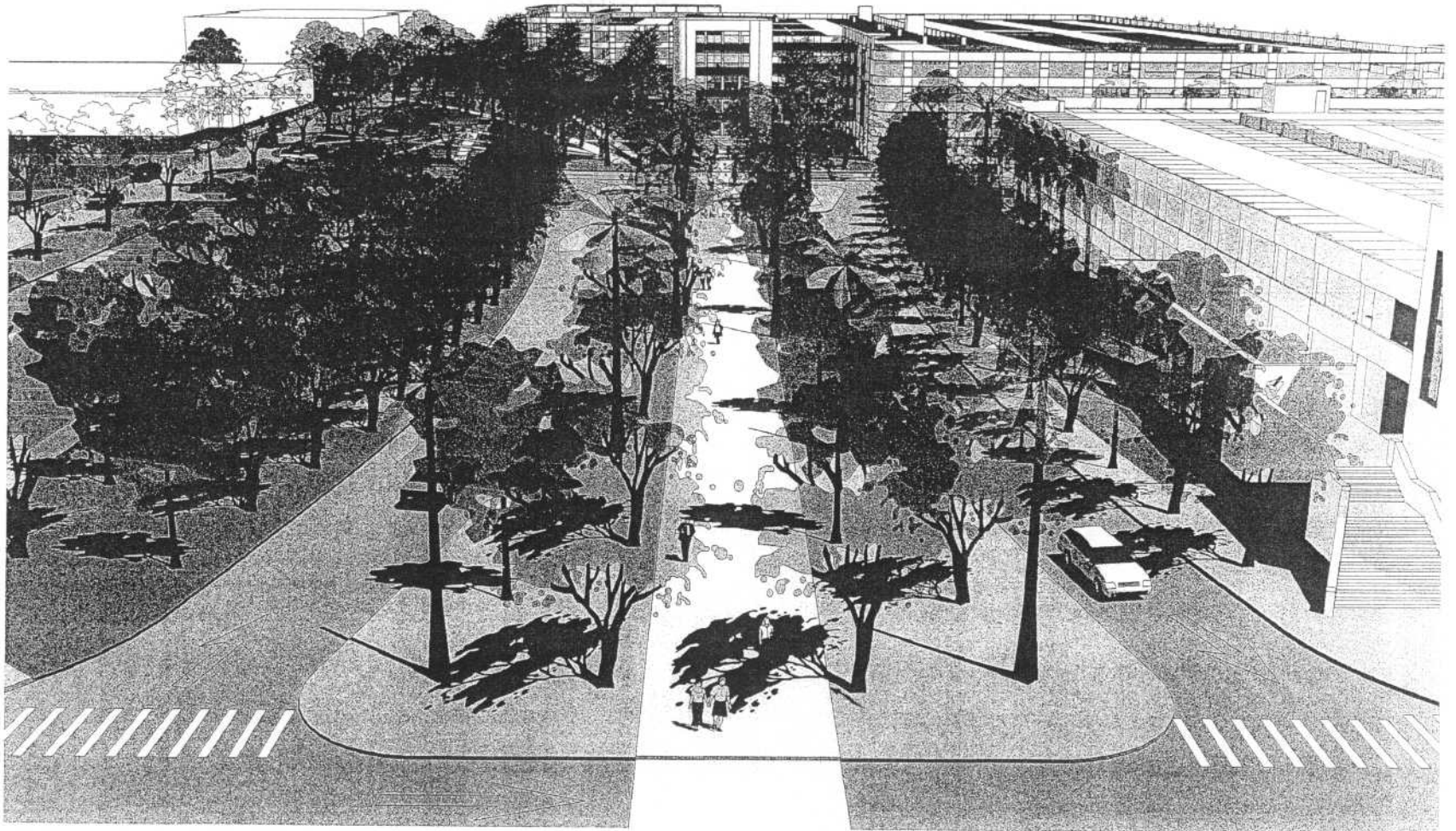
OPTION B



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WATRY DESIGN, INC.

STAMP	DESIGNED BY	MORALES	PROJECT TITLE	LONG BEACH AIRPORT PARKING STRUCTURE		REVISIONS	NO. R - XXXX
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	DRAFTING CHECK	MORALES					12 OF 15
FILE	FIELD WORK	DATE	GRAPHIC SCALE			AS-BUILT	DRAWING NO. 464



**PERSPECTIVE - NEW PARKING STRUCTURE
FACING EAST**

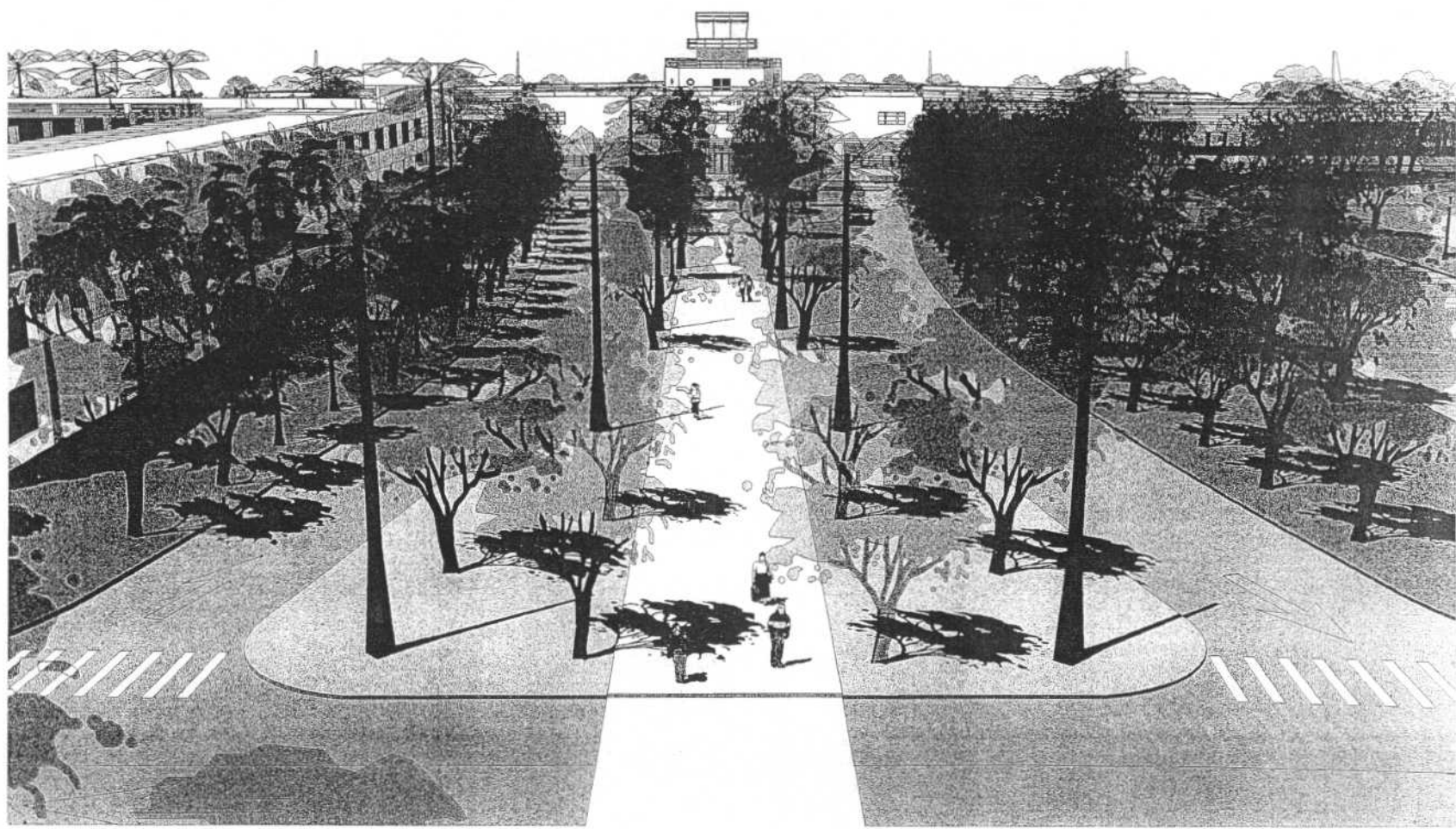
OPTION B



STAMP	DESIGNED BY	MORALES	PROJECT TITLE	LONG BEACH AIRPORT PARKING STRUCTURE	REVISIONS	NO. 4-XXXX
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	DRAWN BY	JEON				13 of 15
	DRAFTING CHECK	MORALES				
FILE	FIELD BOOK	DATE	DRAFTING SCALE	NO. SHEETS	DRAWING NO.	AG 5
6-02040		11-28-07				

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11/17/2017 10:27:47 AM - Project: 47144000-132001-0001 - Map View of 13200000 - 02/24/2016.dwg



**PERSPECTIVE - NEW PARKING STRUCTURE
FACING WEST**

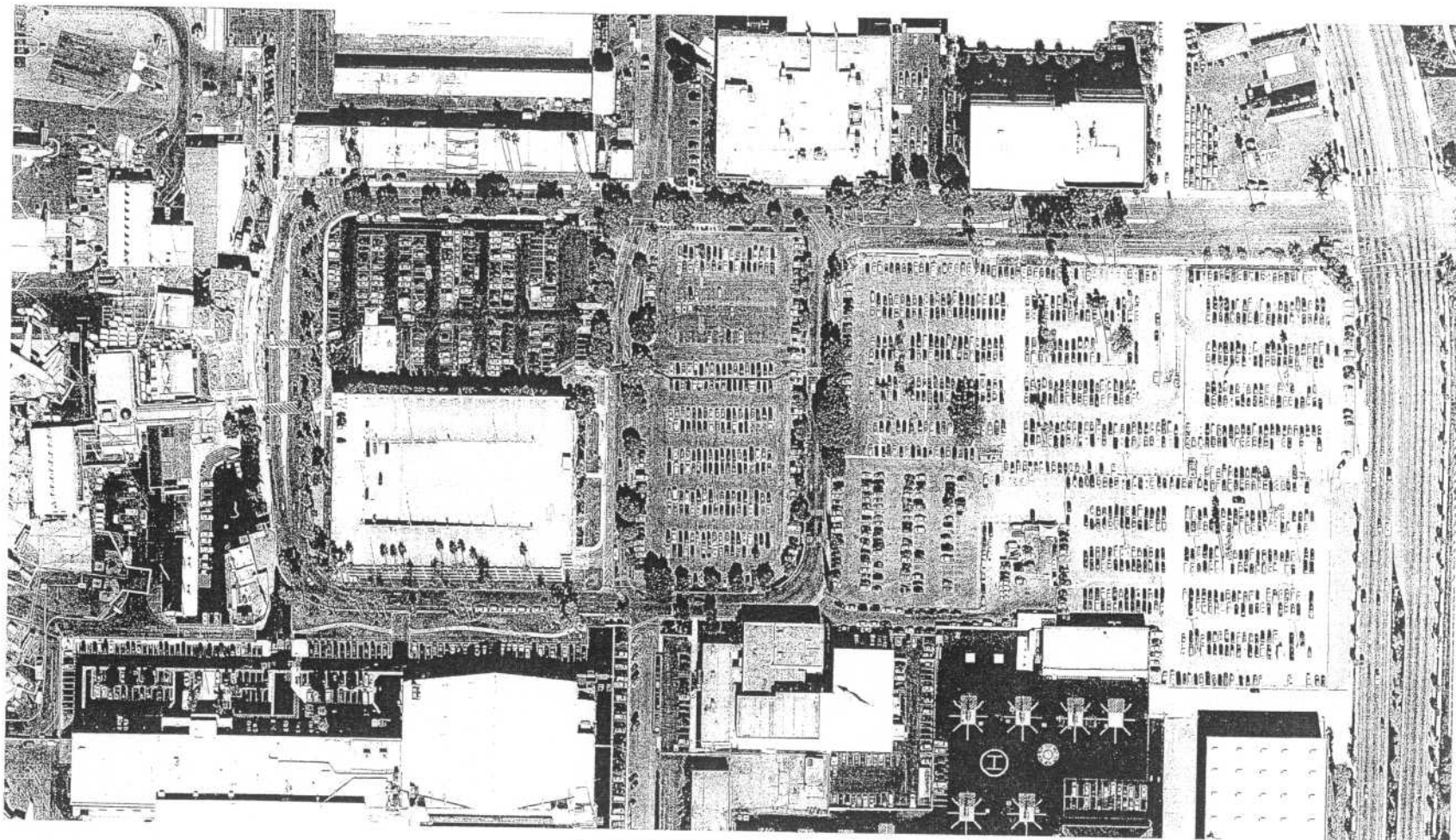
OPTION B



A:B

Architects - Engineers - Planning Planners
WATRY DESIGN, INC.

DESIGNED BY MORALES DESIGN CHECK WENDLER DRAWN BY JEON CHECKING CHECK MORALES	PROJECT TITLE LONG BEACH AIRPORT PARKING STRUCTURE	REVISIONS		NO. 4 - 11/11/17	
	SHEET TITLE NEW PARKING STRUCTURE PERSPECTIVE	NO. DATE SHEET	JOB NO. WDC 00005		
	FILE 4-222046-UP005	DATE 11-09-17	NO. BUILT	SHEET 14 OF 15	
	GRAPHIC SCALE	DRAWING NO. AB 6			



SITE AERIAL VIEW

OPTION B

PLATTING: 11-17-11 11:27:17: Project: C:\Documents\2012\12\2012_12_20\11-17-11_11:27:17.dwg



A+B

Architects - Engineers - Planning



WATRY DESIGN, INC.

STAMP FILE 8-15-11	DESIGNED BY	MORALES	PROJECT TITLE	LONG BEACH AIRPORT PARKING STRUCTURE		REVISIONS	NO. IN SERIES	
	DESIGN CHECK	WENDLER	SHEET TITLE	NEW PARKING STRUCTURE AERIAL VIEW	No. DATE SHEET		JOB NO. WDI 02005	
	DRAWN BY	JEON						
	SEATING CHECK	MORALES			SHEET		15 of 15	
FILE 8-15-11	PLOD BOOK	DATE	11-28-11	GRAPHIC SCALE	1" = 500'		NO. BUILT:	DRAWING NO. AT 1

