

**CITY OF LONG BEACH**

DEPARTMENT OF PLANNING &amp; BUILDING

333 W. OCEAN BLVD LONG BEACH, CA 90802 (562) 570-6194

January 16, 2003

**CHAIRMAN AND PLANNING COMMISSIONERS**City of Long Beach  
California

**SUBJECT** Conditional Use Permit to Provide Short Term, Off-site,  
Commercial Parking at the Veteran's Stadium. (I) Zone District.  
(Council District 5)

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**LOCATION:** 5000 Lew Davis Avenue  
APN 7182-027-904

**APPLICANT:** Long Beach City College c/o  
City of Long Beach Property Services Bureau  
333 West Ocean Boulevard, 3<sup>rd</sup> Floor  
Long Beach, California 90802

**RECOMMENDATION**

Approve Conditional Use Permit, subject to conditions.

**REASONS FOR RECOMMENDATION**

1. The location for the proposed request is already a parking lot. The proposed use makes efficient use of limited area parking resources.
2. The proposed use will allow construction impacts at the Long Beach Airport to be minimized.
3. The conditions of approval address minor traffic issues and landscape buffers.

**BACKGROUND**

The applicant, Long Beach Property Services Bureau, is requesting approval of a Conditional Use Permit to operate a short term, commercial parking facility with an estimated 500 parking spaces, at Veteran's Stadium. The proposed commercial parking lot will be owned and operated by Long Beach City College, and will occupy 137,104 square feet of an existing Stadium parking lot adjacent to Clark Avenue north of Conant Street.

Veteran's Stadium is an approximately 49 acre, 11,616-seat sports stadium at the Long Beach City College campus. It is also the host location for regular 'Outdoor Special Events,' such as antique auctions and vintage car shows, cycle shows, and various sports events etc. According to Stadium management, there are 38 or more of these special events held at the Stadium annually. The Veteran's Stadium facility is served by a parking lot that provides 4,300 vehicles spaces.

The proposed project will fence off and utilize a 902' x 152' section of the existing Veterans Stadium Parking Lot. It will be in operation daily from 7:00 a.m. until 9:00 p.m. for airport and/or airline employees, as well as airport car rental storage and valet parking. It is not intended for parking use by the general public. The facility will be accessed by a rolling gate on Conant Street. The current facility is lighted, provides an 8' chain link fence along Clark Street and has good street tree coverage along Clark. Additional landscaping upgrading and replacement is being recommended along both Conant and Clark.

Adjacent land uses include a number of multi-family and single-family residences to the north, additional single family residential to the east and northeast across Clark Avenue, and commercial uses north of the campus on Carson Street (see table below).

	ZONING	GENERAL PLAN DESIGNATION	LAND USE
SITE	I	LUD #10 INSTITUTION/SCHOOL	COLLEGE
NORTH	R-1-N R-3-4	LUD #1 – SINGLE FAMILY LUD #2 – MIXED HOUSING	RESIDENTIAL RESIDENTIAL
SOUTH	PD-19 PARK	LUD #7 – MIXED USE LUD #11 - OPEN/PARK	INDUSTRIAL PARK
EAST	R-1-N	LUD #1 – SINGLE FAMILY	RESIDENTIAL
WEST	PD-19	LUD #7 – MIXED USE	INSTITUTIONAL & INDUSTRIAL

With five car rental agencies operating at the airport, additional vehicle storage area is necessary at this time. This need may be mitigated or even eliminated with the future completion of an anticipated 4-5 story parking structure.

### CURRENT ACTION REQUESTED

The current action requested is for a Conditional Use Permit. The zoning designation for this property, which is Institutional, permits (commercial) parking, with Conditional Use Permit approval. In order for the Planning Commission to approve this request, it must be determined that positive findings can be made on each of the following:

## **CONDITIONAL USE PERMIT FINDINGS**

**A. THE APPROVAL IS CONSISTENT WITH AND CARRIES OUT THE GENERAL PLAN, ANY APPLICABLE SPECIFIC PLANS SUCH AS THE LOCAL COASTAL PROGRAM AND ALL ZONING REGULATIONS OF THE APPLICABLE DISTRICT.**

The proposed project is considered to be consistent with the General Plan in that the principal on-site use is university. The parking facility is deemed an accessory use to the university, whether in use for special events or as a commercial parking facility for other public serving needs. Further, it complies with the required findings of the zoning regulations by promoting safe, expeditious and efficient movement of people, with a maximum of choices in modes of travel and with adequate provisions for parking, loading and the transfer of modes of travel. Staff has found that the request, as conditioned, is consistent with the required Conditional Use Permit findings. Based upon these factors, the request has been determined to be consistent with the General Plan and a positive finding can be made.

**B. THE PROPOSED USE WILL NOT BE DETRIMENTAL TO THE SURROUNDING COMMUNITY INCLUDING PUBLIC HEALTH, SAFETY OR GENERAL WELFARE, ENVIRONMENTAL QUALITY OR QUALITY OF LIFE.**

The current parking availability at this facility is adequate to meet all parking needs for the Veterans Stadium complex, the accessory events and the proposed airport related parking facility. With 'restricted routes' of travel between the airport and the proposed off-site parking facility limited to non-residential roadways, staff has concluded that the proposed use will not be detrimental to the surrounding community. Condition required landscaping should further screen an already existing parking lot, which will benefit environmental and aesthetic quality. Additionally, by providing convenient access to airports and airport parking, staff believes that this project has the potential to provide positive benefit to the entire community.

**C. THE APPROVAL IS IN COMPLIANCE WITH THE SPECIAL CONDITIONS OR SPECIFIC CONDITIONAL USES, AS LISTED IN CHAPTER 21.52.**

The special conditions for commercial parking lots in non-residential districts are as follows:

1. The use shall be permitted only if no other reasonable alternative use of the site exists during the time period covered by the permit;

The location for the proposed use is an existing parking lot. The lot is now used for a variety of other accessory uses as well as parking. These uses will not be eliminated or curtailed in any way by the proposed use. There are no better or more reasonable alternative uses for this parking lot, than those already in use or being proposed. Additionally, staff has found no alternative locations for the proposed airport parking.

2. **The use and design of the site shall not disrupt, impede or negatively affect pedestrian circulation, traffic circulation or public transportation;**

The use of the existing parking lot for additional off-site parking should present little or no negative impact on the community. It should not affect pedestrian or vehicular traffic or public transportation. Further, any traffic impact created by the proposed project would, unlike event focused traffic, where the majority of vehicles arrive and depart simultaneously, be a light, steady, daily flow of a few vehicles and/or small shuttle buses. Since this is possible, staff is recommending a required 'restricted route of travel' between the lot and the airport so as to decrease adverse effects and the potential for added roadway congestion.

3. **The use and design of the site shall not disrupt, impede or negatively affect the concentration of high intensity activities; and**

Based upon parking information provided staff believes that adequate parking exists to meet the parking demand of several, high intensity activities that currently take place on-site. Current parking standards for 'public assembly' uses is one parking space per 3.3 fixed seats. At this ratio, the facility has 780 parking spaces beyond that required (3,520 spaces) for its use. The proposed use, if approved, will absorb only 500 of those spaces, leaving the facility with 280 non-required parking stalls.

4. **Attractive landscape buffering and screening shall be provided.**

This requirement, in the form of additional and replacement landscaping will be imposed as a condition of approval.

### **PUBLIC HEARING NOTICE**

One hundred and seventy Notices of Public Hearing were mailed on December 30, 2002 to property owners within 300 feet and the local neighborhood watch group. In addition, the elected representative of the 5th Council District was notified. As of printing of this report staff has had inquiries about the project but no telephone calls or letters in opposition to the project.

### **REDEVELOPMENT REVIEW**

The project is not located in a Redevelopment Project area.

### **ENVIRONMENTAL REVIEW**

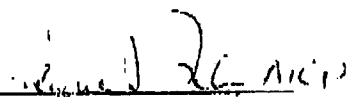
The project has been determined to be categorically exempt from the requirements of the California Environmental Quality Act. A Categorical Exemption (CE 886-02) has been issued.

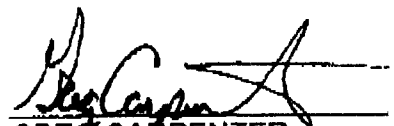
### **IT IS RECOMMENDED THAT THE PLANNING COMMISSION:**

Approve the Conditional Use Permit, subject to conditions.

Respectfully submitted,

EUGENE J. ZELLER  
DIRECTOR OF PLANNING AND BUILDING

By:   
JAYME MEKIS, AICP  
PLANNER

Approved:   
GREG CARPENTER  
ZONING ADMINISTRATOR

### **Attachments:**

1. Conditions of Approval
2. Site Plan and Aerial Photo
3. Proposed 'Restricted Route of Travel'