

MINUTE ITEM

This Calendar Item No. 17
was approved as Minute Item
No. 17 by the State Lands
Commission by a vote of 3
to 0 at its 4-7-81
meeting.

CALENDAR ITEM

▶ 17

3/81
W 10359
Thompson

PROPOSED EXPENDITURE OF TIDELAND OIL REVENUE
FOR A CAPITAL IMPROVEMENT PROJECT BY THE
CITY OF LONG BEACH

CAPITAL IMPROVEMENT PROJECT:

Offsite improvements in the vicinity of
the Hyatt Regency Convention Hotel.

PURPOSE OF PROJECT:

To complete facilities for the Downtown
Convention Center Complex in conjunction
with the construction of the convention
hotel.

PROPOSED EXPENDITURE:

- a. City Estimate: \$5,500,000
- b. Staff Review: The City's cost estimate
is based on a preliminary
plan subject to changes
as details of the work
are developed.

PURPOSE OF EXPENDITURE:

For planning, engineering, demolition,
and construction of certain improvements
as described in Exhibit "A" and located
in the vicinity of the lease site for the
proposed convention hotel.

FISCAL IMPACT: Costs for the proposed offsite improvements
will be borne by the City of Long Beach
from its share of tideland oil revenues.

STATUTORY AUTHORIZATION:

- a. City's Reference: Sections 6(c), 6(d)
and 6(f) of Chapter
138/'64, 1st E.S.
- b. Staff Review: Agreement.

A 57, 58

S 27, 31

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COMPLIANCE WITH CEQA 1970, AS AMENDED:

The City of Long Beach has prepared an environmental impact report, E-13-77 Downtown Convention Hotel Complex. Development of the offsite improvements is addressed in the environmental impact report.

OTHER PERTINENT INFORMATION:

The proposed improvements are part of the Convention Hotel and Boardwalk Development being implemented in compliance with the California Coastal Act.

The Attorney General's staff advised that since the erection of hotels and restaurants on public property is generally recognized as ancillary to the complete enjoyment of the property set aside for its use, it follows that the construction with tideland funds of improvements integrating the proposed hotel and its restaurants with the adjacent tidelands to improve public access between the two areas would therefore be proper and consistent with trust purposes, even though a private corporation may also benefit. Further, the reconfiguration of the lagoon is a matter of discretion to be exercised by the City. This is consistent with sections (c), (d) and (f) of Chapter 138.

The item now before the Commission is to determine whether the expenditure of \$5,500,000 of the City's share of tideland oil revenues for the construction of the offsite facilities, a capital improvement described in the City's letter of intent dated March 11, 1981, is authorized by Chapter 138/'64, 1st, E.S., in one or more of Sections 6(a) through 6(f). The Commission may either (1) take no action, (2) determine that the proposed project is authorized by one or more of sub-sections 6(a) through 6(f) or, (3) determine that the project is not authorized by any of the sub-sections 6(a) through 6(f). The Staff recommends action (2) because the construction of the improvements

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on or adjacent to the Long Beach Tidelands as described by the City and the rendition of services in the fulfillment of that purpose are authorized by sub-sections 6(c), 6(d) and 6(f). Either action (1) or (2) would allow the City to disburse funds from its share of tideland oil revenues on the project. To ensure timely auditing of this type of capital improvement account, it is standard practice to require the City to file a statement of expenditures with the Commission within 180 days after the completion of the work.

EXHIBITS: A. Cost Estimate. B. Vicinity Map.
 C. Site Plan.

IT IS RECOMMENDED THAT THE COMMISSION:

DETERMINE THAT THE EXPENDITURE OF \$5,500,000 BY THE CITY OF LONG BEACH FROM ITS SHARE OF TIDELAND OIL REVENUES FOR THE CONSTRUCTION OF THE OFFSITE IMPROVEMENTS IN THE VICINITY OF THE HYATT REGENCY CONVENTION HOTEL IS IN ACCORD WITH SECTIONS 6(c), 6(d) and 6(f) OF CHAPTER 138/'64, 1ST E.S.; SAID DETERMINATION TO BE SUBJECT TO THE CONDITION THAT THE WORK CONFORM IN ESSENTIAL DETAILS TO THE BACKGROUND MATERIAL SUBMITTED WITH THE CITY'S LETTER OF NOTIFICATION DATED MARCH 11, 1981, AND THE CONDITION THAT THE CITY SHALL FILE A STATEMENT OF EXPENDITURES WITH THE COMMISSION WITHIN 180 DAYS AFTER THE COMPLETION OF THE WORK.

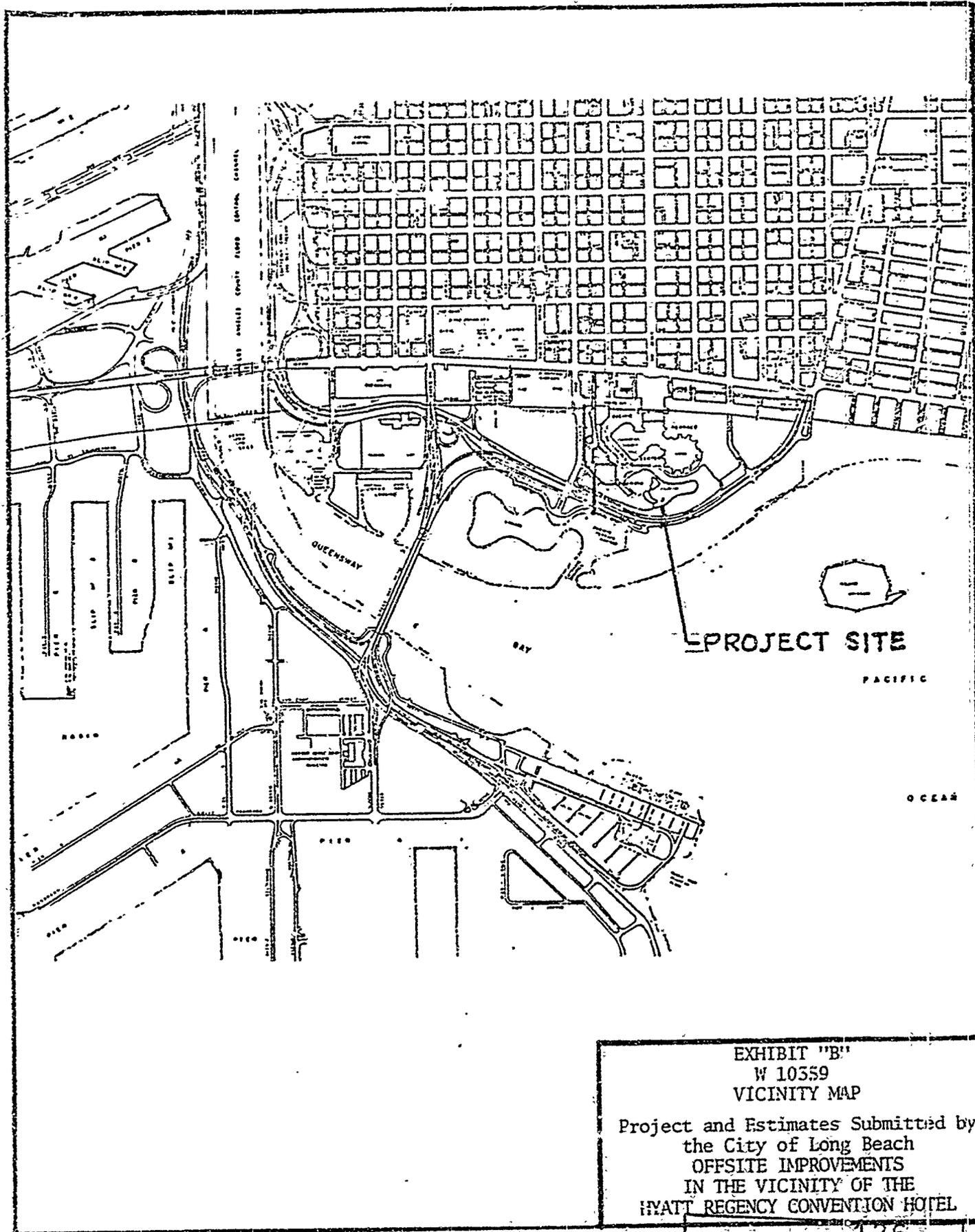
EXHIBIT "A"

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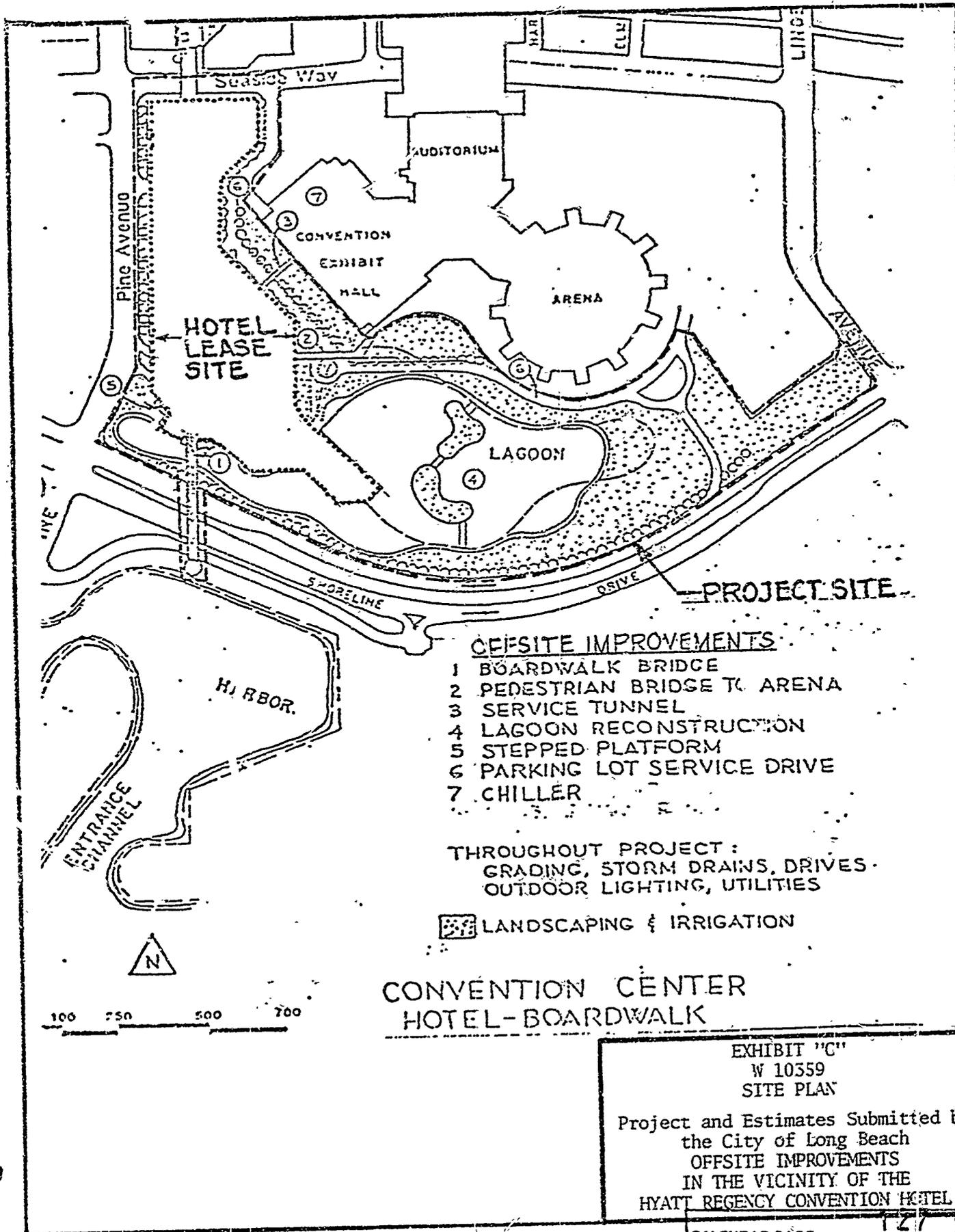
OFFSITE IMPROVEMENTS IN THE VICINITY OF
THE HYATT REGENCY CONVENTION HOTEL

Construction Cost Estimate
by
City of Long Beach

1. Boardwalk Bridge, 14,700 SF at \$85/ft	\$1,250,000
2. Grading, Storm Drains, Drives, (Lump Sum)	407,300
3. Pedestrian Bridge to Arena, 2,850 SF at \$85/SF	242,000
4. Service Tunnel, Utilities, 125 LF at \$400/LF	50,000
5. Outdoor Lighting, (Lump Sum)	300,000
6. Landscaping and Irrigation, 432,000 SF at \$1.40/SF	605,000
7. Lagoon Reconstruction, (Lump Sum)	665,000
8. Stepped Platform, (Lump Sum)	156,000
9. Parking Lot Service Drive, 73,500 SF at \$2.50/SF	184,000
10. Utilities, (Lump Sum)	194,000
11. Chiller	<u>750,000</u>
Total Construction Cost	4,785,300
Engineering	<u>716,700</u>
Grand Total	\$5,500,000



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OFFSITE IMPROVEMENTS

- 1 BOARDWALK BRIDGE
- 2 PEDESTRIAN BRIDGE TO ARENA
- 3 SERVICE TUNNEL
- 4 LAGOON RECONSTRUCTION
- 5 STEPPED PLATFORM
- 6 PARKING LOT SERVICE DRIVE
- 7 CHILLER

THROUGHOUT PROJECT :
 GRADING, STORM DRAINS, DRIVES,
 OUTDOOR LIGHTING, UTILITIES

LANDSCAPING & IRRIGATION

**CONVENTION CENTER
 HOTEL-BOARDWALK**

EXHIBIT "C"
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 SITE PLAN

Project and Estimates Submitted by
 the City of Long Beach
 OFFSITE IMPROVEMENTS
 IN THE VICINITY OF THE
 HYATT REGENCY CONVENTION HOTEL

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