



City Council

October 10, 2017

AES Battery Storage Facility – 690 N. Studebaker Road



Site Plan Review, Standards Variance, and Conditional Use Permit
Application No.: 1608-11



Location



- The Alamitos Generating Station site is bound by a Southern California Edison switchyard (N), the San Gabriel River (E), Studebaker Road (W), and the Plains West Coast Terminals petroleum storage facility and cooling canal (S).
- The battery storage facility is proposed to be located on the AGS property, located in the Southeast Area Development and Improvement Plan (SEADIP / PD-1) area.
- Southern portion of site is in the Coastal zone, but project does not occur in the Coastal zone

-  AGS Property (North Portion)
-  Proposed Battery Storage Facility location



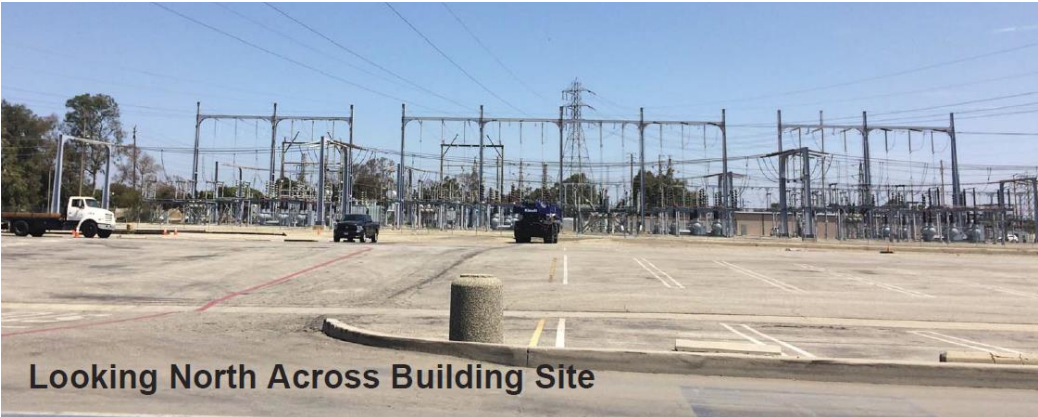
Project Site



Generating Unit



Looking West across Building Site



Looking North Across Building Site

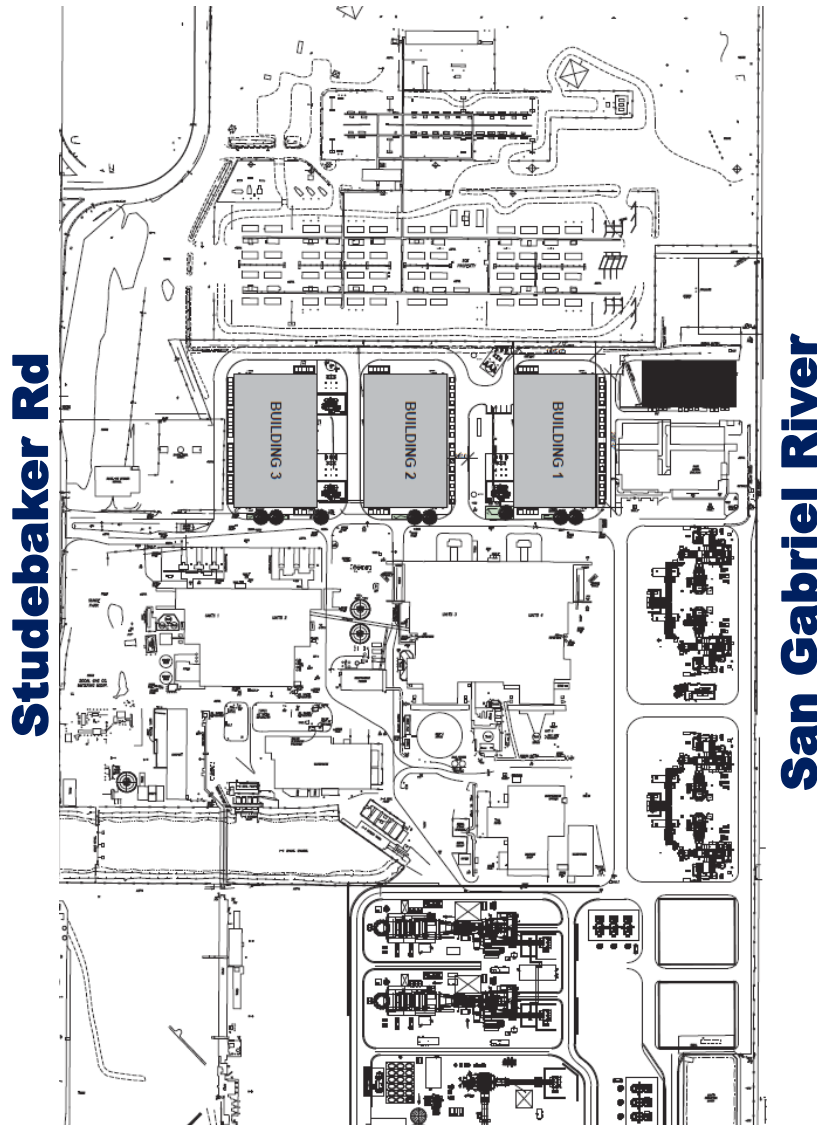


Generating Units South of Building Site

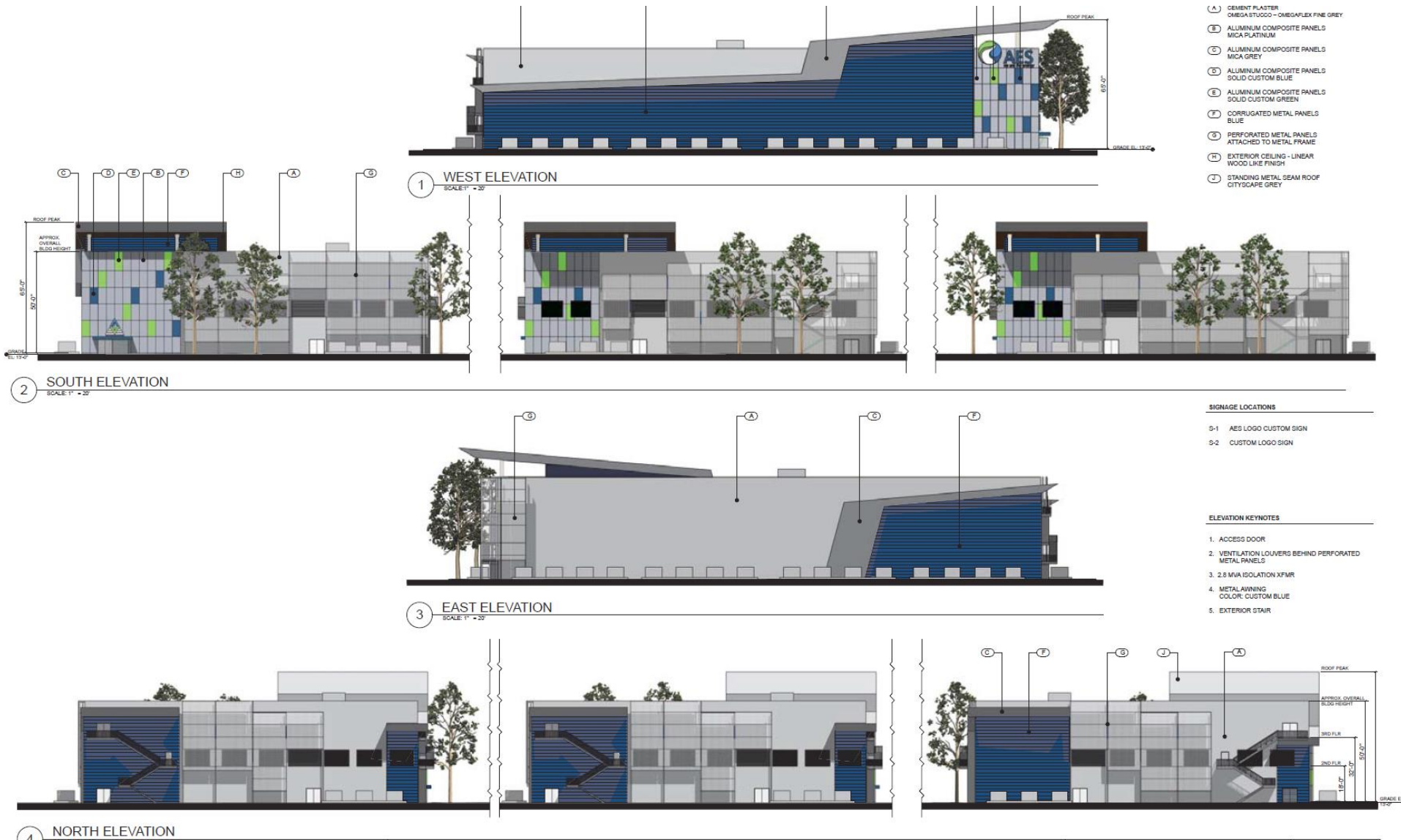


Project Proposal

- Three 44,550-square-foot buildings, a centralized chiller plant utilized as a cooling system for the battery storage facilities, and necessary utility connections
- Each building is 50 feet tall, with a sloping roof element, for a maximum of 65 feet
- Buildings are set back over 300 feet from Studebaker Road



Building Design



Discussion

- Energy storage is regulated under the City's Zoning regulations.
- Site Plan Review approval is required for industrial projects more than 5,000 square feet.
- The Standards Variance approval is required to allow for three 65-foot-tall buildings, which exceeds the SEADIP/PD-1 allowable height limit of 35 feet.
- Conditional Use Permit approval is required for battery storage facilities, which are considered under SIC Code 49 – Gas, Electric, and Sanitary Services, in the IG zone.



Environmental

- Initial Study / Mitigated Negative Declaration prepared.
- Circulated for public review from October 13, 2016 to November 14, 2016
- Recirculated from June 29, 2017 to July 28, 2017 due to project changes (building height)
- Comment letters received – staff provided supplemental information regarding topics raised in the letters to Planning Commission. Supplemental information is taken from the MND and staff report.



Public Noticing

- Mailed notices to 750 foot radius – property owner and occupant
- Neighborhood groups
- Building Height Variance – Municipal Code requires story poles
 - Due to presence of overhead power lines and regulatory limitations, application of story poles not possible
 - Visual simulations showing building height from different vantage points was provided with mailed public noticing and posted on-site



Planning Commission Action / Appeal

On August 3, 2017, the Planning Commission:

- Adopted Mitigated Negative Declaration (MND 02-16)
- Approved a Site Plan Review, Standards Variance, and Conditional Use Permit

On August 8, 2017, Warren Blesofsky of the Long Beach Citizens for Fair Development filed an appeal, citing:

- Inappropriate use of a Mitigated Negative Declaration
- Environmental Impact Report should be prepared for cumulative impacts to wetlands and Coastal Zone



Recommended Action

- Staff recommends that the City Council:
 - Adopt a resolution adopting a Mitigated Negative Declaration (MND 02-16)
 - Deny the appeal from Warren Blesofsky representing Long Beach Citizens for Fair Development
 - Uphold the Planning Commission's decision to approve a Site Plan Review, Standards Variance, and Conditional Use Permit for three 65-foot-high, 44,500-square-foot buildings for a battery storage facility

