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PROJECT NARRATIVE - Magnolia Tank Farm Auto Storage

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Location: 21845 Magnolia Street, 92648 (west side of Magnolia St., at Banning Ave.) Site is approximately 29 acres in size. (APN 114-152-09)

Request: To permit a temporary parking lot for the storage of new cars on an unimproved site secured by an existing 8-foot high chain-link fence with mesh, for a period of two years.

Existing Conditions/Background: The site is relatively flat and generally slopes from northwest to the southeast with an average elevation of +8.4 feet. The site is currently graded and was previously being used as a staging area for the demolition of the AES Southland power generating facility and construction of the replacement plant. From 1972 to 2009, the site was used as a fuel oil storage facility with three aboveground storage tanks, and other oil-related infrastructure including roads, pipelines and ancillary buildings. The oil storage tanks provided fuel for the adjacent power generating facility (currently owned by AES Southland) until that facility was converted to a natural gas facility in the 1990s. The demolition of the tanks was completed in July 2017. Staging area activities are complete and the site is currently vacant.

Zoning & General Plan: Public-Semipublic – Oil Overlay – Coastal Zone Overlay (PS-O-CZ) & Public (P)

Structure & Parking: No structures exist onsite. Temporary auto storage is proposed.

Surrounding Uses: Single-family residences to the east across Magnolia Street; flood control channel and wetlands to the southwest; AES Southland power generating facility to the west; and ASCON landfill to the north.

Environmental Status: This project qualifies for a Categorical Exemption (Section 15304, Class 4 - Minor Alterations to Land) under State CEQA Guidelines. The proposed auto storage is considered a temporary use of land having negligible or no permanent on the environment.

Land Use Compatibility: The proposed project is compatible with the existing neighborhood in the area for the following reasons: there will be no construction activity; the temporary use will generate minimal noise, any noise generated will comply with the standards set forth in the Noise Ordinance of the City's Municipal Code; Monday through Saturday hours of operation from 7:00 a.m. to 7:00 p.m., no Sunday deliveries; any transportation impacts would be minimized by utilizing PCH to Beach Boulevard only; no night-lighting will be utilized; no non-auto transport deliveries, customer pick-up, auto repair, or sales will occur; all loading, unloading and staging of vehicles will occur onsite and not on public right of ways; temporary use will adhere to all approved CUP conditions of approval.

Thank you for your consideration and we are looking forward to working with you on this project.

Yours sincerely,

Ethan Edwards, AICP

