



City of Huntington Beach

2000 MAIN STREET CALIFORNIA 92648

DEPARTMENT OF COMMUNITY DEVELOPMENT

Planning Division
714.536.5271

Code Enforcement Division
714.375.5155

Building Division
714.536.5241

January 17, 2020

NOTICE OF FILING STATUS

APPLICATION: **CONDITIONAL USE PERMIT NO. 19-023/COASTAL DEVELOPMENT PERMIT NO. 19-012 (MTF VEHICLE STORAGE)**

APPLICANT: Ethan Edwards, Esquared Planning, Po Box 223, Sunset Beach, CA 90742

PROPERTY OWNER: SLF HB Magnolia, LLC, 2 Park Plaza #700, Irvine, CA 92614

REQUEST: To allow the storage of approx. 2,000 new vehicles on a vacant site (approx. 29 acres) within the Coastal Zone for a period of two years.

LOCATION: 21845 Magnolia Street, 92648 (west side of Magnolia St., at Banning Ave.)

Dear Mr. Edwards:

NOTICE IS HEREBY GIVEN that the Community Development Department has reviewed the above entitlement application(s) received and January 7, 2020 and has deemed the application complete and accepted for processing.

Your item is tentatively scheduled before the **Planning Commission** on February 25, 2020 at 6:00 PM in the City Council Chambers (Lower Level). If the Planning Commission approves your application, a check in the amount of \$50 and payable to the County of Orange must be received within three days of the approval. This check represents the fee necessary to post a Notice of Exemption stating that the project is exempt from the California Environmental Quality Act.

If you have any questions or concerns regarding the processing of your application, please feel free to contact me at (714) 374-1547.

Sincerely,


Joanna Cortez
Associate Planner

xc: Jane James, Planning Manager
File



CITY OF HUNTINGTON BEACH PLANNING DIVISION

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: February 11, 2020

PROJECT NAME: Magnolia Tank Farm Vehicle Storage

PLANNING APPLICATION NO.: Planning Application No. 19-222

ENTITLEMENTS: Conditional Use Permit No. 19-023/
Coastal Development Permit No. 19-012

DATE OF PLANS: January 7, 2020

PROJECT LOCATION: 21845 Magnolia Street, 92648 (west side of Magnolia St., at Banning Ave.)

PLAN REVIEWER: Joanna Cortez, Associate Planner

TELEPHONE/E-MAIL: (714) 374-1547/ joanna.cortez@surfcity-hb.org

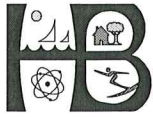
PROJECT DESCRIPTION: **CONDITIONAL USE PERMIT/COASTAL DEVELOPMENT PERMIT:** To allow the storage of approx. 2,000 new vehicles on a vacant site (approx. 29 acres) within the Coastal Zone for a period of two years.

The following is a list of code requirements deemed applicable to the proposed project based on plans stated above. The list is intended to assist the applicant by identifying requirements which must be satisfied during the various stages of project permitting and implementation. A list of conditions of approval adopted by the Planning Commission in conjunction with the requested entitlement(s), if any, will also be provided should final project approval be received. If you have any questions regarding these requirements, please contact the Plan Reviewer.

CONDITIONAL USE PERMIT NO. 19-023 AND COASTAL DEVELOPMENT PERMIT NO. 19-012:

1. The site plan approved by the Planning Commission shall be the conceptually approved design.
2. The Development Services Departments (Building & Safety, Fire, Planning and Public Works) shall be responsible for ensuring compliance with all applicable code requirements and conditions of approval. The Director of Community Development may approve minor amendments to plans and/or conditions of approval as appropriate based on changed circumstances, new information or other relevant factors. Any proposed plan/project revisions shall be called out on the plan sets submitted for building permits. Permits shall not be issued until the Development Services Departments have reviewed and approved the proposed changes for conformance with the intent of the Planning Commission's action. If the proposed changes are of a substantial nature, an amendment to the original entitlement reviewed by the Planning Commission may be required pursuant to the provisions of HBZSO Section 241.18. **(HBZSO Section 241.18)**

3. Conditional Use Permit No. 19-023 and Coastal Development Permit No. 19-012 shall not become effective until the appeal period following the approval of the entitlement has elapsed. **(HBZSO Section 241.14)**
4. Conditional Use Permit No. 19-023 and Coastal Development Permit No. 19-012 shall become null and void unless exercised within one year of the date of final approval or such extension of time as may be granted by the Director pursuant to a written request submitted to the Community Development Department a minimum 30 days prior to the expiration date. **(HBZSO Section 241.16.A)**
5. The Planning Commission reserves the right to revoke Conditional Use Permit No. 19-023 and Coastal Development Permit No. 19-012 pursuant to a public hearing for revocation, if any violation of the conditions of approval, Huntington Beach Zoning and Subdivision Ordinance or Municipal Code occurs. **(HBZSO Section 241.16.D)**
6. The project shall comply with all applicable requirements of the Municipal Code, Building & Safety Department and Fire Department, as well as applicable local, State and Federal Fire Codes, Ordinances, and standards, except as noted herein. **(City Charter, Article V)**
7. Construction shall be limited to Monday – Saturday 7:00 AM to 8:00 PM. Construction shall be prohibited Sundays and Federal holidays. **(HBMC 8.40.090)**
8. The applicant shall submit a check in the amount of \$50.00 for the posting of the Notice of Exemption/Determination at the County of Orange Clerk's Office. The check shall be made out to the County of Orange and submitted to the Community Development Department within three (3) days of the Zoning Administrator's approval of entitlements. **(California Code Section 15094)**



CITY OF HUNTINGTON BEACH

PUBLIC WORKS INTERDEPARTMENTAL COMMUNICATION

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: FEBRUARY 6, 2020

PROJECT NAME: MAGNOLIA TANK FARM VEHICLE STORAGE

ENTITLEMENTS: CUP NO. 19-223/ COASTAL DEVELOPMENT PERMIT NO. 19-012

PLNG APPLICATION NO.: 2019-0222

DATE OF PLANS: JANUARY 7, 2020

PROJECT LOCATION: 21845 MAGNOLIA STREET, 92648 (WEST SIDE OF MAGNOLIA STREET,
AT BANNING AVENUE)

PROJECT PLANNER: JOANNA CORTEZ, ASSOCIATE PLANNER

PLAN REVIEWER: STEVE BOGART, SENIOR CIVIL ENGINEER *AB*

TELEPHONE/E-MAIL: 714-374-1692 / SBOGART@SURFCITY-HB.ORG

PROJECT DESCRIPTION: TO ALLOW THE STORAGE OF APPROX. 2,000 NEW VEHICLES ON A
VACANT SITE (APPROX. 29 ACRES) WITHIN THE COASTAL ZONE FOR
A PERIOD OF TWO YEARS.

The following is a list of code requirements deemed applicable to the proposed project based on plans as stated above. The items below are to meet the City of Huntington Beach's Municipal Code (HBMC), Zoning and Subdivision Ordinance (ZSO), Department of Public Works Standard Plans (Civil, Water and Landscaping) and the American Public Works Association (APWA) Standards Specifications for Public Works Construction (Green Book), the Orange County Drainage Area management Plan (DAMP), and the City Arboricultural and Landscape Standards and Specifications. The list is intended to assist the applicant by identifying requirements which shall be satisfied during the various stages of project permitting, implementation and construction. If you have any questions regarding these requirements, please contact the Plan Reviewer or Project Planner.

THE FOLLOWING DEVELOPMENT REQUIREMENTS SHALL BE COMPLETED PRIOR TO START OF THE PROPOSED USE AT THE SITE:

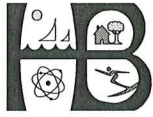
1. The applicant shall enter into an agreement with AES Huntington Beach transferring the encroachment permit ownership from AES Huntington Beach to the applicant for the temporary signal modifications at the westerly leg of Magnolia Street/Banning Avenue intersection. The agreement shall include provisions to restore said intersection to the prior condition upon completion of the temporary vehicle storage use as required by the City. The agreement shall be reviewed and approved by Public Works prior to implementation of the proposed vehicle storage use.

2. An Erosion Control Plan, prepared by a Licensed Civil Engineer, shall be submitted to the Public Works Department for review and approval. (MC 17.05) The plan shall comply with Public Works plan preparation guidelines and include the following on the plan:
 - a. The precise location of the public right-of-way shall be shown on the plan.
 - b. All property boundary lines (for the subject site) with dimensions shall be shown on the plan.
 - c. Show all proposed topography for the site, including elevations (and drainage flow lines) to establish the proposed "Central Drain".
 - d. Show all existing and proposed storm drain piping from the Central Drain to the proposed outlet for the site.
 - e. Indicate a County Encroachment Permit Number on the plan (for any proposed storm drain outlet to the adjacent Huntington Channel).
 - f. A row of gravel bags (2 high and staggered) shall be installed along the inside toe of the proposed fence. The bottom row of gravel bags shall be embedded into the existing soil by $\frac{1}{2}$ the gravel bag height to contain the proposed gravel paving and potential sediments laden runoff from the site.
 - g. The existing domestic water services currently serving the existing development may potentially be utilized if they are of adequate size, conform to current standards, and are in working condition as determined by the Water Inspector. If the property owner elects to utilize the existing water services, any non-conforming water services, meters, and backflow protection devices shall be upgraded to conform to the current Water Division Standards. Alternatively, a new separate domestic water services, meters and backflow protection devices may be installed per Water Division Standards and shall be sized to meet the minimum requirements set by the California Plumbing Code (CPC)
3. Prior to the City's approval of any plan showing storm drain outlet(s) to the adjacent County flood control, Huntington Channel, the applicant shall provide a current copy of an encroachment permit issued by Orange County Public Works for approval of said outlet(s).
4. The applicant's erosion control plan shall abide by the provisions of AQMD's Rule 403 as related to fugitive dust control. (AQMD Rule 403)
5. Prior to the issuance of any permits for projects that will result in soil disturbance of one or more acres of land, the applicant shall demonstrate that coverage has been obtained under the Waste Discharge Requirements for Discharges of Storm Water Runoff Associated with Construction and Land Disturbance Activities (Order No. 2009-0009-DWQ) [General Construction Permit] by providing a copy of the Notice of Intent (NOI) submitted to the State of California Water Resources Control Board and a copy of the subsequent notification of the issuance of a Waste Discharge Identification (WDID) Number. Projects subject to this requirement shall prepare and implement a Stormwater Pollution Prevention Plan (SWPPP) conforming to the current National Pollution Discharge Elimination System (NPDES) requirements shall be submitted to the Department of Public Works for review and acceptance. A copy of the current SWPPP shall be kept at the project site and another copy to be submitted to the City. (DAMP)
6. If any other work is proposed at the site that includes the addition of any impervious surface (e.g. asphalt, concrete, decomposed granite, etc.), then the project shall comply with the State of California Regional Water Quality Control Board NPDES Permit (Order No. R8-2009-0030, NPDES No. CAS618030), which may trigger the requirement for a project Water Quality Management Plan (WQMP).

7. If any other work is proposed at the site that includes the addition of any pervious surface (e.g. gravel, crushed aggregate base, etc.), then the project shall comply with the City of Huntington Beach Municipal Code, Chapter 17.05 (Grading and Excavation Code), and the following shall be complied with:
 - a. A Grading/Drainage Plan, prepared by a Licensed Civil Engineer, shall be submitted to the Public Works Department for review and approval. (MC 17.05)
 - b. The name and phone number of an on-site field supervisor hired by the developer shall be submitted to the Planning and Public Works Departments. In addition, clearly visible signs shall be posted on the perimeter of the site every 250 feet indicating who shall be contacted for information regarding this development and any construction/grading-related concerns. This contact person shall be available immediately to address any concerns or issues raised by adjacent property owners during the construction activity. That person will be responsible for ensuring compliance with the conditions herein, specifically, grading activities, truck routes, construction hours, noise, etc. Signs shall include the applicant's contact number, regarding grading and construction activities, and "1-800-CUTSMOG" in the event there are concerns regarding fugitive dust and compliance with AQMD Rule No. 403.
 - c. The applicant shall notify all property owners and tenants within 300 feet of the perimeter of the property of a tentative grading schedule at least 30 days prior to such grading.
 - d. A Grading Permit shall be issued prior to the commencement of preparatory construction for vehicle storage.
 - e. Water trucks will be utilized on the site and shall be available to be used throughout the day during site grading to keep the soil damp enough to prevent dust being raised by the operations. (California Stormwater BMP Handbook, Construction Wind Erosion WE-1)
 - f. All haul trucks shall arrive at the site no earlier than 8:00 a.m. or leave the site no later than 5:00 p.m., and shall be limited to Monday through Friday only. (MC 17.05)
 - g. Wet down the areas that are to be graded or that is being graded, in the late morning and after work is completed for the day. (WE-1/MC 17.05)

**THE FOLLOWING DEVELOPMENT REQUIREMENTS SHALL BE COMPLIED WITH DURING
PREPARATORY CONSTRUCTION FOR VEHICLE STORAGE AND SHALL BE NOTED ON THE
PLAN:**

8. The construction disturbance area shall be kept as small as possible. (California Stormwater BMP Handbook, Construction Erosion Control EC-1) (DAMP)
9. Comply with appropriate sections of AQMD Rule 403, particularly to minimize fugitive dust and noise to surrounding areas. (AQMD Rule 403)
10. Wind barriers shall be installed along the perimeter of the site. (DAMP)
11. All construction materials, wastes, stockpiles of soils, aggregates, soil amendments, etc. shall be properly covered, stored and secured to prevent transport into surface or ground waters by wind, rain, tracking, tidal erosion or dispersion. (DAMP)



CITY OF HUNTINGTON BEACH

PUBLIC WORKS INTERDEPARTMENTAL COMMUNICATION

SUGGESTED CONDITIONS OF APPROVAL

DATE: FEBRUARY 6, 2020
PROJECT NAME: MAGNOLIA TANK FARM VEHICLE STORAGE
ENTITLEMENTS: CUP NO. 19-223/ COASTAL DEVELOPMENT PERMIT NO. 19-012
PLNG APPLICATION NO.: 2019-0222
DATE OF PLANS: JANUARY 7, 2020
PROJECT LOCATION: 21845 MAGNOLIA STREET, 92648 (WEST SIDE OF MAGNOLIA STREET, AT BANNING AVENUE)
PROJECT PLANNER: JOANNA CORTEZ, ASSOCIATE PLANNER
PLAN REVIEWER: STEVE BOGART, SENIOR CIVIL ENGINEER *AB*
TELEPHONE/E-MAIL: 714-374-1692 / SBOGART@SURFCITY-HB.ORG
PROJECT DESCRIPTION: TO ALLOW THE STORAGE OF APPROX. 2,000 NEW VEHICLES ON A VACANT SITE (APPROX. 29 ACRES) WITHIN THE COASTAL ZONE FOR A PERIOD OF TWO YEARS.

THE FOLLOWING CONDITIONS SHALL BE COMPLIED WITH DURING THE PROPOSED VEHICLE STORAGE USE OF THE SITE:

1. The site plan received and dated January 7, 2020 shall be the conditionally approved layout, except for the following:
 - a. The proposed "Future Stockpile Area" shall be prohibited, unless a separate Stockpile permit is obtained from Public Works.
2. Any loading, unloading, or staging of vehicles transported to and from the temporary vehicle storage facility shall not be permitted on Magnolia Street. All loading, unloading, or staging of vehicles shall be conducted on private property and off of the public right-of-way.
3. Vehicle detailing, including (but not limited to) car washing, vehicle body repairs and paint touchup shall be prohibited at the subject site.



CITY OF HUNTINGTON BEACH FIRE DEPARTMENT

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: February 6, 2020

PROJECT NAME: MTF Vehicle Storage

PLANNING APPLICATION NO.: Planning Application No. 19-222

ENTITLEMENTS: Conditional Use Permit No. 19-023/
Coastal Development Permit No. 19-012

DATE OF PLANS: January 7, 2020

PROJECT LOCATION: 21845 Magnolia Street, 92648 (west side of Magnolia St., at Banning Ave.)

PROJECT PLANNER: Joanna Cortez, Associate Planner

PLAN REVIEWER: Steve Eros, Fire Protection Analyst

TELEPHONE/E-MAIL: (714) 536-5531/ Steve.Eros@surfcity-hb.org

PROJECT DESCRIPTION: **CONDITIONAL USE PERMIT/COASTAL DEVELOPMENT PERMIT:** To allow the storage of approx. 2,000 new vehicles on a vacant site (approx. 29 acres) within the Coastal Zone for a period of two years.

The following is a list of code requirements deemed applicable to the proposed project based on plans stated above. The list is intended to assist the applicant by identifying requirements which must be satisfied during the various stages of project permitting and implementation. A list of conditions of approval adopted by the Planning Commission in conjunction with the requested entitlement(s), if any, will also be provided upon final project approval. If you have any questions regarding these requirements, please contact the Plan Reviewer.

The Huntington Beach Fire Department (HBFD) has the following conditions that shall be completed prior to the HBFD approving the grading permit for this project:

1. **Imported Soil Plan.** All imported soil shall meet *City Specification #431-92, Soil Cleanup Standards*. An "Imported Soil Work Plan" must be submitted to the Fire Department for review and approval prior to importing any soil from off site. Once approved, the soil source can be sampled per the approved work plan, then results sent to the HBFD for review. No rough grade will be approved prior to the actual soil source approval. Multiple soil sources required separate sampling as per the approved work plan, with no soil being imported until each source has been verified to meet the CS #431-92 requirements. **(FD)**
2. **Fire Access Roads** shall be provided and maintained in compliance with City Specification # 401, *Minimum Standards for Fire Apparatus Access*. Driving area shall be capable of supporting a fire apparatus (75,000 lbs and 12,000 lbs point load). Minimum fire access road width is twenty-four feet (24') wide, with thirteen feet six inches (13' 6") vertical clearance. For Fire Department

approval, reference and demonstrate compliance with City Specification # 401 *Minimum Standards for Fire Apparatus Access* on the plans. **(FD)**

3. **Electrically Operated or Manual Entry Gates** shall comply with the requirements stated in City Specification #403. The manual gate may be locked with chains and padlocks. Review City Specifications #403 for approved HBFD methods for locking manual gates.

PRIOR TO ISSUANCE OF GRADING PERMIT, THE FOLLOWING CONDITIONS SHALL BE COMPLETED:

1. A letter from the Department of Toxic Substances Control (DTSC) shall be submitted stating that the DTSC has no objections to the proposed temporary use. **(FD)**
2. A Dust Control Plan shall be submitted and approved prior to the issuance of any grading permits. The Dust Control Plan shall address the following items:
 - i. The applicant has stated that a soil stabilizing product will be sprayed over the site to provide erosion control and dust suppression. Provide specification documents of the product and provide details of the correct application of the product.
 - ii. The plan shall identify how often the spray shall be applied. The spraying intervals shall follow the manufacturer's recommendations.
 - iii. The plan shall address how often the site will be evaluated for dust control.
 - iv. The Huntington Beach Fire Department shall be notified every time the soil stabilizing product is applied within the parcel. **(FD)**

THE FOLLOWING CONDITIONS SHALL BE MAINTAINED DURING CONSTRUCTION:

1. Fire/Emergency Access and Site Safety shall be maintained during project construction phases in compliance with CFC Chapter 33, Fire Safety During Construction and Demolition. **(FD)**

Fire Department City Specifications may be obtained at:
Huntington Beach Fire Department Administrative Office:
City Hall 2000 Main Street, 5th floor, Huntington Beach, CA 92648
or through the City's website:

http://www.huntingtonbeachca.gov/government/departments/Fire/fire_prevention_code_enforcement/fire_dept_city_specifications.cfm
