

DOCKETED

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Project Title:	Huntington Beach Energy Project - Compliance
TN #:	210763
Document Title:	Conceptual Design Plan - Status Update
Description:	N/A
Filer:	Judith Warmuth
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Submitter Role:	Applicant
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March 16, 2016

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VIA ELECTRONIC FILING

Mr. John Heiser, Project Manager
California Energy Commission
1516 Ninth Street
Sacramento, CA 95814

**Re: Huntington Beach Energy Project - Petition to Amend (12-AFC-02C)
Conceptual Design Plan - Status Update**

Dear Mr. Heiser:

Enclosed as Attachment A hereto please find a "Notice of Action" letter from the City of Huntington Beach Design Review Board to Project Owner representative Stephen O'Kane ("AES" or "Project Owner") regarding Design Review Application No. 16-004. Attachment A states that on March 10, 2016, the Design Review Board recommended the application for approval by the City Council as submitted. The Notice states that the recommendation of the Design Review Board will be forwarded to the City Council for consideration at a future date. Also provided as Attachment B hereto are the conceptual design renderings referenced in the Notice.

As previously stated, CEC Visual Staff has had all of the information it needs to conduct a visual resources analysis of the Amended HBEP since receipt of the Petition to Amend ("PTA") and Project Owner's data responses, and the enclosed information does not change that. The PTA and data responses demonstrate that the Amended HBEP will have a lesser impact on visual resources than those previously analyzed (and mitigated, where applicable) for the Licensed HBEP.

Additional information regarding the City Council's consideration of the proposed architectural screening will be provided to CEC Staff as additional information is available. As previously agreed during the December 8 Workshop, Project Owner will provide CEC Staff with visual simulations that contain architectural treatment without any landscape treatments, but only after City of Huntington Beach City Council approval of any architectural treatment plans.



Mr. John Heiser
March 16, 2016
Page 2

Please feel free to contact me or Robert Mason at CH2M Hill if you have any questions or need additional information.

Very truly yours,

A handwritten signature in blue ink that reads "Melissa A. Foster". The signature is written in a cursive, flowing style.

Melissa A. Foster

ATTACHMENT A



CITY OF HUNTINGTON BEACH

2000 MAIN STREET

CALIFORNIA 92648

DESIGN REVIEW BOARD

Phone 536-5271
Fax 374-1540
374-1648

NOTICE OF ACTION

March 10, 2016

Stephen O'Kane
AES Huntington Beach, LLC
690 Studebaker Rd,
Long Beach, CA 90803

APPLICATION: DESIGN REVIEW NO. 16-004 (AES ENERGY PROJECT - VISUAL SCREENING)

**APPLICANT/
PROPERTY OWNER:** Stephen O'Kane, AES Huntington Beach, LLC, 690 Studebaker Road, Long Beach, CA 90803

REQUEST: Review the design, colors, and materials of a revised visual screening plan for a new power plant. The new power plan was approved by the California Energy Commission (CEC) in 2014 and a revised plan has recently been submitted to the CEC for review.

PROJECT LOCATION: 21730 Newland Street, 92646 (east side of Newland Street, north of Pacific Coast Highway)

DATE OF ACTION: March 10, 2016

The Design Review Board of the City of Huntington Beach took action on your application on **March 10, 2016**, and your application was recommended for **approval** to the City Council as submitted. Attached to this letter are the recommended conditions of approval for your application.

Please be advised that the Design Review Board reviews the conceptual plan as a basic request for entitlement and forwards a recommendation to the City Council. The conceptual plan should not be construed as a precise plan, reflecting conformance to all Zoning and Subdivision Ordinance requirements. Please note that there may be additional requirements prior to commencement of the project.

Under the provisions of the Huntington Beach Zoning and Subdivision Ordinance, the action taken by the Design Review Board is only a recommendation and is not appealable. The recommendation of the Design Review Board will be forwarded to the City Council for consideration at a Study Session. You will be notified of the pending Study Session date.

If you have any questions, please contact Jane James, Planning Manager at (714) 536-5596.

Sincerely,



Tess Nguyen
Tess Nguyen, Secretary
Design Review Board

TN:JJ

ATTACHMENT(S):

Recommended Conditions of Approval – DR No. 16-004

C: City of Huntington Beach, Property Owner
Jane James, Planning Manager
Project File

ATTACHMENT NO. 1

RECOMMENDED CONDITIONS OF APPROVAL

DESIGN REVIEW NO. 16-004

RECOMMENDED CONDITIONS OF APPROVAL - DESIGN REVIEW NO. 16-004:

1. The plans received and dated February 29, 2016, shall be the conceptually approved design.
2. The visual screening plan shall be designed to withstand the elements of the coastal environment and shall be continuously maintained by the property owner for the life of the project.

INDEMNIFICATION AND HOLD HARMLESS CONDITION:

The owner of the property which is the subject of this project and the project applicant if different from the property owner, and each of their heirs, successors and assigns, shall defend, indemnify and hold harmless the City of Huntington Beach and its agents, officers, and employees from any claim, action or proceedings, liability cost, including attorney's fees and costs against the City or its agents, officers, or employees, to attack, set aside, void or annul any approval of the City, including but not limited to any approval granted by the City Council, Planning Commission, or Design Review Board concerning this project. The City shall promptly notify the applicant of any claim, action or proceeding and should cooperate fully in defense thereof.

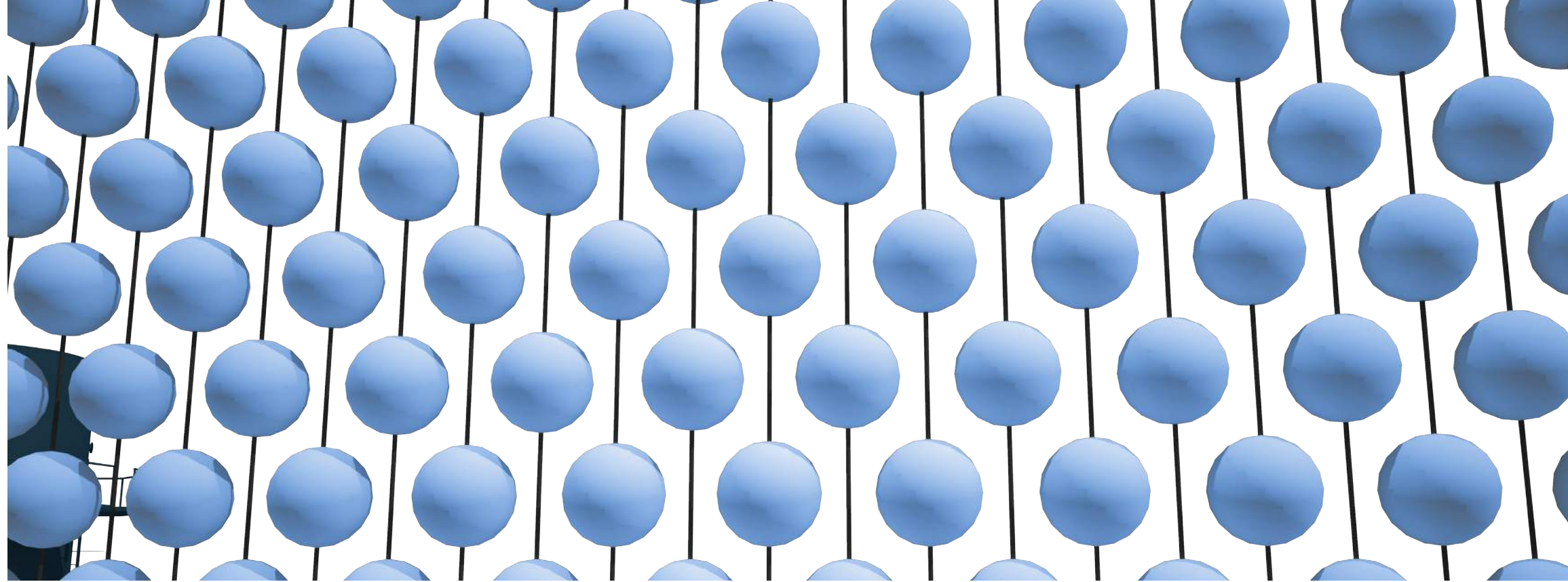
ATTACHMENT B

Aerial



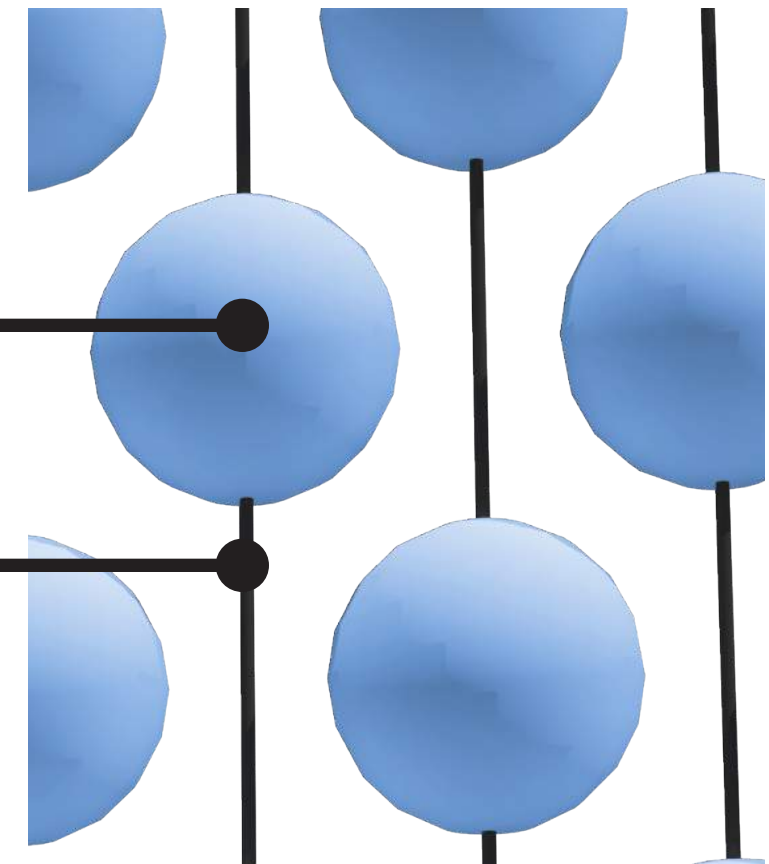
Sphere Wall

DETAIL

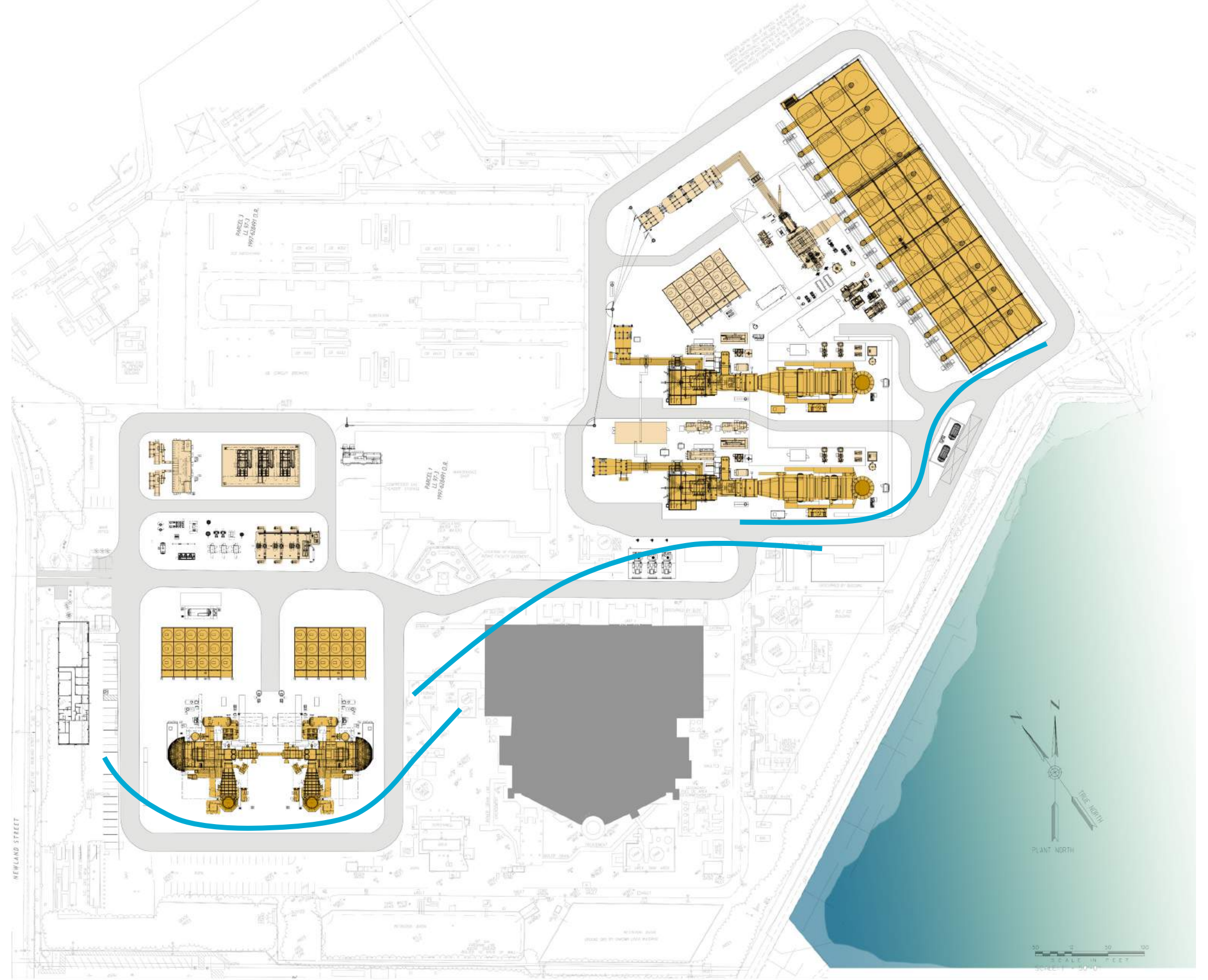


24" PLASTIC SPHERE

CABLE NET STRUCTURE



Site Plan



Sphere Wall

BEACH VIEW



Sphere Wall

PCH VIEW



