

DOCKETED

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Comment Received From: Scott Kinsey

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City of Long Beach comment letter 2015-05-04

Additional submitted attachment is included below.



CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

333 West Ocean Blvd., 5th Floor Long Beach, CA 90802 (562) 570-6194 FAX (562) 570-6068

PLANNING BUREAU

May 4, 2016

Karen Douglas, Commissioner, Presiding Member
California Energy Commission
1516 Ninth Street
Sacramento, CA 95814-5512

Dear Ms. Douglas:

The City of Long Beach is pleased to submit its comments on the Supplemental Application for Certification (SAFC 13-AFC-01) for the proposed modernization project to the Alamitos Generating Station into the Alamitos Energy Center. As you know, this facility is located within the City of Long Beach, and the California Energy Commission (CEC) is the permitting authority and lead agency. The City of Long Beach is separately and simultaneously reviewing the Alamitos Generating Station Battery Energy Storage System (BESS) project in our jurisdiction. The City supports upgraded energy generation infrastructure and the concept of a modernized, clean Alamitos Energy Center, and the City wishes to provide comments on this project as well to identify issues that are of particular concern to the City of Long Beach from a standpoint of land use. These are as follows:

Landscaping

The landscaping around the public-facing perimeter of the current AGS site is an inconsistent and aged mix of shrubs, small-to-medium trees, climbing vines on fences, and patchy grass. This current landscaping around the site's perimeter represents a significant lost opportunity, in that it consists of a mixture of dated, maintenance-intensive, and unaesthetic plantings that likely require prodigious amounts of water to keep alive.

The City requests that all perimeter and public-facing landscape areas be cleared and replanted with a comprehensively-designed landscape plan for the entire site. Landscaping should consist of drought-tolerant California-native species of colorful, interesting, and distinctive character, well-suited and adapted to a coastal environment. This landscaping, once established, should require minimal watering to maintain. Inclusion in this design of low-water-requirement, large canopy-spreading trees also is highly encouraged. The City also suggests inclusion of landscape items that will be "wetlands-friendly," i.e. will provide or support habitat for native species in the adjacent wetlands and wetlands-restoration-candidate areas, as well as the adjacent San Gabriel

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River. The City sees this project as a significant opportunity to showcase a premier-quality, large-scale, drought-tolerant, California-native landscape design.

Also, any remaining large, unused ancillary areas on the site should be landscaped in at least a semi-permanent manner with native, drought-tolerant groundcover (grasses, etc.). Extensive use of paved or hardscaped areas is discouraged, as are large areas of graded or hard-packed dirt. Additionally, all parking areas must be refurbished to be configured and landscaped in accordance with the requirements of Chapters 21.41 and 21.42 of the Zoning Regulations.

Design

The new generation facilities of the AEC will be highly visible from the surrounding urban area and coastline. This represents an opportunity to create a high-quality visual landmark for the southeast corner of Long Beach for generations to come. The facilities should be designed to make a major architectural and aesthetic statement, given their height and visibility. Inclusion of interesting architectural forms, massing, materials, and colors are highly encouraged. A building concept or theme reflective of the coastal environment would be ideal. Construction of an unenhanced facility of strictly utilitarian appearance in the middle of such a highly populated urban area so near the coast is strongly discouraged and undesirable from the City's standpoint.

Please see the attached inspiration imagery collected from new power plant construction in Europe and Asia. The City is open to considering inspired, thoughtful designs, and we hope the examples provided serve as a starting point for that inspiration.

The City thanks you for the opportunity to provide comments on the AEC project. Please forward any responses and future correspondence to:

City of Long Beach Planning Bureau
ATTN: Scott Kinsey
333 W. Ocean Blvd., 5th floor
Long Beach, CA 90802

You may also reach me at (562) 570-6461 or scott.kinsey@longbeach.gov.

Sincerely,



Scott Kinsey
Planner IV

Attachment: Inspiration imagery











