



# AGENDA REPORT

**Department:** Planning  
**Prepared by:** Sophia Depew, Assistant Planner  
**Meeting Date:** Tuesday, April 7, 2026  
**Approved by:** Alejandro Hernandez, Acting City Manager

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## **SUBJECT:**

Notice of Decision – Planning Commission Certification of a Negative Declaration and Approval of a Conditional Use Permit and Coastal Development Permit for Liquefied Petroleum Gas Storage and Dispensing to be Located at 2100 Haffley Avenue.

## **RECOMMENDATION:**

Staff Recommends Certification of the Negative Declaration and Approval of the Conditional Use Permit (CUP) and Coastal Development Permit (CDP) for Liquefied Petroleum Gas (Propane) Storage and Dispensing Equipment, Subject to the Recommended Conditions in the Attached Planning Commission Resolution No. 2026-03. Liquefied Petroleum Gas (Propane) Storage and Dispensing is a conditionally allowed Use in the Medium Manufacturing Zone and Coastal Overlay Zone.

## **BOARD/COMMISSION/COMMITTEE PRIOR ACTION:**

On March 16, 2026, the Planning Commission recommended certification of the Negative Declaration and approval of the CUP and CDP by the following vote:

Ayes: Castle, Gogue, Miller    Nays: Armenta, Quinones    Absent: Valenzuela

One seat on the Planning Commission is currently vacant.

## **EXPLANATION:**

The applicant, WestAir, is a multi-use retail gas supplier proposing propane storage and dispensing operations at their new location at 2100 Haffley Avenue. The applicant proposes to install and operate a 30,000-gallon above ground horizontal propane tank with associated dispensing equipment. Propane will be delivered via commercial propane transport trucks from regional suppliers and transported directly to the on-site 30,000-gallon storage tank once every two weeks. Propane will be dispensed for retail customers in five-to-twenty-five-gallon tanks. The business is in the Medium Manufacturing zone and Coastal Zone overlay. The property is an 88,880 square-foot industrial site, with an existing 24,000 square-foot warehouse building. The current use of the site, industrial gas warehouse and retail sales, is a use that is permitted by right in the absence of the requested propane storage and dispensing. WestAir has also been operating for several years at 2300 Haffley Avenue.

The Planning Commission conducted a public hearing on March 16, 2026, and voted to recommend approval of the request based on the attached findings and recommended Conditions of Approval. The attached Planning Commission staff report describes the proposal in detail.

**FINANCIAL STATEMENT:**

An application fee of \$3,700 was paid with the submittal of the subject CUP and a fee of \$800 for the CDP. Fees are anticipated to cover the cost of staff review time and processing of the permit.

**RELATED CITY COUNCIL 2020-2025 STRATEGIC PLAN GOAL:**

Balanced Budget and Economic Development

**ENVIRONMENTAL REVIEW:**

This is a project under CEQA and after Initial Study qualifies for a Negative Declaration. CCR 15371.

**PUBLIC NOTIFICATION:**

The Agenda Report was posted at least 72 hours before the Regular Meeting date and time, and 24 hours before a Special Meeting in accordance with the Ralph M. Brown Act.

**ORDINANCE:**

Not Applicable

**EXHIBITS:**

Exhibit A - Planning Commission Staff Report with attachments  
Exhibit B – 03/16/26 Planning Commission PowerPoint slides