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**Project Description**

**19442 Beach Boulevard, Huntington Beach, California**

The proposed project involves the improvement of an existing undeveloped vacant parcel of land and improving the parcel to accommodate a new single story convenience store building. The new development proposal includes the construction of a 1,175 square foot neighborhood convenience store. The convenience store building will include an ADA complaint restroom, sales area, sales transaction/cashier area, walk in cooler, storage and electrical room. The building is proposed to be placed along the north property line. The convenience store is proposed to be managed, owned and operated by G&M Oil Company, Inc.

Additional project information is as follows.

1. Proposed Use: Neighborhood General Commercial (neighborhood convenience store)
2. Building Size: 1,175 Square Feet
3. Hours of Operation: This facility is proposed for 24/7 operations.
4. # of Employees: Estimated to be between 2 to 3 employees
5. Proposed Improvements:
  - a. Landscaping
  - b. Lighting
  - c. Paving
  - d. Parking
  - e. Signage
  - f. ADA Accessibility to building and parking

Surrounding land uses and zoning adjacent to the project site are as follows.

	<u>Zoning</u>	<u>Land Use</u>
1. North:	Commercial General	(existing commercial retail center)
2. South:	Commercial General	(existing gas station)
3. West:	Commercial General	(existing commercial retail and office)
4. East:	Commercial General	(existing commercial retail center)