

RECEIVED

JUL 19 2018

Dept. of Planning  
& Building

**Project Narrative**

The proposed project includes a request for the approval of a Conditional Use Permit application for the renovation of the existing property. The existing property currently provides commercial and retail uses comprised of an existing gasoline retail station, a convenience store and an existing stand alone liquor store. The proposed project also includes site designs based on the ongoing discussions between the property owner and the City of Huntington Beach for the dedication of private property for future street widening purposes. The City and property owner are in negotiations for this dedication to allow the city to be able to widen the north side of Warner Avenue.

The proposed project will maintain the existing commercial/retail uses which currently include a retail gasoline station and convenience store on the property. There are no changes to the existing zoning or General Plan designations proposed. Although the proposed project will maintain the retail gasoline station and convenience store uses the liquor store building will be removed. Through the approval of the new CUP a Type 20 ABC license and approval will be included in the project for the proposed convenience store use. The project will include a reduction in the total number of building square feet on the property. All existing structures will be demolished and removed to implement building, site, landscaping and parking improvements. In addition, the project includes a variance request or waiver of development standards for a reduction in the side yard Warner Avenue setback, a reduction in the landscape setback on Beach Blvd and allowing a metal louvered canopy architectural wall element to encroach into the side yard setback..

A brief summary of the proposed scope of development is as follows. Please note that the existing underground fuel storage tanks will remain in place.

1. Building Improvements – The proposed scope of work will include the removal of the existing structures in order to construct a new state of the art convenience store, fuel island canopy and trash enclosure. The convenience store will be provided with a public accessible ADA compliant restroom, a storage room and the typical gas station mart components (i.e., coffee bar, beverage bar, sales gondolas, freezer and walk-in cooler, etc...).
2. Building Elevation Improvements – The project scope will include building elevation architecture consistent with the Beach and Edinger Corridor Specific Plan
3. Landscaping Improvements – The project scope will include new and additional landscaping to accompany the site and building improvements. A conceptual landscape plan has been prepared.
4. Site Improvements – Site improvements in the form of new parking spaces, paving and site lighting are also included in the project.

Additional project information is provided below.

5. Proposed Use – The proposed use is the same as the existing use. No changes are proposed to the existing zoning. The existing underlying General Plan designation will remain as is. The existing hard spirits liquor store will be removed from the property.

6. Hours of Operation – Proposed hours of operations are 24 hours per day for Monday through Friday and 24 hours per day for Saturday and Sunday. Project will be open seven days a week.
7. Number of Employees – The number of employees is typically one to two employees per shift. However, two to possibly three employees may tend the station during shift changes and special events.
8. Existing ABC License - The existing unrestricted ABC license for the property will be suspended and ultimately transferred or sold once the Type 20 ABC license is approved through a new CUP for the site. The existing ABC license will be suspended once building permits are issued and the project commences the demolition of existing structures. Beer and wine sales for offsite consumption will be conducted in the new convenience store.
9. Surrounding Uses - All properties surrounding this property are currently operating or provided with either commercial/retail or industrial uses. Commercial uses exist to the west, south and north of the subject property. To the east the adjacent use is a retail industrial use occupied by a retail tire sales and repair shop.
10. Population Served - The project will serve not only as a local neighborhood use but because of its prime location at the intersection of two major arterials and along a path to the beach the project will serve as a citywide use providing convenience and services to the local community as well as the traveling public..