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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..

## Cortez, Joanna

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**From:** Karl Huy <KHuy@traviscompaniesinc.com>  
**Sent:** Friday, September 14, 2018 9:11 AM  
**To:** Cortez, Joanna  
**Subject:** G&M #4 - ABC License Information

Joanna:

Good morning. As a follow up to your email from last night please find below some information that I have put together explaining the ABC license situation at this site. Hopefully this is what you were looking for.

1. The main reason for requesting a new ABC license and surrendering the existing unrestricted ABC license is because the existing ABC license is tied to and associated to the liquor store use and the requested new ABC license will be tied to and associated to the new CUP for the convenience store. See Item 2 below for further explanation.
2. As you are aware a new ABC license is being requested because the service station and convenience store uses do not have a current CUP that allows the sale of beer and wine. According to city records a valid CUP for the service station parcel could not be found and as you indicated the site is so old that it pre-dates CUP's and was grandfathered in. Because we are processing a new CUP application for the new site plan a new ABC license is requested to bring the entire site into compliance for the ABC and enabling us to attached the new ABC license to the new CUP for the convenience store. In addition, when the liquor store is demolished there will be no physical structure or building that the unrestricted ABC license can be attached to.
3. G&M Oil has nearly 200 service stations in California. Of these nearly 200 stations and convenience stores approximately 75% of these stores have beer and wine ABC licenses. It is G&M Oil's policy to only sell beer and wine products and to not offer hard liquor items. With the new project and new CUP G&M will only offer beer and wine products for their customers. In addition, the beer and wine products to be offered at this new project will also complied with the conditions agreed upon between the Police Department and G&M Oil.
4. It has always been G&M Oil's plan to rebuild this station. Plans have been in the works for this site for over 14 years. Initially when consideration was given to designing a new project for this site the plan was to purchase the property that the liquor store lies on and include this area into the entire project for a larger parcel for the new project. Earlier last year when G&M Oil purchased the liquor store property the property not only came with the liquor store but also with a unrestricted ABC License. This unrestricted license allowed the sale of hard liquor products which is contrary to G&M's policy on alcoholic sales. Since hard liquor sales are not part of G&M Oil's business plan and since the liquor store will be demolished there is no longer the need for the unrestricted ABC license. Thus, the license will be surrendered as agreed upon between PD and G&M Oil.

I hope this is information assist you in your efforts. Please give me a call if you required anything else.

Thank you.

Karl

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