

From: [Siordia, Isela](#)
To: eealbeg@aol.com
Cc: [Nguyen, Tess](#)
Subject: FW: Agenda Item #21-002
Date: Thursday, April 15, 2021 7:58:09 AM

Hello,

Thank you for your comments. I will forward your email to the staff planner, Tess Nguyen.

Kind regards,

Isela Siordia

Administrative Secretary
Department of Community Development
City of Huntington Beach
714-536-5271

The City of Huntington Beach's new electronic permit processing system HB ACA (Accela Citizen Access) is now open for submittals!

PLEASE READ ALL INSTRUCTIONS for setting up an account and submitting applications online through HB ACA before submitting a new application. If you have any questions on the submittal process after reading the instructions link below, please contact us at community.development@surfcity-hb.org.

*****HB ACA Help Center – Instructions to read before you apply online:**

<https://huntingtonbeachca.gov/help-center/>

*****HB ACA – Apply Online Here:**

<https://huntingtonbeachca.gov/aca>

From: eealbeg@aol.com <eealbeg@aol.com>
Sent: Wednesday, April 14, 2021 7:32 PM
To: community.development@surfcity-hb.org
Subject: Agenda Item #21-002

We currently have two 7/11 markets open 24 hours at Edinger and Bolsa Chica and at Sunset Beach, Al's Market open to 2AM at Warner and Bolsa Chica, Harbor Market open to Midnight at Heil and Bolsa Chica, Seagate Liquor open to 11PM at Edinger and Bolsa Chica, Surf Liquor at Warner and PCH, Trader Joe open to 9PM at Harbour Mall and more. Do we really need another liquor store in the immediate neighborhood and so close to Harbour View Elementary School? Do folks really need to buy alcohol after 9PM? Do we need people drinking on our streets at all hours of the morning and leaving empty liquor bottles on our lawns and gardens and at our curbs and garage entrances/exits? This is NOT a good idea!

From: [De Coite, Kim](#) on behalf of community.development@surfcity-hb.org
To: [Nguyen, Tess](#)
Subject: FW: Entitlement Plan amendment No 21-002
Date: Tuesday, April 20, 2021 4:07:21 PM

Kimberly De Coite
Administrative Assistant
Department of Community Development
714-536-5276
kdecoite@surfcity-hb.org

City Hall continues to be closed to the public until further notice. You may wish to contact the Community Development Department via email at community.development@surfcity-hb.org, the **MyHB app** on your mobile device, or the **City website**.

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<https://huntingtonbeachca.gov/aca>

From: funboat@verizon.net <funboat@verizon.net>
Sent: Tuesday, April 20, 2021 2:49 PM
To: community.development@surfcity-hb.org
Subject: FW: Entitlement Plan amendment No 21-002

From: funboat@verizon.net <funboat@verizon.net>
Sent: Tuesday, April 20, 2021 12:15 PM
To: 'zoningadministrator@surfcity-hb.org' <zoningadministrator@surfcity-hb.org>
Subject: Entitlement Plan amendment No 21-002

Att: Tess Nguyen

We would like have our voices heard in opposition to the above plan amendment, which is before the board on Wednesday, March 21, 2021.

Huntington Harbour has been quite able to get along without a 24 hours convenience and liquor market for nearly 60 years, and we will do so in the future. The residents of the neighboring area of the gas station don't need to get booze at 6 am, or at 1 or 2 am, or a bag of chips at 3 am. What this would bring is questionable elements who would shop in that place at nighttime hours. More crime would be most likely the result also.

Besides that, it would also bring increased traffic at one of the most dangerous intersections – Warner/Algonquin/Davenport. Don't we have enough accidents there already?

It is not need by the residents but greed by the owners of the gas station for this ridiculous request and proposal.

Thank you for hearing us out.

Alois and Elfriede Geiger
17001 Westport Drive
Huntington Beach, CA 92694
714-846-6103
714-235-4579 cell

From: funboat@verizon.net
To: community.development@surfcity-hb.org
Cc: [Nguyen, Tess](#); [Siordia, Isela](#); [Gates, Michael](#); [Zoning Administrator](#)
Subject: File#21-378, Agenda Item #21-002
Date: Tuesday, May 18, 2021 4:25:13 PM

Sirs:

We are vehemently opposed to have the city permit the Chevron gas station at the corner of Algonquin & Davenport to expand their business hours to 24/7, expanding a convenience store to sell goods 24/7, and sell liquor from 6 am to 2 am. The stated reasons by the owners are to cater to local and regional demand and meet residents needs. Nothing could be further from the truth. Huntington Harbour residents have been getting along without this expansion for almost 60 years, and we will continue to do so in the future. We don't need to buy gas at midnight, liquor at either 6 am or 1 am, and a bag of chips at 3 am. **This is nothing but greed by the owners, and the city of Huntington Beach to get a few more sales tax dollars.**

The reasons for requesting denial of this permit are the following:

1. The community does not need these services
2. The store would be located within 100 feet of residences and threaten our quiet community
3. Expanding the hours of liquor sales until 2 am increase alcohol-related harm
4. It would only draw people from outside our community and will increase criminal activity, prostitution and drugs.
5. Traffic at the intersection of Warner/Algonquin/Davenport is already dangerous, and more accidents will certainly occur because of this.
6. The values of homes in the surrounding community will certainly be diminished.

We ask the city of Huntington Beach to do the right thing, which is also what you promised to do when you became a member of the HB government: **Protect our community, help safe lives, keep Huntington Beach a beautiful place to live.**
Please do not permit this expansion to happen!

We thank you for allowing us to have a voice. This message may be read at the zoning hearing.

Al and Elfriede Geiger
17001 Westport Drive
Huntington Beach, CA 92649
714-846-6103

Cc: City Council Members

ZONING ADMINISTRATOR PUBLIC HEARING

COMPLETED

IP address : 174.195.192.242
Response ID : yrCNOxv2
Completion time : Apr 18, 2021 10:30:53
Time taken : 15 mins

Page 1 : PUBLIC COMMENTS FOR APRIL 21, 2021

PLEASE SUBMIT YOUR WRITTEN COMMENTS BY 10:00 AM THE DAY OF THE MEETING.

Q1.

First Name - Alan and Paula
Last Name - Chee

Q2. Phone Number

7144210070

Q3. Email

Cheewhz@verizon.net

Q4. Select the agenda item you would like to comment on (check all that apply)

For public comments not related to an agenda item, please select General Public Comment

Item No. 2 - Entitlement Plan Amendment No. 21-002 (Chevron Convenience Market)

Q5. Comment (300 word limit)

Item No. 2 - Entitlement Plan Amendment No. 21-002 (Chevron Convenience Market)

A 24 hr gas station plus a 24 hr convenience plus a 6am to 2am is not wanted due to the unwanted traffic and noise it will bring. This is a quiet neighborhood and we wish to keep it that way! We already have a 7-11 store within close proximity and one is enough. Do not encourage unwanted traffic at all hours of the day and night. No liquor store! No convenience store. No 24 hr gas station. Stop!

Q6. Would you like your public comment for **Item No. 2** read aloud at the hearing?

	Yes	No
Answer		

From: [Siordia, Isela](#)
To: astevens@bcmanagement.com
Cc: [Nguyen, Tess](#)
Subject: FW: Agenda item #21-002 - Dispute
Date: Monday, April 19, 2021 8:33:34 AM

Hello,

Thank you for your comments. I will forward your email to the project Planner, Tess Nguyen.

Kind regards,

Isela Siordia

Administrative Secretary
Department of Community Development
City of Huntington Beach
714-536-5271

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*****HB ACA – Apply Online Here:**

<https://huntingtonbeachca.gov/aca>

From: Alicia Stevens <astevens@bcmanagement.com>
Sent: Sunday, April 18, 2021 12:58 PM
To: community.development@surfcity-hb.org
Cc: Alicia Stevens <astevens@bcmanagement.com>
Subject: Agenda item #21-002 - Dispute

Dear Ms. Nguyen,

I am writing in response to the requested update to the car wash/gas station location located at Davenport & Algonquin in Huntington Beach.

It is my understanding that the owner is requesting permission to sell alcohol in addition to becoming a 24-hour mart. As a resident directly across the street from this location (Pelican Cove Condominiums) I am 100% against this request. I've had the great pleasure of living here for 2 years and in the short period, I've witnessed 4 auto accidents, 2 pedestrian accidents, and multiple calls to

911 to report car racing and donuts in that intersection. Additionally, there have been a minimum of 3 break-ins to that same location and I can only imagine, it will attract the wrong people to our neighborhood. I am appreciative of the fact that the restaurants do a great job at maintaining the noise levels down in their facilities but I do not feel that this will be handled by the clerk working the night shift on their own. I also feel it is unnecessary since we already have other 24 hour locations open not too far from this location. Again, I believe it is a bad formula for a residential neighborhood.

I truly hope you will consider these items when making your decision. Please contact me with any questions.

Kind regards,

Alicia Stevens

Alicia.stevens67@gmail.com

562-260-6791

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ZONING ADMINISTRATOR PUBLIC HEARING

COMPLETED

IP address : 172.58.16.212
Response ID : zYRP4YEK
Completion time : Apr 17, 2021 21:38:37
Time taken : 1 min 40 secs

Page 1 : PUBLIC COMMENTS FOR APRIL 21, 2021

PLEASE SUBMIT YOUR WRITTEN COMMENTS BY 10:00 AM THE DAY OF THE MEETING.

Q1.

First Name - Amanda
Last Name - Chu

Q2. Phone Number

6237607786

Q3. Email

soccergirl8510@yahoo.com

Q4. Select the agenda item you would like to comment on (check all that apply)

For public comments not related to an agenda item, please select General Public Comment

Item No. 2 - Entitlement Plan Amendment No. 21-002 (Chevron Convenience Market)

Q5. Comment (300 word limit)

Item No. 2 - Entitlement Plan Amendment No. 21-002 (Chevron Convenience Market)

As a nearby resident, I oppose this amendment.

Q6. Would you like your public comment for **Item No. 2** read aloud at the hearing?

	Yes	No
Answer		✓

From: [Fikes, Cathy](#)
To: [Nguyen, Tess](#); [Cortez, Joanna](#); [Siordia, Isela](#)
Subject: FW: Chevron Permit Objection
Date: Tuesday, May 18, 2021 12:34:18 PM

From: Ana Youngsma <anayoungsma@yahoo.com>
Sent: Tuesday, May 18, 2021 12:03 PM
To: Carr, Kim <Kim.Carr@surfcity-hb.org>; Ortiz, Tito <Tito.Ortiz@surfcity-hb.org>; barbara.delglieze@surfcity-hb.org; Fikes, Cathy <CFikes@surfcity-hb.org>; Peterson, Erik <Erik.Peterson@surfcity-hb.org>; Posey, Mike <Mike.Posey@surfcity-hb.org>; Kalmick, Dan <Dan.Kalmick@surfcity-hb.org>; Moser, Natalie <Natalie.Moser@surfcity-hb.org>
Subject: Chevron Permit Objection

1. To: HB City Council Members

RE: File#21-378 Agenda Item#21-002

I am writing to voice my objection to the permit filed by the Chevron on the corner of Algonquin & Davenport Dr. I feel that it would hurt the nearby residents and community for the Chevron to sell distilled spirits during the hours of 6am - 2am and to expand the convenience store hours to 24 hours. The Chevron is located in the quiet Huntington Harbour neighborhood and is within a half mile to Harbour View Elementary. The surrounding area of the Chevron station does not need the increased traffic. There have already been several fatal car accidents on Warner near Algonquin. I don't see any positive outcomes if this permit is approved.

Sincerely,

Ana Youngsma

17152 Berlin Lane

Huntington Beach, CA 92649

ZONING ADMINISTRATOR PUBLIC HEARING

COMPLETED

IP address : 47.157.242.225
Response ID : NICCWPqx
Completion time : May 19, 2021 09:53:28
Time taken : 23 mins

Page 1 : PUBLIC COMMENTS FOR MAY 19, 2021

PLEASE SUBMIT YOUR WRITTEN COMMENTS BY 10:00 AM THE DAY OF THE MEETING.

Q1.

First Name - Arta
Last Name - Bakshandeh

Q2. Phone Number

5622938701

Q3. Email

Artab00@hotmail.com

Q4. Select the agenda item you would like to comment on (check all that apply)

For public comments not related to an agenda item, please select General Public Comment

Item No. 1 - Entitlement Plan Amendment No. 21-002 (Chevron Convenience Market-Continued from the April 21, 2021 Zoning Administrator Meeting)

Q5. Comment (300 word limit)

Item No. 1 - Entitlement Plan Amendment No. 21-002 (Chevron Convenience Market-Continued from the April 21, 2021 Zoning Administrator Meeting)

As a resident of the Harbor living on Davenport Island I ask you as a residence in council members to please vote against the liquor license for the gas station on the corner of Algonquin and Davenport. The amount of accidents that happen out of that specific parking lot are already too common. This building is also in a residential neighborhood and within short distance of an elementary school. Please consider the impact to the residents and their children

Q6. Would you like your public comment for **Item No. 1** read aloud at the hearing?

	Yes	No
Answer	<input checked="" type="checkbox"/>	<input type="checkbox"/>

From: [Barbara Shapiro](#)
To: [Nguyen, Tess](#)
Subject: Chevron station Algonquin and Davenport
Date: Monday, April 19, 2021 6:43:29 PM

I am writing to express my opposition to the proposed conversion of the chevron station at Algonquin and Davenport to a 24 hour market liquor store.

This is a residential bedroom community. This will be a meeting place for those not only seeking alcohol but drugs too. Anyone needing to purchase alcohol at that hour is likely to consume and drive under the influence. The noise and traffic are not fair to the adjacent neighborhood. There are plenty of places in HB already to purchase alcohol and food during normal business hours.

Why would you need to be open 24 hours? The only reason I can think of is to attract losers to our neighborhood. Why would you want to encourage more alcohol and drug traffickers to our area? You will be wasting precious police manpower to deal with the problems that will result from a 24 hour liquor store.

Ask yourself—would you want this in your neighborhood? Of course you wouldn't if you are a decent law abiding citizen. Please don't place this additional burden on our residential community and put extra burden on our hard working police department.

Sent from my iPad

ZONING ADMINISTRATOR PUBLIC HEARING

COMPLETED

IP address : 172.112.213.8
Response ID : SNzLfOTn
Completion time : Apr 18, 2021 23:41:33
Time taken : 4 mins 39 secs

Page 1 : PUBLIC COMMENTS FOR APRIL 21, 2021

PLEASE SUBMIT YOUR WRITTEN COMMENTS BY 10:00 AM THE DAY OF THE MEETING.

Q1.

First Name - Betty
Last Name - Iseri

Q2. Phone Number

714655-2382

Q3. Email

bettyiseri@gmail.com

Q4. Select the agenda item you would like to comment on (check all that apply)

For public comments not related to an agenda item, please select General Public Comment

Item No. 2 - Entitlement Plan Amendment No. 21-002 (Chevron Convenience Market)

Q5. Comment (300 word limit)

Item No. 2 - Entitlement Plan Amendment No. 21-002 (Chevron Convenience Market)

I and many other residents close to this convenience market do not want another liquor store at this corner. Lots of people live nearby and we don't want drunk people driving in our neighborhood. Just last week a drunk driver ran into the concrete sign a block from this store at Warner and Pacific Coast Highway and obliterated the sign--it had to be taken down because it was so badly hit. He/she must have been going terribly fast to have hit it so hard. There are many other liquor stores within the surrounding six blocks or so, and another is not needed.

Q6. Would you like your public comment for **Item No. 2** read aloud at the hearing?

	Yes	No
Answer	<input checked="" type="checkbox"/>	<input type="checkbox"/>

From: [Bob Irvin](#)
To: [Nguyen, Tess](#); [Zoning Administrator](#); islea.siordia@surfcity-hb.org; [Cortez, Joanna](#); [Gates, Michael](#)
Cc: kim.carr@surfcity-hp.org; [Ortiz, Tito](#); barbara.deigleize@surfcity-hb.org; [Fikes, Cathy](#); [Peterson, Erik](#); [Posey, Mike](#); [Kalmick, Dan](#); [Moser, Natalie](#)
Subject: File #21-378 agenda item #21-002
Date: Wednesday, May 19, 2021 8:35:32 AM

Regarding: File #21-378 agenda item #21-002

I want to express my **VEHEMENT** opposition to this request to sell Hard Liquor and keep the Gas station open 24 hours in our neighborhood. This is an abhorrent idea and serves NO value or useful purpose to our neighborhood. This station is located in a clearly residential neighborhood, not on a major thoroughfare. If approved, this change in the operation will degrade the neighborhood and lead to an increase in crime.

This permit must be denied.

Please read my objections aloud in the hearing.

Respectfully,
Robert Irvin

ZONING ADMINISTRATOR PUBLIC HEARING

COMPLETED

IP address : 47.157.241.68
Response ID : ebbd8rAM
Completion time : Apr 18, 2021 08:36:35
Time taken : 11 mins

Page 1 : PUBLIC COMMENTS FOR APRIL 21, 2021

PLEASE SUBMIT YOUR WRITTEN COMMENTS BY 10:00 AM THE DAY OF THE MEETING.

Q1.

First Name - Brent
Last Name - Nichols

Q2. Phone Number

7147249072

Q3. Email

nicholsbrent@hotmail.com

Q4. Select the agenda item you would like to comment on (check all that apply)

For public comments not related to an agenda item, please select General Public Comment

Item No. 2 - Entitlement Plan Amendment No. 21-002 (Chevron Convenience Market)

Q5. Comment (300 word limit)

Item No. 2 - Entitlement Plan Amendment No. 21-002 (Chevron Convenience Market)

As a resident of the family-oriented neighborhood adjacent to the Chevron, I want to voice my opposition to a 24-hour liquor store. This shopping center is surrounded by residences, with none of the other corners at Algonquin having businesses. With plenty of access to buy liquor on Warner ave or Bolsa Chica less than a block away, one cannot make the argument that opportunity for a 3am beer run does not already exist. Please do not allow our quiet neighborhood to become the newest destination for drunk drivers and late night revelry. Thank you for giving consideration to the views of the surrounding residents.

Q6. Would you like your public comment for **Item No. 2** read aloud at the hearing?

	Yes	No
Answer	<input checked="" type="checkbox"/>	<input type="checkbox"/>

From: [Brian Griley](#)
To: community.development@surfcity-hb.org; [Nguyen, Tess](#); isela.slordia@Surfcity-hb.org; [Cortez, Joanna](#); michaelgates@Surfcity-hb.org; [Carr, Kim](#); [Ortiz, Tito](#); [Delgleize, Barbara](#); [Fikes, Cathy](#); [Peterson, Erik](#); [Posey, Mike](#); [Kalmick, Dan](#); natilie.moser@Surfcity-hb.org
Subject: Gas Station at Algonquin and Davenport
Date: Wednesday, May 19, 2021 8:45:49 AM

I am writing you to OPPOSE the building/permitting of a Liquor Store at the corner of Davenport and Algonquin in Huntington Beach.

First, there are already several establishments selling liquor within a .5 mile radius of this location. Here are just a few....there are many more.

Trader Joes .02mi

Mike's Liquor .2mi

Al's Market #2 .2mi

Albertsons .3mi

There are already several bar establishments within .2 miles of this location that serve alcohol, up to 1am.

Alcohol sales add to the local crime rates.

Suggest you take a minute to read this study by the US National Library of Medicine on "[The Association between Density of Alcohol Establishments and Violent Crime withing Urban Neighborhoods](#)"

Secondly, this is a residential BEDROOM community and there should be NO need for additional liquor sales in the neighborhood. We are all trying to raise our families in a SAFE and FAMILY oriented neighborhood, and additional alcohol sales does not promote these things.

Crime WILL GO UP... see the study written by Humboldt State University "[Alcohol Outlets and Violent Crime](#)"

Lastly... do you ever wonder why home values and ultimately property taxes (Property taxes are huge revenue for the city) are so low in our HB waterfront communities??? Its because of projects like this, and the lack of upkeep to our streets, landscape, etc. by the city. We all know that the property values for our harbor communities would easily be double, and in many cases TRIPLE what they today compared to Newport Beach.... if our city just took time to protect and reinvest in our communities. This should be a revenue generator for the city, but instead, opening establishments like additional Liquor Outlets only hurt our property values.

Adding an additional establishment to sell booze and cigarettes is NOT a positive thing for our

neighborhood and we DO NOT WANT THIS.

Sincerely,

Brian Griley
3862 Sirius Drive
Huntington Beach, CA 92649

From: [Siordia, Isela](#)
To: caroljc1172@gmail.com
Cc: [Nguyen, Tess](#)
Subject: FW: Hearing Date 4.21.21 Agenda Item #21-002
Date: Wednesday, April 14, 2021 9:02:53 AM

Hello Carol,

Thank you for your email. I will forward your email to the project planner, Tess Nguyen.

Kind regards,

Isela Siordia

Administrative Secretary
Department of Community Development
City of Huntington Beach
714-536-5271

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*****HB ACA – Apply Online Here:**

<https://huntingtonbeachca.gov/aca>

From: carol crawford <caroljc1172@gmail.com>
Sent: Tuesday, April 13, 2021 4:17 PM
To: community.development@surfcity-hb.org
Subject: Hearing Date 4.21.21 Agenda Item #21-002

Please read this at the upcoming hearing. Thank you.

As a 35-year property owner across the street from the car wash/gas station/convenience market on the corner of Davenport and Algonquin, and as president of the board of directors for the Pelican Cove Homeowners Association, I would like to outline my objection to granting the zoning request referenced above.

This location is halfway between the dense residential areas of Huntington Harbor and the multi-unit complexes on Algonquin Street, on the southeast corner of the Huntington Harbor Mall. Traffic on Algonquin Street has continued in the last few years to increase in volume as well as speed. There have been numerous car accidents, most fatal or very serious, on Algonquin Street at or near the corners of Warner Avenue, including four on my condominium property alone. The most recent accident occurred Sunday, April 10, at the southwest corner of Warner and Algonquin, where the large mall marquee sign

on the lawn was struck directly by a vehicle, destroying the entire sign and undoubtedly causing severe injury to the occupant/s of the car. The northern cross street of Heil has also become a very busy thoroughfare as an alternate to Warner Avenue between Bolsa Chica and Algonquin, further west to Saybrook, and east to Beach Boulevard and beyond, contains numerous multi-unit complexes.

I believe that a 6 am - 2 am liquor store and a change in operating hours to allow a 24-hour convenience market is very likely to attract undesirable late night to early morning traffic in the store because of its lack of visibility from the street and the opportunity for quick egress by car or on foot. I have been informed that there have been 4 recent break-ins at the convenience market. I suspect the owners want to rebuild revenue after the Covid-related impact, and they may theorize that extending the hours and adding liquor to their offerings will help them in that effort. They may also theorize that break-ins will be reduced if they are open for business 24 hours. But that seems counterintuitive to me, since it would be much easier to enter the store if it is not locked, and I doubt that having someone staffing a liquor store/convenience market with one clerk in the overnight hours serves as much of, if any, deterrent to someone wishing to commit a crime, and in fact may put that employee in danger.

In addition, there are plenty of places within three to four minutes walking distance for criminals on foot to go to evade notice by patrol or police choppers, including landscaping, large backyards, shopping center courtyards and housing complex walkways. In my opinion, the attraction of a liquor store only exacerbates the danger of a 24-hour convenience market and gas station. Someone hiding after a quick visit to vandalize, shoplift or rob the cashier would most likely hide in the nearby housing complexes which would put the owners and residents at increased risk.

In my complex alone, we have had numerous trespassers, vagrants, thefts and homeless assault incidents, as well as people loitering while awaiting an online-based prostitution meeting. Examination of police reports at my address would reveal this problem began many years ago, and after concerted efforts by the Huntington Beach Police Department to patrol the area and intercept this activity, it has finally been reduced to just about zero. We certainly do not need a new environmental component to trigger its increase again.

Finally, there are numerous gas stations within 2 miles of this location that also have convenience markets. They are in much more visible and well lit locations that would offer less protection for crime and more protection for the employees. The closest one of those is a Mobil station at 17222 PCH, on the corner of Warner and PCH, less than a mile from this location. It is a 24-hour gas station with a convenience store. While it does not sell liquor, there is Mike's Liquor at 4911 Warner Avenue which is open from 7:30 a.m. until 11:00 p.m. Its location also offers better security for both its employees and customers.

I understand that the liquor license required for this zoning request would provide revenue to the City of Huntington Beach. However, given the proximity and relative access to the numerous additional nearby resources as described, I believe our community is well served, and the extra risk involved as I have described is inadvisable.

Thank you for your consideration of my presentation of my request to deny the zoning request.

Carol Crawford
16960 Algonquin St #1-205
Huntington Beach 92649

ZONING ADMINISTRATOR PUBLIC HEARING

COMPLETED

IP address : 47.157.249.142
Response ID : v1bql04f
Completion time : May 16, 2021 10:56:54
Time taken : 15 mins

Page 1 : PUBLIC COMMENTS FOR MAY 19, 2021

PLEASE SUBMIT YOUR WRITTEN COMMENTS BY 10:00 AM THE DAY OF THE MEETING.

Q1.

First Name - Carol
Last Name - Deemer

Q2. Phone Number

7148408569

Q3. Email

deemer.carol@yahoo.com

Q4. Select the agenda item you would like to comment on (check all that apply)

For public comments not related to an agenda item, please select General Public Comment

Item No. 1 - Entitlement Plan Amendment No. 21-002 (Chevron Convenience Market-Continued from the April 21, 2021 Zoning Administrator Meeting)

Q5. Comment (300 word limit)

Item No. 1 - Entitlement Plan Amendment No. 21-002 (Chevron Convenience Market-Continued from the April 21, 2021 Zoning Administrator Meeting)

I continue my opposition to the proposal to allow this business to operate 24 hours as I do not believe this fits into a residential neighborhood or family oriented shopping center. It is not desirable or beneficial to have a 24 hour convenience market in our residential neighborhood. There are 3 liquor stores and 3 24 hour convenience stores located within a mile or less to the Huntington Harbor neighborhood. Allowing this store to open 24 hours in a residential neighborhood will interfere with the quiet enjoyment of the neighborhood by residents, many of whom are 100 feet from the parking lot. I live on Courtney Lane, which is directly adjacent to this business. I am concerned about increased traffic/noise (auto and foot) entering the neighborhood at all hours of the night.

I ask that you deny this business the request to be open 24 hours.
Thank you for your consideration

Q6. Would you like your public comment for **Item No. 1** read aloud at the hearing?

	Yes	No
Answer	<input checked="" type="checkbox"/>	<input type="checkbox"/>

ZONING ADMINISTRATOR PUBLIC HEARING

COMPLETED

IP address : 47.157.249.142
Response ID : iARamBru
Completion time : Apr 17, 2021 18:20:27
Time taken : 8 mins 10 secs

Page 1 : PUBLIC COMMENTS FOR APRIL 21, 2021

PLEASE SUBMIT YOUR WRITTEN COMMENTS BY 10:00 AM THE DAY OF THE MEETING.

Q1.

First Name - Carol
Last Name - Deemer

Q2. Phone Number

714 840 8569

Q3. Email

deemer.carol@yahoo.com

Q4. Select the agenda item you would like to comment on (check all that apply)

For public comments not related to an agenda item, please select General Public Comment

Item No. 2 - Entitlement Plan Amendment No. 21-002 (Chevron Convenience Market)

Q5. Comment (300 word limit)

Item No. 2 - Entitlement Plan Amendment No. 21-002 (Chevron Convenience Market)

I am voicing my opposition to Item # 2 Entitlement Plan Amendment No. 21 -002 (Chevron Convenience Market)

I am opposed to opening this convenience store 24 hours as I do not believe this fits into a family neighborhood or family oriented shopping center. It is not desirable or beneficial to have a 24 hour convenience market in our neighborhood. There are 3 liquor stores and 3 24 hour convenience stores located within a mile or less to the Huntington Harbor neighborhood. We do not need a 4th.

I live on Courtney Lane, which is directly adjacent to this business. I am concerned about increased traffic/noise (auto and foot) entering the neighborhood at all hours of the night. As well as an increase in crime. A 24 hour business at this corner would not benefit our neighborhood.

I hope that you will take into consideration these comments and decline this request.

Sincerely
C. Deemer

Q6. Would you like your public comment for **Item No. 2** read aloud at the hearing?

	Yes	No
Answer	<input checked="" type="checkbox"/>	

From: [Carole Heidary](#)
To: [Carr, Kim](#); [Ortiz, Tito](#); [Delgleize, Barbara](#); [Fikes, Cathy](#); [Peterson, Erik](#); [Posey, Mike](#); [Kalmick, Dan](#); [Moser, Natalie](#); community.development@surfcity-hb.org; [Zoning Administrator](#); [Nguyen, Tess](#); islea.slodia@surfcity-hb.org; [Cortez, Joanna](#); [Gates, Michael](#)
Subject: RE: Ref. File #21-378, Agenda Item #21-002 Huntington Harbour Chevron Gas Station/Convenience Store--Hearing 5/19/2021 at 1:30 p.m
Date: Wednesday, May 19, 2021 9:37:12 AM

Dear Tess Nguyen, Assoc. Planner for Dept. of Community Development, HB Zoning Administrator, and HB City Council:

I am strongly opposed to the selling of hard liquor or any liquor for that matter at the Chevron Gas Station/Convenience Store at the corner of Algonquin and Davenport in Huntington Harbour. And I would like my objection to be read aloud during the hearing,

Rationale #1: No need exists for this permit.

Evidence:

1. Soft liquor is sold in the Harbour at Trader Joe's.
2. Hard and soft liquor is sold at the busy bar within feet of the gas station.
3. Hard liquor is sold at 4 liquor stores within a mile, the two major ones are:
 - a) next to Walgreens at NW corner of Bolsa Chica and Warner
 - b) at liquor store at SE corner of Bolsa Chica and Warner
4. Hard and soft liquor is sold at Drug Stores nearby:
 - a) Walgreens at NW corner of Bolsa Chica and Warner
 - b) CVS at NE corner of Bolsa Chica and Warner
5. Hard and soft liquor is sold at these nearby grocery stores:
 - a) Ralphs: 2 blocks E of corner of Warner and Bolsa Chica
They have 2 long aisles of liquor and 1 long cooling aisle of beer
 - b) Albertsons: NE corner of Heil and Bolsa Chica
They have 3 rows of liquor products.
6. Liquor is sold at a bar near Albertsons--at NE area of store, on Heil.

Conclusion:

Obviously, we are not hard-pressed for alcohol in this neighborhood; it is readily available, mainly within walking distance.

I oppose a permit for hard liquor at this site. A permit should be denied for lack of cause or need. Alternatively, at the very least, it should be postponed for a further review, pending a Needs Assessment and Community Site Appraisal.

Rationale #2: Permit for License will endanger community safety

Evidence:

1. The Harbour Mainland community is a family community where children walk to a local school at the corner of Algonquin and Heil as well as crossing Davenport near Algonquin. These are busier streets due to the Huntington Harbour Mall and gas station. Increased traffic could endanger the children's safety.
2. The corner of Warner and Algonquin has already shown evidence of recent deaths. Approximately every year or more there are fower memorials on that corner.
3. Last month, April 2021, the concrete sign for the Harbour Mall and Trader Joe's at the NW corner of Algonquin and Warner was damaged, presumably due to a traffic accident. If more liquor is accessible, more accidents may occur.
This sign was so damaged it had to be removed and is being rebuilt.

4. The corner of Algonquin and Davenport is already a busy intersection. Neighborhood motorists usually have to wait 3-5 minutes or more in order to turn north on Algonquin at that intersection. More commercial traffic will make it even more hazardous.

Conclusion:

This immediate area is already a traffic hazard. Increasing business there by allowing hard liquor to be sold will only make it busier and even more dangerous.

Rationale #3: Erroneous tacit messaging

Explanation:

1. What does the national message "Don't drink and drive" mean to you?
Obviously, that it is dangerous and harm people's lives--driver and victim.
2. What tacit message is given when a CAR wash and CAR gas station sells liquor of any kind?
Seemingly, it suggests that it's ok to drink and drive.

Conclusion:

By permitting liquor sale at a car wash and gas station we are complicit in sending a misleading message to our citizens, and especially our vulnerable young drivers. We are usurping all the work that Mothers Against Drunk Drivers is trying to do to protect their children from being killed by people who drink and drive. Bottom line, it is ironical and irresponsible to allow liquor to be sold at a place that focuses on cars and driving. It is sending the wrong message.

Rationale #4: Secretive procedure used to secure permit

Evidence:

1. Neighborhood was not notified in a transparent manner that liquor of any kind will be sold across the street from our homes.
2. Request for permit posted at site was unclear about actual intent.
 - a. Posting did not have clear statement liquor would be sold throughout the night.

Conclusion:

Stealth and secretive practices were being used to secure this permit. HB should not let such deceitful practices go unaddressed. It undermines the public's confidence in their elected officials and city government agencies.

For all the above reasons and more, I am strongly opposed to allowing a permit for a license to sell hard liquor (or any liquor) at the Chevron Gas Station/Convenience Store in Huntington Harbour.

I am a 25 year resident of the Mainland in Huntington Harbour and I live within half a block of this gas station. I am well-aware of the danger it poses every time I cross the street to go to the Harbour Shopping Center because it is already a busy corner. Add more alcohol and you have a lethal mixture. Those future accidents will definitely lay at the door of City Council, Community Development, and Zoning Commission.

Again, I strongly urge you to deny this permit based on lack of need, increased endangerment to community safety, and dangerous tacit mixed-messaging.

Sincerely,
Carole D. Heidary
17092 Courtney Lane
Huntington Beach, CA 92649
em: carole.heidary@gmail.com

ZONING ADMINISTRATOR PUBLIC HEARING

COMPLETED

IP address : 47.146.184.194
Response ID : nebzV34m
Completion time : Apr 19, 2021 14:33:08
Time taken : 7 mins 20 secs

Page 1 : PUBLIC COMMENTS FOR APRIL 21, 2021

PLEASE SUBMIT YOUR WRITTEN COMMENTS BY 10:00 AM THE DAY OF THE MEETING.

Q1.

First Name - Carolyn
Last Name - Allen

Q2. Phone Number

714-847-3803

Q3. Email

csallen5@verizon.net

Q4. Select the agenda item you would like to comment on (check all that apply)

For public comments not related to an agenda item, please select General Public Comment

Item No. 2 - Entitlement Plan Amendment No. 21-002 (Chevron Convenience Market)

Q5. Comment (300 word limit)

Item No. 2 - Entitlement Plan Amendment No. 21-002 (Chevron Convenience Market)

A convenience market in a gas station selling liquor 24-hours a day sends the wrong message. It is NOT OKAY to drink and drive! Or to take the liquor and drive a half mile to the beach to drink and then drive home.

Q6. Would you like your public comment for **Item No. 2** read aloud at the hearing?

	Yes	No
Answer	✓	

ZONING ADMINISTRATOR PUBLIC HEARING

COMPLETED

IP address : 172.112.223.152
Response ID : pSbw1yOO
Completion time : May 13, 2021 07:50:25
Time taken : 16 mins

Page 1 : PUBLIC COMMENTS FOR MAY 19, 2021

PLEASE SUBMIT YOUR WRITTEN COMMENTS BY 10:00 AM THE DAY OF THE MEETING.

Q1.

First Name - Charlene
Last Name - Ball

Q2. Phone Number

714-609-3736

Q3. Email

ckball2@yahoo.com

Q4. Select the agenda item you would like to comment on (check all that apply)

For public comments not related to an agenda item, please select General Public Comment

Item No. 1 - Entitlement Plan Amendment No. 21-002 (Chevron Convenience Market-Continued from the April 21, 2021 Zoning Administrator Meeting)

Q5. Comment (300 word limit)

Item No. 1 - Entitlement Plan Amendment No. 21-002 (Chevron Convenience Market-Continued from the April 21, 2021 Zoning Administrator Meeting)

I am not in favor of Entitlement Plan Amendment No. 21-2002. The convenient store is for the residents and the neighborhood. Allowing alcohol sales and 24hour/day operation will bring unwanted noise, crime, and congestion.

Do not hurt the people who love and live in this community for profit of the store owner who doesn't live in our area.

Please do not allow this request to go through.

Q6. Would you like your public comment for **Item No. 1** read aloud at the hearing?

	Yes	No
Answer	<input checked="" type="checkbox"/>	<input type="checkbox"/>

From: [Siordia, Isela](#)
To: [Nguyen, Tess](#)
Subject: FW: Undeliverable: A#21-002 Chevron Convenience Market
Date: Tuesday, April 13, 2021 3:38:39 PM

Please see comments below regarding subject project going to ZA on 4/21.

Isela Siordia

Administrative Secretary
Department of Community Development
City of Huntington Beach
714-375-5081

Date: Tue, 13 Apr 2021 11:12:04 -0700
Subject: A#21-002 Chevron Convenience Market
As local homeowners, we are vehemently opposed to this.

The traffic situation and amount of accidents and noise levels are already troublesome at that intersection!

It's bad enough to have let the restaurant/bar (currently The Rackhouse) be open until 2am in a center that is surrounded by residential buildings.

The nights (not to mention our sleep) are often disrupted with the sounds of people partying in their vehicles in the parking lot, autos racing in and out of the parking lot, "donut competitions" where they attempt to spin around the empty beer bottles they just finished drinking in the parking lot, loud music, drunken fights, etc.

Not to mention the following nearby places are already selling alcohol, many until late at night or the early morning hours.

7-11
Seagate Liquor
Chevron (Edinger/Bolsa Chica)
Nady's Liquor
Harbor Market
Albertsons
Trader Joe's
Mike's Liquor
Al's Market
Ralph's
CVS
Rite Aid
Mobil (Warner/PCH)
La Bodega

Enough is enough! Please do not allow this to go forward!!

From: [Camerickson1](#)
To: [community.development@surfcity-hb.org](#); [Zoning Administrator](#); [Nguyen, Tess](#); [islea.siordia@surfcity-hb.org](#); [Cortez, Joanna](#); [Gates, Michael](#)
Cc: [kim.car@surfcity-hb.org](#); [Ortiz, Tito](#); [Delgleize, Barbara](#); [Fikes, Cathy](#); [Peterson, Erik](#); [n.kalmick@surfcity-hb.org](#); [Moser, Natalie](#)
Subject: File 21-378, Agenda Item 21-002
Date: Tuesday, May 18, 2021 12:20:08 PM

As a resident and homeowner near the Chevron station at the corner of Algonquin St and Davenport Drive, I was upset to hear that the Chevron owner has filed for a permit to sell distilled spirits during the hours of 6am to 2 am and to expand the store hours to 24 hours a day.

To preserve our family friendly neighborhood and for the safety and well-being of our residents, I ask that this permit request be denied and the request to extend hours also be denied.

Cheryl Erickson
17098 Westport Drive

From: [Chris Bures](#)
To: [Nguyen, Tess](#)
Subject: Upcoming Public Hearing regarding Entitlement Plan Amendment No. 21-002.
Date: Sunday, April 18, 2021 11:57:12 PM

Dear Zoning Administrator,

I am writing this letter regarding entitlement plan amendment no. 21-002 (Chevron Convenience Store) and ask that you please read it during the upcoming hearing scheduled for Wednesday April 21st when it will be reviewed. If you can please confirm back receipt of this letter I would greatly appreciate it. Thank you in advance.

I recently found out that there is a proposal to amend a conditional use permit to add a 24 hour convenience/liquor store to the exiting car wash/gas station located at the corner of Algonquin and Davenport Dr.

I am opposed to this idea for several reasons. I will outline them below:

1. Inadequate and poorly executed notification of the community being impacted. Proper notification is required by law. I am only aware of this proposal because my neighbor went door to door on his own time to notify the community himself. I received this notice from him only days ago. When trying to reach out via email to find out more information on the proposal, my emails came back to me because the email originally provided was not functioning. I was only able to finally get through by again working with my neighbor to get a phone number. When I finally was able to call in, I was told that I had already been notified because my name is on a list that had received the mailing. I reiterated that I hadn't received anything and asked for proof, such as a signature of receipt but there wasn't one. This entire process is unacceptable and extremely disappointing. Given the fact that we are in the middle of a pandemic that complicates the ability to communicate, these kinds of messages should be over communicated, not under communicated. The effort to notify the community should have been much greater. To have to rely on your neighbor going above and beyond in order to learn about this is not acceptable nor is it fair.
2. Safety Impact. As far as I know, there has not been any kind of safety study completed to determine the impact this will have on the community. We already have accidents occurring on a regular basis at the corner of Algonquin and Warner. One just happened last week where yet another vehicle drove through the intersection, up onto the curb and demolished the sign for the shopping center. It is my understanding that 2 people died. These kinds of accidents occur at this intersection on a regular basis. If anything, the city should try to determine what actions need to be taken in order to make this a safer intersection, not move forward with approving a project that will drive even more traffic through it at all hours of the night. In addition, selling liquor until 2:00am as well as keeping the convenience store open 24 hours a day is also a problem because it will draw all kinds of people into this quiet, residential community during the late hours of the night. This is certain to increase crime and make the community less safe.
3. No need. There is not a need for these businesses to be added. There are 24 hour convenience stores and liquor stores already in operation minutes away. However, these businesses are appropriately located in commercial areas on major streets in well lit strip malls. Not in quiet, residential, family communities where it is dark and the streets are not highly trafficked. This community is filled with children and seniors. The radical change to the conditional use permit is not only not needed and serves no good purpose, it puts the local community at risk. Quite frankly, approving a proposal like this that in no way enhances the community, but instead degrades it significantly should NOT happen. I respectfully ask that the City not approve this.

Best regards,

Chris Bures-Pickrell

From: [Cortez, Joanna](#)
To: [Nguyen, Tess](#)
Subject: FW: Huntington Harbor Liquor Store
Date: Wednesday, April 14, 2021 1:27:03 PM

FYI

[Joanna Cortez](#) | 714.536.5271

From: chris stehman <c_stehman@yahoo.com>
Sent: Wednesday, April 14, 2021 11:23 AM
To: Cortez, Joanna <Joanna.Cortez@surfcity-hb.org>
Subject: Fw: Huntington Harbor Liquor Store

Hi,

I live at 17101 Courtney Lane am a very long term HB tax paying resident. I just heard about the request to add a liquor store in our neighborhood. Please do not allow. It is open until 2 am? We are a quiet community and mind you one of the few that are left that way. The more we commercialize, the more we bow to unneeded commercial expansion, we lose our character, which in the long run will hurt us. We already have enough liquor stores. Why is one needed to be open until 2 am right in the middle of our community when there are 5 others within walking distance.

Please do not allow and hurt the community/character.
Chris Stehman
714-369-0228

From: [Cortez, Joanna](#)
To: [Nguyen, Tess](#)
Subject: FW: Algonquin and Warner Deaths
Date: Wednesday, April 14, 2021 11:25:01 AM
Attachments: [image001.png](#)

FYI

Joanna Cortez | 714.536.5271

From: Chris Stehman <Chris_Stehman@yamaha-motor.com>
Sent: Wednesday, April 14, 2021 11:23 AM
To: Cortez, Joanna <Joanna.Cortez@surfcity-hb.org>
Subject: Algonquin and Warner Deaths

Hi Ms. Cortez,
I live at 17101 Courtney Lane am a very long term HB tax paying resident. I just heard about the request to add a liquor store in our neighborhood on this corner at the car wash. Please do not allow. Haven't we had enough deaths on that corner? I don't know how many involved alcohol, but I sure some have. Doesn't adding a liquor store on that very corner, just enable these continued senseless deaths?

Chris Stehman
714-369-0228

Chris Stehman
Human Resources Vice President
Yamaha Motor Corp. U.S.
(714) 761-7635



ZONING ADMINISTRATOR PUBLIC HEARING

COMPLETED

IP address : 107.77.231.94
Response ID : wubPghG2
Completion time : Apr 19, 2021 10:30:35
Time taken : 6 mins 57 secs

Page 1 : PUBLIC COMMENTS FOR APRIL 21, 2021

PLEASE SUBMIT YOUR WRITTEN COMMENTS BY 10:00 AM THE DAY OF THE MEETING.

Q1.

First Name - Christine
Last Name - Dedeaux

Q2. Phone Number

(714) 305-6156

Q3. Email

Ccdedeaux14@gmail.com

Q4. Select the agenda item you would like to comment on (check all that apply)

For public comments not related to an agenda item, please select General Public Comment

Item No. 2 - Entitlement Plan Amendment No. 21-002 (Chevron Convenience Market)

Q5. Comment (300 word limit)

Item No. 2 - Entitlement Plan Amendment No. 21-002 (Chevron Convenience Market)

Resident of the Huntington harbour area. We are totally against the proposed liquor license being considered. Residential area, don't need additional car or foot traffic or noise in that vicinity. Too many accidents over the years at Algonquin and Warner, mostly late at night. Able to buy until 2am not a good idea. Plenty of liquor and 7-11 stores in and around the harbour. No thank you!

Q6. Would you like your public comment for **Item No. 2** read aloud at the hearing?

	Yes	No
Answer		

From: [Christine Faubert](#)
To: community.development@surfcity-hb.org; [Nguyen, Tess](#); iisela.slordia@surfcity-hb.org; [Cortez, Joanna](#); michaelgates@surfcity-hb.org; [Carr, Kim](#); [Ortiz, Tito](#); [Delgleize, Barbara](#); [Fikes, Cathy](#); [Peterson, Erik](#); [Posey, Mike](#); [Kalmick, Dan](#); natilie.moser@surfcity-hb.org
Subject: Opposition of gas station on Algonquin and Davenport
Date: Wednesday, May 19, 2021 12:08:42 PM

Dear city counsel,

I am writing you to OPPOSE the building/permitting of a Liquor Store at the corner of Davenport and Algonquin in Huntington Beach.

First, there are already several establishments selling liquor within a .5 mile radius of this location. Here are just a few....there are many more.

Trader Joes .02mi

Mike's Liquor .2mi

Al's Market #2 .2mi

Albertsons .3mi

There are already several bar establishments within .2 miles of this location that serve alcohol, up to 1am.

Alcohol sales add to the local crime rates.

Suggest you take a minute to read this study by the US National Library of Medicine on "[The Association between Density of Alcohol Establishments and Violent Crime withing Urban Neighborhoods](#)"

Secondly, this is a residential BEDROOM community and there should be NO need for additional liquor sales in the neighborhood. We are all trying to raise our families in a SAFE and FAMILY oriented neighborhood, and additional alcohol sales does not promote these things.

Crime WILL GO UP... see the study written by Humboldt State University "[Alcohol Outlets and Violent Crime](#)"

Adding an additional establishment to sell booze and cigarettes is NOT a positive thing for our neighborhood and we DO NOT WANT THIS.

Christine and Dale Faubert

From: [Siordia, Isela](#)
To: cindyhshannon@gmail.com
Cc: [Nguyen, Tess](#)
Subject: FW: Liquor store at Warner and Algonquin
Date: Monday, April 19, 2021 1:44:37 PM

Hello,

Thank you for your comments. I will forward your email to the project Planner, Tess Nguyen.

Kind regards,

Isela Siordia

Administrative Secretary
Department of Community Development
City of Huntington Beach
714-536-5271

The City of Huntington Beach's new electronic permit processing system HB ACA (Accela Citizen Access) is now open for submittals!

PLEASE READ ALL INSTRUCTIONS for setting up an account and submitting applications online through HB ACA before submitting a new application. If you have any questions on the submittal process after reading the instructions link below, please contact us at community.development@surfcity-hb.org.

*****HB ACA Help Center – Instructions to read before you apply online:**

<https://huntingtonbeachca.gov/help-center/>

*****HB ACA – Apply Online Here:**

<https://huntingtonbeachca.gov/aca>

From: Cindy Shannon <cindyhshannon@gmail.com>

Sent: Saturday, April 17, 2021 12:36 PM

To: community.development@surfcity-hb.org

Subject: Liquor store at Warner and Algonquin

Dear HB Community Development

We cannot make the hearing on Wednesday so I am writing with our opinion about the addition of a liquor store with extended hours at the Algonquin mall.

We live at Trumbull and Saybrook and have contacted you in the past about the traffic concerns on Saybrook with people speeding and the danger of the Davenport Trumbull Saybrook Intersection.

My message is the same today regarding the addition of a 6 am to 2 am liquor store in the mall at Algonquin and Warner. It is the people who are passing through our neighborhood who do not respect the safety and well-being of the residents. A liquor store with extended hours will

just bring more of the people who do not live here. This mall is a neighborhood mall. Many customers walk to this mall!

Trader Joe's sells liquor so it is not like local people have no where to buy their supplies. There are several other places within a mile of this location where one could go to get supplies if you have a late night emergency. But why bring this late night element into a neighborhood where no other late night activities exist? This gas station charges a premium for gas and car washes because they are a local business and it is convenient to the residents. They will probably charge a premium for their liquor as well, so people will go to Trader Joe's except for the late night emergencies. Again. We don't like the idea of people driving to this neighborhood mall for their late night liquor emergencies and posing a safety and noise issue for the residents.

Thanks for listening.

Cindy and Steve Shannon

--

Cindy Shannon

cell 248.421.1479

cindyhshannon@gmail.com

ZONING ADMINISTRATOR PUBLIC HEARING

COMPLETED

IP address : 47.157.249.115
Response ID : RsCsycG3
Completion time : Apr 20, 2021 22:42:48
Time taken : 25 mins

Page 1 : PUBLIC COMMENTS FOR APRIL 21, 2021

PLEASE SUBMIT YOUR WRITTEN COMMENTS BY 10:00 AM THE DAY OF THE MEETING.

Q1.

First Name - Cindy
Last Name - Busche

Q2. Phone Number

7145522239

Q3. Email

cindy@busche.com

Q4. Select the agenda item you would like to comment on (check all that apply)

For public comments not related to an agenda item, please select General Public Comment

Item No. 2 - Entitlement Plan Amendment No. 21-002 (Chevron Convenience Market)

Q5. Comment (300 word limit)

Item No. 2 - Entitlement Plan Amendment No. 21-002 (Chevron Convenience Market)

Item 2 on the agenda proposes plans to allow the Chevron Gas Station on Davenport and Algonquin to sell alcoholic beverages until 2:00 am in their convenience store and to remain open all night, every night.

We live nearby on Lowell Circle. This gas station has existed in harmony with our generally quiet community for way longer than the 20 years I've lived here. Their hours and services have been a benefit to the community. Allowing this business to sell alcoholic beverages until 2:00 in the morning and to be open 24 hours a day will bring increased activity throughout the night. To put it bluntly, 24-hour convenience stores attract a certain element who purchase alcohol at 2am and oftentimes hang around until they can purchase again at 6am.

When we bought our house we liked that it was a fairly quiet, sleepy neighborhood. The Rackhouse in the Harbour Mall has already made for noisier Friday and Saturday nights. Groups often wander down our street in the late hours, and we have had our cars burgled and my husband's car stolen on weekend nights. We do not need to add to this reality.

I believe 24-hour mini-marts are better off on busier streets. Warner and Bolsa Chica both have nearby mini-marts which are not located in family neighborhoods. We hope you will deny this plan.

Cindy & Jeff Busche
17041 Lowell Circle
Huntington Beach, CA 92649

Q6. Would you like your public comment for **Item No. 2** read aloud at the hearing?

	Yes	No
Answer		✓

From: [Debbie Berry](#)
To: community.development@surfcity-hb.org; [Nguyen, Tess](#); [Siordia, Isela](#); [Cortez, Joanna](#); [Gates, Michael](#); [Carr, Kim](#); [Ortiz, Tito](#); [Delgleize, Barbara](#); [Fikes, Cathy](#); [Peterson, Erik](#); [Posey, Mike](#); [Kalmick, Dan](#); [Moser, Natalie](#)
Subject: Chevron Station/ 24 hours/ liquor sales
Date: Tuesday, May 18, 2021 11:17:11 PM

My name is Debbie Berry. I have resided at 16922 Baruna Ln/ Huntington Beach, on Davenport Island, for the past 22 years. Prior to that I resided at 4121 Branford / Huntington Beach for 10 years. I am adamantly opposed to a 24 hour market with liquor being sold from 6 am to 2 am.

People in a residential area have the right to a peaceful environment. Sale of liquor thorough out the night will absolutely interfere with this right. This is a quiet residential community. Please don't take that from us.

We work hard to keep our community peaceful and safe.

Sincerely,

Debbie Berry

ZONING ADMINISTRATOR PUBLIC HEARING

COMPLETED

IP address : 172.112.227.35
Response ID : NVB3ir89
Completion time : May 19, 2021 09:51:04
Time taken : 3 mins 30 secs

Page 1 : PUBLIC COMMENTS FOR MAY 19, 2021

PLEASE SUBMIT YOUR WRITTEN COMMENTS BY 10:00 AM THE DAY OF THE MEETING.

Q1.

First Name - debbie
Last Name - Berry

Q2. Phone Number

7144485285

Q3. Email

deboreta@aol.com

Q4. Select the agenda item you would like to comment on (check all that apply)

For public comments not related to an agenda item, please select General Public Comment

Item No. 1 - Entitlement Plan Amendment No. 21-002 (Chevron Convenience Market-Continued from the April 21, 2021 Zoning Administrator Meeting)

Q5. Comment (300 word limit)

Item No. 1 - Entitlement Plan Amendment No. 21-002 (Chevron Convenience Market-Continued from the April 21, 2021 Zoning Administrator Meeting)

I have lived on Davenport Island and Davenport mainland for 34 years. We want to keep our neighborhood safe. We are thankful that the Davenport Marina has been cleaned up so that there are no more illicit activities going on there. I feel that 24 hour market and liquor sales from 6 AM to 2 AM will bring in transient issues. Excessive traffic of people that have no need to be in this neighborhood. I know it's free enterprise. But we are entitled to a peaceful existence. I feel that allowing this to go into affect will take away our rights to a peaceful safe existence.

Q6. Would you like your public comment for **Item No. 1** read aloud at the hearing?

	Yes	No
Answer	<input checked="" type="checkbox"/>	

From: [Permit Center](#)
To: [Nguyen, Tess](#)
Subject: FW: Chevron 24 Hour Convenience /Liquor
Date: Tuesday, May 18, 2021 4:49:18 PM

Isela Siordia
Administrative Secretary
Department of Community Development
City of Huntington Beach
714-536-5271

The City of Huntington Beach's new electronic permit processing system HB ACA (Accela Citizen Access) is now open for submittals!

PLEASE READ ALL INSTRUCTIONS for setting up an account and submitting applications online through HB ACA before submitting a new application. If you have any questions on the submittal process after reading the instructions link below, please contact us at permitcenter@surfcity-hb.org.

***HB ACA Help Center – Instructions to read before you apply online:

<https://huntingtonbeachca.gov/help-center/>

***HB ACA – Apply Online Here:

<https://huntingtonbeachca.gov/aca>

-----Original Message-----

From: DEBBIE BERRY <deboreta@aol.com>
Sent: Tuesday, May 18, 2021 4:18 PM
To: community.development@surfcity-hb.org
Subject: Chevron 24 Hour Convenience /Liquor

My name is Debbie Berry. I own my home at 16922 Baruna Lane in Huntington Beach on Davenport Island. I have lived here for over 24 years. I am adamantly opposed to a 24 hour convenience Store with liquor sold between 6 am and 2 am!!

We are a family oriented community. We are not, and we don't want to be a thorough fare for liquor and late night partying. We are so thankful the Davenport Marina has finally been cleaned up. No more drug dealing. No more transients. Less petty theft. PLEASE don't bring more opportunities for these types of people to come here.

Debbie Berry
714 4485285

Sent from my iPhone

From: [Dorothy Boesch](#)
To: [Nguyen, Tess](#)
Subject: Fwd: Chevron convenience market request for extended hours and liquor store
Date: Wednesday, April 21, 2021 10:11:31 AM

-----Original Message-----

From: Dorothy Boesch <dorothyone@verizon.net>
To: community.developpement@surfcity-hb.org <community.developpement@surfcity-hb.org>
Sent: Tue, Apr 20, 2021 5:04 pm
Subject: Chevron convenience market request for extended hours and liquor store

I would like to add my objection to allowing the Chevron market to extend their hours to sell liquor.

This is and 3 blocks from a grade school in a residential neighborhood. That location is also a busy intersection with residents going to their homes.

There are liquor stores on Waner Avenue a few blocks away that could be accessed by anyone wanting to buy liquor plus the Ralphs market.

Thank you - I would hope the request is turned down.

Dorothy Boesch
Concerned resident

From: [Gail Stoter](#)
To: community.development@surfcity-hb.org; [Zoning Administrator](#); [Gates, Michael](#); [Cortez, Joanna](#); [Siordia, Isela](#); [Nguyen, Tess](#)
Subject: Proposed Liquor Store in Huntington Harbour
Date: Monday, May 17, 2021 2:54:35 PM

My fellow community members,

I know that you cherish this community and watch over it carefully.

Please Do NOT allow this 24 hour convenience and liquor store to be embedded into our neighborhood.

Between Heil and Warner along the Bolsa Chica street, there are at least 4 liquor stores plus Albertsons, Ralph's and Trader Joe's which provide these services. Trader Joe's which is embedded in the neighborhood closes early and is respectful of the neighborhood.

This store is to be 100 feet from my neighbors' homes, a block from my house, and close to the school and playground. There is no traffic light at Algonquin and Davenport and the area is dark at night as it is a place where people enjoy their families, go for walks, and get their rest.

The car wash posted a sign that said it was going to have alcohol on the premises but we, the neighbors, thought it was beer and wine for its car wash customers. This business closed at a reasonable time. It was very misleading!!

Please stop this from happening to the Harbour; we are family oriented.
We already have enough burglaries and drug dealers working here. Do Not add to the crime.

Yours Gail and Jacquelyn Stoter

[Sent from the all new AOL app for iOS](#)

ZONING ADMINISTRATOR PUBLIC HEARING

COMPLETED

IP address : 174.248.207.234
Response ID : sVCCvmRU
Completion time : May 19, 2021 09:37:22
Time taken : 15 mins

Page 1 : PUBLIC COMMENTS FOR MAY 19, 2021

PLEASE SUBMIT YOUR WRITTEN COMMENTS BY 10:00 AM THE DAY OF THE MEETING.

Q1.

First Name - Heather
Last Name - Manzo

Q2. Phone Number

7143364852

Q3. Email

Heather_manzo@yahoo.com

Q4. Select the agenda item you would like to comment on (check all that apply)

For public comments not related to an agenda item, please select General Public Comment

Item No. 1 - Entitlement Plan Amendment No. 21-002 (Chevron Convenience Market-Continued from the April 21, 2021 Zoning Administrator Meeting)

Q5. Comment (300 word limit)

Item No. 1 - Entitlement Plan Amendment No. 21-002 (Chevron Convenience Market-Continued from the April 21, 2021 Zoning Administrator Meeting)

I am writing you to OPPOSE the building/permitting of a Liquor Store at the corner of Davenport and Algonquin in Huntington Beach.

First, there are already several establishments selling liquor within a .5 mile radius of this location. Here are just a few....there are many more.

Trader Joes .02mi

Mike's Liquor .2mi

Al's Market #2 .2mi

Albertsons .3mi

There are already several bar establishments within .2 miles of this location that serve alcohol, up to 1am.

Alcohol sales add to the local crime rates.

Suggest you take a minute to read this study by the US National Library of Medicine on "The Association between Density of Alcohol Establishments and Violent Crime withing Urban Neighborhoods"

Secondly, this is a residential BEDROOM community and there should be NO need for additional liquor sales in the neighborhood. We are all trying to raise our families in a SAFE and FAMILY oriented neighborhood, and additional alcohol sales does not promote these things.

Crime WILL GO UP... see the study written by Humboldt State University "Alcohol Outlets and Violent Crime

Adding an additional establishment to sell booze and cigarettes is NOT a positive thing for our neighborhood and we DO NOT WANT THIS.

Sincerely,

heather Manzo
16861 sea witch lane
Huntington Beach, CA 92649

Q6. Would you like your public comment for **Item No. 1** read aloud at the hearing?

	Yes	No
Answer		

To: Zoning Administrator, City of Huntington Beach

From: J. Palikan, Westport Drive

Re: Response to Public Hearing before Zoning Administrator for
Public Hearing Item 21-378

Entitlement Plan Amendment No. 21-002 Chevron Convenience Market

Date: 5/19/21 1:30 pm

RECEIVED

MAY 18 2021

Dept. of Community Development

Honorable Zoning Administrator and Staff:

This project is a business which is primarily a car wash with fuel pumps. That's what the signage has been and what it has been operating as for many years.

This business was never built as a convenience store, nor as a liquor store. It is doubtful that the proposed use would have been allowed when the property was first developed and permits issued.

Please find my comments below, in my request for denial of the project:

**Comments in Response to the Zoning Administrators Findings for Approval
Referencing Staff Attachment No. 1
Findings for And Conditions For Approval
Entitlement Plan Amendment No. 21-002**

**1) The project is not located in a typical commercial area
See Attachment No. 1, Paragraph 1**

"Entitlement Plan Amendment no. 21-002 ...to allow...the hours of operation of the gas station and convenience market to 24 hours a day daily with alcohols sales proposed from 6:00 am to 2:00 am will not be detrimental to the general welfare of persons working or residing in the vicinity...or detrimental to the value of property...because the site is located within a commercial area..."

This business is not located within a typical strip mall type of commercial area, nor is it a significant distance from a residential area.

This business is at the edge of the commercial area, unlike the other businesses, which has some noise mitigation buffer area. Instead, this project is directly across the street from a single family dwelling neighborhoods on two sides, which makes the impact much more intense.

This business is bounded by 2 major streets, with ingress and egress via Algonquin and Davenport Drive. People leaving Davenport drive to get to Warner must cross over the Westbound lanes of Davenport to access the Eastbound lanes in which a right hand turn can be made on Algonquin, to reach Warner.

Oncoming traffic from Northbound traffic is heavy, and has been the scene of many accidents throughout the years, most likely involving operators of motor vehicles who are unfamiliar with the roadway.

Plus, no other business in this "commercial area" is open 24 hours every day, which significantly affects our use and enjoyment of our property.

2) There is no way to prevent the projects customers from consuming alcohol on the premises, or in the adjoining areas

See Attachment No. 1, Paragraph 1

"Furthermore, the sale of alcoholic beverages is for off-site consumption only and will not generate detrimental impacts to surrounding properties."

There is no way to prevent customers from purchasing alcohol, and then consuming it right there in the mall parking lot.

Worse yet, there is no way to prevent customers from merely driving a minimum of less than 100 feet away, parking in front of our homes, and consuming alcohol and then driving off intoxicated, causing an accident.

We have already experienced strangers parking on both sides of our home during the night for unsavory reasons, and then throwing their empty beer/liquor containers in the street and in our rear yard.

3) There is no way to guarantee enforcement of the off-site consumption of alcohol

See Attachment No. 1, Paragraph 2

"In addition, the sale of alcohol for off-site consumption only."

- Who will enforce the off-site consumption rule? Will the applicant pay the City for a police car stationed at the site 18 hours per day? If the applicant fails to do this, then the even if the City mandates a performance bond to be paid by the applicant in the amount sufficient to pay for a permanent licensed, armed security officer to patrol the premises and the surrounding area, that security officer can't arrest criminals.

Worse yet, we already have drivers attempting to drive through our neighborhoods in search of Pacific Coast highway

4) The residential uses are not buffered from noise by major streets (Algonquin Street and Davenport Drive)

We already suffer from

- loud automobile and motorcycle engine exhaust noises (from Warner AND from PCH!)

- Loud "boom box" type sound systems in cars

- Noise from people racing away from the bars in the Mall, while squealing their tires
- Intoxicated persons leaving the bars, stumbling through our neighborhood
- People parking next to our homes at night, leaving their trash

Comments - Other

5) This project will result in increased traffic during all hours of the day and night

- Currently there is plenty of traffic in that mall, with vehicles driving up and down Algonquin Street and Davenport Drive.
- Stores typically open around 8 am and close by 8 pm, with the exception of Harbor Rack House and Red Table, which open and close later.
- This project will cause even more traffic because of its extended operating hours by a significant amount.

6) This project will result in increased noise from a variety of sources

Examples:

- Auto engines, motorcycle engines
(a substantial number have modified exhausts)
- Auto "boom box" type sound systems, which the pounding base noise can be heard blocks away
- Auto car doors opening and closing and slamming
- Auto car alarms going on and off
- Autos racing away, spinning their tires (see photo of donuts left in the middle of Algonquin/Davenport just last week)
- Groups of people gathering/talking

7) Making the purchase of alcohol convenient when the bars close invites a dangerous driving situation

- People leaving bars would find it convenient to stop to pick up more alcohol for the drive home

8) This project will attract more transients and others congregating and loitering

- There are already a number of transients who sleep on benches and dig through trash in the Huntington Harbor Mall
- This project will act as a magnet for more transients and panhandlers, who will see the many customers visiting on a 24 hour basis as an opportunity for more money

9) This project deprives the local residents of the quiet enjoyment of their property, and is an unexpected, unanticipated use

- Most of the local residents must get up early to get to work, they don't want to be kept up all night long with the noises from cars, motorcycles, and people (see above)
- Residents want peace and quiet, especially after 10pm, not an all-night situation
- When we purchased our property, we did not "come to the nuisance", as would a person who buys a home next to an airport. We vetted the area and noted that it was

relatively quiet. We expected the commercial uses to remain the same and not be drastically expanded, like a 24 hour convenience store which sells alcohol.

10) There are plenty of off-sale beer-wine and/or liquor sales businesses in the area.

Trader Joe's (in Huntington Harbour Mall)
Seagate Liquor (Bolsa Chica/Edinger
Chevron market/gas station (Bolsa Chica/Edinger)

Harbor Market (Bolsa Chica/Heil)
Albertsons (Bolsa Chica/Heil)

Mike's Liquor (Bolsa Chica/Warner)
Al's Market (Bolsa Chica/Warner)
Ralph's (Bolsa Chica/Warner)
CVS (Bolsa Chica/Warner
Rite Aid (Bolsa Chica/Warner)

7-11 (Warner/Springdale)
Mobil (PCH/Warner)
La Bodega (PCH/Warner)

11) There are plenty of restaurants/bars with on-sale alcohol liquor sales in the area.

Harbor Rackhouse
Red Table
Etc.

General Plan - Land Use and Noise Element issues

This proposed use is contradicts the purpose of the Noise Element and the Land Use Element of the city's General Plan.

12) General Plan - Land Use Element issues

Land Use Element

Goal LU-11 Commercial land uses provide goods and services to meet regional and local needs.

-There are a sufficient number of commercial uses to meet these needs...see above regarding the number and location of other off-sale liquor stores and all night markets

Policy LU-11 (A) Encourage a variety of commercial uses that cater to local and regional demand to create an environment that meets resident needs and increases the capture of sales tax revenues.

-There are a sufficient number of commercial uses to meet these needs...again, note the number and location of other off-sale liquor stores in the immediate area.

13) General Plan - Noise Element issues

Noise Element

One of the purposes of the he Noise Element is "how the noise environment relates to a community's quality of life.". Furthermore, the Noise Element relates directly to the Land Use Element. "Noise policies and programs affect implementation of the Land Use Element as it relates to both noise sources and noise-sensitive uses"

One of Goal N-1's ("Noise-sensitive land uses are protected in areas with acceptable noise levels.") policies is to "Maintain acceptable stationary noise levels at existing noise-sensitive land uses such as...residential areas..."

Allowing the proposed use will greatly increase stationary noise in our residential area. The operation of a 24 hour commercial establishment that also sells liquor will certainly increase noise, from sources such as those listed above (i.e., automobile traffic, I automobile sound systems, loud motor vehicle exhaust systems, automobiles racing, performing speed exhibitions, spinning tires (e.g., "donuts") people congregating at the location, etc.

Goal N-2. Land use patterns are compatible with current and future noise levels.

This Goal addresses noise reduction from mobile sources. It acknowledges that "Roadway noise from vehicle traffic is the most common source of noise in Huntington Beach.". Future development ...or reuse will also have the potential to increase roadway noise levels in surrounding neighborhoods.

The mere increase in traffic from current operating conditions of this business to an expanded market for liquor, combined with an greatly expanded increase in operating hours will cause a substantial flow of automobile and motorcycle traffic, causing an increase in roadway noise.

Goal N-3 supports assurances that "The community is not disturbed by excessive noise from mobile sources such as vehicles, rail traffic, and aircraft."

Again, the mere increase in traffic from current operating conditions of this business to an expanded market for liquor, combined with the greatly expanded increase in operating hours will cause a substantial increase in automobile and motorcycle traffic.

The noise levels emanating from these mobile sources is not limited to roadway noise, but includes, without limitation:

- automobile and motorcycle engine exhaust noises, especially from vehicles with modified exhaust systems
- Regular engine starting, and auto door slamming noise
- Automobile alarm noise
- Noise from people racing away from the bars in the Mall, at times, squealing their tires
- Noise from loud sound systems in cars and motorcycles

In sum, this proposed use is not compatible with the neighborhood for the above reasons stated. Nor is this proposed use compatible with the goals and policies of the City's General Plan Land Use and Noise Elements.

Respectfully Submitted,



J Palikan

Attachment: Tire tracks ("donuts") at the intersection of Algonquin and Davenport.



From: [James Taylor](#)
To: community.development@surfcity-hb.org; [Nguyen, Tess](#); [Siordia, Isela](#); [Cortez, Joanna](#); [Gates, Michael](#); [Zoning Administrator](#); [Carr, Kim](#); [Ortiz, Tito](#); [Delgleize, Barbara](#); [Fikes, Cathy](#); [Peterson, Erik](#); [Posey, Mike](#); [Kalmick, Dan](#); [Moser, Natalie](#)
Subject: Huntington Harbour Car Wash Liquor License
Date: Monday, May 17, 2021 4:10:11 PM

As long-time (44 year) homeowners in Huntington Harbour, we are very concerned about the proposal to license a 24 hour market and 6AM to 2AM liquor store in our neighborhood.

We believe that this operation will interfere with the quiet enjoyment of our property. It is located close to our home and across the street from some of our neighbors. A liquor store open until 2AM is likely to result in increased noise and traffic in this safe and quiet residential neighborhood, and has the potential of becoming a public nuisance.

In addition, the owner(s) have been very opaque and misleading in their postings for ownership change (which it apparently is not), and expansion of their liquor license. It appears that they tried to sneak this through without full transparent disclosure.

We strongly suggest that you do not approve this application.

James and Pamela Taylor
16851 Phelps Lane
Huntington Beach

ZONING ADMINISTRATOR PUBLIC HEARING

COMPLETED

IP address : 174.193.208.154
Response ID : RxbUldmw
Completion time : Apr 17, 2021 20:21:30
Time taken : 1 min 39 secs

Page 1 : PUBLIC COMMENTS FOR APRIL 21, 2021

PLEASE SUBMIT YOUR WRITTEN COMMENTS BY 10:00 AM THE DAY OF THE MEETING.

Q1.

First Name - Jan
Last Name - Hornstein

Q2. Phone Number

7144833386

Q3. Email

jhorns1125@gmail.com

Q4. Select the agenda item you would like to comment on (check all that apply)

For public comments not related to an agenda item, please select General Public Comment

Item No. 2 - Entitlement Plan Amendment No. 21-002 (Chevron Convenience Market)

Q5. Comment (300 word limit)

Item No. 2 - Entitlement Plan Amendment No. 21-002 (Chevron Convenience Market)

I am against this being a liquor selling establishment. Already too many in local area.

Q6. Would you like your public comment for **Item No. 2** read aloud at the hearing?

	Yes	No
Answer		

ZONING ADMINISTRATOR PUBLIC HEARING

COMPLETED

IP address : 172.112.223.22
Response ID : 05b3srmF
Completion time : Apr 18, 2021 18:27:05
Time taken : 15 mins

Page 1 : PUBLIC COMMENTS FOR APRIL 21, 2021

PLEASE SUBMIT YOUR WRITTEN COMMENTS BY 10:00 AM THE DAY OF THE MEETING.

Q1.

First Name - Jeanie
Last Name - Gibson

Q2. Phone Number

714-345-1726

Q3. Email

Jeaniegibson715@gmail.com

Q4. Select the agenda item you would like to comment on (check all that apply)

For public comments not related to an agenda item, please select General Public Comment

Item No. 2 - Entitlement Plan Amendment No. 21-002 (Chevron Convenience Market)

Q5. Comment (300 word limit)

Item No. 2 - Entitlement Plan Amendment No. 21-002 (Chevron Convenience Market)

We do not need this type of business in
Our little village. We already have a market. This harbour is not a 24 hour big city living place to
live and utilize this type of business!

Q6. Would you like your public comment for **Item No. 2** read aloud at the hearing?

	Yes	No
Answer	✓	

ZONING ADMINISTRATOR PUBLIC HEARING

COMPLETED

IP address : 47.157.248.95
Response ID : NaB3163I
Completion time : Apr 18, 2021 13:17:21
Time taken : 2 mins 59 secs

Page 1 : PUBLIC COMMENTS FOR APRIL 21, 2021

PLEASE SUBMIT YOUR WRITTEN COMMENTS BY 10:00 AM THE DAY OF THE MEETING.

Q1.

First Name - Jeanne
Last Name - Whitesell

Q2. Phone Number

714-846-8978

Q3. Email

jswhitesell3211@yahoo.com

Q4. Select the agenda item you would like to comment on (check all that apply)

For public comments not related to an agenda item, please select General Public Comment

Item No. 2 - Entitlement Plan Amendment No. 21-002 (Chevron Convenience Market)

Q5. Comment (300 word limit)

Item No. 2 - Entitlement Plan Amendment No. 21-002 (Chevron Convenience Market)

Please do not approve a 24 hour liquor store on this corner..

Q6. Would you like your public comment for **Item No. 2** read aloud at the hearing?

	Yes	No
Answer		

ZONING ADMINISTRATOR PUBLIC HEARING

COMPLETED

IP address : 172.112.242.16
Response ID : 2lRw8zWi
Completion time : May 18, 2021 22:26:39
Time taken : 36 mins

Page 1 : PUBLIC COMMENTS FOR MAY 19, 2021

PLEASE SUBMIT YOUR WRITTEN COMMENTS BY 10:00 AM THE DAY OF THE MEETING.

Q1.

First Name - Jeanette
Last Name - Lagda

Q2. Phone Number

(714)206-1015

Q3. Email

jay1la@yahoo.com

Q4. Select the agenda item you would like to comment on (check all that apply)

For public comments not related to an agenda item, please select General Public Comment

Item No. 1 - Entitlement Plan Amendment No. 21-002 (Chevron Convenience Market-Continued from the April 21, 2021 Zoning Administrator Meeting)

Q5. Comment (300 word limit)

Item No. 1 - Entitlement Plan Amendment No. 21-002 (Chevron Convenience Market-Continued from the April 21, 2021 Zoning Administrator Meeting)

I am AGAINST Entitlement Plan Amendment No. 21-002.

I have been living in the condo complex directly across the street from the Chevron Convenience Market on the corner of Algonquin and Davenport for 23 years. This corner is not a huge intersection but quite the opposite. All buildings are of close proximity to each other and mere steps away from my unit to the Chevron. My unit has direct view of the Chevron Convenience Market/Gas Station. Next to the Chevron is Harbour Rackhouse (formerly House of Brews) which is currently open until 2 a.m. serving alcohol. I and I am sure other residents in the area continue to hear excessive noise from people leaving Harbour Rackhouse as well as vehicles exiting the parking lot on a weekly basis therefore the sale of alcohol until 2:00 a.m. from the Chevron Market will only increase this excessive noise. I also noticed recently that the Chevron station is used occasionally as a meeting point for several vehicles late in the evening. These vehicles would screech down Davenport Drive away from Algonquin Street. Again...selling alcohol at the Chevron will only increase this excessive noise that we continue to hear in this area.

We don't need a convenience store in this part of the neighborhood selling alcohol until 2:00 a.m.

I see no benefits here. Go to Mike's Liquor or Ralphs for alcohol. Both are open until 11:00 p.m.

Thank you,
Jeanette Lagda

Q6. Would you like your public comment for **Item No. 1** read aloud at the hearing?

	Yes	No
Answer	✓	

From: [Jeannine M. Studer](#)
To: [Nguyen, Tess](#)
Subject: Opposition - Zoning Meeting Item 21-297 to amend CUP 15-055 at 16921 Algonquin Street
Date: Monday, April 19, 2021 1:31:26 PM

To the Zoning Committee,

I am writing to oppose the following item:

02/04/21 EPA 21-002 To amend CUP 15-055 to allow for the sale of full alcohol, modify the hours of operation to 24 hours daily, and allow alcohol sales from 6:00 am to 2:00 am. 16921 Algonquin St Chase Russell T. Nguyen Zoning Administrator

I am a 17 year resident of Huntington Beach on 4151 Branford Drive.

I just found out about the possibility of the gas station on Algonquin/Davenport becoming a 24 hour operation - with the ability to sell ALCOHOL.

I **STRONG OPPOSE** this zoning application.

This is a residential area. There is no need or use for this kind of business.

There are similar businesses open 24-hrs on the main streets near this area.

It should NOT be in a RESIDENTIAL AREA with children.

If you need to contact me, please do.

Sincerely,

Jeannine Studer

4151 Branford Drive

Huntington Beach, CA 92649

714-315-0078

From: [Siordia, Isela](#)
To: gdonohue@socal.rr.com
Cc: [Nguyen, Tess](#)
Subject: FW: April 21 meeting; item #2 I would like this read at the meeting
Date: Thursday, April 15, 2021 7:58:54 AM

Hello,

Thank you for your comments. I will forward your email to the staff planner, Tess Nguyen.

Kind regards,

Isela Siordia

Administrative Secretary
Department of Community Development
City of Huntington Beach
714-536-5271

The City of Huntington Beach's new electronic permit processing system HB ACA (Accela Citizen Access) is now open for submittals!

PLEASE READ ALL INSTRUCTIONS for setting up an account and submitting applications online through HB ACA before submitting a new application. If you have any questions on the submittal process after reading the instructions link below, please contact us at community.development@surfcity-hb.org.

*****HB ACA Help Center – Instructions to read before you apply online:**

<https://huntingtonbeachca.gov/help-center/>

*****HB ACA – Apply Online Here:**

<https://huntingtonbeachca.gov/aca>

From: Jerry Donohue <gdonohue@socal.rr.com>
Sent: Wednesday, April 14, 2021 5:12 PM
To: community.development@surfcity-hb.org
Subject: April 21 meeting; item #2 I would like this read at the meeting

I am writing in response to Entitlement Amendment No. 21-002. I live on Redwing Lane one block east of the proposed convenience market. I have lived here for 45 years and feel comfortable with the neighborhood. The Chevron gas station is located one block off Warner Ave. and at the south east end of the Huntington Harbour shopping center. This is an outlier station in that to the south and east lie residential properties instead of the usual commercial ventures found on larger streets. The shopping center generates a moderate amount of traffic during the day but once Trader Joe's closes at 8pm, Algonquin Ave. quiets down with minimal gas station usage. Allowing 24 hour access to a convenience store would be detrimental to my quiet evenings and sleep. It is warm enough in the summer to sleep with open windows and the noise generated by store would be bothersome. Ralph's, ½ mile away is open until 1am. There are several other convenience stores on Warner and

Bolsa Chica with a mile that could service late night customers. This is a residential neighborhood not lying on a major artery. Please allow us not to be inconvenienced with this store operating for 24 hours. Thanks, Gerald Donohue, 16806 Redwing Lane, HB 92649

From: [Siordia, Isela](#)
To: jillncagle@gmail.com
Cc: [Nguyen, Tess](#)
Subject: FW: Zoning Change on Davenport and Algonquin
Date: Thursday, April 15, 2021 3:01:34 PM

Hello,

Thank you for your comments. I will forward your email to the staff planner, Tess Nguyen.

Kind regards,

Isela Siordia

Administrative Secretary
Department of Community Development
City of Huntington Beach
714-536-5271

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*****HB ACA Help Center – Instructions to read before you apply online:**

<https://huntingtonbeachca.gov/help-center/>

*****HB ACA – Apply Online Here:**

<https://huntingtonbeachca.gov/aca>

From: Jill Cagle <jillncagle@gmail.com>
Sent: Thursday, April 15, 2021 1:44 PM
To: community.development@surfcity-hb.org
Subject: Zoning Change on Davenport and Algonquin

Hello,

I am a resident nearby this area and saw the notice that there is a zoning change for a 24 hour liquor store. I am completely against this. There is an elementary school just down the block, not to mention it is a residential area. Just this week there was a DUI that smashed into the Trader Joe's sign on that street. Do we really need more of these accidents that will only be caused by a 24 hour liquor store and people who make bad decisions? This zone change is not good for our community. There are PLENTY of other places nearby that are zoned for a liquor store that someone can go to. Please vote no on this zone change.

Thank you,

Jill Cagle

ZONING ADMINISTRATOR PUBLIC HEARING

COMPLETED

IP address : 172.112.217.29
Response ID : ZQCNy0g8
Completion time : Apr 18, 2021 18:37:47
Time taken : 9 mins 13 secs

Page 1 : PUBLIC COMMENTS FOR APRIL 21, 2021

PLEASE SUBMIT YOUR WRITTEN COMMENTS BY 10:00 AM THE DAY OF THE MEETING.

Q1.

First Name - Joanne
Last Name - Foland

Q2. Phone Number

7149076373

Q3. Email

Joanne@joannefoland.com

Q4. Select the agenda item you would like to comment on (check all that apply)

For public comments not related to an agenda item, please select General Public Comment

Item No. 2 - Entitlement Plan Amendment No. 21-002 (Chevron Convenience Market)

Q5. Comment (300 word limit)

Item No. 2 - Entitlement Plan Amendment No. 21-002 (Chevron Convenience Market)

We not need ANY convenience stores in Huntington Harbour. There are several within less than a mile...a 7-11, a liquor store and mini market on the edinger side, another at heil and bolsa chica, alberts Ins a ock from than and a liquor store with mini market just before the bend on warner and a walgreens and cvs across the street. This would be a poor choice and use of the land. I will never vote for a council member who votes yes on this.

Q6. Would you like your public comment for **Item No. 2** read aloud at the hearing?

	Yes	No
Answer		

ZONING ADMINISTRATOR PUBLIC HEARING

COMPLETED

IP address : 47.157.254.90
Response ID : Y1BUF7n6
Completion time : Apr 18, 2021 09:53:50
Time taken : 7 mins 50 secs

Page 1 : PUBLIC COMMENTS FOR APRIL 21, 2021

PLEASE SUBMIT YOUR WRITTEN COMMENTS BY 10:00 AM THE DAY OF THE MEETING.

Q1.

First Name - Joyce
Last Name - Ritchie

Q2. Phone Number

7143187923

Q3. Email

joy.ritchie@me.com

Q4. Select the agenda item you would like to comment on (check all that apply)

For public comments not related to an agenda item, please select General Public Comment

Item No. 2 - Entitlement Plan Amendment No. 21-002 (Chevron Convenience Market)

Q5. Comment (300 word limit)

Item No. 2 - Entitlement Plan Amendment No. 21-002 (Chevron Convenience Market)

I am totally against this location having a convenience market. The area has more than enough stores close by to serve this need. The area is also very prone to auto accidents.

Q6. Would you like your public comment for **Item No. 2** read aloud at the hearing?

	Yes	No
Answer	✓	

From: [Siordia, Isela](#)
To: msmjem@verizon.net
Cc: [Nguyen, Tess](#)
Subject: FW: reference agenda item # 21-002
Date: Monday, April 19, 2021 1:21:48 PM

Hello,

Thank you for your comments. I will forward your email to the project Planner, Tess Nguyen.

Kind regards,

Isela Siordia

Administrative Secretary
Department of Community Development
City of Huntington Beach
714-536-5271

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PLEASE READ ALL INSTRUCTIONS for setting up an account and submitting applications online through HB ACA before submitting a new application. If you have any questions on the submittal process after reading the instructions link below, please contact us at community.development@surfcity-hb.org.

*****HB ACA Help Center – Instructions to read before you apply online:**

<https://huntingtonbeachca.gov/help-center/>

*****HB ACA – Apply Online Here:**

<https://huntingtonbeachca.gov/aca>

From: June <msmjem@verizon.net>
Sent: Thursday, April 15, 2021 5:58 PM
To: community.development@surfcity-hb.org
Subject: reference agenda item # 21-002

Huntington Beach Zoning Commissioner,

Huntington Harbour is a family oriented community. We show pride in our homes, our neighbors, community and the educational system Ocean View School District provides. Any given weekday/weekend, you will see children riding their bikes to the beach or around the Harbour, as well as pet owners walking their fearless four legged companions.

Why would the Huntington Beach Zoning Administration allow a 24 hour convenience store and a liquor store to operate in a residual area? Drinking related fatal accidents occur after 11:00pm. The hot spot for these related accidents happen to occur at the corner of Algonquin and Warner. I have lived on Courtney Lane for 27 years and I have personally witnessed horrific accidents at this corner. The increasing alcohol related fatal accidents are awful. Huntington Harbour already has the Harbour

Rackhouse Bar in the Huntington Harbour Shopping Center which is very loud and filled with drunk drivers after 2:00am.

What are the main purchases made at these convenience stores? LIQUOR!!! There are 24 hour liquor/convenience stores on Warner and also on Bolsa Chica Street.

Around the corner there are also 24 liquor stores on PCH. These streets are main roadways that surround Huntington Harbour. Huntington Harbour doesn't need a 24 hour liquor/convenience store built into our community!! This is **NOT** ok. We, as a community are asking the Zoning Administration to reconsider this decision for the sake of our children, mothers, fathers, grandparents.

This will only add more drunk drivers on the road.

This is not CONVENIENT, it's a burden and it's a deadly decision!

So I ask this question again, why would the Huntington Beach Zoning Administration allow this?

June Maehara

From: [Katherine Irvin](#)
To: community.development@surfcity-hb.org; [Nguyen, Tess](#); [Siordia, Isela](#); [Cortez, Joanna](#); [Gates, Michael](#); [Carr, Kim](#); [Ortiz, Tito](#); [Delgleize, Barbara](#); [Fikes, Cathy](#); [Peterson, Erik](#); [Kalmick, Dan](#); [Moser, Natalie](#)
Subject: Gas Station at Algonquin and Davenport
Date: Wednesday, May 19, 2021 9:07:20 AM

Good Morning Council Members,

My name is Katherine Irvin and I live on Davenport island in the harbor. I am writing this morning to state that I adamantly OPPOSE the proposal by Chevron on the corner of Algonquin and Davenport to be able to sell alcohol until 2am. There are other liquor establishments in the area that are able to service the residents here so another option is not necessary and may have unforeseen consequences.

Please keep this areas safety in mind while casting your vote.

Thank you,
Katherine Irvin
16841 Sea Witch Lane
Huntington Beach 92649

From: [Siordia, Isela](#)
To: deemerddd@gmail.com
Cc: [Nguyen, Tess](#)
Subject: FW: Conditional I Use permit 15-055 Algonquin Street
Date: Monday, April 19, 2021 8:05:10 AM

Hello,

Thank you for your comments. I will forward your email to the project Planner, Tess Nguyen.

Kind regards,

Isela Siordia

Administrative Secretary
Department of Community Development
City of Huntington Beach
714-375-5081

The City of Huntington Beach's new electronic permit processing system HB ACA (Accela Citizen Access) is now open for submittals!

PLEASE READ ALL INSTRUCTIONS for setting up an account and submitting applications online through HB ACA before submitting a new application. If you have any questions on the submittal process after reading the instructions link below, please contact us at community.development@surfcity-hb.org.

*****HB ACA Help Center – Instructions to read before you apply online:**

<https://huntingtonbeachca.gov/help-center/>

*****HB ACA – Apply Online Here:**

<https://huntingtonbeachca.gov/aca>

From: Kathleen Deemer <deemerddd@gmail.com>
Sent: Sunday, April 18, 2021 6:51 PM
To: community.development@surfcity-hb.org
Subject: Conditional I Use permit 15-055 Algonquin Street

To: Zoning Administrator

I am writing to you regarding your upcoming agenda item –

- **Entitlement Plan Amendment No 21-002 Chevron Convenience Store,
16921 Algonquin Street.**

**I am writing to voice my opposition to the following
Conditional Use Permit 15-055 Chevron Market Beer and Wine**

As a resident of this family oriented neighborhood I am strongly opposed to a 24 hour

convenience and liquor store at this location, I strongly urge you to deny this permit.

- 1) This location is directly adjacent to a residential community of families, retirees and working professionals, Having a 24 - hour store will change the character of the neighborhood. This is not wanted or desired in this community. The rest of the Huntington Harbor Complex has business and restaurants that are not open 24 hours and having a 24 hour liquor/convenience store does not fit this area and will negatively impact the complex.
- 2) This is not a major street/ throughway and to enter into this area one would need to pass **many** drug stores, grocery stores, liquor stores and 3 - 24 hour convenience stores within a mile or less from this location. From which ever direction one would enter this neighborhood they would need to pass more than one of these businesses that can serve the needs of the area. Therefore, a 24 convenience store and liquor store is not needed.
- 3) I am very concerned that there will certainly be an increase in foot traffic that will bring an increase in crime such as theft, vandalism, property destruction as well as car accidents (we know there are many car accidents at warner and Algonquin involving alcohol or drug use) or incidents which would require police assistance This will be disruptive to the neighborhood as well well as making it unsafe. People wandering around this neighborhood in the early morning hours is not acceptable and will have a negative impact on the neighborhood and its residents.

We want our neighborhood to remain safe, to remain a pleasant environment for the families who live in this area. This permit will have a negative effect on the community.

I urge to carefully consider these comments, take into the consideration the opinions of the community and deny the request .

Thank you.

K. Deemer

Courtney Lane Resident

ZONING ADMINISTRATOR PUBLIC HEARING

COMPLETED

IP address : 47.157.249.142
Response ID : LvB3GN5P
Completion time : Apr 18, 2021 19:11:10
Time taken : 7 mins 47 secs

Page 1 : PUBLIC COMMENTS FOR APRIL 21, 2021

PLEASE SUBMIT YOUR WRITTEN COMMENTS BY 10:00 AM THE DAY OF THE MEETING.

Q1.

First Name - Kathleen
Last Name - Deemer

Q2. Phone Number

714642-9337

Q3. Email

deemerkd@gmail.com

Q4. Select the agenda item you would like to comment on (check all that apply)

For public comments not related to an agenda item, please select General Public Comment

Item No. 2 - Entitlement Plan Amendment No. 21-002 (Chevron Convenience Market)

Q5. Comment (300 word limit)

Item No. 2 - Entitlement Plan Amendment No. 21-002 (Chevron Convenience Market)

I strongly urge you to deny this permit.
This is not needed and will impact the area in a negative way.
Algonquin/Davenport is not a major street/ throughway and to enter into this area one would need to pass many drug stores, grocery stores, liquor stores and 3 - 24 hour convenience stores within a mile or less from this location. From which ever direction one would enter this neighborhood they would need to pass more than one of these business that can serve the needs of the area. A 24 convenience store and liquor store is not needed.

This will increase foot / transient traffic and will bring an increase in crime such as theft, vandalism, property destruction as well as car accidents (we know there are many car accidents at warner and Alonquin involving alcohol or drug use) or incidents which would require police assistance This will be disruptive to the neighborhood as well well as making it unsafe. People wandering around this neighborhood in the early morning hours is not acceptable and will have a negative impact on the neighborhood and its residents.

Our neighborhood needs to remain safe and peaceful. This will affect the neighborhood in a negative way .

Q6. Would you like your public comment for **Item No. 2** read aloud at the hearing?

	Yes	No
Answer		

ZONING ADMINISTRATOR PUBLIC HEARING

COMPLETED

IP address : 172.112.192.169
Response ID : wlztNena
Completion time : Apr 17, 2021 13:30:30
Time taken : 1 min 26 secs

Page 1 : PUBLIC COMMENTS FOR APRIL 21, 2021

PLEASE SUBMIT YOUR WRITTEN COMMENTS BY 10:00 AM THE DAY OF THE MEETING.

Q1.

First Name - Kathy
Last Name - Hope

Q2. Phone Number

714-840-0047

Q3. Email

kathy@healthbroker.com

Q4. Select the agenda item you would like to comment on (check all that apply)

For public comments not related to an agenda item, please select General Public Comment

Item No. 1 - Coastal Development Permit No. 20-023 (Nguyen Residence))

Q5. Comment (300 word limit)

Item No. 1 - Coastal Development Permit No. 20-023 (Nguyen Residence)

No 24 hour Liquor store!

Q6. Would you like your public comment for **Item No. 1** read aloud at the hearing?

	Yes	No
Answer		

ZONING ADMINISTRATOR PUBLIC HEARING

COMPLETED

IP address : 12.199.138.18
Response ID : OcBUicnC
Completion time : Apr 20, 2021 08:00:54
Time taken : 2 mins 20 secs

Page 1 : PUBLIC COMMENTS FOR APRIL 21, 2021

PLEASE SUBMIT YOUR WRITTEN COMMENTS BY 10:00 AM THE DAY OF THE MEETING.

Q1.

First Name - Keith
Last Name - Senn

Q2. Phone Number

9092284621

Q3. Email

keithsenn@hotmail.com

Q4. Select the agenda item you would like to comment on (check all that apply)

For public comments not related to an agenda item, please select General Public Comment

Item No. 2 - Entitlement Plan Amendment No. 21-002 (Chevron Convenience Market)

Q5. Comment (300 word limit)

Item No. 2 - Entitlement Plan Amendment No. 21-002 (Chevron Convenience Market)

Please refrain from permitting this in our neighborhood.

Q6. Would you like your public comment for **Item No. 2** read aloud at the hearing?

	Yes	No
Answer		✓

From: [Kerry Klayman](#)
To: [Nguyen, Tess](#)
Subject: Proposal for Chevron Station at Algonquin and Davenport
Date: Tuesday, April 20, 2021 7:36:21 AM

Hi Tess Nguyen,

I'm writing to you to voice my opposition to the conversion of the Chevron Station at Algonquin and Davenport into an all-night market/liquor store/gas station.

A couple of items I'd like to note.

The Chevron gas station is not on the main road but in the heart of the Huntington Harbour community of apartments, condos and homes.

Around the corner, just 2-3 blocks away, is a grammar school and park. Every day the little kids walk to school and the parents drop their kids off.

We are a residential neighborhood.

In the same shopping center as the Chevron station is a wonderful Trader Joes that sells liquor and groceries. Approximately .5 miles is a liquor store on Warner and one on Bolsa Chica. Also Alberstons is across the street from the liquor store on Warner and sells liquor. There is also Ralphs that I think is open all night selling liquor.

We don't need another liquor store and especially a liquor store right in the heart where our homes are.

Liquor stores bring a lot of traffic, noise and sometimes crimes.

This is bad for existing businesses and property values.

Thank you for listening.

Kerry Klayman
Home Owner in Huntington Harbour

ZONING ADMINISTRATOR PUBLIC HEARING

COMPLETED

IP address : 172.112.208.2
Response ID : cXCh73dt
Completion time : Apr 20, 2021 07:39:58
Time taken : 6 mins 13 secs

Page 1 : PUBLIC COMMENTS FOR APRIL 21, 2021

PLEASE SUBMIT YOUR WRITTEN COMMENTS BY 10:00 AM THE DAY OF THE MEETING.

Q1.

First Name - Kristen
Last Name - Senn

Q2. Phone Number

404-642-3502

Q3. Email

kristen@sennproperties.com

Q4. Select the agenda item you would like to comment on (check all that apply)

For public comments not related to an agenda item, please select General Public Comment

General Public Comment (not related to any agenda item)

Q5. Comment (300 word limit)

General Pulic Comment (not related to any agenda item)

Please do not allow the 24 hour market and liquor store at the corner of Algonquin and Davenport. It poses a threat to the safety of our community by attracting people at late hours of the night. This is a highly trafficked area, with many kids on bikes and people walking. We do not need people seeking alcohol at all times of the night, especially at "dead mans curve" aka Warner/Algonquin where we have numerous accidents, many of them fatal and most contributed to alcohol. Allowing this market would be irresponsible.

Q6. Would you like your **general public comment** read aloud at the hearing?

	Yes	No
Answer	<input checked="" type="checkbox"/>	<input type="checkbox"/>

ZONING ADMINISTRATOR PUBLIC HEARING

COMPLETED

IP address : 47.157.244.238
Response ID : NHzcabZx
Completion time : Apr 19, 2021 11:03:18
Time taken : 14 mins

Page 1 : PUBLIC COMMENTS FOR APRIL 21, 2021

PLEASE SUBMIT YOUR WRITTEN COMMENTS BY 10:00 AM THE DAY OF THE MEETING.

Q1.

First Name - Lara
Last Name - Anderson

Q2. Phone Number

7148400985

Q3. Email

la@laraanderson.com

Q4. Select the agenda item you would like to comment on (check all that apply)

For public comments not related to an agenda item, please select General Public Comment

Item No. 2 - Entitlement Plan Amendment No. 21-002 (Chevron Convenience Market)

Q5. Comment (300 word limit)

Item No. 2 - Entitlement Plan Amendment No. 21-002 (Chevron Convenience Market)

Please oppose this request. Operating 24 hours on a non-arterial street in a residential neighborhood is not appropriate. More liquor sales locations are not needed in the immediate area either, we have plenty already, thanks. This location is the close to 2 of the Harbour Beaches-- Davenport and Humboldt, which have had a marked increase in usage (and issues) in the last year. If the intent is to sell alcohol to beachgoers it will create even more headaches for our public safety officers, and alcohol isn't supposed to be allowed on the beaches.

Q6. Would you like your public comment for **Item No. 2** read aloud at the hearing?

	Yes	No
Answer		✓

From: [Larry Weisenthal](mailto:Larry.Weisenthal@surfcity-hb.org)
To: community.development@surfcity-hb.org
Subject: Amendment No. 21-002; Attn. Tess Nguyen and Zoning Administrator
Date: Tuesday, April 13, 2021 3:20:06 PM

Dear Zoning Administrator

Just today, for the very first time, I read about the proposal to amend a conditional use permit to essentially add a 24 hour convenience store and liquor store to an existing Chevron station and car wash at the corner of Algonquin St and Davenport Drive. I have owned and lived in a home in the immediate neighborhood for the past 42 years.

To say that I was shocked and outraged would be a gross understatement.

Seriously? 24 hour convenience market, with 2 AM liquor store, at the sleepy, residential neighborhood Harbour Mall?

Firstly, there is no need. There are two existing 2 AM liquor stores within a half mile. And it's not a food desert. There is an existing Trader Joe's, open until 9 PM. There are two existing 24 hour 7-11s located within about 1 1/2 miles. All of the above are (appropriately) located on major thoroughfares, in commercial strip malls. The Chevron station in question is located at the intersection of two quiet residential streets, in the middle of a quiet residential neighborhood.

Opening an all night gas station/market, with 2AM liquor store, would change the character of the neighborhood, attracting late night traffic, to say nothing of becoming a magnet for 3 AM drug deals. There is no shortage of upscale drug users in Huntington Harbour. The existence of an all night market provides a convenient excuse and location for people to be out in the vicinity at that time. Dark nooks and crannies of the Harbour Mall area provide discreet areas for quick deals. I'm certain that property crimes in the immediate single family home residential area would increase.

It's really a horrible idea. There is no community need or purpose to be served by allowing this radical change to the existing conditional use permit.

I would very much like to have this letter read at the meeting. Furthermore, I would like the opportunity to speak via Zoom at the April 21 public hearing, if this is permitted.

Sincerely yours,

Larry Weisenthal
17031 Courtney Lane
Huntington Beach CA 92649

From: [Larry Weisenthal](#)
To: community.development@surfcity-hb.org
Cc: [Cortez, Joanna](#); [Siordia, Isela](#); [Gates, Michael](#); [Nguyen, Tess](#)
Subject: Re: From Weisenthal: More on Entitlement Plan Amendment No 21-002
Date: Friday, April 16, 2021 1:04:31 PM
Attachments: [Screen Shot 2021-04-16 at 12.05.48 PM.png](#)
[Screen Shot 2021-04-16 at 12.06.06 PM.png](#)
[Screen Shot 2021-04-16 at 12.07.32 PM.png](#)
[Screen Shot 2021-04-16 at 12.08.18 PM.png](#)
[Screen Shot 2021-04-16 at 12.20.51 PM.png](#)
[Screen Shot 2021-04-16 at 12.23.11 PM.png](#)

Regarding nearby existing liquor stores:

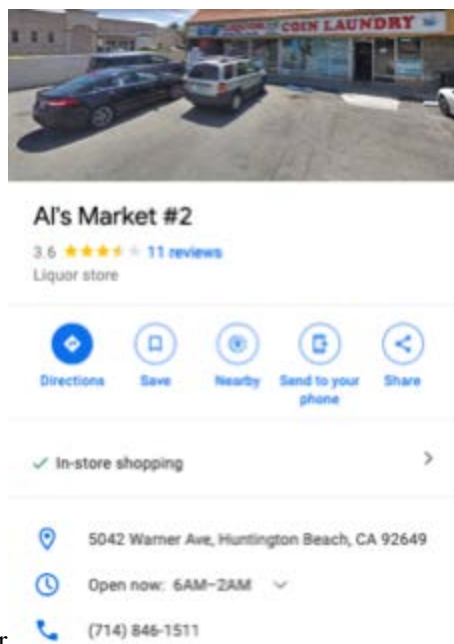
By my revised count, there are at least 4 within one mile. 6 within 1.5 miles.

I've been thinking more about the late nights, but, come to think of it, the 6AM beginning sales of hard liquor is problematic, also. Firstly, people with alcohol issues start drinking early.

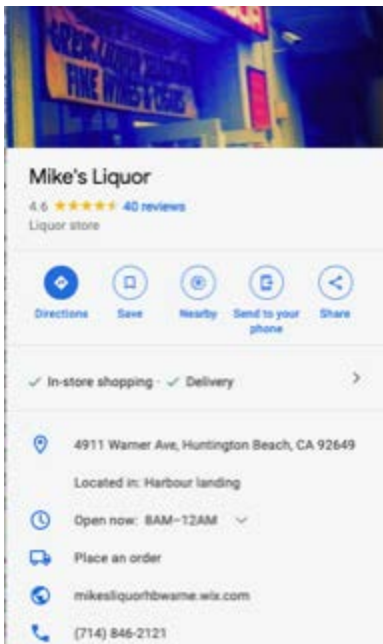
I can see drunks desperate for early eye openers. **It's notable that only a short way down Algonquin is a busy school crosswalk.** *Unlike the major thoroughfares on which all the other area liquor stores are located, this one alone exposes schoolchildren (post Covid) to daily hazard, owing to the large number of morning crossings there by young children.*

Below are the 6 liquor stores I counted within 1 1/2 miles. All have convenience stores. Below these is a partial list of 24 hour convenience markets without liquor sales. These don't include gas station convenience stores.

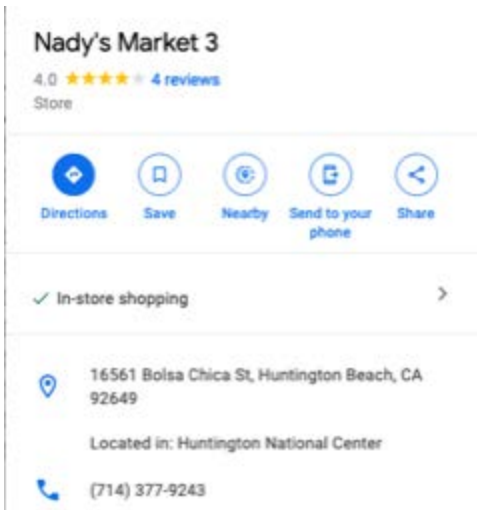
Al's Market. Warner near Bolsa Chica. Open 7 days until 2 AM



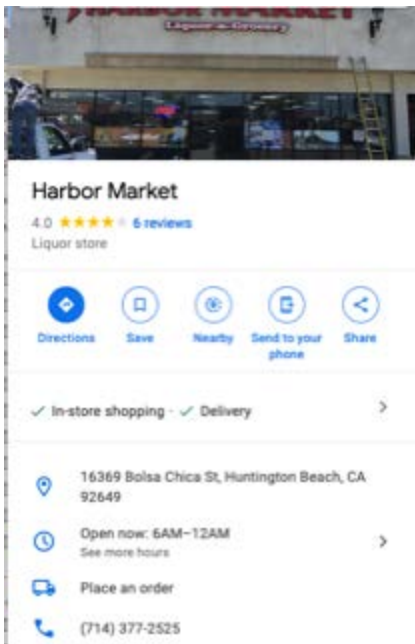
Mike's Liquor. Open until midnight.



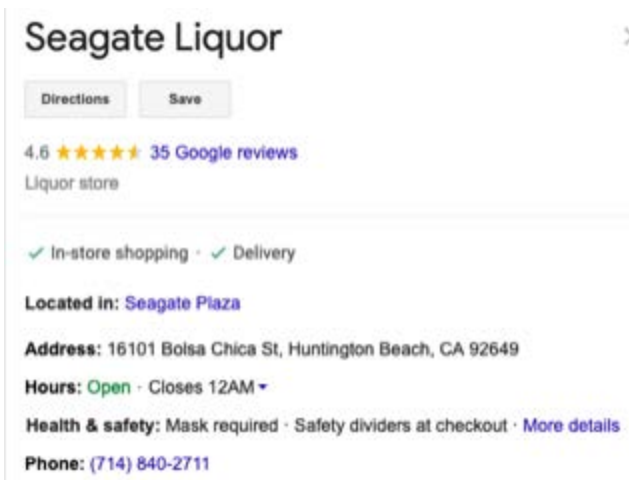
Nady's Market. Bolsa Chica/Heil. Wells Fargo Bank center. Open until midnight



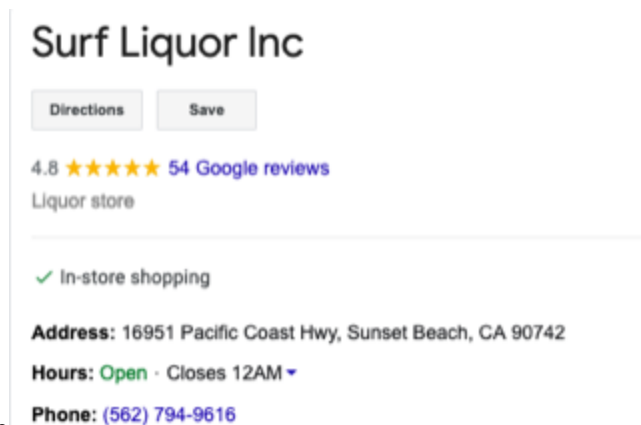
Harbor Market Bolsa Chica/Heil. Open until Midnight during week. Until 2 AM weekends.



Seagate Liquor. Bolsa Chica/Edinger. Open until midnight.



Surf Liquor PCH in Sunset Beach. Open until midnight.



All of the

above also have convenience stores.

In addition there are 24 Hour 7-11s on Bolsa Chica/Edinger, Warner/Springdale, PCH/9th (Sunset Beach), Warner/Goldenwest.

- Larry Weisenthal

From: [Larry Weisenthal](#)
To: SantaAna@abc.ca.gov
Cc: community.development@surfcity-hb.org; [Cortez, Joanna](#); [Nguyen, Tess](#); [Siordia, Isela](#); [Gates, Michael](#); [Zoning Administrator](#)
Subject: Protest ABC license application for 16921 Algonquin St, Huntington Beach, CA 92649
Date: Friday, April 30, 2021 12:35:38 PM

Dear CA ABC Administrator:

I am writing to protest the **grossly misleading** public notice provided for an ABC license application by **Russell Fischer Partnership** for their property located at **16921 Algonquin St, Huntington Beach, CA 92649**.

The premises in question has been operating for decades as a limited hours gasoline station and car wash at the intersection of two one lane residential streets (without a traffic light, as this is the intersection of two quiet residential streets which are not major 4 lane thoroughfares) in a very small boutique style community shopping center in the middle of a quiet residential neighborhood a short way from a busy school crossing.

In 2015, this business was given a stealth ABC license to sell only wine and beer. Community notification at this time was inadequate but not misleading. In the ensuing 6 years, these beverages were sold only during the hours of operation of the car wash, which closed for the day generally between 6PM and 8PM. Most of the purchases were simply convenience purchases by patrons of the car wash, awaiting their vehicles.

On January 20, 2021, the following notice was posted in the window of the above business. The notice was for a simple change in stock ownership.

DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL

PUBLIC NOTICE OF APPLICATION FOR OWNERSHIP CHANGE

APPLICANT RUSSELL FISCHER PARTNERSHIP, LP/SHIP, THE

TYPE OF LICENSE 20 OFF SALE BEER & WINE

BUSINESS NAME HUNTINGTON HARBOUR CAR WASH

BUSINESS ADDRESS 16921 ALGONQUIN ST. HUNTINGTON BEACH, CA 92649

APPLICANT HAS FILED FOR: CHANGE IN STOCK OWNERSHIP

IF A VERIFIED PROTEST IS TO BE MADE AGAINST THIS APPLICATION, IT MUST BE RECEIVED BY ANY OFFICE OF THE DEPARTMENT OR DEPARTMENTAL HEADQUARTERS, 3927 LENNANE DRIVE, SUITE 100, SACRAMENTO 95834, WITHIN 30 DAYS OF DATE POSTED. PROTESTS MUST BE VERIFIED. FURTHER INFORMATION REGARDING THIS APPLICATION AND VERIFICATION FORMS MAY BE OBTAINED AT

FOR MORE INFORMATION OR ASSISTANCE
CALL OR CONTACT
Dept of Alcoholic Beverage Control
2 MacArthur Pl, Ste 200
Santa Ana, CA 92707
(949) 265-3533

WARNING
Every person who intentionally defaces, alters, tears, or destroys this notice prior to 30 days from the date it was posted is subject to fine or imprisonment in the County Jail (Section 616, Penal Code).

X 1/20/2021
Date Posted

LOCATION IS CURRENTLY LICENSED TO SELL ALCOHOLIC BEVERAGES.

Two weeks later a public notice of application to sell alcoholic beverages was posted. The application

stated that it was for a “Premises to Premises Transfer & Person to Person Transfer.” There was nothing at all in either of the notifications that the application was for (1) an expanded license to include liquor, in addition to beer/wine, (2) expanded hours of service, from a de facto closing time of 6/8 PM to 2 AM, 7 days a week, and (3) in conjunction with the establishment of a new 24 hour/7 day convenience store, with expanded hours of gas station operation to 7 days a week.

DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL

PUBLIC NOTICE OF APPLICATION TO SELL ALCOHOLIC BEVERAGES

APPLICANT RUSSELL FISCHER PARTNERSHIP, LP/SHIP, THE

TYPE OF LICENSE 21 OFF SALE GENERAL

BUSINESS NAME HUNTINGTON HARBOUR CAR WASH

ADDRESS OF PREMISES 16921 ALGONQUIN ST HUNTINGTON BEACH, CA 92649

APPLICANT HAS FILED FOR: PREMISES TO PREMISES TRANSFER & PERSON TO PERSON TRANSFER

IF A VERIFIED PROTEST IS TO BE MADE AGAINST THIS APPLICATION, IT MUST BE RECEIVED BY ANY OFFICE OF THE DEPARTMENT OR DEPARTMENTAL HEADQUARTERS, 3927 LENNANE DRIVE, SUITE 100, SACRAMENTO 95834, WITHIN 30 DAYS OF DATE POSTED. PROTESTS MUST BE VERIFIED. FURTHER INFORMATION REGARDING THIS APPLICATION AND VERIFICATION FORMS MAY BE OBTAINED AT

02/04/2021
Date Posted

FOR MORE INFORMATION OR ASSISTANCE
CALL OR CONTACT
Dept of Alcoholic Beverage Control
2 MacArthur Pl, Ste 200
Sacramento, CA 95833
(916) 206-3533

WARNING
Every person who intentionally defaces, obliterates, tears down or destroys this notice prior to 30 days from the date it was posted is subject to fine or imprisonment in the County Jail (Section 416, Penal Code).

PREMISES ARE ALREADY **LICENSED TO SELL ALCOHOLIC BEVERAGES.**

Of course, neither I nor anyone else I know of lodged a timely protest. We had no idea of what was being proposed. The above notices appeared to the public to be only administrative actions to transfer an existing (note “already licensed” at bottom of lower notice) “Beer & Wine” (note “Type of License” on upper notice) license to new ownership. There wasn’t the slightest hint of the drastic change in type of business actually being proposed; therefore the public had no opportunity to provide objections and make a cogent case for denial of change of licensure.

Many residents of our neighborhood have just now discovered this slow moving outrage of a disaster. We feel utterly blindsided and I would greatly appreciate any guidance you can provide as to actions open to us to stop this deceptive and dishonest attempt to introduce this entirely unneeded and unwanted crime and nighttime traffic generating blight into our erstwhile quiet and relatively safe neighborhood.

Sincerely yours,

Larry Weisenthal
17031 Courtney Lane
Huntington Beach CA 92649

From: [Larry Weisenthal](#)
To: SantaAna@abc.ca.gov
Cc: community.development@surfcity-hb.org; [Cortez, Joanna](#); [Nguyen, Tess](#); [Siordia, Isela](#); [Gates, Michael](#); [Zoning Administrator](#)
Subject: ADDENDUM: Re: Protest ABC license application for 16921 Algonquin St, Huntington Beach, CA 92649
Date: Friday, April 30, 2021 2:34:32 PM
Attachments: [Screen Shot 2021-04-30 at 2.23.06 PM.png](#)
[Screen Shot 2021-04-30 at 2.17.11 PM.png](#)

Dear ABC Administrator:

I need to emphasize the following, which is what makes the issue in question particularly misleading:

Chronology:

Jan 20 2021.

Files notice of change of stock ownership. States Applicant has filed for: "Change in Stock Ownership"



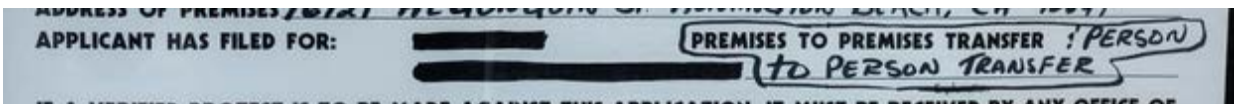
Feb 4, 2021

Files notice of application to sell alcoholic beverages. States applicant has filed for: "Premises to premises transfer & person to person transfer."

Note that it doesn't say "Applicant has filed for change of existing license from Beer & Wine only to Beer & Wine & Alcohol." Nor does it even say "Applicant has filed for change of "20 Off Sale Beer & Wine" to "21 Off Sale General," which might at least give a hint to those of us who aren't experts in the jargon of ABC licensing at least a hint of what type of change is actually being proposed; so that we could then go do a Google search and figure it out.

Any reasonable expectation would be that a member of the lay public would look to see what was being proposed, in this case "Applicant has filed for:"

So, we look there and it says applicant has filed for "Premises to Premises Transfer & Person to Person Transfer." It doesn't indicate the the applicant has filed for a fundamental change in the type of licensure.



I again I ask for some direction regarding opportunity for redress.

Sincerely yours,

Larry Weisenthal
17031 Courtney Lane
Huntington Beach CA 92649

On Apr 30, 2021, at 12:35 PM, Larry Weisenthal <larry.weisenthal@gmail.com> wrote:

Dear CA ABC Administrator:

I am writing to protest the **grossly misleading** public notice provided for an ABC license application by **Russell Fischer Partnership** for their property located at ***16921 Algonquin St, Huntington Beach, CA 92649.***

The premises in question has been operating for decades as a limited hours gasoline station and car wash at the intersection of two one lane residential streets (without a traffic light, as this is the intersection of two quiet residential streets which are not major 4 lane thoroughfares) in a very small boutique style community shopping center in the middle of a quiet residential neighborhood a short way from a busy school crossing.

In 2015, this business was given a stealth ABC license to sell only wine and beer. Community notification at this time was inadequate but not misleading. In the ensuing 6 years, these beverages were sold only during the hours of operation of the car wash, which closed for the day generally between 6PM and 8PM. Most of the purchases were simply convenience purchases by patrons of the car wash, awaiting their vehicles.

On January 20, 2021, the following notice was posted in the window of the above business. The notice was for a simple change in stock ownership.

<Chevron_ownership_posting.jpeg>

Two weeks later a public notice of application to sell alcoholic beverages was posted. The application stated that it was for a "Premises to Premises Transfer & Person to Person Transfer." There was nothing at all in either of the notifications that the application was for (1) an expanded license to include liquor, in addition to beer/wine, (2) expanded hours of service, from a de facto closing time of 6/8 PM to 2 AM, 7 days a week, and (3) in conjunction with the establishment of a new 24 hour/7 day convenience store, with expanded hours of gas station operation to 7 days a week.

<Chevron_ABC_posting.jpeg>

Of course, neither I nor anyone else I know of lodged a timely protest. We had no idea of what was being proposed. The above notices appeared to the public to be only administrative actions to transfer an existing (note "already licensed" at bottom of lower notice) "Beer & Wine" (note "Type of License" on upper notice) license to new ownership. There wasn't the slightest hint of the drastic change in type of business actually being proposed; therefore the public had no opportunity to provide objections and make a cogent case for denial of change of licensure.

Many residents of our neighborhood have just now discovered this slow moving outrage of a disaster. We feel utterly blindsided and I would greatly appreciate any guidance you can provide as to actions open to us to stop this deceptive and dishonest attempt to introduce this entirely unneeded and unwanted crime and nighttime traffic generating blight into our erstwhile quiet and relatively safe neighborhood.

Sincerely yours,

Larry Weisenthal
17031 Courtney Lane
Huntington Beach CA 92649

18 May 2021

To: Zoning Administration, Huntington Beach
CC: City Councilpersons, City Attorney
From: Larry Weisenthal, 17031 Courtney Lane

Subj: Zoning change to allow for 6 AM to 2 AM liquor sales, along with 24 hour convenience store, along with 24 hour gasoline station, at Chevron Station, Corner of Algonquin and Davenport.

There are two issues of relevance. First is procedure. Second is justification of proposed radical zoning change.

Regarding procedure: Given severe negative impact on neighborhood residents, proper and clear advance notification was in order. Notification of the zoning change applicant was grotesquely misleading. Notification by the City was deficient.

History: Prior to 2015, business was mainly operated as a car wash with self service gas. It included a limited inventory "store," with mainly automotive products sold. In 2015, the business was granted a license to sell beer & wine, with hours of operation limited to between 6 AM and 11 PM. HB Zoning Administration "Notice of Action," dated November 5, 2015 (Permit # 15-055 Attachment No. 1) made the following statements:

"The proposed alcohol sales, as conditioned, will not generate noise, traffic, demand for parking or other impacts above that which currently exists and inconsistent with the subject property's commercial zoning."

"CONDITIONS OF APPROVAL - CONDITIONAL USE PERMIT NO. 15-055:

"2. The use shall comply with the following:

a. Hours of operation for the gas station shall be limited to between 6:00 AM and 11 :00 PM Monday through Sunday."

It is self evident that the finding that "The proposed alcohol sales, as conditioned, will not generate noise, traffic, demand for parking or other impacts above that which currently exists and inconsistent with the subject property's commercial zoning" specifically pertained to a business ceasing operation at 11 PM.

Hold that thought.

On Jan 20, 2021, the sign to right was posted in a front window of the Chevron station. It states "Applicant has filed for change of stock ownership."

On Feb 4, 2021, the sign to right was posted adjacent to previous sign. It states "Applicant has filed for premises to premises transfer & person to person transfer." There is also a cryptic "Type of License" stating "21 Off Sale General." I and most others

DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL

PUBLIC NOTICE OF APPLICATION TO SELL ALCOHOLIC BEVERAGES

APPLICANT RUSSELL FISCHER PARTNERSHIP, LPSHIP, THE

TYPE OF LICENSE 21 OFF SALE GENERAL

BUSINESS NAME HUNTINGTON HARBOUR CAR WASH

ADDRESS OF PREMISES 16921 ALGONQUIN ST. HUNTINGTON BEACH, CA 92649

APPLICANT HAS FILED FOR: PREMISES TO PREMISES TRANSFER PERSON TO PERSON TRANSFER

IF A VERIFIED PROTEST IS TO BE MADE AGAINST THIS APPLICATION, IT MUST BE RECEIVED BY ANY OFFICE OF THE DEPARTMENT OR DEPARTMENTAL HEADQUARTERS, 3927 LENNANE DRIVE, SUITE 100, SACRAMENTO 95834, WITHIN 30 DAYS OF DATE POSTED. PROTESTS MUST BE VERIFIED. FURTHER INFORMATION REGARDING THIS APPLICATION AND VERIFICATION FORMS MAY BE OBTAINED AT

FOR MORE INFORMATION OR CALL OR CONTACT
 Dept of Alcoholic Beverage Control
 2 MacArthur Pl, Ste 200
 Santa Ana, CA 92707
 (857) 205-3533

WARNING
 Every person who intentionally defaces, obliterates, tears down or destroys this notice prior to 30 days from the date it was posted is subject to fine or imprisonment in the County Jail (Section 616, Penal Code).

PREMISES ARE ALREADY LICENSED TO SELL ALCOHOLIC BEVERAGES.

interpreted these two notices as (1) change of ownership and (2) allowing new owners to continue selling beer and wine. Nothing tells the layperson of plan to sell liquor until 2AM & operate gas station and new convenience market 24 hours, 7 days a week. In point of fact, there was no actual change in ownership - this appears to have been a smoke screen to disguise the radical changes being planned.

As a result of this deception, community residents missed the 30 day State liquor license objection window. The following, from the State Alcoholic Beverage Control website, shows arguments we could have made to the state alcohol board to object to the change in licensure, had we not been deceived, and had we therefore been given the opportunity to state our objections.

<https://www.abc.ca.gov/information-regarding-alcoholic-beverage-license-applications-and-protests/>

"Grounds for Protest: Some of the grounds of protest, which could relate to public welfare and morals, are as follows: 2 The premises is located in a residential area and the normal operation of the licensed premises would interfere with the quiet enjoyment of their property by the residents of the area. (Dept's. Rule 61.4, found in tit. 4, Cal. Code Regs.) 3 The premises or parking lot is located within 100 feet of a residence and the applicant has failed to establish that the operation of the licensed premises would not interfere with the quiet enjoyment of the property by the residents. (Dept's. Rule 61.4.) 4 Licensing the premises would create a public nuisance as defined in Penal Code Section 370. (Bus. & Prof. Code § 23958 and 23958.4.)"

Regarding point # 2:

It is true that the Chevron station in question is located in a commercial zone. But nuance is required. The commercial zone in question is embedded entirely within a residential neighborhood. It is not adjacent to any 4 lane thoroughfares - rather all adjacent streets are one lane in each direction residential streets, with no traffic lights. There are multiple homes within 200 feet; including homes with \$1.5 million valuations. There is an elementary school crosswalk about 1000 feet down the road which has very high usage of school children. I am unaware of a 24 hour gas station/convenience market/6 AM to 2 AM/7 day liquor store complex located in

any comparable neighborhood in all of Huntington Beach.

How would this proposed monstrosity negatively impact quality of life for community residents? Let me count the ways.

Bright lights 24/7. Traffic and noise, 24/7. Crime/drugs/prostitution. There is a prior history of prostitute/john hookups on the corner of Algonquin/Davenport. The presence of a 24/7 gas station/convenience market/2 AM liquor store would predictably attract crime/drugs/prostitution. The adjacent parking lot of the Harbour Mall provides a venue for nefarious hookups and dealings, with the 24/7 market/liquor store providing “cover” for miscreants to explain their goings on. This obviously extends to neighborhood crime. Breaking/entering/theft.

The proposed zoning change represents a huge escalation in threat to the surrounding community. I refer back to the conditions of the 2015 beer/wine zoning.

QUOTE: “2. The use shall comply with the following:

a. Hours of operation for the gas station shall be limited to between 6:00 AM and 11 :00 PM Monday through Sunday.”

If the 2015 beer/wine zoning imposed the above restrictions in hours of operations, it is utterly unfathomable why these restricted hours should now be disregarded, when the threat to the community is exponentially increased by the inclusion of a hard liquor license.

This raises the issue of the *need* for another liquor store in this census tract.

The Chevron station in question is located in census tract 0995.08.

According to California state records (<https://www.abc.ca.gov/licensing/licensing-reports/census-tract-authorizations/>) , there are currently three hard liquor licenses within this census tract:

License Number	Status	License Type	Orig. Iss. Date	Expir. Date	Primary Owner	Premises Addr.	Business Name	Geo Code
424241	ACTIVE	21	04/22/2005	03/31/2022	JARJOUR, AGARID	16101 BOLSA CHICA ST, STE B, HUNTINGTON BEACH, CA 92649 Census Tract: 0995.08	SEAGATE LIQUOR	3010
471900	ACTIVE	21	06/10/2009	06/30/2021	TRADER JOES COMPANY	16821 ALGONQUIN ST, HUNTINGTON BEACH, CA 92649-3810 Census Tract: 0995.08	TRADER JOES 244	3010
569867	ACTIVE	21	07/20/2016	06/30/2021	HARBOR MARKET	16369 BOLSA CHICA ST, HUNTINGTON BEACH, CA 92649-2664 Census Tract: 0995.08	HARBOR MARKET	3010

In addition, there are two other such licensees located mere hundreds of yards from this census tract (Al's Market #2 and Mike's Liquor). The population of Census Tract 0995.08 is 4760. The ratio of people to liquor stores is therefore 1586. Were the present zoning to be approved, the ratio would be 1190. Were the two additional liquor stores (mere yards away) included, the ratio would be 793. The average ratio of all Orange County Census tracts is 1686

County ↓	County Population ↑	County Ratio On- Sale ↑	County Ratio Off- Sale ↑
ORANGE	3194332	764	1686

(data from CA ABC website; linked above). Thus, there is absolutely no compelling need whatsoever to inflict this calamity on our community.

There are yet additional issues. Firstly, a street located less than 100 feet away is Courtney Lane. Courtney Lane runs precisely 440 yards. Located on Courtney Lane are two sober living residences. Need I explain the obvious?

Next, the intersection of Warner and Algonquin, which provides by far the major ingress into Chevron station in question, has been the scene of horrific carnage. I don't have data, but it seems there are ceaseless heart wrenching "memorials" to lives lost at that intersection. I can attest first hand that the danger to pedestrians (including homeless) crossing Davenport on Algonquin is already great, absent additional drunks.

Regarding point # 3, above. Although no residences are located within 100 feet, there are several located within 200 feet, as can be readily confirmed via Google maps.

Regarding point # 4, above, I have tried to explain why the proposed zoning change would create an enormous "public nuisance."

In summary, I implore the HB City authorities to side with the interests of hundreds of community residents, and reject the proposed change in zoning.

Sincerely yours,

Larry Weisenthal (42 year resident homeowner in the impacted community under consideration)
17031 Courtney Lane
Huntington Beach, CA 92649

larry.weisenthal@gmail.com

<http://weisenthalcancer.com>

From: [Laurie Conners](#)
To: huntingtonbeachca.gov/zacommentcommunity.development@surfcity-hb.org; [Zoning Administrator](#); [Nguyen, Tess](#); islea.siordia@surfcity-hb.org; [Cortez, Joanna](#); [Gates, Michael](#); [Carr, Kim](#); [Ortiz, Tito](#); [Delgleize, Barbara](#); [Fikes, Cathy](#); [Peterson, Erik](#); [Posey, Mike](#); [Kalmick, Dan](#); [Moser, Natalie](#)
Subject: File #21-378, Agenda Item #21-002
Date: Tuesday, May 18, 2021 8:49:52 PM

To the Huntington Beach Council,

As a resident of Huntington Beach for 25 years, this is the first time I am writing to you. This is how strongly I object to a liquor store operating down the street from my family with extended hours.

It is unnecessary. There are at least 2 liquor stores within a mile from the gas station.

It will bring undesirable customers to our neighborhood. Most responsible consumers do not need to obtain their alcohol after regular store hours.

It is a bad combination. I already live across from the notorious HB drug dealer (ask any HB police officer. They know his name and exactly where he lives), whose customers steal from our houses and raid our vehicles for cash to buy their drugs. How much more horrible it will become to live here when these drug users combine the drugs with alcohol? Why would an organization that is created to make decisions in the best interest of its residents purposely increase risk to the community?

As counsel members, you need to do what we elected you to do: Protect the community and HB residents, not serve one company's greed.

If this does pass, I will no longer patronize the car wash, gas station and store. I will go OUTSIDE the city to do so, removing tax income for the city. Why would I contribute to the organization that put my family in higher risk? I would not. I will not.

Laurie Conners
17152 Westport Drive

From: [Laurie Maben](#)
To: huntingtonbeachca.gov/zacommentcommunity.development@surfcity-hb.org; [Zoning Administrator](#); [Nguyen, Tess](#); islea.siordia@surfcity-hb.org; [Cortez, Joanna](#); [Gates, Michael](#)
Cc: [Carr, Kim](#); [Ortiz, Tito](#); [Delgleize, Barbara](#); [Fikes, Cathy](#); [Peterson, Erik](#); [Posey, Mike](#); [Kalmick, Dan](#); [Moser, Natalie](#)
Subject: Chevron store / liquor permit
Date: Sunday, May 16, 2021 5:23:45 PM

To Who it May Concern:

We are writing to the members of the HB community developers and zoning administrator, and the Huntington Beach City Council, regarding the upcoming hearing [on May 19th](#) - reference file #**21-378**, Agenda Item # **21-002**, **in expanding a Chevron convenience store to selling liquor.**

We are residents in Huntington Harbor and live near the Chevron gas station that is being considered to become a 24 hr business with liquor sales [from 6:00 am-2:00 am](#). We are **deeply** concerned and object to this permit vehemently, which has been deceptively attempted into being considered!

We love our family-oriented community! It's a safe, and healthy neighborhood. There are often many, many children and adults constantly being seen riding bicycles, skate boarding, and walkers walking dogs and runners crossing the intersection of Algonquin, Davenport and Courtney (where this proposed liquor store is being discussed). If there was to be 19 hr. alcohol sales added to this active mix of pedestrians and activity, it will be detrimental to our wonderful community!

There are 4 other liquor stores within 1 mile radius and a Ralph's grocery store and Trader Joe's, which sell liquor, less than a mile from the considered location of this store. This clearly is NOT needed and wouldn't be meeting community and resident needs!

As representatives of the wonderful city of Huntington Beach, please take these points into consideration and object to this proposal! It's wrong for this community!

Thank you for preserving the family-oriented / healthy environment in HB.

Sincerely,
Laurie and Pat Maben
[17151 Westport Dr.](#)

Sent from my iPad

From: [Leigh G](#)
To: community.development@surfcity-hb.org; [Zoning Administrator](#); [Nguyen, Tess](#); islea.siordia@surfcity-hb.org; [Cortez, Joanna](#); [Gates, Michael](#)
Cc: [Carr, Kim](#); [Delgleize, Barbara](#); [Fikes, Cathy](#); [Peterson, Erik](#); [Posey, Mike](#); [Kalmick, Dan](#); [Moser, Natalie](#)
Subject: File #21-378, Agenda item #21-002
Date: Wednesday, May 19, 2021 4:06:06 AM

I am a resident of Huntington Harbour for 25 years and have never had a problem locating hard liquor within a ½ mile of our residence.

There is no need or benefit to our neighborhood having another location selling hard liquor or expanding the convenience store to 24 hours a day. This store is within 100 feet of residence and the 24 hour service would hurt the residents.

Please do not read this objection out loud at the meeting.

Regards

A concern resident of Huntington Beach Harbour.

Sent from [Mail](#) for Windows 10

From: [Siordia, Isela](#)
To: mimi.m4286@gmail.com
Cc: [Nguyen, Tess](#)
Subject: FW: reference agenda item #21-002
Date: Wednesday, April 21, 2021 10:30:47 AM

Hello,

Thank you for your comment. I will forward you email to the staff planner, Tess Nguyen.

Kind regards,

Isela Siordia

Administrative Secretary
Department of Community Development
City of Huntington Beach
714-536-5271

The City of Huntington Beach's new electronic permit processing system HB ACA (Accela Citizen Access) is now open for submittals!

PLEASE READ ALL INSTRUCTIONS for setting up an account and submitting applications online through HB ACA before submitting a new application. If you have any questions on the submittal process after reading the instructions link below, please contact us at community.development@surfcity-hb.org.

*****HB ACA Help Center – Instructions to read before you apply online:**

<https://huntingtonbeachca.gov/help-center/>

*****HB ACA – Apply Online Here:**

<https://huntingtonbeachca.gov/aca>

From: Linda Morrow <mimi.m4286@gmail.com>

Sent: Wednesday, April 21, 2021 10:09 AM

To: community.development@surfcity-hb.org

Subject: reference agenda item #21-002

Regarding liquor store in our neighborhood

I am very much against having a liquor store in the Harbour Mall!! Please do what you can for all the Harbour and not let this bring down our neighborhood.

Thank you in advance for reading this and helping keep our neighborhood safe and we don't need a liquor store here especially open from 6am to 2am.

Thank you
Linda Morrow

From: [Patrick Evans](#)
To: [community.development@surfcity-hb.org](#); [Zoning Administrator](#); [Nguyen, Tess](#); [islea.siordia@surfcity-hb.org](#); [Cortez, Joanna](#); [Gates, Michael](#)
Cc: [Carr, Kim](#); [Ortiz, Tito](#); [Delgleize, Barbara](#); [Fikes, Cathy](#); [eric.peterson@surfcity-hb.org](#); [Posey, Mike](#); [Kalmick, Dan](#); [Moser, Natalie](#)
Subject: Hearing May 19, 2021 Agenda Item #21-002 – Chevron Gas Station / Car Wash – Application for Liquor License 24/7 Operating hours NEIGHBOR OPPOSITION TO APPLICATION
Date: Wednesday, May 19, 2021 8:17:04 AM

May 19, 2021

To: Community Development, Planning and Zoning
City of Huntington Beach
cc. City Council

Re: Hearing May 19, 2021 Agenda Item #21-002 – Chevron Gas Station / Car Wash – Application for Liquor License 24/7 Operating hours

Dear City Staff and Council Members,

We live about 300 yards from the subject site, Chevron station at corner of Davenport and Algonquin.

We are adamantly opposed to the application.

The gas station and its existing convenience shop have operated for many years without selling alcoholic beverages and without being open round the clock. There is no reason, nothing has happened, to change at this point. If the owner/ operator is desperate for revenue such that they must turn to selling liquor round the clock, then it is time to revisit their business plan, not expand it at neighborhood expense – some liquor revenue for increased costs, risk, and nuisance to the residents.

There are plenty of nearby liquor stores and grocery stores that are (or post pandemic soon will be back) on 24/7 schedule. Anyone in the neighborhood around the Chevron can easily and conveniently find an around the clock store nearby. There is no need for another 24/7 liquor sales location.

The Chevron station is situated off the main road, Warner Ave., in a residential neighborhood, albeit at the corner of a shopping center.

The intersection of Davenport and Algonquin has no traffic light, and at times is very busy and hazardous, with fast cross traffic and pedestrians.

Adding traffic going to and from the gas station, some of it for the purpose of buying liquor, will make worse the traffic congestion.

Our neighbors share our concern that if granted, the application will cause people to frequent our neighborhood when otherwise they would have no reason to visit.

On Courtney Lane there is already significant traffic, with many cars on it and Davenport driving dangerously at high speed, ignoring residential area speed limits.

This will only get worse with more traffic headed toward a 24-hours liquor store. It should also be noted that unfortunately, there are too many accidents involving the Warner curve at Algonquin.

The entire area around the gas station is already traffic heavy and challenged; adding a 24-hour store will make it worse.

Generally, a 24-hour small store in a residential neighborhood is there for the neighbors. Often such a store is needed and welcomed. However, in this case, there is no need or welcome.

We urge the City staff and Council to deny the application. Please read into or add our comments to the record. Thank you.

Sincerely,

Lorraine and Patrick Evans
17102 Courtney Lane
Huntington Beach, CA 92649

Office contact no. 714-594-5722

From: [Ramos, Ricky](#)
To: [Chi, Oliver](#)
Cc: [Luna-Reynosa, Ursula](#); [Villasenor, Jennifer](#); [Nguyen, Tess](#); [Cortez, Joanna](#)
Subject: RE: Zoning Administrator
Date: Wednesday, May 19, 2021 10:41:11 AM

Hi Oliver – Yes, we will.

Ricky Ramos
Senior Planner
City of Huntington Beach
(714) 536-5624

From: Chi, Oliver <oliver.chi@surfcity-hb.org>
Sent: Wednesday, May 19, 2021 10:21 AM
To: Luna-Reynosa, Ursula <ursula.luna-reynosa@surfcity-hb.org>; Ramos, Ricky <rramos@surfcity-hb.org>; Villasenor, Jennifer <JVillasenor@surfcity-hb.org>
Subject: FW: Zoning Administrator

Hey ULR, JV, and Ricky!

Quick FYI... see comment below from Lyn, regarding the Chevron convenience store item on the ZA Agenda later today. Could you please make sure it's incorporated as part of the record of the item's consideration?

Thanks so much for all you do!!!

Best,
Oliver

Oliver Chi
City Manager

City of Huntington Beach
2000 Main Street
P.O. Box 190
Huntington Beach, CA 92648
Office: (714) 536-5575
Cell: (310) 663-9837

From: Lyn Semeta <lrsemeta@gmail.com>
Sent: Wednesday, May 19, 2021 10:05 AM
To: Chi, Oliver <oliver.chi@surfcity-hb.org>
Cc: CC Erik Peterson <erikpetersonhb@gmail.com>; Delgleize, Barbara <Barbara.Delgleize@surfcity-hb.org>; Carr, Kim <Kim.Carr@surfcity-hb.org>
Subject: Zoning Administrator

Oliver,

I just sent the following email to the email provided on the Zoning Administrator Agenda for today and it was rejected. Can you please assure that it is read into the record. Thank you for your cooperation.

Lyn Semeta

Good Afternoon. I was contacted by residents in the North Huntington Beach area last evening who were incredulous that the City is recommending approval of Agenda Item 1. seeking an ENTITLEMENT PLAN AMENDMENT for the CHEVRON CONVENIENCE MARKET. This amendment would allow 24 hour operations and the sale of alcohol from 6:00 a.m. continuing on into the middle of the night until 2:00 a.m.

The store is located at the corner of Algonquin and Davenport Drive and is directly across the street from single family homes on Courtney Lane with additional multiple residences on Algonquin. The residential streets bordering the gas station do NOT provide buffers to the nearby residential uses. There is no parking lot between the site and the residences like there is in the rest of the Huntington Harbour Mall.

Calling these residential streets a buffer defies logic and reality. Such an amendment would most definitely be detrimental to the general welfare of persons working or residing in the vicinity AND detrimental to the value of the property and improvements in the neighborhood. It is a fallacy to state that the site is located within an existing commercial area with other similar uses surrounding the site. No other business anywhere close to the site allows 24 hour sales and certainly not alcohol sales. By contrast, the Rackhouse Restaraunt nearby closes at 12:00 a.m. Furthermore, the sale of alcoholic beverages is for off-site consumption only and will clearly generate detrimental impacts to surrounding properties.

On behalf of myself, my family and my neighbors, we request that this Entitlement Plan Amendment be denied.

Sincerely,

Lyn Semeta
Former Mayor of Huntington Beach
Huntington Beach Resident

ZONING ADMINISTRATOR PUBLIC HEARING

COMPLETED

IP address : 47.157.253.159
Response ID : OozfyHFT
Completion time : Apr 17, 2021 16:43:02
Time taken : 4 mins 41 secs

Page 1 : PUBLIC COMMENTS FOR APRIL 21, 2021

PLEASE SUBMIT YOUR WRITTEN COMMENTS BY 10:00 AM THE DAY OF THE MEETING.

Q1.

First Name - Maggie
Last Name - Ratanapratum

Q2. Phone Number

7144212492

Q3. Email

funnymommyof2@yahoo.com

Q4. Select the agenda item you would like to comment on (check all that apply)

For public comments not related to an agenda item, please select General Public Comment

Item No. 2 - Entitlement Plan Amendment No. 21-002 (Chevron Convenience Market)

Q5. Comment (300 word limit)

Item No. 2 - Entitlement Plan Amendment No. 21-002 (Chevron Convenience Market)

I cross this corner daily to go to the shops at Huntington Harbour. Every time I cross, I have to be hypervigilant; cars do not pay attention to pedestrians. Right now this is a carwash/gas station and already dangerous with cars pulling out from both driveways. Adding an alcohol/convenience store 24 hours a day just makes it extra dangerous. Every 2 years people die at the corner of Algonquin and Warner, every weekend there are DUIs and accidents as people leave the bars on that corner. You are just making it even more dangerous. It is irresponsible to add 24 convenience stores to this area. You are not improving the area, you are being reckless.

Q6. Would you like your public comment for **Item No. 2** read aloud at the hearing?

	Yes	No
Answer	<input checked="" type="checkbox"/>	<input type="checkbox"/>

ZONING ADMINISTRATOR PUBLIC HEARING

COMPLETED

IP address : 45.49.180.121
Response ID : R8z0HCdD
Completion time : Apr 18, 2021 13:44:35
Time taken : 5 mins 40 secs

Page 1 : PUBLIC COMMENTS FOR APRIL 21, 2021

PLEASE SUBMIT YOUR WRITTEN COMMENTS BY 10:00 AM THE DAY OF THE MEETING.

Q1.

First Name - mariana
Last Name - ritchie

Q2. Phone Number

8187314991

Q3. Email

mariana@ventegra.com

Q4. Select the agenda item you would like to comment on (check all that apply)

For public comments not related to an agenda item, please select General Public Comment

General Public Comment (not related to any agenda item)


Q5. Comment (300 word limit)

General Pulic Comment (not related to any agenda item)

The carwash at the corner of Devenport and Algonquin, removed their unique and cute styled store, being a generic mini-mart and now wants to put in a 24-hour market/liquor store where there's currently the Chevron gas station.

I am apposed to this addition because: 1) there are already 24 hour providers in the area 2) this is a family/residential neighborhood 3) we are battling theft and robberies in this residential neighborhood now. Who goes to mini markets past 10PM? generally for alcohol. We do not this in this family residential area. The recent high density growth in HB has already really left its mark.

Q6. Would you like your **general public comment** read aloud at the hearing?

	Yes	No
Answer		

From: [marilyn.wong](mailto:marilyn.wong@surfcity-hb.org)
To: community.development@surfcity-hb.org; [Nguyen, Tess](#); [Siordia, Isela](#); [Cortez, Joanna](#); [Gates, Michael](#); [Carr, Kim](#); [Ortiz, Tito](#); [Delgleize, Barbara](#); [Fikes, Cathy](#); [Peterson, Erik](#); [Posey, Mike](#); [Kalmick, Dan](#); [Moser, Natalie](#)
Subject: hearing on 5/19/2021 at 1:30 p.m., Reference File # 21-378, Agenda item # 21-002, Huntington Harbour Chevron Gas Station/Convenience Store
Date: Tuesday, May 18, 2021 6:24:36 PM

Dear Community Developer, Zoning Administrator, and Huntington Beach City Council,

I am a resident at 17072 Courtney Lane, Huntington Beach CA 92649 for the past 28 years and strongly oppose the Chevron gas station/convenience store/car wash owner on the corner of Algonquin St. and Davenport Dr. in the Huntington Harbour Mall sell distilled spirits between 6:00 a.m. and 2:00 a.m. and extend their gas station and convenience store operations to 24 hours due to the following reasons.

- Store is located within 100 feet of residences and threatens this quiet and safe community.

- Store is located within ½ mile of elementary school and near a school crossing.

- Extended liquor sales hours until 2:00 a.m. increases alcohol-related problems, crowds and crime (prostitution, drugs, robbery, etc.), traffic and noise.

- Will lower housing value of this highly desirable neighborhood.

- Store is located within 1 mile radius of 4 other liquor stores.

There is absolutely no local or resident need or benefit to sell hard liquor in this neighborhood and extending operations to 24 hours!!! Also, the Chevron ownership actions were sneaky and opaque in their outrageous plan and I don't know any neighbors who approve.

You have my permission to read aloud my objection during tomorrow's hearing. If further information is needed, please contact me at 714-846-3955. Thank you.

Sincerely,

Marilyn Wong

From: [Siordia, Isela](#)
To: momwong@hotmail.com
Cc: [Nguyen, Tess](#)
Subject: FW: public hearing on April 21, 2021 at 1:30 PM reference agenda item # 21-002
Date: Monday, April 19, 2021 8:34:28 AM

Hello,

Thank you for your comments. I will forward your email to the project Planner, Tess Nguyen.

Kind regards,

Isela Siordia

Administrative Secretary
Department of Community Development
City of Huntington Beach
714-536-5271

The City of Huntington Beach's new electronic permit processing system HB ACA (Accela Citizen Access) is now open for submittals!

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<https://huntingtonbeachca.gov/help-center/>

*****HB ACA – Apply Online Here:**

<https://huntingtonbeachca.gov/aca>

From: marilyn wong <momwong@hotmail.com>
Sent: Saturday, April 17, 2021 3:47 PM
To: community.development@surfcity-hb.org
Subject: public hearing on April 21, 2021 at 1:30 PM reference agenda item # 21-002

Dear Zoning Administrator,

I am a resident at 17072 Courtney Lane, Huntington Beach CA 92649 for the past 28 years and oppose a 6 AM to 2 AM liquor store and 24-hour convenience market at the Chevron gas station/car wash on the corner of Davenport Dr. and Algonquin St. in the Huntington Harbour Mall because Trader Joe's, Harbour Rackhouse, and other eateries already exceed the needs of this quiet community. If further information is needed, please contact me at 714-846-3955. Thank you.

Sincerely,

Marilyn Wong

ZONING ADMINISTRATOR PUBLIC HEARING

COMPLETED

IP address : 47.157.247.2
Response ID : hZBUSyVB
Completion time : Apr 17, 2021 21:05:56
Time taken : 4 mins 10 secs

Page 1 : PUBLIC COMMENTS FOR APRIL 21, 2021

PLEASE SUBMIT YOUR WRITTEN COMMENTS BY 10:00 AM THE DAY OF THE MEETING.

Q1.

First Name - Mary
Last Name - Lund

Q2. Phone Number

7148460699

Q3. Email

merrylund@aol.com

Q4. Select the agenda item you would like to comment on (check all that apply)

For public comments not related to an agenda item, please select General Public Comment

Item No. 2 - Entitlement Plan Amendment No. 21-002 (Chevron Convenience Market)

Q5. Comment (300 word limit)

Item No. 2 - Entitlement Plan Amendment No. 21-002 (Chevron Convenience Market)

I vote No to a liquor store at Davenport and Algonquin. There have been numerous drunk driver car accidents here and one where they hit a man walking and then the drunk hit my car and totaled it. I oppose another liquor store in my community.

Q6. Would you like your public comment for **Item No. 2** read aloud at the hearing?

	Yes	No
Answer	✓	

ZONING ADMINISTRATOR PUBLIC HEARING

COMPLETED

IP address : 47.157.252.163
Response ID : xEzuUyFT
Completion time : Apr 18, 2021 07:04:58
Time taken : 18 mins

Page 1 : PUBLIC COMMENTS FOR APRIL 21, 2021

PLEASE SUBMIT YOUR WRITTEN COMMENTS BY 10:00 AM THE DAY OF THE MEETING.

Q1.

First Name - Mary
Last Name - Whaley

Q2. Phone Number

714-270-4131

Q3. Email

Mewhaley@live.com

Q4. Select the agenda item you would like to comment on (check all that apply)

For public comments not related to an agenda item, please select General Public Comment

Item No. 2 - Entitlement Plan Amendment No. 21-002 (Chevron Convenience Market)

Q5. Comment (300 word limit)

Item No. 2 - Entitlement Plan Amendment No. 21-002 (Chevron Convenience Market)

I am a Huntington Harbour homeowner. I am strongly against this location being approved for 24 hour sales of liquor. There are multiple near by stores operating that can accommodate this demand for the local population. This will impact traffic, noise and safety for the immediate area. This is more important than \$ in my opinion. I would expect our civil representatives to strongly consider these concerns. I now go to this Chevron occasionally for gas/car wash. If this is approved I plan to "boycott " this business .

Q6. Would you like your public comment for **Item No. 2** read aloud at the hearing?

	Yes	No
Answer	<input checked="" type="checkbox"/>	<input type="checkbox"/>

From: [Cortez, Joanna](#)
To: [Nguyen, Tess](#)
Subject: FW: Agenda Item: 21-002 Chevron Convenience Market: April 21, 2021 1:30 p.m. Public Hearing 16921 Algonquin St.
Date: Tuesday, April 13, 2021 5:41:58 PM

FYI

Joanna Cortez | 714.536.5271

From: Sharpe, Melanie <Melanie.Sharpe@kyl.com>
Sent: Tuesday, April 13, 2021 5:41 PM
To: Cortez, Joanna <Joanna.Cortez@surfcity-hb.org>
Subject: Agenda Item: 21-002 Chevron Convenience Market: April 21, 2021 1:30 p.m. Public Hearing 16921 Algonquin St.

Tess Nguyen:

I am in receipt of the above hearing notice. As a nearby resident I **object** to this gas station/car wash getting a liquor license and being open 24 hours a day. The Harbour Rackhouse bar is right next door. We already have so many crashes on the corner of Warner & Algonquin that we don't need any other reasons for drunk driving in our area. (Our shopping center sign on Warner & Algonquin was just hit/crashed into). There are plenty of liquor stores/mini markets on Warner and Bolsa Chica.

We don't need people buying extra last minute liquor when they get in the Harbor, especially during the Christmas Boat Parade.

Thank you,

Melanie Sharpe

From: [Siordia, Isela](#)
To: marksfamily@sbcglobal.net
Cc: [Nguyen, Tess](#)
Subject: FW: #21-002 Chevron Convenience Market selling liquor
Date: Wednesday, April 14, 2021 9:07:48 AM

Hello Melisa,

Thank you for your email. I will forward this to the project planner, Tess Nguyen.

Kind regards,

Isela Siordia

Administrative Secretary
Department of Community Development
City of Huntington Beach
714-536-5271

The City of Huntington Beach's new electronic permit processing system HB ACA (Accela Citizen Access) is now open for submittals!

PLEASE READ ALL INSTRUCTIONS for setting up an account and submitting applications online through HB ACA before submitting a new application. If you have any questions on the submittal process after reading the instructions link below, please contact us at community.development@surfcity-hb.org.

*****HB ACA Help Center – Instructions to read before you apply online:**

<https://huntingtonbeachca.gov/help-center/>

*****HB ACA – Apply Online Here:**

<https://huntingtonbeachca.gov/aca>

From: Melisa Marks <marksfamily@sbcglobal.net>
Sent: Tuesday, April 13, 2021 6:42 PM
To: community.development@surfcity-hb.org
Subject: #21-002 Chevron Convenience Market selling liquor

Please forward to the correct department...

From: Melisa Marks <marksfamily@sbcglobal.net>
Date: April 13, 2021 at 5:28:35 PM PDT
To: zoningadministrator@surfcity-hb.org
Subject: #21-002 Chevron Convenience Market selling liquor

I want to let you know I live in Huntington Harbor and I oppose the request for the store to add in an off-premise liquor license. There are several other locations very near by to purchase beer, wine and distilled spirits. I oppose the opening at 6 am to 2am as well. The will only cause more problems in this area. The area is

already super packed with cars from the car wash and people walking and bike riders it is a dangerous intersection. Please come and do traffic studies before you allow any further construction at this intersection and you will see for your self... the bike area is terrible as there is poor bike crossing... we do not need more people in the area purchasing to get alcohol and drive driving drunk.

For many years, there has been several accidents at the corner of Warner and Algonquin street due to driving under the influence... even deaths of young men. We do not need more places to purchase liquor in this area.

Please let me know if you have additional questions

Melisa Marks
iPad

ZONING ADMINISTRATOR PUBLIC HEARING

COMPLETED

IP address : 174.238.11.64
Response ID : ViRI4WsD
Completion time : Apr 18, 2021 16:44:54
Time taken : 8 mins 25 secs

Page 1 : PUBLIC COMMENTS FOR APRIL 21, 2021

PLEASE SUBMIT YOUR WRITTEN COMMENTS BY 10:00 AM THE DAY OF THE MEETING.

Q1.

First Name - Michale
Last Name - Brode

Q2. Phone Number

7146425268

Q3. Email

Mikeyhb@aol.com

Q4. Select the agenda item you would like to comment on (check all that apply)

For public comments not related to an agenda item, please select General Public Comment

Item No. 2 - Entitlement Plan Amendment No. 21-002 (Chevron Convenience Market)

Q5. Comment (300 word limit)

Item No. 2 - Entitlement Plan Amendment No. 21-002 (Chevron Convenience Market)

This does not fit the neighborhood and further commercializes a suburban area which already has appropriate shopping. This type of business already exists in nearby non residential areas.

Q6. Would you like your public comment for **Item No. 2** read aloud at the hearing?

	Yes	No
Answer		✓

ZONING ADMINISTRATOR PUBLIC HEARING

COMPLETED

IP address : 47.157.240.219
Response ID : kYRyK2Oz
Completion time : May 19, 2021 09:45:51
Time taken : 50 mins

Page 1 : PUBLIC COMMENTS FOR MAY 19, 2021

PLEASE SUBMIT YOUR WRITTEN COMMENTS BY 10:00 AM THE DAY OF THE MEETING.

Q1.

First Name - Michael
Last Name - Myers, M.D.

Q2. Phone Number

562-493-1237

Q3. Email

re3@weight.com

Q4. Select the agenda item you would like to comment on (check all that apply)

For public comments not related to an agenda item, please select General Public Comment

Item No. 1 - Entitlement Plan Amendment No. 21-002 (Chevron Convenience Market-Continued from the April 21, 2021 Zoning Administrator Meeting)

Q5. Comment (300 word limit)

Item No. 1 - Entitlement Plan Amendment No. 21-002 (Chevron Convenience Market-Continued from the April 21, 2021 Zoning Administrator Meeting)

My wife and I are 39-year residents of HH and have seen decades of progress. However, REGRESSION will result if the above is adopted.

Businesses struggle to succeed, and cities should accommodate reasonable requests. This may be the intent; however, it is fatally flawed with conclusions inconsistent and unsupported by facts and scientific data. Section 1 states:

“Furthermore, the sale of alcoholic beverages is for off-site consumption only and will not generate detrimental impacts to surrounding properties.”

This may be technically true, but consumption will undoubtedly occur at adjacent locations. The reason for purchasing alcohol in the late evening is for immediate consumption; you do not shop at a service station at midnight to purchase for a future soiree. Judging by the trash and empty containers on the street and adjacent properties that I run across in the early morning, it appears likely that the “partying” was taking place in vehicles at these locations.

Even setting aside the above, if you look at published, scientific peer reviewed studies, you find multiple studies demonstrating that reducing the hours during which outlets can sell alcohol late at night substantially reduces the rates of adverse alcohol-related events such as violence and traffic injuries/deaths. This is not just a Huntington Beach phenomenon; it is documented to occur world-wide. One review article, which includes references to multiple studies, was published in Public Health Research and Practice (“Impacts of changes to trading hours of liquor licences on alcohol-related harm: a systematic review 2005–2015” available at <http://dx.doi.org/10.17061/phrp2641644>).

These “detrimental impacts to surrounding properties” should result in the proposed zoning amendment being denied.

Q6. Would you like your public comment for **Item No. 1** read aloud at the hearing?

	Yes	No
Answer		

ZONING ADMINISTRATOR PUBLIC HEARING

COMPLETED

IP address : 172.112.230.173
Response ID : RLbFMok1
Completion time : Apr 19, 2021 19:48:31
Time taken : 3 mins 24 secs

Page 1 : PUBLIC COMMENTS FOR APRIL 21, 2021

PLEASE SUBMIT YOUR WRITTEN COMMENTS BY 10:00 AM THE DAY OF THE MEETING.

Q1.

First Name - Michele
Last Name - Abbott

Q2. Phone Number

714-925-8048

Q3. Email

mabbott797@yahoo.com

Q4. Select the agenda item you would like to comment on (check all that apply)

For public comments not related to an agenda item, please select General Public Comment

Item No. 2 - Entitlement Plan Amendment No. 21-002 (Chevron Convenience Market)

Q5. Comment (300 word limit)

Item No. 2 - Entitlement Plan Amendment No. 21-002 (Chevron Convenience Market)

I live in the harbor on Silliman Drive. We DO NOT need a 24 hour store of any kind on the Harbor Mall. It will attract the homeless and others who do not need to be in our community at all hours of the day and night. DO NOT approve this "convenience" mart!!!!

Q6. Would you like your public comment for **Item No. 2** read aloud at the hearing?

	Yes	No
Answer	✓	

ZONING ADMINISTRATOR PUBLIC HEARING

COMPLETED

IP address : 73.170.100.26
Response ID : RwcNS0WA
Completion time : May 19, 2021 09:42:12
Time taken : 12 mins

Page 1 : PUBLIC COMMENTS FOR MAY 19, 2021

PLEASE SUBMIT YOUR WRITTEN COMMENTS BY 10:00 AM THE DAY OF THE MEETING.

Q1.

First Name - Mike
Last Name - Scott

Q2. Phone Number

510-396-3949

Q3. Email

mjscott1@gmail.com

Q4. Select the agenda item you would like to comment on (check all that apply)

For public comments not related to an agenda item, please select General Public Comment

Item No. 1 - Entitlement Plan Amendment No. 21-002 (Chevron Convenience Market-Continued from the April 21, 2021 Zoning Administrator Meeting)

Q5. Comment (300 word limit)

Item No. 1 - Entitlement Plan Amendment No. 21-002 (Chevron Convenience Market-Continued from the April 21, 2021 Zoning Administrator Meeting)

Hello, I have been a resident and owner in the condo complex directly across the street from Chevron for the last 20 years.

I am against Entitlement Plan Amendment No. 21-002.

Reasons:

From Attachment No. 1 Findings and Conditions of Approval, the finding states that "The 24-hour daily operation of the gas station and convenience market is not anticipated to generate additional noise, traffic, or impacts above existing conditions". This finding is incorrect because, by definition, the opposite is true. The extended operational hours and offering alcohol is based on and intended to increase traffic and activity particularly in the late evening hours. This represents additional noise, traffic and impact ABOVE existing conditions.

From Attachment No. 1 Findings and Conditions of Approval, the finding that "The residential uses to the east and south of the subject site are buffered from noise related to the business by major streets (Algonquin Street and Davenport Drive)" is completely false as evidenced by actual residents living there. A real-world datapoint is Harbour Rackhouse located adjacent to Chevron which is currently open until 2am and serves alcohol. Residents living across Algonquin Street continue to hear excessive noise levels from people and cars exiting Harbour Rackhouse after 1am on a weekly basis. This demonstrates that the street does NOT buffer noise. Furthermore, with Chevron physically located closer to residents across Algonquin Street than Harbour Rackhouse, noise levels related to the business would increase due to proximity.

The overall impact of approving Entitlement Plan Amendment No. 21-002 would be negative versus positive. Therefore, I am against Entitlement Plan Amendment No. 21-002.

Thank You,
Mike Scott

Q6. Would you like your public comment for **Item No. 1** read aloud at the hearing?

	Yes	No
Answer		

From: [Mike Stambaugh](#)
To: community.development@surfcity-hb.org; [Zoning Administrator](#); [Nguyen, Tess](#); jsles.siordia@surfcity-hb.org; [Cortez, Joanna](#); [Gates, Michael](#)
Cc: [Carr, Kim](#); [Ortiz, Tito](#); [Fikes, Cathy](#); [Peterson, Erik](#); [Posey, Mike](#); [Kalmick, Dan](#); [Moser, Natalie](#); [geicaboone](#)
Subject: #21-378, Agenda item #21-002
Date: Monday, May 17, 2021 3:43:18 PM

Good afternoon,

We've only been residents in HB for about 16 months, but we have 2 boys, ages 7 and 6, both attending Harbor View Elementary. We are on Branford, across the street from the park/school.

It seems to me that all-night / 24-hour liquor & spirit sales is the last thing that our fantastic community needs. We are literally surrounded by convenience stores and liquor stores. Do we really need another one?? I was born and raised in Whittier, CA and grew up seeing places like uptown Whittier become blighted where businesses struggled to make it. As a result, there is constant turnover and a significant homeless problem.

I strongly object to permitting Chevron to expand their sales of liquor and spirits at all hours of the night. You already have a homeless problem in HB. I understand that many of you are trying to get a handle on the homeless issues that ultimately blight our neighborhoods. Do you think that allowing Chevron to do what they want is going to help or hurt to that end?? Protect our community, HB! Say NO to Chevron!

-Please read comments aloud at the hearing.

Thanks!
Mike Stambaugh

From: [Mimi Irvin](mailto:Mimi.Irvin@surfcity-hb.org)
To: community.development@surfcity-hb.org; [Zoning Administrator](#); [Nguyen, Tess](#); islea.siordia@surfcity-hb.org; [Cortez, Joanna](#); [Gates, Michael](#); [Carr, Kim](#); [Ortiz, Tito](#); babara.delgleize@surfcity-hb.org; [Fikes, Cathy](#); [Peterson, Erik](#); [Posey, Mike](#); [Kalmick, Dan](#); natalie.moser@surfcity-hb.org
Subject: File #21-378 agenda item #21-002
Date: Wednesday, May 19, 2021 7:55:14 AM

I cannot believe that someone would even think about placing 24 hour convenience store that sells liquor and gas station in the middle of family homes and a nearby school.

We are already have thefts occurring more frequently in this area and now you want to allow more late night activity & encourage criminal activity into this area!

The Chevron on Edinger & Bolsa Chica is already 24 hr if someone needed to get gas and/or something from a convenience store.

My first question would be who's going to allow this to occur and how do we get them fired for sheer stupidity and unsound decision making.

Bottomline is that any 24 hr store or gas station is an entry point for criminals to hang out and even follow our young & elderly people to their homes....

and seriously, another liquor store! what is this becoming, downtown LA? We already have plenty of nearby places for someone to get liquor.

This permit should be denied.

I am also encouraging my fellow neighbors to start to boycott this Chevron immediately due to their greed.

Please have my objections read aloud at the hearing

ZONING ADMINISTRATOR PUBLIC HEARING

COMPLETED

IP address : 172.112.219.28
Response ID : bgbc4xiz
Completion time : Apr 16, 2021 19:48:26
Time taken : 3 hrs 16 mins

Page 1 : PUBLIC COMMENTS FOR APRIL 21, 2021

PLEASE SUBMIT YOUR WRITTEN COMMENTS BY 10:00 AM THE DAY OF THE MEETING.

Q1.

First Name - Paula
Last Name - Shawa

Q2. Phone Number

714 290-3975

Q3. Email

pshawa@outlook.com

Q4. Select the agenda item you would like to comment on (check all that apply)

For public comments not related to an agenda item, please select General Public Comment

Item No. 2 - Entitlement Plan Amendment No. 21-002 (Chevron Convenience Market)

Q5. Comment (300 word limit)

Item No. 2 - Entitlement Plan Amendment No. 21-002 (Chevron Convenience Market)

We strongly object to the proposal to turn this Chevron into a 24-hour liquor/convenience market and gas station. The location is adjacent to a residential area and will create noise and traffic at all hours of the day. There also are many similar businesses already located within the vicinity. What has happened to the city of Huntington Beach? it's turning into cheeseball Florida with a 7-Eleven on every corner and rampant over-development. Shame on you!

Q6. Would you like your public comment for **Item No. 2** read aloud at the hearing?

	Yes	No
Answer		

ZONING ADMINISTRATOR PUBLIC HEARING

COMPLETED

IP address : 172.112.245.109
Response ID : UZCNiEI1
Completion time : Apr 21, 2021 08:04:56
Time taken : 2 mins 31 secs

Page 1 : PUBLIC COMMENTS FOR APRIL 21, 2021

PLEASE SUBMIT YOUR WRITTEN COMMENTS BY 10:00 AM THE DAY OF THE MEETING.

Q1.

First Name - Penny
Last Name - Gimplin

Q2. Phone Number

714-840-1508

Q3. Email

Samuel1952@yahoo.com

Q4. Select the agenda item you would like to comment on (check all that apply)

For public comments not related to an agenda item, please select General Public Comment

Item No. 2 - Entitlement Plan Amendment No. 21-002 (Chevron Convenience Market)

Q5. Comment (300 word limit)

Item No. 2 - Entitlement Plan Amendment No. 21-002 (Chevron Convenience Market)

I would like to voice my opinion that I object to the convenient store being put on this corner, this is not a main street traffic would have to come into an actual neighborhood to access this liquor store it is a very very busy corner and additional traffic could make it even more dangerous also several places in the area very close on main streets where people can purchase the exact same items I believe this is a dangerous decision and can put residence And children in danger

Q6. Would you like your public comment for **Item No. 2** read aloud at the hearing?

	Yes	No
Answer		✓

From: [Preeti Ghuman](#)
To: [Zoning Administrator](#)
Subject: FW: Public Hearing Entitlement Plan Amendment No 21-002 (Chevron Convenience Market)
Date: Monday, April 19, 2021 10:08:01 AM

Dear Ms. Nguyen,

I oppose the proposed conditional use permit #15-055 to allow the sale of beer, wine, and distilled spirits at this location. I live nearby and this gas station is in a residential neighborhood. Trader Joes and restaurants in the Huntington Harbour Mall already sell alcohol, as well as numerous places on Warner Ave. and PCH. I am ok with the gas station and market being open 24 hours a day, but opposed to a liquor license at this location.

Thank you,
Preeti Ghuman
Warner/Algonquin HB

Sent from [Mail](#) for Windows 10

ZONING ADMINISTRATOR PUBLIC HEARING

COMPLETED

IP address : 174.246.49.212
Response ID : aeRFDnQq
Completion time : Apr 18, 2021 19:10:59
Time taken : 11 mins

Page 1 : PUBLIC COMMENTS FOR APRIL 21, 2021

PLEASE SUBMIT YOUR WRITTEN COMMENTS BY 10:00 AM THE DAY OF THE MEETING.

Q1.

First Name - Regina
Last Name - Larson

Q2. Phone Number

(714) 350-5673

Q3. Email

regina_rebello@yahoo.com

Q4. Select the agenda item you would like to comment on (check all that apply)

For public comments not related to an agenda item, please select General Public Comment

Item No. 2 - Entitlement Plan Amendment No. 21-002 (Chevron Convenience Market)

Q5. Comment (300 word limit)

Item No. 2 - Entitlement Plan Amendment No. 21-002 (Chevron Convenience Market)

I am against letting chevron sell liquor and changing their hours. We have a lot of liquor stores within walking distance and it will increase the likelihood of us having drunk drivers and vagrants and trouble makers in our neighborhood late at night. There is a lot of traffic at that intersection too so walkers might get hit by a car. If someone wants liquor they can go to Trader Joe's and buy it during store hours. This late night liquor store is only catering to trouble:

Q6. Would you like your public comment for **Item No. 2** read aloud at the hearing?

	Yes	No
Answer		✓

From: [Rick Kagawa](#)
To: [Zoning Administrator](#); [Nguyen, Tess](#)
Subject: #21-378 Agenda item#21-002
Date: Wednesday, May 19, 2021 8:31:06 AM

Please let it be known that our household does not want the Chevron station at the corner of Algonquin and Davenport to be a 24 hour liquor store.

It will completely change the nature of our quiet neighborhood. Traffic would increase at all hours of the night in a residential neighborhood. There are already several liquor stores in the area that are not in a residential area.

There would be no advantage or convenience to the local residents, just more traffic and late night activity. It will decrease the value of our homes.

Please vote against the measure.

Richard Kagawa
4172 Silliman Drive
Huntington Beach, CA 92649

ZONING ADMINISTRATOR PUBLIC HEARING

COMPLETED

IP address : 172.112.242.153
Response ID : HWbDENCt
Completion time : Apr 18, 2021 10:47:10
Time taken : 8 mins 45 secs

Page 1 : PUBLIC COMMENTS FOR APRIL 21, 2021

PLEASE SUBMIT YOUR WRITTEN COMMENTS BY 10:00 AM THE DAY OF THE MEETING.

Q1.

First Name - Richard
Last Name - Thomas

Q2. Phone Number

714-795-8233

Q3. Email

r49thomas@gmail.com

Q4. Select the agenda item you would like to comment on (check all that apply)

For public comments not related to an agenda item, please select General Public Comment

Item No. 2 - Entitlement Plan Amendment No. 21-002 (Chevron Convenience Market)

Q5. Comment (300 word limit)

Item No. 2 - Entitlement Plan Amendment No. 21-002 (Chevron Convenience Market)

We do not need a 24 hour business operation in our neighborhood. There are plenty of places to buy liquor in the immediate area. No need for extra traffic, congestion and noise. We have had several accidents in the area due to alcohol, speeding and late night travel. No need to add to this problem. I am against this proposal. Thanks

Q6. Would you like your public comment for **Item No. 2** read aloud at the hearing?

	Yes	No
Answer		

ZONING ADMINISTRATOR PUBLIC HEARING

COMPLETED

IP address : 172.112.200.113
Response ID : 1eCsC7u4
Completion time : Apr 18, 2021 10:52:31
Time taken : 42 mins

Page 1 : PUBLIC COMMENTS FOR APRIL 21, 2021

PLEASE SUBMIT YOUR WRITTEN COMMENTS BY 10:00 AM THE DAY OF THE MEETING.

Q1.

First Name - Rick
Last Name - Garcia

Q2. Phone Number

9097282763

Q3. Email

gottheone@mac.com

Q4. Select the agenda item you would like to comment on (check all that apply)

For public comments not related to an agenda item, please select General Public Comment

Item No. 2 - Entitlement Plan Amendment No. 21-002 (Chevron Convenience Market)

Q5. Comment (300 word limit)

Item No. 2 - Entitlement Plan Amendment No. 21-002 (Chevron Convenience Market)

Rick Garcia

Like we need another Liquor store? Must I remind you that the purchase of medical marijuana is illegal in Huntington Beach for a good reason. If folks can't figure to to purchase their booze between 6am and 2am they must have a problem that we as residents don't need around here. This is a horrible idea for our neighborhood & community residents. This will only attract transits and the homeless not to mention out of town people/ tourist with no regard to our public safety and well being. Drunk drivers have always been a problem on Warner, note we have not one one but two Dead Mans Curves , have you seen the photo of the recent crash and destruction into our trader joe sign last week? Ive seen so many displays of flowers at that conner over that past two decade that it seems like once a month , sometimes two at a time.

Advertising for DUI either drunk or stoned is not a plus to our family values much less the value of our homes. I understand that the City needs tax revenue but if this is the only idea they have then let's recall them. Like the title of this amendment says this is an Entitlement Plan designed as a corporate tax scheme for the new owners who don't live in the area and don't care one bit for us tax paying property owners.

Tito Ortiz you live in the neighborhood where do you stand on this issue?
I for one will be boycotting this Chevron form now on join. Please join us.

Q6. Would you like your public comment for **Item No. 2** read aloud at the hearing?

	Yes	No
Answer		

ZONING ADMINISTRATOR PUBLIC HEARING

COMPLETED

IP address : 75.83.159.51
Response ID : b4bllaWQ
Completion time : May 13, 2021 16:28:46
Time taken : 32 mins

Page 1 : PUBLIC COMMENTS FOR MAY 19, 2021

PLEASE SUBMIT YOUR WRITTEN COMMENTS BY 10:00 AM THE DAY OF THE MEETING.

Q1.

First Name - Rick
Last Name - Jones

Q2. Phone Number

714-625-9277

Q3. Email

rcjhbeach@gmail.com

Q4. Select the agenda item you would like to comment on (check all that apply)

For public comments not related to an agenda item, please select General Public Comment

Item No. 1 - Entitlement Plan Amendment No. 21-002 (Chevron Convenience Market-Continued from the April 21, 2021 Zoning Administrator Meeting)

Q5. Comment (300 word limit)

Item No. 1 - Entitlement Plan Amendment No. 21-002 (Chevron Convenience Market-Continued from the April 21, 2021 Zoning Administrator Meeting)

As a long time area resident, I am opposed to both requests to amend hours of service and additional/increased alcoholic sales opportunities!

As for the 24 hour operational request, this location is in a predominantly residential community and not on a main traffic through way. The additional late hours would likely promote loitering and result in additional manpower burden to our already tasked HBPD.

Re the increased alcohol sales, we already have over 2 dozen area bars, restaurants, grocery stores, liquor stores and convenience stores in the immediate area providing adult beverage products for sale we do not need another. As an area resident, we have been subjected to numerous vehicle "hit and run" on area park cars and also deal with loud and obnoxious people walking home from their late night celebration's especially during the summer months.

Providing additional easier access to adult beverages upon exiting existing area establishments does not seem responsible. Please be respectful of our community and vote NO!

Thank you.

Q6. Would you like your public comment for **Item No. 1** read aloud at the hearing?

	Yes	No
Answer	<input checked="" type="checkbox"/>	<input type="checkbox"/>

From: [Rocio Griley](#)
To: [Carr, Kim; community.development@surfcity-hb.org](#); [Nguyen, Tess; isela.slordia@Surfcity-hb.org](#); [Cortez, Joanna; michaelgates@surfcity-hb.org](#); [Ortiz, Tito; Delgleize, Barbara; Fikes, Cathy; Peterson, Erik; Posey, Mike; Kalmick, Dan; natilie.moser@Surfcity-hb.org](#)
Subject: Gas Station Algonquin and Davenport
Date: Wednesday, May 19, 2021 8:53:57 AM

I am writing you to **OPPOSE** the building/permitting of a Liquor Store at the corner of Davenport and Algonquin in Huntington Beach.

This is a residential BEDROOM community and there should be NO need for additional liquor sales in the neighborhood. We are all trying to raise our families in a SAFE and FAMILY oriented neighborhood, and additional alcohol sales does not promote these things.

There are already several establishments selling liquor within a .5 mile radius of this location. Here are just a few....there are many more.

Trader Joes .02mi

Mike's Liquor .2mi

Al's Market #2 .2mi

Albertsons .3mi

There are already several bar establishments within .2 miles of this location that serve alcohol, up to 1am.

Alcohol sales add to the local crime rates.

Suggest you take a minute to read this study by the US National Library of Medicine on "[The Association between Density of Alcohol Establishments and Violent Crime withing Urban Neighborhoods](#)"

Crime WILL GO UP... see the study written by Humboldt State University "[Alcohol Outlets and Violent Crime](#)"

You must wonder why home values and ultimately property taxes (Property taxes are huge revenue for the city) are so low in our HB waterfront communities???

It's because of projects like this, and the lack of upkeep to our streets, landscape, etc. by the city.

We all know that the property values for our harbor communities would easily be double, and in many cases TRIPLE what they today compared to Newport Beach.... if our city just took time to protect and reinvest in our communities. This should be a revenue generator for the city, but instead, opening establishments like additional Liquor Outlets only hurt our property values.

Adding an additional establishment to sell booze and cigarettes is NOT a positive thing for our

neighborhood and we DO NOT WANT THIS.

Sincerely,

Rocio Griley
3862 Sirius Drive
Huntington Beach, CA 92649

From: ronilee1@verizon.net
To: community.development@surfcity-hb.org
Cc: [Nguyen, Tess](#); [Siordia, Isela](#); [Cortez, Joanna](#); [Gates, Michael](#); [Carr, Kim](#); [Ortiz, Tito](#); [Delgleize, Barbara](#); [Fikes, Cathy](#); [Peterson, Erik](#); [Posey, Mike](#); [Kalmick, Dan](#); [Moser, Natalie](#); [Chi, Oliver](#)
Subject: NO to the 24 Hour Liquor/Convenience Store
Date: Tuesday, May 18, 2021 9:39:22 PM

Good Evening,

I attended the 60th celebration of the Huntington Beach Kiwanis Club this afternoon at the Waterfront Hilton. I saw many of you in attendance: Barbara Delgleize, Mike Posey, Natalie Moser. Mayor Carr, you were inducted; City Manager Chi, you were the keynote speaker and challenged us as residents to change the narrative and the perception of who we are as a city. Highlight the positives; embrace our joy and passion, etc. Keep this in mind as you continue to read.

I received disturbing news this evening. I was told that there will be a decision made tomorrow, Wednesday, May 19 on the conversion of a local gas station/car wash on the corner of Algonquin and Davenport to a **24 hour liquor and convenience store**. I am a 30 year resident of Huntington Beach, with 25 of those years in Huntington Harbour. Additionally, I spent 12 years as the principal of the close-by-within-walking-distance Harbour View Elementary. I was, honestly, at a loss for words when told that this was being considered in the peaceful and **residential** area of HB. I live on Davenport Island but I cannot begin to imagine how I would feel if I lived on the beautiful **residential** streets adjacent to the proposed 24-hour liquor/convenience store.

This is a **residential** area! This is an important point. We currently have the luxury of a small and delightful shopping center found in lovely communities (who do not suffer a public relations image) like Newport Beach and Lake Forest: a donut shop, a UPS store, a local jeweler, a bank, a few fabulous and much-needed restaurants, and a much-appreciated Trader Joe's. Please tell me, WHY does a peaceful, **residential** area need a **24 hour gas station and liquor store**? We do NOT! We are Courtney Lane, Lowell Circle, Round Hill Drive, Bedford Lane, and Saybrook Lane: we are not Beach Blvd; we are not Pacific Coast Highway; we are not Warner Ave. We are absolutely NOT Long Beach, Garden Grove, or Los Angeles where liquor stores are on every corner and where crime is abundant.

Trader Joe's sells wine, beer, and liquor. Yes, I purchase mine there. But, as a responsible individual, I know I must make my purchase between 8:00AM and 9:00PM. But with your proposal, now I, and thousands of non-HB residents, can crowd our **residential** community until ALL hours of the night/morning making sure to get there by 2:00AM. How wonderful for the homeowners/residents who are actually sleeping just steps away from the liquor store/gas station/convenience store knowing that they can pop up in the middle of the night to get that much needed 6-pack or carton of cigarettes! Have you even considered the local residents: the tax payers...the voters?

City Manager Chi (*hopefully you will receive this email since I searched the City website but found NO email address for you!*) this afternoon you referenced the "poor image that we suffer as a town." You said that WE need to "make an effort to tout the positives of our city," which includes its passionate residents. You said "WE need to change the narrative." So, I ask you all, how does adding a 24-hour gas station/liquor/convenience store to a quiet, peaceful, upper class community for the convenience of non-residents do this? How does yet another liquor

store within a mile of *at least* six others do this? How does a 24-hour convenience store/gas station/liquor store improve the quality of life for your residents and boost the image of Surf City?

Please, please reconsider.

Roni Ellis and Dave Ellis
16862 Sea Witch Lane
HB, 92649
714)887-4013

Best Regards,
Roni

ZONING ADMINISTRATOR PUBLIC HEARING

COMPLETED

IP address : 47.157.241.68
Response ID : jfb5eNol
Completion time : Apr 18, 2021 21:52:26
Time taken : 20 mins

Page 1 : PUBLIC COMMENTS FOR APRIL 21, 2021

PLEASE SUBMIT YOUR WRITTEN COMMENTS BY 10:00 AM THE DAY OF THE MEETING.

Q1.

First Name - Ruquan
Last Name - Nichols

Q2. Phone Number

5627153251

Q3. Email

tgg48@yahoo.com

Q4. Select the agenda item you would like to comment on (check all that apply)

For public comments not related to an agenda item, please select General Public Comment

Item No. 2 - Entitlement Plan Amendment No. 21-002 (Chevron Convenience Market)

Q5. Comment (300 word limit)

Item No. 2 - Entitlement Plan Amendment No. 21-002 (Chevron Convenience Market)

I live on the corner of Davenport and Edgewater. I have 2 kids who will soon turn into teenagers. The last thing I want to see is to have a 24-hour liquor store within walking distance of my house. This increases traffic, noise, disruption, loitering, at all hours. Plus, folks going to liquor stores after 11PM are typically already under the influence, which will adversely affect the safety of the neighborhood with drunk driving, inappropriate behaviors under the influence, or even crime. As a resident and a property tax payer in this neighborhood, I strongly oppose the plan!!!

Q6. Would you like your public comment for **Item No. 2** read aloud at the hearing?

	Yes	No
Answer		

From: [Sal Manzo](#)
To: community.development@surfcity-hb.org; [Nguyen, Tess](#); [Siordia, Isela](#); [Cortez, Joanna](#); [Gates, Michael](#); [Carr, Kim](#); [Ortiz, Tito](#); [Delgleize, Barbara](#); [Fikes, Cathy](#); [Peterson, Erik](#); [Posey, Mike](#); [Kalmick, Dan](#); [Moser, Natalie](#)
Subject: FwGas Station at Algonquin and Davenport
Date: Wednesday, May 19, 2021 9:44:14 AM

I am writing you to OPPOSE the building/permitting of a Liquor Store at the corner of Davenport and Algonquin in Huntington Beach.

First, there are already several establishments selling liquor within a .5 mile radius of this location. Here are just a few....there are many more.

Trader Joes .02mi

Mike's Liquor .2mi

Al's Market #2 .2mi

Albertsons .3mi

There are already several bar establishments within .2 miles of this location that serve alcohol, up to 1am.

Alcohol sales add to the local crime rates.

Suggest you take a minute to read this study by the US National Library of Medicine on "[The Association between Density of Alcohol Establishments and Violent Crime withing Urban Neighborhoods](#)"

Secondly, this is a residential BEDROOM community and there should be NO need for additional liquor sales in the neighborhood. We are all trying to raise our families in a SAFE and FAMILY oriented neighborhood, and additional alcohol sales does not promote these things.

Crime WILL GO UP... see the study written by Humboldt State University "[Alcohol Outlets and Violent Crime](#)"

Lastly... do you ever wonder why home values and ultimately property taxes (Property taxes are huge revenue for the city) are so low in our HB waterfront communities??? It's because of projects like this, and the lack of upkeep to our streets, landscape, etc. by the city. We all know that the property values for our harbor communities would easily be double, and in many cases TRIPLE what they today compared to Newport Beach.... if our city just took time to protect and reinvest in our communities. This should be a revenue generator for the city, but instead, opening establishments like additional Liquor Outlets only hurt our property values.

Adding an additional establishment to sell booze and cigarettes is NOT a positive thing for our

neighborhood and we DO NOT WANT THIS.

Sincerely,

Sal Manzo
16861 Sea Witch Lane
Huntington Beach, CA 92649

ZONING ADMINISTRATOR PUBLIC HEARING

COMPLETED

IP address : 174.248.207.234
Response ID : 1MCC96ae
Completion time : May 19, 2021 09:19:51
Time taken : 5 mins 35 secs

Page 1 : PUBLIC COMMENTS FOR MAY 19, 2021

PLEASE SUBMIT YOUR WRITTEN COMMENTS BY 10:00 AM THE DAY OF THE MEETING.

Q1.

First Name - Salvador
Last Name - Manzo

Q2. Phone Number

7147431072

Q3. Email

Manzosal@hotmail.com

Q4. Select the agenda item you would like to comment on (check all that apply)

For public comments not related to an agenda item, please select General Public Comment

Item No. 1 - Entitlement Plan Amendment No. 21-002 (Chevron Convenience Market-Continued from the April 21, 2021 Zoning Administrator Meeting)

Q5. Comment (300 word limit)

Item No. 1 - Entitlement Plan Amendment No. 21-002 (Chevron Convenience Market-Continued from the April 21, 2021 Zoning Administrator Meeting)

The proposed change to the chevron station will bring an unhealthy element to a neighborhood. For reference see the number of arrests and calls made from the newly added convenience stores on Bolsa chica and Edinger. This store will be in very close proximity to homes where children live and will create a much less secure environment. This is. It the place for store as is proposed.

Q6. Would you like your public comment for **Item No. 1** read aloud at the hearing?

	Yes	No
Answer	<input checked="" type="checkbox"/>	<input type="checkbox"/>

From: [Sandra Ichiho](#)
To: community.development@surfcity-hb.org; [Zoning Administrator](#); [Nguyen, Tess](#); islea.sirodia@surfcity-hb.org; [Cortez, Joanna](#); [Gates, Michael](#)
Cc: [Carr, Kim](#); [Ortiz, Tito](#); barbara.delglieze@surfcity-hb.org; [Fikes, Cathy](#); [Peterson, Erik](#); [Posey, Mike](#); [Kalmick, Dan](#); [Moser, Natalie](#)
Subject: File #21-378, Agenda Item #21-002
Date: Tuesday, May 18, 2021 1:59:02 PM

To Whom it May Concern,

Huntington Beach and specifically Huntington Harbor does NOT need a store to purchase distilled spirits!

Huntington Beach and specifically Huntington Harbor does NOT need a 24 hour convenience store!

The Harbor is a quiet neighborhood, filled with young families and aging seniors. Please protect its existence as a safe and quiet place to live. There are plenty of places not very far away to access alcohol until 2:00 am or goods 24/7. Leave our neighborhood as is!

The reasons stated in the Entitlement Plan are one sided and does not consider the wishes of the neighbors. There is absolutely NO local or resident that would benefit from selling liquor in our neighborhood and expanding a convenience store to 24 hours!

You can read my objection aloud during the meeting.

Thank you for your consideration,

Sandra Ichiho
Huntington Beach Resident

ZONING ADMINISTRATOR PUBLIC HEARING

COMPLETED

IP address : 174.193.163.97
Response ID : 8wCNnBsg
Completion time : May 10, 2021 19:38:05
Time taken : 9 mins 31 secs

Page 1 : PUBLIC COMMENTS FOR MAY 19, 2021

PLEASE SUBMIT YOUR WRITTEN COMMENTS BY 10:00 AM THE DAY OF THE MEETING.

Q1.

First Name - Shaun
Last Name - Guertin

Q2. Phone Number

949-527-2073

Q3. Email

Sguertin@bernards.com

Q4. Select the agenda item you would like to comment on (check all that apply)

For public comments not related to an agenda item, please select General Public Comment

Item No. 1 - Entitlement Plan Amendment No. 21-002 (Chevron Convenience Market-Continued from the April 21, 2021 Zoning Administrator Meeting)

Q5. Comment (300 word limit)

Item No. 1 - Entitlement Plan Amendment No. 21-002 (Chevron Convenience Market-Continued from the April 21, 2021 Zoning Administrator Meeting)

No way!! We have more deadly accidents on our corner Algonquin and Warner than anywhere in HB. The city knows it, the police know it, mothers of dead kids know it. Dont you dare sell hard liquor here. Open 24hrs.. you will attract all kinds of accidents and riff-raff crime. If this happens I will petition to boycott Russell Fischer and the people in this neighborhood will back it. Bad idea Chevron/Russell Fischer....Not around my loved ones and neighborhood.

Q6. Would you like your public comment for **Item No. 1** read aloud at the hearing?

	Yes	No
Answer	<input checked="" type="checkbox"/>	<input type="checkbox"/>

From: [Stan Hodge](#)
To: community.development@surfcity-hb.org; [Zoning Administrator](#); [Nguyen, Tess](#); jslea.siordia@surfcity-hb.org; [Cortez, Joanna](#); [Gates, Michael](#); [Delgleize, Barbara](#); [Moser, Natalie](#); [Kalmick, Dan](#); [Ortiz, Tito](#); [Posey, Mike](#); [Peterson, Erik](#); [Fikes, Cathy](#)
Cc: [Larry Weisenthal](#)
Subject: File: # 21-378, Agenda Item # 21002 - objection
Date: Tuesday, May 18, 2021 10:49:02 AM

To: Huntington Beach City Council, All interested and Concerned Parties:

RE: Cheverton Station Application
Expansion of convenience store hours to 24

Dear Ladies and Gentlemen:

Normally I favor capitalism, free enterprise, and business growth. It must be, however, to the benefit of the surrounding community and general area.

I am not in favor of Entitlement Plan Amendment No. 21-002 (Chevron Convenience Market).

In my opinion, the immediately surrounding area is well served for alcohol (wine, beer, and spirits) by existing markets and liquor stores. No meaningful gain for the general public good would be served. Not during normal day time hours and not during extended "after hours."

The possibility of a patrons purchasing alcohol after the nearest drinking establishment closes likely will lead to additional traffic and disruption of neighborhood peace, harmony, and safe wellbeing.

Additional traffic and noise would cause a negative impact on nearby property values. This source of disruption is significant.

Negative impact on property values would have a negative impact on City Revenue.

The negative impact on traffic patterns at the intersection of Davenport and Algonquin would only make a dangerous intersection worse for pedestrians and for residential vehicles.

This area already has more than a fair share of accidents during the late night hours especially.

The current traffic patterns at the intersection Davenport and Algonquin caused by the patrons of the Chevron Carwash and Self-serve Station are already significant.

Any cause of additional vehicle traffic would be seriously detrimental to the road conditions of the intersection.

Limiting the number of liquor stores in neighborhoods could reduce the rate of youth homicides in those areas, a new study suggests.

A second study found higher rates of violent crimes in neighborhoods where liquor stores allot more than 10 percent of cooler space to single-serve alcohol containers, [Science Daily](#) reports.

"These results suggest that alcohol control can be an important tool in violence prevention," Robert N. Parker, of the University of California, Riverside, lead researcher in both studies,

said in a [news release](#).

“Policies designed to reduce outlet density can provide relief from violence in and around these neighborhood outlets. And banning or reducing the sales of single-serve, ready-to-consume containers of alcohol can have an additional impact on preventing violence.”

Both studies are published in the journal *Drug and Alcohol Review*. In the [first study](#), researchers looked at federal crime data for offenders ages 13 to 24, and determined the density of stores that sold wine, beer and liquor in 91 cities in 36 states.

They took into account other factors known to contribute to youth homicide rates, such as drugs, poverty, gangs and availability of guns. They found higher densities of liquor stores were associated with higher youth homicide rates.

In the [second study](#), the researchers went to every alcohol outlet in San Bernardino, CA. They counted the number of coolers that contained alcoholic beverages at each location, and the amount of space the store devoted to single-serve containers.

They also looked at violent crime statistics and census data for the city. They found violent crime rates were significantly higher in areas that had both higher densities of stores, and retail stores with more cooler space devoted to single-serve alcohol containers.

According to the Entitlement Plan document: Goal LU-11 Commercial land uses Provide goods and services to meet regional and local need.

In response : this Plan does not provide any goods nor services meeting any of my needs. Further there seems to be no benefit of serving needs to other members of this local neighborhood. This statement for Goal LU-11 appears to be self-serving and invalid.

The statement of Policy LU-11(A) : Encourage a variety of commercial uses that cater to local and regional demand to create an environment that meets resident needs and increases the capture of sales tax revenues , further appears to be to be self-serving and invalid.

Neighborhood demand for an increase in available liquor sales does not exist. The capture of sales tax revenues is erroneous, the negative impact on the property tax values would exponentially exceed any sales tax revenue. The costs for additional police enforcement of the potentiality of increased crime in the area and fire department recuse activity from increased traffic accidents also will far out strip any sales tax revenue benefit.

For these reasons I oppose Entitlement Plan Amendment No 21-002.

I request and grant permission for this communication to be read aloud during the hearing

Yours Truly,

Stan Hodge
17032 Lowell Circle

Shodge@socal.rr.com

From: [Siordia, Isela](#)
To: stellatoibin@gmail.com
Cc: [Nguyen, Tess](#)
Subject: FW: Agenda Item #21-002 (Liquor store and 24 hour gas station and convenience market)
Date: Monday, April 19, 2021 8:19:39 AM

Hello,

Thank you for your comments. I will forward your email to the project Planner, Tess Nguyen.

Kind regards,

Isela Siordia
Administrative Secretary
Department of Community Development
City of Huntington Beach
714-536-5271

The City of Huntington Beach's new electronic permit processing system HB ACA (Accela Citizen Access) is now open for submittals!

PLEASE READ ALL INSTRUCTIONS for setting up an account and submitting applications online through HB ACA before submitting a new application. If you have any questions on the submittal process after reading the instructions link below, please contact us at community.development@surfcity-hb.org.

***HB ACA Help Center – Instructions to read before you apply online:

<https://huntingtonbeachca.gov/help-center/>

***HB ACA – Apply Online Here:

<https://huntingtonbeachca.gov/aca>

-----Original Message-----

From: Stella Toibin <stellatoibin@gmail.com>

Sent: Sunday, April 18, 2021 5:34 PM

To: community.development@surfcity-hb.org

Subject: Agenda Item #21-002 (Liquor store and 24 hour gas station and convenience market)

My husband and I object to the proposed liquor store at the local carwash in Huntington Harbour. Selling liquor at 2 a.m. to people who are driving makes no sense. Why do you buy liquor at 2 a.m in your car? Most likely, they are going to drink it while driving. Do we really need to add to the number of DUIs? This is a neighborhood gas station that does not need to be open for 24 hours. It is not safe for a liquor store to be open in this area.

We strongly expect for you to deny this project.

Thank you,

Ira and Stella Toibin

17141 Edgewater Lane

Huntington Beach, Ca. 92649

ZONING ADMINISTRATOR PUBLIC HEARING

COMPLETED

IP address : 47.157.251.42
Response ID : RIB3wW2J
Completion time : Apr 19, 2021 17:31:31
Time taken : 13 mins

Page 1 : PUBLIC COMMENTS FOR APRIL 21, 2021

PLEASE SUBMIT YOUR WRITTEN COMMENTS BY 10:00 AM THE DAY OF THE MEETING.

Q1.

First Name - Stephan
Last Name - Claus

Q2. Phone Number

5629417676

Q3. Email

Stephanc@angeluswp.com

Q4. Select the agenda item you would like to comment on (check all that apply)

For public comments not related to an agenda item, please select General Public Comment

Item No. 2 - Entitlement Plan Amendment No. 21-002 (Chevron Convenience Market)

Q5. Comment (300 word limit)

Item No. 2 - Entitlement Plan Amendment No. 21-002 (Chevron Convenience Market)

I have lived in Huntington Harbor for over 40 years and am concerned about having a 24 hour liquor store in a mostly residential location. I don't mind the Chevron station selling beer and wine, it is the 24 hour that we are concerned with. The unwanted riff raft will be visiting at late night hours and are probably already intoxicated. There are 2 restaurants and a market that sells alcohol within 500 feet of this proposed liquor store. Not to mention 7 liquor stores within half a mile of each other. We do not need a forth, especially late night. We buy our gas here and enjoy having our cars washed here. Please vote no. Or we will be taking our business elsewhere.
Thank you!

Q6. Would you like your public comment for **Item No. 2** read aloud at the hearing?

	Yes	No
Answer	<input checked="" type="checkbox"/>	<input type="checkbox"/>

ZONING ADMINISTRATOR PUBLIC HEARING

COMPLETED

IP address : 47.150.254.180
Response ID : ddB3UMa9
Completion time : Apr 20, 2021 13:38:02
Time taken : 1 hr 15 mins

Page 1 : PUBLIC COMMENTS FOR APRIL 21, 2021

PLEASE SUBMIT YOUR WRITTEN COMMENTS BY 10:00 AM THE DAY OF THE MEETING.

Q1.

First Name - Sue
Last Name - Jalbert

Q2. Phone Number

714-514-7439

Q3. Email

suejal100@gmail.com

Q4. Select the agenda item you would like to comment on (check all that apply)

For public comments not related to an agenda item, please select General Public Comment

Item No. 2 - Entitlement Plan Amendment No. 21-002 (Chevron Convenience Market)

Q5. Comment (300 word limit)

Item No. 2 - Entitlement Plan Amendment No. 21-002 (Chevron Convenience Market)

I am a long-time Huntington Harbour resident and in response to the proposed Chevron convenience market at Algonquin Street and Davenport Drive, I would like to express my vehement opposition. This location is right across the street from residences. There are many houses, townhomes and apartments within earshot and to keep a public-serving business open throughout the night would be disruptive to their well being. Also, with at least ten markets within a two-mile radius available for purchasing liquor and food, there is no need.

Q6. Would you like your public comment for **Item No. 2** read aloud at the hearing?

	Yes	No
Answer		

ZONING ADMINISTRATOR PUBLIC HEARING

COMPLETED

IP address : 172.112.249.45
Response ID : lmCslxd2
Completion time : Apr 18, 2021 21:08:54
Time taken : 7 mins 33 secs

Page 1 : PUBLIC COMMENTS FOR APRIL 21, 2021

PLEASE SUBMIT YOUR WRITTEN COMMENTS BY 10:00 AM THE DAY OF THE MEETING.

Q1.

First Name - Susan
Last Name - Smith

Q2. Phone Number

9494338574

Q3. Email

Surfher@gmail.com

Q4. Select the agenda item you would like to comment on (check all that apply)

For public comments not related to an agenda item, please select General Public Comment

Item No. 2 - Entitlement Plan Amendment No. 21-002 (Chevron Convenience Market)

Q5. Comment (300 word limit)

Item No. 2 - Entitlement Plan Amendment No. 21-002 (Chevron Convenience Market)

Please DO NOT ALLOW 24 Hr store!!! No no no!!!!!! It will provide and invite crimes of opportunity which we are already being challenged with.... our neighborhood is sacred to us...please do not invite trouble here...

Q6. Would you like your public comment for **Item No. 2** read aloud at the hearing?

	Yes	No
Answer	✓	

ZONING ADMINISTRATOR PUBLIC HEARING

COMPLETED

IP address : 172.112.250.21
Response ID : leB3DNAd
Completion time : Apr 20, 2021 22:07:45
Time taken : 1 min 26 secs

Page 1 : PUBLIC COMMENTS FOR APRIL 21, 2021

PLEASE SUBMIT YOUR WRITTEN COMMENTS BY 10:00 AM THE DAY OF THE MEETING.

Q1.

First Name - Suzanne
Last Name - Slope

Q2. Phone Number

714 343 2090

Q3. Email

slopefamily@hotmail.com

Q4. Select the agenda item you would like to comment on (check all that apply)

For public comments not related to an agenda item, please select General Public Comment

Item No. 2 - Entitlement Plan Amendment No. 21-002 (Chevron Convenience Market)

Q5. Comment (300 word limit)

Item No. 2 - Entitlement Plan Amendment No. 21-002 (Chevron Convenience Market)

Dear City of Huntington Beach Zoning Administrators,

We are opposed to item #2 on the Zoning Administration Agenda set for April 21, 2021. This item concerns plans to sell beer, wine and distilled spirits until 2:00 am in the convenience store at the Chevron Gas Station located on the corner of Davenport and Algonquin. We are also very opposed to the convenience store staying open for 24 hours.

We are residents living on Lowell Circle which is in close proximity to the Chevron gas station. Historically speaking, this gas station has been in the neighborhood for 40+ years, and the early closing hours and the relatively quiet nature of it has not been a concern. We appreciate the business and the car wash services, but including a 24-hour convenience store that sells alcohol into the early morning hours is well beyond the limit of what is appropriate for any residential neighborhood. Additionally, having a business open 24 hours will result in more noise and will attract transient activity throughout the night that will take advantage of the public services offered.

Living in close proximity to the Harbour Mall presents several issues as it stands now. The Rackhouse Restaurant has become a popular restaurant and bar and as such, we have had to endure intoxicated patrons walking down our street and reckless and driving drunk throughout the neighborhood. This bar caters to a younger crowd that will most likely take advantage of buying more alcohol before and after they enter the bar. The city is aware of the many drunk driving accidents that have occurred on Warner and Algonquin. This has been a dangerous intersection for years and sadly many people have perished. We do not need to add any incentive or opportunity to increase disorderly conduct or impaired driving in this vicinity.

Lastly, many homeowners have carefully chosen where to purchase homes and raise our families. Opening up a 24-hour convenience store will adversely affect our safety (and that of our children), our peace of mind, and of course our property values will suffer as a result. There are already several liquor stores located in close proximity to this location that are appropriately located along Warner Avenue and Bolsa Chica Street (in non-residential areas) to serve the needs of our community.

We hope you will deny this entitlement plan amendment No. 21-002. Please read aloud our letter during the hearing and we will also join the Zoom meeting to answer any questions you may have.

Sincerely,

Suzanne and William Slope
17042 Lowell Circle
Huntington Beach, CA 92649

Q6. Would you like your public comment for **Item No. 2** read aloud at the hearing?

	Yes	No
Answer		

FINDINGS FOR APPROVAL – ENTITLEMENT PLAN AMENDMENT NO. 21-002:

1. Entitlement Plan Amendment No. 21-002 to amend Conditional Use Permit No. 15- 055 to 1) allow the sale of beer, wine, and distilled spirits for off-sale consumption (ABC License Type 21) in conjunction with a 1,631 sq. ft. convenience market and 2) amend the hours of operation of the gas station and convenience market to 24 hours a day daily with alcohol sales proposed from 6:00 am to 2:00 am will not be detrimental to the general welfare of persons working or residing in the vicinity or detrimental to the value of the property and improvements in the neighborhood because the site is located within an existing commercial area with other similar uses surrounding the site. The expanded hours of operation and alcoholic beverage offerings provide an additional service to the community and surrounding regional area. The request will serve to augment the overall customer experience by providing an additional convenience for patrons. Furthermore, the sale of alcoholic beverages is for off-site consumption only and will not generate detrimental impacts to surrounding properties.

2. The granting of Entitlement Plan Amendment No. 21-002 to amend Conditional Use Permit No. 15-055 to 1) allow the sale of beer, wine, and distilled spirits for off-sale consumption (ABC License Type 21) in conjunction with a 1,631 sq. ft. convenience market and 2) amend the hours of operation of the gas station and convenience market to 24 hours a day daily with alcohol sales proposed from 6:00 am to 2:00 am will not adversely affect the General Plan because it is consistent with the Land Use Element designation of Commercial General (CG) on the subject property. In addition, it is consistent with the following goals and policies of the General Plan:

Land Use Element Goal LU-11: Commercial land uses provide goods and services to meet regional and local needs.

Policy LU-11 (A): Encourage a variety of commercial uses that cater to local and regional demand to create an environment that meets resident needs and increases the capture of sales tax revenues. Attachment 1.2

The request will expand the range of goods and services provided in the area by allowing the continuance of ancillary sale of alcohol in conjunction with an existing convenience market in a safe manner for residents and customers from the surrounding area. The 24-hour daily operation of the gas station and convenience market is not anticipated to generate additional noise, traffic, or impacts above existing conditions. The residential uses to the east and south of the subject site are buffered from noise related to the business by major streets (Algonquin Street and Davenport Drive). In addition, the sale of alcoholic beverages will continue to be for off-site consumption only. Conditions have been added to the request which limit the use and manner in which alcohol may be sold to ensure the proposed use will be compatible with the surrounding neighborhood while providing a service that will meet the needs of the community and increase sale tax revenue.

As long-time residents of Huntington Harbour (my husband for 45+ yrs, me for 20+ years), we strongly OBJECT to the Chevron station's zoning permit request to sell hard liquor 6:00a.m. – 2:00a.m. and expanding the convenience store hours to 24/7. To counter the highlighted sections of the Entitlement Plan Amendment #21-002:

- The location of the Chevron convenience/liquor store is essentially located in a residential neighborhood. Stating that it's in a commercial area is highly deceiving since there are residential homes located within just 100 feet from the property. In addition, Harbour View Elementary School is located within a**

half mile with a school crossing on Algonquin St and school bus stop on Davenport Dr nearby

- The entire surrounding area of the Huntington Harbour Mall (where the convenience/liquor store is located) is an entirely residential neighborhood which is where off-site alcohol consumption will bleed into generating detrimental impacts - unruly noise and litter.
- Traffic flow of vehicles and bicycles will continue to increase which will in turn increase alcohol-related harm.
- There are already 4 liquor store within a 1 mile radius of the area as well as a Trader Joe's. Therefore, why would the local residents need the convenience or have a demand for another liquor store???
- Making alcohol easily available 6:00a.m. – 2:00a.m. will draw people outside of our quiet community and increase criminal activity. There have been evidences of drugs, prostitution and cars doing “donuts” in the neighborhood.
- Huntington Harbour is a highly desirable neighborhood, having a 24/7 convenience store and selling hard liquor until 2:00 a.m. will only be a negative impact to our housing value.
- The cross streets of Algonquin St & Davenport Dr in no way buffers noise from the convenience/liquor store. From where we reside, we can hear the Chevron car wash (on same property) running and the workers yelling.

Please consider the Huntington Harbour residents' best interest and welfare by keeping our neighborhood safe and OPPOSE the zoning permit. There is absolutely no local or resident benefit to selling hard liquor in our neighborhood until 2:00a.m. and expanding the convenience store hours 24/7.

Suzanne & Stuart Tamaru
17011 Courtney Lane
Huntington Beach, 92649

From: [tarrik and paula Shawa](#)
To: community.development@surfcity-hb.org; [Nguyen, Tess](#); [Siordia, Isela](#); [Cortez, Joanna](#); [Gates, Michael](#); zoniningadministrator@surfcity-hb.org; [Carr, Kim](#); tito.ortiz@surfcity.org; [Delgleize, Barbara](#); [Fikes, Cathy](#); [Peterson, Erik](#); [Posey, Mike](#); [Kalmick, Dan](#); nataliemozer@surfcity-hb.org
Cc: [Larry Weisenthal](#); [Paula Shawa](#); [tarrik and paula Shawa](#)
Subject: Chevron Station on Algonquin
Date: Saturday, May 15, 2021 4:27:17 PM

Dear City Council Members and City Staff—

We strongly oppose the zoning amendment 21-002 (agenda item 21-378) to allow operation of a 24-hour market and liquor store.

Approving this will add traffic, congestion and noise to our already busy neighborhood. We ask that you please deny this request, it has no benefit to our neighborhood or lifestyle.

Thank you in advance for doing the right thing.

Tarrik and Paula Shawa
16822 Edgewater Lane

ZONING ADMINISTRATOR PUBLIC HEARING

COMPLETED

IP address : 172.112.219.28
Response ID : SMbiFnjm
Completion time : Apr 17, 2021 07:24:48
Time taken : 1 min 38 secs

Page 1 : PUBLIC COMMENTS FOR APRIL 21, 2021

PLEASE SUBMIT YOUR WRITTEN COMMENTS BY 10:00 AM THE DAY OF THE MEETING.

Q1.

First Name - Tarrik
Last Name - Shawwa

Q2. Phone Number

714-653-6051

Q3. Email

tpshawwa@mac.com

Q4. Select the agenda item you would like to comment on (check all that apply)

For public comments not related to an agenda item, please select General Public Comment

Item No. 2 - Entitlement Plan Amendment No. 21-002 (Chevron Convenience Market)

Q5. Comment (300 word limit)

Item No. 2 - Entitlement Plan Amendment No. 21-002 (Chevron Convenience Market)

This project will NOT add any value or convenience to our neighborhood and should be denied.

Q6. Would you like your public comment for **Item No. 2** read aloud at the hearing?

	Yes	No
Answer		

From: [tarrik and paula Shawa](#)
To: [Nguyen, Tess](#)
Subject: ENTITLEMENT PLAN AMENDMENT NO. 21-002 (CHEVRON CONVENIENCE MARKET)
Date: Saturday, April 17, 2021 9:03:31 AM

Hello Tess-

I would like to go on record saying that I am strongly opposed to this amendment as it will provide NO benefit or convenience to our Harbour neighborhood.

Please deny the application.

thank you.

Tarrik Shawa
16822 Edgewater Lane
Huntington Beach, CA

ZONING ADMINISTRATOR PUBLIC HEARING

COMPLETED

IP address : 47.157.245.110
Response ID : ojBUflny
Completion time : May 19, 2021 09:38:23
Time taken : 3 mins 44 secs

Page 1 : PUBLIC COMMENTS FOR MAY 19, 2021

PLEASE SUBMIT YOUR WRITTEN COMMENTS BY 10:00 AM THE DAY OF THE MEETING.

Q1.

First Name - Therese
Last Name - Rama

Q2. Phone Number

+1 213 593 8572

Q3. Email

therese_rama@yahoo.com

Q4. Select the agenda item you would like to comment on (check all that apply)

For public comments not related to an agenda item, please select General Public Comment

Item No. 1 - Entitlement Plan Amendment No. 21-002 (Chevron Convenience Market-Continued from the April 21, 2021 Zoning Administrator Meeting)

Q5. Comment (300 word limit)

Item No. 1 - Entitlement Plan Amendment No. 21-002 (Chevron Convenience Market-Continued from the April 21, 2021 Zoning Administrator Meeting)

This email was sent by a neighbor.

I am writing you to OPPOSE the building/permitting of a Liquor Store at the corner of Davenport and Algonquin in Huntington Beach.

First, there are already several establishments selling liquor within a .5 mile radius of this location. Here are just a few....there are many more.

Trader Joes .02mi

Mike's Liquor .2mi

Al's Market #2 .2mi

Albertsons .3mi

There are already several bar establishments within .2 miles of this location that serve alcohol, up to 1am.

Alcohol sales add to the local crime rates.

Secondly, this is a residential community and there should be NO need for additional liquor sales in the neighborhood.

Adding an additional establishment to sell ALCOHOL is NOT a positive thing for our neighborhood and we DO NOT WANT THIS

Q6. Would you like your public comment for **Item No. 1** read aloud at the hearing?

	Yes	No
Answer		

ZONING ADMINISTRATOR PUBLIC HEARING

COMPLETED

IP address : 47.157.245.110
Response ID : sBBUo6v5
Completion time : May 19, 2021 09:28:50
Time taken : 3 mins 59 secs

Page 1 : PUBLIC COMMENTS FOR MAY 19, 2021

PLEASE SUBMIT YOUR WRITTEN COMMENTS BY 10:00 AM THE DAY OF THE MEETING.

Q1.

First Name - Therese
Last Name - Rama

Q2. Phone Number

+1 213 593 8572

Q3. Email

therese_rama@yahoo.com

Q4. Select the agenda item you would like to comment on (check all that apply)

For public comments not related to an agenda item, please select General Public Comment

Item No. 1 - Entitlement Plan Amendment No. 21-002 (Chevron Convenience Market-Continued from the April 21, 2021 Zoning Administrator Meeting)

Q5. Comment (300 word limit)

Item No. 1 - Entitlement Plan Amendment No. 21-002 (Chevron Convenience Market-Continued from the April 21, 2021 Zoning Administrator Meeting)

As resident of area, I do not support the establishment to be allowed to sell alcohol until 2 am.

Q6. Would you like your public comment for **Item No. 1** read aloud at the hearing?

	Yes	No
Answer	✓	

From: [Therese Rama](#)
To: community.development@surfcity-hb.org; [Nguyen, Tess](#); [Siordia, Isela](#); [Cortez, Joanna](#); [Gates, Michael](#); [Carr, Kim](#); [Ortiz, Tito](#); [Delgleize, Barbara](#); [Fikes, Cathy](#); [Peterson, Erik](#); [Posey, Mike](#); [Kalmick, Dan](#); [Moser, Natalie](#)
Subject: Gas Station at Algonquin & Davenport Drive
Date: Wednesday, May 19, 2021 8:38:23 AM

Good morning:

It has come to our attention that the current gas station at the corner of Algonquin and Davenport is requesting a permit to sell alcohol until 2am. I'd like to inform you that we are not in support of an establishment like this so close to homes and as an entrance to our community.

Regards,

Therese Rama
16851 Sea Witch Ln
Huntington Beach, CA 92649

ZONING ADMINISTRATOR PUBLIC HEARING

COMPLETED

IP address : 172.115.157.197
Response ID : pBCh6VGi
Completion time : Apr 18, 2021 09:58:44
Time taken : 3 mins 42 secs

Page 1 : PUBLIC COMMENTS FOR APRIL 21, 2021

PLEASE SUBMIT YOUR WRITTEN COMMENTS BY 10:00 AM THE DAY OF THE MEETING.

Q1.

First Name - Thomas & Joanne
Last Name - Collins

Q2. Phone Number

714-845-9514

Q3. Email

twc741@gmail.com

Q4. Select the agenda item you would like to comment on (check all that apply)

For public comments not related to an agenda item, please select General Public Comment

Item No. 2 - Entitlement Plan Amendment No. 21-002 (Chevron Convenience Market)

Q5. Comment (300 word limit)

Item No. 2 - Entitlement Plan Amendment No. 21-002 (Chevron Convenience Market)

Regarding the subject store, please register us as opposed to that activity in our residential area.

Q6. Would you like your public comment for **Item No. 2** read aloud at the hearing?

	Yes	No
Answer		✓

From: [De Coite, Kim](#) on behalf of community.development@surfcity-hb.org
To: [Nguyen, Tess](#)
Subject: FW: zoning # 21-002
Date: Tuesday, April 20, 2021 4:15:44 PM

Kimberly De Coite
Administrative Assistant
Department of Community Development
714-536-5276
kdecoite@surfcity-hb.org

City Hall continues to be closed to the public until further notice. You may wish to contact the Community Development Department via email at community.development@surfcity-hb.org, the **MyHB app** on your mobile device, or the **City website**.

The City of Huntington Beach's new electronic permit processing system HB ACA (Accela Citizen Access) is now open for submittals! **Please read all instructions for setting up an account and submitting applications online through HB ACA before submitting a new application. If you have any questions on the submittal process after reading the instructions link below, please contact us at community.development@surfcity-hb.org.**

HB ACA Help Center – Instructions to read before you apply online:

<https://huntingtonbeachca.gov/help-center/>

HB ACA – Apply Online Here:

<https://huntingtonbeachca.gov/aca>

From: Tiffany Ford <taford3@gmail.com>
Sent: Tuesday, April 20, 2021 7:35 AM
To: community.development@surfcity-hb.org
Subject: zoning # 21-002

To Tess Nguyen, (please read at the hearing)

I am writing in response to the amendment to the Chevron Convenience store on 16921 Algonquin Street.

I would like to express my concern about this change to sell alcohol and be open 24 hours. As a resident across the street from Chevron on Lowell Circle, I already get trash and rappers from Chevron. I can imagine this would create a noise disturbance as well. Trader Joe's sells alcohol but it closes at 9pm. Why do we need to add more?

Another problem is that Chevron is located next to a sports bar. When the bars closes at 2am, this would encourage people to buy more alcohol and potentially drive or cause further noise violations. Having alcohol readily available poses a threat to our neighborhood and to the potential for drunk driving.

Lastly, about two years ago, my 3 year old daughter found a bag of what looked like crystal methenamine in our front yard. I called HB crime investigators and they agreed that it was dangerous for a 3 year old and confiscated the drugs. I can only imagine what we might find now that Chevron is asking to remain open 24 hours AND sell alcohol. This is a quiet residential community. We do not need a business to sell alcohol and be open longer hours so that they can gain commercially. They are a gas station not a liquor store.

Respectfully,
Tiffany Truitt
35 year resident of Huntington Beach

ZONING ADMINISTRATOR PUBLIC HEARING

COMPLETED

IP address : 172.112.208.220
Response ID : HUCCJvX9
Completion time : May 16, 2021 14:28:22
Time taken : 3 mins 39 secs

Page 1 : PUBLIC COMMENTS FOR MAY 19, 2021

PLEASE SUBMIT YOUR WRITTEN COMMENTS BY 10:00 AM THE DAY OF THE MEETING.

Q1.

First Name - Traci
Last Name - White

Q2. Phone Number

714-866-7209

Q3. Email

dtjjwhite@verizon.net

Q4. Select the agenda item you would like to comment on (check all that apply)

For public comments not related to an agenda item, please select General Public Comment

Item No. 1 - Entitlement Plan Amendment No. 21-002 (Chevron Convenience Market-Continued from the April 21, 2021 Zoning Administrator Meeting)

Q5. Comment (300 word limit)

Item No. 1 - Entitlement Plan Amendment No. 21-002 (Chevron Convenience Market-Continued from the April 21, 2021 Zoning Administrator Meeting)

I'm against the expansion of selling distilled spirits and expanding this to be a 24 hour location. There is no need for this. There are many liquor stores in the area within walking distance of this location. This was a cute car wash with fun merchandise that fit well into our community and now it's turned into a normal c-store. We already have expanding homeless around our area and I feel this will make it worse. Please do not approve this.

Q6. Would you like your public comment for **Item No. 1** read aloud at the hearing?

	Yes	No
Answer	<input checked="" type="checkbox"/>	<input type="checkbox"/>

From: [Yen Graney](#)
To: community.development@surfcity-hb.org
Cc: [Zoning Administrator](#); [Nguyen, Tess](#); islea.siordia@surfcity-hb.org; [Cortez, Joanna](#); [Gates, Michael](#); [Carr, Kim](#); [Delgleize, Barbara](#); [Ortiz, Tito](#); [Fikes, Cathy](#); [Peterson, Erik](#); [Kalmick, Dan](#); [Posey, Mike](#); [Moser, Natalie](#); [Larry Weisenthal](#); [Suzanne Woo](#)
Subject: File #21-378, Agenda item #21-002
Date: Wednesday, May 19, 2021 10:03:50 AM

To Whom It May Concern,

Regarding File #21-378, Agenda item #21-002, I vehemently **OBJECT** to the request by the owner of Chevron Gas Station to sell hard liquor and extending the convenience store hours 24/7 for the following reasons. This will leave nothing but a negative impact to our peaceful neighborhood.

- Store is located within 100 feet of residences and threatens our quiet community
- Store is located within a half mile of Harbour View Elementary School and near a school crossing
- Expanding the hours of liquor sales until 2:00 a.m. increases alcohol-related harm
- Draws people outside of our community and will increase criminal activity. Prostitution; Drugs.
- Traffic flow (vehicles & cyclists) and noise level will continue to increase 24/7!!!
- Detrimental to the housing value of our highly desirable neighborhood
- There are already 4 liquor stores within 1 mile radius

Most importantly, we need to think of the safety of our children above all.

Thank you,

Yen & David Graney

4152 Pierson Drive
Huntington Beach, CA 92649