

**G&M Oil #164 – Huntington Beach
14972 Springdale Street, Huntington Beach, California**

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Dept. of Community Development

Project Description

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The proposed project site is located at the northeast corner of the intersection of Springdale Street and Bolsa Avenue. The street address for the project site is 14972 Springdale Street. The project site is currently zoned CG (Commercial General) and is currently a vacant undeveloped parcel. The project site has no current structures.

The proposed project involves the clear and grubbing of the existing parcel and the construction of a new one-story state of the art convenience store building and gas station. The new convenience store building is proposed to be approximately 2,182 square feet in size and will provide for the sale of neighborhood and community convenience goods. The convenience store will provide for the sale of typical neighborhood and community goods such as coffee and beverages, pre-package goods and convenience items. The project is proposed to operate 24 hours a day. The project will also include four (4) fuel dispensers (pumps) and a raised gas station canopy structure. The project also includes a request for the approval of the sale of beer and wine.

The proposed building will include a new walk-in cooler, a unisex ADA compliant restroom, an ADA accessible path of travel, bike rack, a health department compliant storage area, transaction/cashier area, utility room and sales area. The building will provide for continuous CCTV surveillance and monitoring and will be provided with energy monitoring and energy savings lighting and lighting controls.

The project will also include the installation of a new trash enclosure which will be designed and constructed to comply with State of California commercial business recycling requirements. The project will also include new landscaping, paving, parking, lighting and irrigation improvements to comply with current city requirements.

Operations

The operational plan of the project is consistent and reflective of the existing site activity. Key site operation details are as follows. Operational details are for both the fuel and convenience store components.

- 1) Hours of Operation – The project is proposed to operate 24 hours a day.
- 2) Days of Operation – The project will be open seven (7) days a week.
- 3) Number of Shifts – There will be three shifts per day.
- 4) Employees per Shift – The number of employees per shift can vary from 1 to 2 depending on the time of year and time of day. During most typical shift changes there will be two employees on site.
- 5) Proposed Onsite Parking Space – Thirteen (13)
- 6) Proposed Landscape Area - ?

7) On Site Manufacturing - None.

8) On Site Automotive Services - None

9) Land Use

- a) Existing – vacant undeveloped parcel
- b) Proposed - Gas Station with Convenience Store

10) Surrounding Zoning and Uses

- a) North: Commercial General (Commercial Retail)
- b) South: Commercial General (Commercial Retail)
- c) West: Specific Plan (Offices and Warehousing)
- d) East: Commercial General (Commercial Retail)