

Chevron Convenience Market



**Entitlement Plan Amendment
No. 21-002
(Appeal)**

16921 Algonquin Street

July 27, 2021

Project Location



Location

16921 Algonquin Street
(NWC of Algonquin Street
and Davenport Drive)

Surrounding Uses

North/West – Commercial

East – Multi-Family
Residential

South – Single-Family
Residential

Project Request



Entitlement Plan Amendment No. 21-002

- Original Request – February 3, 2021
 - Amend CUP No. 15-055 to add sale of distilled spirits (ABC License Type 21)
 - Amend hours of operation of gas station and convenience market to 24 hours a day, 7 days a week
 - Amend hours of alcohol sales from 6:00 am to 2:00 am
- Revised Request – May 18, 2021
 - Applicant withdrew request to amend the hours of operation of gas station and convenience market

Background



- November 4, 2015
 - Zoning Administrator approved CUP No. 15-055 to allow sale of beer and wine (ABC License Type 20)
 - Approved Hours of Operation:
 - 6:00 am to 11:00 pm
 - Mondays through Sundays

ZA Action



- May 19, 2021
 - Zoning Administrator approved EPA No. 21-002 to allow sale of distilled spirits (ABC License Type 21)
 - Approved Hours of Alcohol Sales:
 - 6:00 am to 11:00 pm
 - Mondays through Sundays

Appeal



- June 1, 2021
 - City Council Member Erik Peterson appealed the Zoning Administrator's approval of the project

Public Comments



- Zoning Administrator Hearing
 - 95 letters in opposition
 - 107 signatures in support
 - 5 residents spoke in opposition
- Planning Commission Hearing
 - 67 letters in opposition

Recommendation



Approval of the project based on the following:

- Consistent with General Plan Land Use and Zoning designation of Commercial General
- Satisfies the required findings for approving an Entitlement Plan Amendment
- Compatible with surrounding land uses
- Provides expanded services to meet local and regional community needs