

Narrative

Location:

21452 Brookhurst St. Northeast corner of Brookhurst and Hamilton Ave. See attached area map and aerial photograph.

Request:

To permit a 2,400 sq ft. convenience store with alcohol sales, fuel dispensers and self serve drive thru carwash.

Hours of Operation:

The convenience store will be open 24 hours, seven days per week.

Zoning and General Plan:

The current zoning on the property is CG, General Commercial and the General Plan is CG F-1, Commercial.

Site History:

The property is currently used as a convenience store, fuel sales and repair shop. Demolition will include the razing of the existing convenience store, repair shop; underground gasoline tanks fuel canopy and existing landscape.

Surrounding Land Uses:

East: Residential condominiums and City-owned pump station
West: Existing commercial businesses including service station and retail businesses
North: Existing KFC restaurant/drive-thru
South: Existing service station

Environmental Status:

There are no significant environmental impacts associated with this project. The project is not within a know hazardous waste and substance site.

Land Use Compatibility:

The proposed project will be compatible with existing businesses in the area with full compliance with city codes and regulations including zoning regulations, building codes and fires codes.

City of Huntington Beach
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