

GARDEA, ANTONIO

From: Shawn Mehr <smehr@att.net>
Sent: Saturday, November 15, 2014 8:26 PM
To: GARDEA, ANTONIO
Subject: 76 gas station - 2281 newport blvd.

Hello Antonio,

Fortunately Owner gave up the Alcohol beverage license for store, so we will continue with the building the store only.

Please let me know, if any items that I have to submit for progress of project or public hearing.

With The Best Regards,

Shawn

Costa Mesa Investment, llc

1200 East Imperial Highway, Brea, CA 92821

Tel: 714-529-2127

From: Shawn Mehr
Optima Contractors
15 Columbia, Irvine, CA 92612

October 6, 2014

To: Planning Department
City of Costa Mesa

Re: Costa Mesa Union 76
2281 Newport Boulevard

Request: Conditional Use Permit for construction of approximately 1,200 Square Feet Convenience Store in Existing Union 76 Gas Station with VARIANCE to allow, two parking stalls within the required front setback area.

Dear Planning staffs,

The smallest size for convenience store to work and makes some profit is 1,200 sq. ft.

Due to the odd shape of property which is triangle and located between two major streets and also location of the existing gas canopies and pumps, we need variance for two parking stalls which are designed and located within the front setback of property.

As we show in the site plan, the size of property does not allow providing the required parking somewhere else.

It will be appreciated to approve this variance to construct this building which will add a nice improvement to the City and Convenience for the neighbors.

Truly Yours, Shawn Mehr



15 Columbia, Irvine, CA 92612

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