



PLANNING COMMISSION AGENDA REPORT

MEETING DATE: 2/9/2015

ITEM NUMBER:

PH-2

SUBJECT: PLANNING APPLICATION PA-15-02 - A MINOR CONDITIONAL USE PERMIT AND DEVELOPMENT REVIEW FOR A NEW 3,823 SQUARE FOOT FAST FOOD RESTAURANT (RAISING CANE'S) WITH DRIVE THROUGH LANE AND HOURS OF OPERATION PAST MIDNIGHT AT 3150 HARBOR BLVD.

DATE: JANUARY 29, 2015

PRESENTATION BY: DANIEL INLOES, AICP, ASSOCIATE PLANNER

**FOR FURTHER INFORMATION CONTACT: DANIEL INLOES, ASSOC. PLANNER (714) 754-5088
daniel.inloes@costamesaca.gov**

PROJECT DESCRIPTION

The proposed project involves the following:

- **Minor Conditional Use Permit** and **Development Review** for construction of a drive-through restaurant approximately 3,823 square feet in size and 28-feet in height. The existing Burger King restaurant on the site is slated for demolition. The proposed "Raising Cane's" restaurant is proposed to be open from 10AM to 12AM (Sunday through Wednesday) and 10AM to 2AM (Thursday through Saturday). The proposed hours of operation in proximity to a residential zone and new construction of a restaurant building necessitate discretionary review. With regard to the development standards for the new building, the project complies with Code requirements.

APPLICANT

The applicant is Phil Schanbierger on behalf of the owners of the property.

RECOMMENDATION

Approve by adoption of Planning Commission resolution, subject to conditions.

Development Standard Comparison

Development Standard	Code Requirement	Proposed/Provided
Lot Size		
Lot Width	120'	271.45'
Lot Area	12,000 SF	42,337 SF
Structure		
Floor Area Ratio	0.2	0.09
Building Height	2 stories/ 30'	27' 9 1/2 "
Setback		
Front	20'	32' 3"
Side	15' on one side and 0' on the other	apprx. 35'
Rear	2 times the building height at all locations or 27' 9 1/2" x 2 = 55' 7"	Shortest distance is over 60'
Landscape		
Interior Landscaping	25 SF per stall 25 x 39 = 975 SF	11,966 SF
Perimeter Landscaping	20' from Harbor	20'
Parking Rate: 10 spaces per 1,000 SF for first 3,000 SF & 12 spaces per 1,000 beyond that.		
Building Area	3,823 SF 3000/100 = 30 Stalls 823/83.333 = 10 Stalls	39 Stalls + Bike Rack
Total	40	39 Stalls + Bike Rack
Drive-through		
Drive-throguh lane	160'	More than 160'
Driveway Width	11'	11'
CEQA Status	Exempt, Class 3 (New Construction)	
Final Action	Planning Commission	

Notes: Code allows a one space parking credit due to provision of a bike rack. Parking complies with Code.

BACKGROUND

Site Location

The property is located at 3150 Harbor Blvd. The site is within a C1 zone and has a General Commercial land use designation. The property directly abuts residential properties in the R2-MD zone to the east. Neighboring commercial properties include Denny's Restaurant, Hertz Car Sales, and Motel 6.

Existing Burger King Restaurant

The site has been occupied by Burger King for the last 37 years. Burger King constructed their 2,860 square foot existing building and drive-through in 1977. A building addition for the children's indoor play area was constructed in 1985. There is an existing 30' foot pole sign on the property, and a sign permit for updating signage in 1998 was the last permit pulled.

ANALYSIS

Project Description

Raising Cane's Restaurant

Raising Cane's is a family restaurant with locations including Kentucky, Louisiana, and Texas. The proposed Costa Mesa location would be one of the first restaurants established in California. According to the applicant, a unique aspect of their business and operations model is that Raising Cane's uses no freezers, microwaves, nor heat lamps in its storage or preparation of its food. The restaurant exclusively serves chicken products (chicken fingers and sandwiches) that are made fresh daily. The restaurant first opened its doors in 1996 and now has over 100 hundred restaurants throughout the United States.

MCUP & Development Review required by Code

Harbor Boulevard serves as a major gateway and market window in Costa Mesa. The discretionary review of this application would typically be processed by the Zoning Administrator. However, due to the high-level of community interest in redevelopment of commercial properties along Harbor, this application has been elevated to the Planning Commission for final decision.

Following is a description of the project components which require discretionary action:

- a) Code requires a *Development Review* for all new construction exceeding 2,000 square feet in a C1 zone.

Relative to development standards for new construction (i.e. setbacks, building height, floor-area-ratio, etc.), the project complies with Code. There are no deviations requested. The proposed food and beverage establishment with a drive through lane is within a commercial district; more than 300 square feet of public area, located within 200 feet of a residential zone. This project meets or exceeds all development standards for commercial properties and drive-through. Furthermore, this project meets all development standards for establishments within 200 feet of a residentially-zoned property with exception of its operational hours.

- b) Code requires a *Minor Conditional Use Permit* for food/beverage establishments with hours of operation past 11p.m. within 200-foot of a residential zone.

Code establishes requirements for food/beverage establishments in proximity to residential in order to ensure compatibility. A MCUP is required to deviate from a specified standard, and in this case, to allow for hours of operation for customer service which occur outside the permitted development standards for establishments within 200 feet of residentially-zoned property. The R2-MD properties directly abut the project site to the east. The development standards within Title 13, Sec. 13-49 require that the hours of operation for customer service shall not occur any time between 11:00 pm and 6:00 am. unless a MCUP is granted.

The proposed hours of operation for the drivethrough and dining area include:

- Sunday through Wednesday: 10 am to 12 midnight
- Thursday through Saturday: 10 am to 2 am.

JUSTIFICATIONS FOR APPROVAL

Pursuant to Title 13, Section 13-29(g), Findings, of the Costa Mesa Municipal Code, the Planning Commission shall find that the evidence presented in the administrative record substantially meets specified findings. Following are the required justifications for approval:

- *Project exhibits excellence in design, site planning, and integration of use and structure, and protection of the integrity of neighboring development.*

The proposed architecture and site design will be a significant improvement on a property in need of revitalization. The Burger King will be completely demolished, and new parking areas and landscaping will be installed. The new restaurant building will feature brick veneers, stucco finishes, aluminum storefront, and matte

black metal elements. Building wall signage, including illuminated signage, is considered minimal and in scale with the building. The trash enclosure, electronic menu board, and outdoor seating area are appropriately located away from residential properties to the extent feasible and practicable, and adequate landscape buffers are provided.

- *Project has been significantly revised to comply with the 20-foot front setback requirement to allow future opportunity for any required street dedication along the east side of Harbor Boulevard for traffic congestion purposes.*

It should be noted that the current plan has gone through several iterations with Planning staff. The plan originally featured a 7-foot setback along Harbor Boulevard and the “breakout” drivethrough lane parallel to Harbor. This would have required a variance from landscaped setback – and most importantly, precluded the City’s ability in the future for street dedication at an important area on Harbor.

Specifically, there have been concerns expressed by residents over the years regarding vehicle queues and shortage of lane distance for motorists accessing the I-405 Freeway from the east side of Harbor Boulevard. Suggestions have been made related to lengthening the right turn lane south of Gisler Avenue, along the Denny’s property, and possibly extending a lane along the frontage of the existing Burger King. Denny’s currently has a nonconforming street setback and could not accommodate any dedication at this time. However, staff believed that this would be an opportunity to require a full 20-foot setback at the subject site to allow the potential for any future street dedication to address traffic congestion to the I-405 ramp. The applicant has made all of the necessary changes to the site plan to address this issue and removed the need for a variance.

- *Project complies with Code requirements for restaurants within 200-feet of a residential zone, excluding the MCUP request for operational hours past 11p.m.*

The following table summarizes the project’s compliance with Code required standards for residential compatibility.

**Table 1 – Development Requirements for Food/Beverage Establishments
within 200-feet of a residential zone**

Description	Compliance
a) All exterior lighting shall be shielded and/or directed away from residential areas.	✓
b) Outdoor public communication systems shall not be audible in adjacent areas.	✓
c) Trash facilities shall be screened from view and designed and located appropriate to minimize potential noise and odor impacts to adjacent residential areas.	✓
d) For new construction, a landscaped planer area, a minimum of 5 feet in width, shall be provided as an additional buffer to adjacent residential areas. (5 feet required, 5 feet proposed)	✓
e) Outdoor seating areas shall be oriented away or sufficiently buffered from residential areas. Proposed patio is approximately 52 feet away from residential property line and is buffered by a 5-foot landscape perimeter and a required 7-foot high block wall.	✓
f) For new construction, all interior property lines abutting residentially-zoned property shall have a minimum 6-foot high masonry wall. Condition of Approval requires upgraded perimeter wall to 7-foot height based on based on establishments operational conditions and hours for further protection and buffering of residential properties.	✓
g) Hours of operation for customer service shall not occur any time between 11:00 p.m. and 6:00 a.m.	MCUP required
h) Truck deliveries shall not occur anytime between 8:00 p.m. and 7:00 a.m.	✓

Source: Costa Mesa Zoning Code Section 13-49(a) through (h)

- Upgraded block wall to 7-foot height and newly planted trees will address compatibility with residential neighbors.

The existing conditions along the residential interface will be enhanced with a required 7-foot high masonry wall and also a buffer of new trees where feasible given the width of the parkway area. On a related note, the drive through configuration provides for a second “breakout” lane to allow vehicles to leave the queue. This will minimize vehicle idle time and long waits.

Additional conditions to promote residential compatibility include:

- The drive-through menu board shall have adjustable volume levels which would allow lowering the volume during early morning and late evening hours when background traffic noise is also reduced.
- The installation of a second electronic menu board (i.e. double drive through) is expressly prohibited. The location of the drive-through menu board shall not be altered to less than 142’ feet away from the abutting residential property line as currently proposed, without approval of the Development Services Director.

- The trash enclosure is currently located 75' feet away from the abutting residential property line and shall not be moved closer to residential without the approval of the Development Services Director.
 - Applicant shall implement measures to reduce vehicle queue and idling in the drive-through lane at peak times as needed. These measures could include manual order entry by a restaurant staffperson outside or requirements for certain customers to park their vehicles for curbside service for large orders taken in the drive-through lane.
 - An outdoor closed-circuit security camera system shall be installed to record views of the parking area, outdoor dining area, and areas along the residential interface.
 - Within 120 days of the business being fully operational, the applicant shall submit a report to the City identifying any complaints received by the residential neighbors and how each complaint was addressed in a timely manner. Failure to take appropriate measures to address complaints will be considered a violation of this condition.
- Consistent and enhanced landscaping with 10-foot high Queen Palms to reinforce the Harbor Boulevard plant scheme is required.

The City has planted 15-20 foot high Queen Palms along Harbor Boulevard. A condition of approval requires that the applicant install 10-foot high Queen Palms within the front setback to match the current landscape theme for Harbor. This tree type also featured on the west side of Harbor, south of Gisler, for the property containing Fresh & Easy, Taco Bell, Chick Fil-A, etc.

The landscape plan is compatible with the character of adjacent properties to the West side of Harbor which were part of a landscaping master plan. This landscape design considers form and function. Balancing the aesthetic purpose it serves along Harbor with its practical need as thick evergreen trees line the East perimeter helping to buffer those residential properties from site operations.

- Revitalization of a marginal commercial property achieves General Plan goals and objectives.

The project would meet a General Plan objective to revitalize depressed properties. The applicant has indicated that project implementation is valued at \$1.3 million. The site improvements include a new restaurant building, enhanced landscape areas along Harbor Boulevard, new parking lot/stripping, new trash enclosure, and refurbished signage.

This project would be a significant investment on the east side of the Harbor Blvd. The adjacent west side of Harbor has contemporary buildings as part of a master plan that included Chick-fil-A, Fresh & Easy, McDonald's, and El Pollo Loco. This project's contemporary design and more than sufficient landscaping allows the unifying theme on the West side of Harbor to be continued on the East side as well.

The demand for fast food restaurants within the City and near major regional arterials such as the 405 freeway can be balanced by a diversification of the fast food restaurants developed within the City. Having a family restaurant that already has over 100 locations, but has not entered the Southern California market, is a positive addition to the City since it has a proven business model and diversifies our selection of fast food alternatives. This restaurant also holds higher standards for freshness since they do not use freezers as part of their food preparation model.

- With regard to compatibility with neighboring residences, the development proposal is considered comparable or improved over the configuration of the existing restaurant in certain areas.

The following table compares the existing configuration to the proposed site plan. Comparatively, there are significant enhancements to the landscape, location of intercom, and appearance of the building.

Tenant Comparison

Restaurant and Drive Through Qualities	Burger King	Raising Cane's
Building Size	3,801 SF	3,823 SF
Intensity (FAR)	0.09	0.09
Landscaping	3,211 SF	11,923 SF
Percent	7.6%	28.2%
Placement of Intercom	Facing Residential	Buffered by Building and facing a away from Res
Proximity to Res	125'	More than 130'
Outside Seating	None	Patio Seating
Number of Parking Spaces	59	39
Number of Drive Ways	2	1
Hours of Operation	M-Sa 6-12am , S 7-12am	S -W 10-12am, T-Sa 10-2am

A condition of approval indicates that, upon demolition of the Burger King restaurant, the historic MCUP and variance approvals on the property shall be revoked. Planning Application PA-15-02 shall then supersede all previous approvals.

- With regard to existing pole sign

The existing pole sign does not match the current character, design, and material standards that the rest of the proposed site shows. While the applicant wishes to maintain

the pole sign a condition will be placed on approval that the sign must be clad in materials similar to the design and materials of the proposed building; including the brick used on the façade of the building. All signs will be reviewed through a standard sign permitting process and must meet all sign regulations within the City Zoning Code.

GENERAL PLAN CONFORMITY

The development is in conformance with the goals and policies of the General Plan with regards to development and use within a General Commercial zone as well as similar in use and design with the existing land uses near the 405 freeway on Harbor Blvd. With the recommended conditions of approval, the use will be consistent with surrounding uses, as specified in Objective LU-1F.2 of the General Plan Land Use Element.

ALTERNATIVES

The Planning Commission may consider the following alternatives:

1. Approve the application with any modifications to the building design or conditions of approval. This would allow the construction of the new Raising Cane's restaurant, subject to conditions.
2. Deny the application. If Commission denies the application, this would deny the development of Raising Cane's restaurant. A similar request may not be submitted for six months.

ENVIRONMENTAL DETERMINATION

The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City environmental procedures, and has been found to be exempt from CEQA under Section 15303 Class 3C for New Construction. If the project is denied, it is exempt from the provisions of CEQA Section 15270(a) for Projects Which Are Disapproved.

CONCLUSION

Staff believes that approval of this project is appropriate and consistent with previous projects granted by the Planning Commission for Harbor Blvd and for drive through restaurants within proximity to residential areas. In many ways, this proposed development is an enhancement over the existing use and would provide fresher and more diverse restaurant options within the City of Costa Mesa. Additional conditions of approval have been added to protect the integrity of neighboring residential development.



DANIEL INLOES
Associate Planner



CLAIRE FLYNN, AICP
Assistant Director of Development Services

- Attachments: 1. Draft Planning Commission Resolutions
2. Applicant's Project Description and Justification
3. Location/Aerial Map
4. Plans

Distribution: Director of Economic & Development/Deputy CEO
Assistant Development Services Director
Sr. Deputy City Attorney
Public Services Director
City Engineer
Transportation Services Manager
Fire Protection Analyst
Staff (6)
File (2)

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Allan Fainbarg TR-Burger King Corp
ATTN Burger King
Minneapolis, MN
200 S 6th MST AZ02
92627

RESOLUTION NO. PC-15-_____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA APPROVING PLANNING APPLICATION PA-15-02 FOR A CONDITIONAL USE PERMIT FOR PA-15-02.

THE PLANNING COMMISSION OF THE CITY OF COSTA MESA HEREBY RESOLVES AS FOLLOWS:

WHEREAS, an application was filed by Philip Schanberger of PM Design Group, Inc., authorized agent for property owner ALLAN FAINBARG, with respect to the real property located at 3150 harbor Blvd in the C1 zone, requesting approval of Development and Minor Conditional Use Permit to have operational hours Sunday through Wednesday 10AM to 12AM and Thursday through Saturday 10AM to 2AM.

WHEREAS, a duly noticed public hearing was held by the Planning Commission on Feb. 9, 2015, with all persons provided an opportunity to speak for and against the proposed project;

BE IT RESOLVED that, based on the evidence in the record and the findings contained in Exhibit "A," and subject to the conditions of approval contained within Exhibit "B," the Planning Commission hereby **APPROVES** Planning Application PA-15-02 for 3150 Harbor Blvd.

BE IT FURTHER RESOLVED that the Costa Mesa Planning Commission does hereby find and determine that adoption of this Resolution is expressly predicated upon the activity as described in the staff report for Planning Application PA-15-02 and upon applicant's compliance with each and all of the conditions contained in Exhibit "B", as well as with compliance of all applicable Federal, State, and local laws. Any approval granted by this resolution shall be subject to review, modification or revocation if there is a material change that occurs in the operation, or if the applicant fails to comply with any of the conditions of approval.

PASSED AND ADOPTED this 9th day of February 2015

Chair
Costa Mesa Planning Commission

EXHIBIT "A"

FINDINGS (for approval)

- A. The information presented substantially complies with Costa Mesa Municipal Code Section 13-29(g)(2) in that:

Finding: The proposed development or use is substantially compatible with developments in the same general area and would not be materially detrimental to other properties within the area.

Facts in Support of Findings: This project is less than a quarter of a mile from the freeway and resides on one of the major arterial road within the City. Within a quarter of a mile there are 4 additional fast food restaurants. This project will be investing on the east side of Harbor where all of the development one half of a mile south of the freeway is at least ten years old. The building this project is replacing is over 37 years old.

Finding: Granting the minor conditional use permit will not be materially detrimental to the health, safety and general welfare of the public or otherwise injurious to property or improvements within the immediate neighborhood.

Facts in Support of Findings: This project mitigates any negative effects it might have on the public or its neighbors namely; noise, ambient light, and pollution through its design and operational measures. The residential properties and Harbor Blvd are buffered by landscaping and trees. This decreases the negative effects the site may cause. The site also will replace existing mason wall with 7 foot masonry wall to further mitigate vehicle and patron noise and lights coming from the property do not disturb its residential neighbors. The location of the intercom is placed in a location where the building stands as a buffer between it and the neighboring residential properties.

Finding: Granting the minor conditional use permit will not allow a use, density or intensity which is not in accordance with the General Plan designation and any applicable specific plan for the property.

Facts in Support of Findings: The General Plan designates this parcel as General Commercial and therefore must have a floor area ratio of .2 and this project actually has a floor area ratio of .09. Therefore its single use and floor area ratio meets the density and intensity for this type of land use designation. This area is not included in any specific plans for the City.

- B. The proposed project complies with Costa Mesa Municipal Code Section 13-29 (e) because:
1. The proposed use is compatible and harmonious with uses both on-site as well as those on surrounding properties.
 2. Safety and compatibility of the design of the buildings, and other site features including functional aspects of the site development such as automobile and pedestrian circulation have been considered.
 3. The use is consistent with the General Plan designation because the project will not exceed the allowable General Plan intensity for the site.

- C. The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City environmental procedures, and has been found to be exempt under Section 15301, Class 3, New Construction, of the CEQA Guidelines.
- D. The project is exempt from Chapter XII, Article 3, Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.

EXHIBIT "B"

CONDITIONS OF APPROVAL

- Plng. 1. The uses shall be limited to the type of operation as described in the staff report and conditions of approval. Any change in the operational characteristics of any use including, but not limited to, the hours of operation and additional services provided, shall require review by the Planning Division and may require an amendment subject to approval by the Zoning Administrator.
2. If parking shortages or other parking-related problems arise, the business operator shall institute whatever reasonable operational measures necessary to minimize or eliminate the problem. These measures may include identifying select parking spaces for short-term parking (i.e. 30 minutes, 1 hour, etc.), reserving certain parking spaces for the other tenant, and/or any other measures as deemed appropriate by the Development Services Director.
 3. The use shall be conducted, at all times, in a manner that will allow the quiet enjoyment of the surrounding neighborhood. The applicant and/or business owner shall institute whatever reasonable security and operational measures are necessary to comply with this requirement.
 4. The applicant shall contact the Planning Division to arrange a Planning inspection of the site prior to commencement of the business. This inspection is to confirm that the conditions of approval and code requirements have been satisfied.
 5. The conditions of approval for ZA-12-10 shall be blueprinted on the face of the site plan as part of the plan check submittal package.
 6. No modification(s) of the approved building elevations including, but not limited to, changes that increase the building height, removal of building articulation, or a change of the finish material(s), shall be made during construction without prior Planning Division written approval. Failure to obtain prior Planning Division approval of the modification could result in the requirement of the applicant to (re)process the modification through a discretionary review process such as a minor design review or a variance, or in the requirement to modify the construction to reflect the approved plans.
 7. No exterior roof access ladders, roof drain scuppers, or roof drain downspouts are permitted.
 8. It is recommended that the project incorporate green building design and construction techniques where feasible. The applicant may contact the Building Safety Division at (714) 754-5273 for additional information.
 9. The property owner or applicant shall install bike racks for patrons and employees on the site. The bicycle racks shall be decorative in design. This condition shall be completed prior to final occupancy/start of business, under the direction of the Planning and Building Divisions.
 10. Transformers, backflow preventers, and any other approved above-ground utility improvement shall be located outside of the required street setback area and shall be screened upon view, under direction of Planning staff. Any deviation from this requirement shall be subject to review and approval of the Development Services Director.

11. Former pole sign must be removed or clad to match the materials and contemporary style of the design of proposed project. All signage must meet sign regulation per the City Zoning Code and be reviewed through a sign permitting process.
 12. Outdoor electronic communication systems shall not be audible in adjacent residential areas.
 13. Existing masonry wall along east side of property abutting residential property must be 7 feet in height along the perimeter where the abutting properties are residential.
 14. During all hours of operation of the site it shall comply with the City's Noise Ordinance.
 15. During the all hours of operation after 11:00 PM the patio area will be closed to be sensitive to neighboring residential properties. The owner or business operator will be responsible for maintaining a quiet atmosphere outside of the building.
 - Eng 16. Obtain a permit from the City of Costa Mesa, Engineering Division, at the time of development and then construct P.C.C. driveway approach per City of Costa Mesa Standards as shown on the Offsite Plan. Location and dimensions are subject to the approval of the Transportation Services Manager. ADA compliance required for all new driveway approaches.
 17. Obtain a permit from the City of Costa Mesa, Engineering Division, at the time of development and then remove any existing driveways and/or curb depressions that will not be used and replace with full height curb and sidewalk.
 18. Submit to the Engineering Division a storm runoff study showing existing and proposed facilities and the method of draining this area and tributary areas without exceeding the capacity of any street or drainage facility on-site or off-site to the satisfaction of the City Engineer. Connecting to the City storm drain system will be required per City's Engineer satisfaction.
-



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December 15, 2014

Chelsea Crager
 Assistant Planner
City of Costa Mesa
 77 Fair Drive
 Costa Mesa, CA 92628

**Subject: Proposed Raising Cane's Restaurant
 3150 Harbor Blvd.
 Costa Mesa, CA 92626**

**Re: Letter of Justification with Findings for a
 Minor Conditional Use Permit**

Dear Ms. Crager:

Per the City of Costa Mesa Planning Application Filing Instructions, please accept this Letter of Justification, which outlines the required Findings for the Development Review and the Minor Conditional Use Permit requested by Raising Cane's. Raising Cane's requests the city of Costa Mesa's support and approval of the Minor Conditional Use Permit and the Development Review applications.

The redevelopment of the Burger King Restaurant makes a positive improvement on a noticeable segment of Harbor Boulevard in the city of Costa Mesa. The addition of Raising Cane's, a vibrant, community-minded tenant, will re-energize this property. The proposed use will join Denny's, Chevron Extra Mile and Motel 6 on the same side of Harbor Boulevard south of Gisler Avenue and will offer the local community as well as travelers, a new, authentic food that is praised for its freshness. Cane's uses no freezers, no microwaves and no heat lamps. Deliveries are made three times a week to ensure a fresh menu at all times. Cole slaw and lemonade are made fresh daily.

The new project, located in the C1 Zone, will replace an existing 3,801 sf Burger King Restaurant and Drive-Through with a 3,823 sf Raising Cane's Restaurant and Drive-Through. The new site development will replace 30 existing parking spaces with a landscaped layout that features 39 parking spaces and a 160ft minimum length drive-through lane. The existing drive-through exit onto Harbor Boulevard will be closed and replaced with sidewalk and landscaping. The existing six foot tall screen wall located along the eastern edge of the site, adjacent to the residential properties will be retained as a visual buffer.

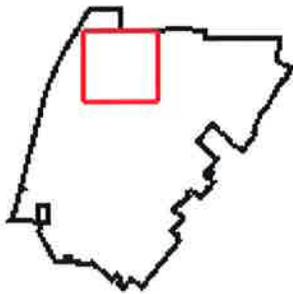
Office Locations

Rocklin, CA • Vancouver, WA • Phoenix, AZ • Dallas, TX • Santa Rosa, CA • Seal Beach, CA
 • Albuquerque, NM • Englewood, CO • Irvine, CA

www.pmdginc.com

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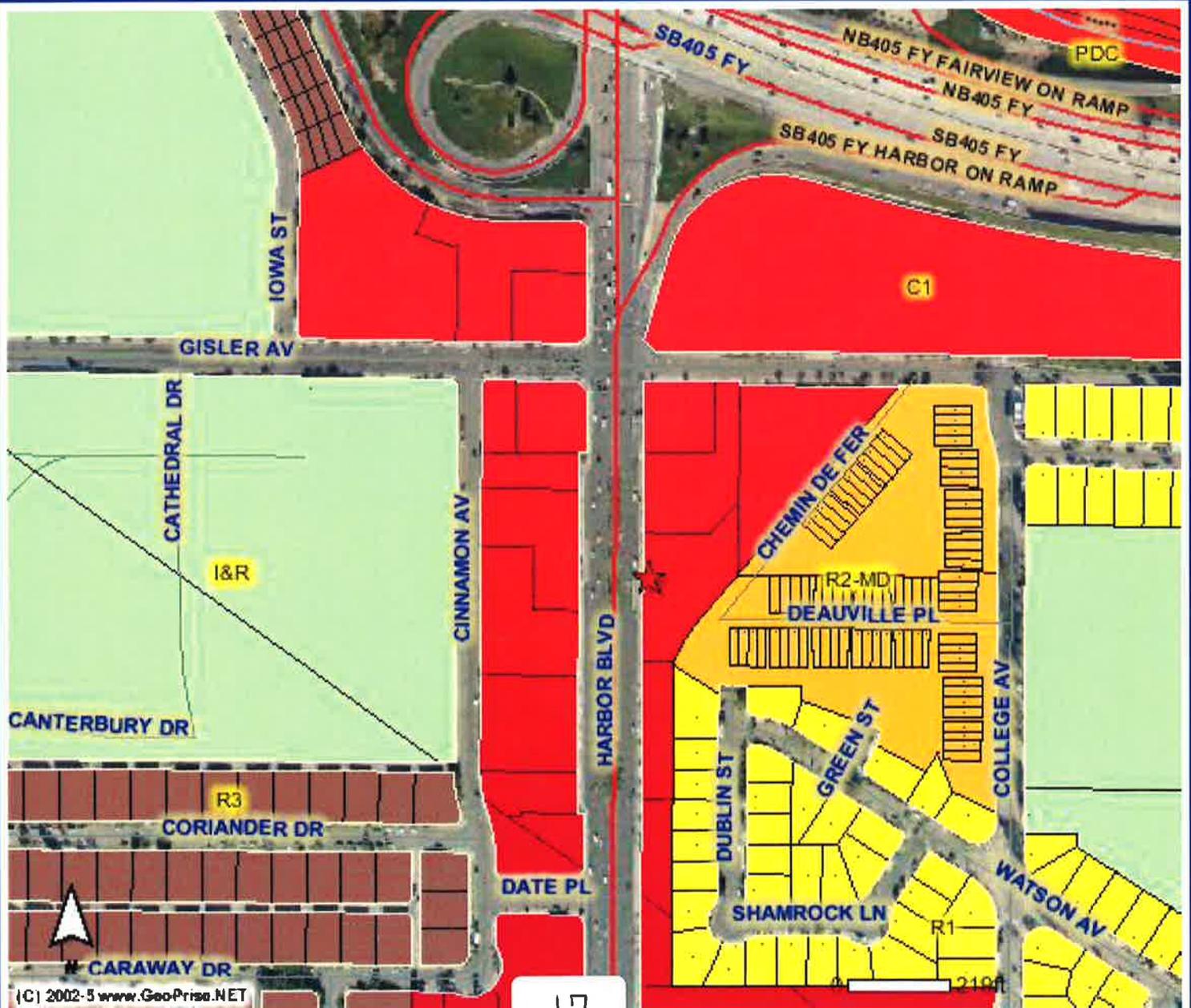
Overview Map



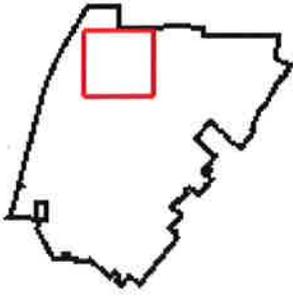
Legend

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|----------------------|--------------------|----------------|------------------------------|--------------------|
| Address Points | Freeway | Collector | SECONDARY Hydrology Channels | Street Centerlines |
| Freeway Roads (cont) | Major Newport BLVD | Primary (cont) | Street Names | ROW Lines |
| | | | | Parcel Lines |

Map Display



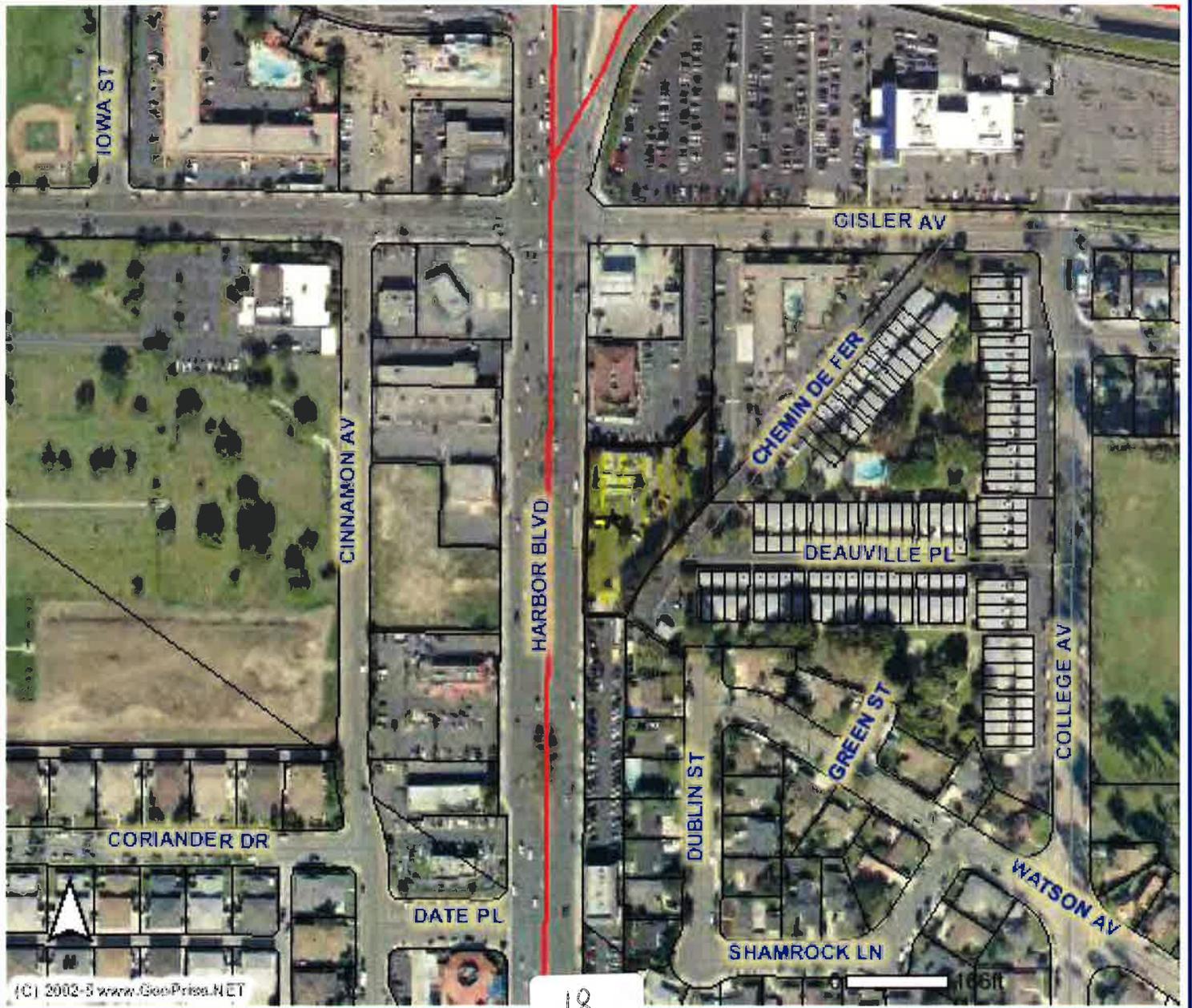
Overview Map



Legend

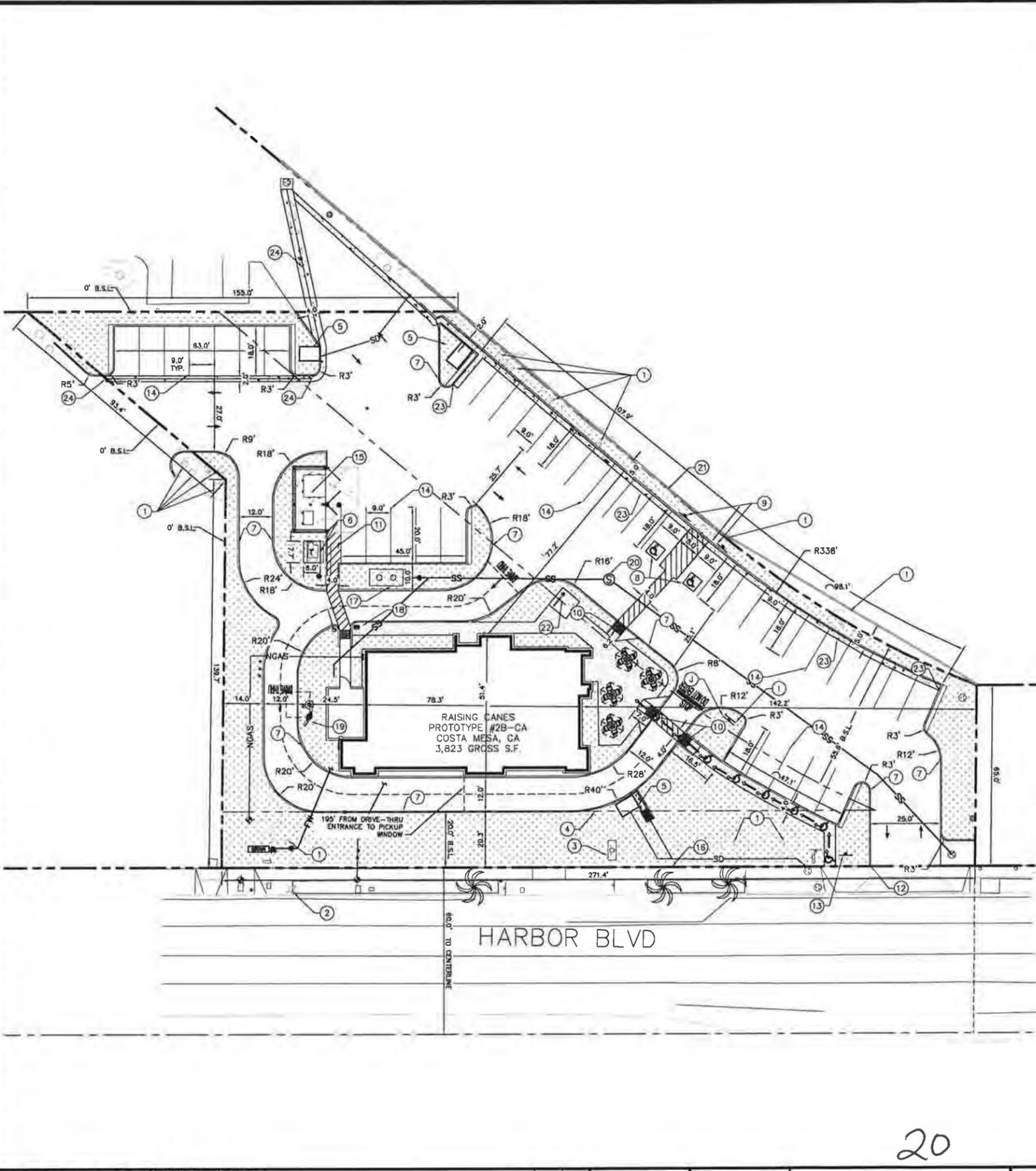
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|--------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------|
|  Address Points |  Roads |  Major Newport BLVD |  SECONDARY Hydrology Channels |
|  Freeway |  Collector Freeway (cont) |  Primary (cont) | |

Map Display



(C) 2002-5 www.GeoPrise.NET

Drawing name: K:\GRA_DEV\Raising_Cane's\094797002 - Costa Mesa 189\CADD\Exhibits\SITE PLAN - reroute.dwg Layout:1 Jan 28, 2015 7:51am by: john.pallock
 This document, together with the associated drawings, is prepared for the specific project and site shown on the drawings. It is not to be used for any other project or site without the written authorization and approval of Kimley-Horn and Associates, Inc. All rights are reserved.

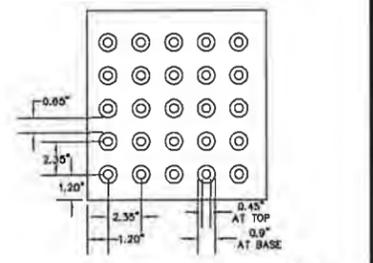


LEGEND:

- PROPERTY LINE
- SETBACK LINE
- STANDARD DUTY ASPHALT CONCRETE PAVEMENT
- STANDARD DUTY CONCRETE PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- LANDSCAPE/PLANTER AREA
- ACCESSIBLE ROUTE (LOCATION PURPOSES ONLY, DO NOT PAINT)
- SIGN POST
- ACCESSIBLE PARKING SPACE
- DETECTABLE WARNING
- NUMBER OF PARKING SPACES
- BIKE RACK
- SCREEN WALL

CONSTRUCTION NOTES:

- 1 EXISTING TREE
- 2 EXISTING FIRE HYDRANT
- 3 EXISTING PYLON SIGN
- 4 BUILDING SETBACK LINE
- 5 PROPOSED BIOFILTRATION SYSTEM
- 6 EXISTING TRANSFORMER PAD
- 7 CONCRETE CURB
- 8 HANDICAP SYMBOL
- 9 ACCESSIBLE PARKING STALL BOLLARD SIGN
- 10 ACCESSIBLE RAMP WITH DETECTABLE WARNING (TRUNCATED DOMES)
- 11 4" THICK WHITE STRIPING 60', 36" O.C.
- 12 JOIN EXISTING CURB, CURB & GUTTER, SIDEWALK.
- 13 ADA PATH OF TRAVEL SIGN
- 14 STANDARD 90° PARKING STALL STRIPING
- 15 PROPOSED TRASH ENCLOSURE
- 16 RIGHT-OF-WAY
- 17 PROPOSED GREASE TRAP
- 18 PREVIEW BOARD
- 19 MENU BOARD
- 20 PROPOSED SANITARY SEWER MANHOLE
- 21 EXISTING 6' CMU BLOCK WALL
- 22 PROPOSED BIKE RACK
- 23 CONCRETE CURB AND GUTTER
- 24 VALLEY GUTTER



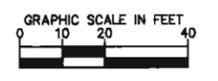
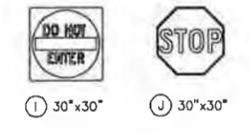
NOTE: TRUNCATED DOMES BY ARMOR TILE, ADA-C-3672
 COLOR: YELLOW
 CONTACT: CHERYL KONASHENYCH (800) 682-2529
 NOTE: CONTRACTOR TO REFERENCE MANUFACTURERS GUIDELINES FOR INSTALLATION OF TRUNCATED DOMES
 NOTE: THIS DETAIL TO BE USED WHERE LIMITED TO 3' DEEP
TRUNCATED DOMES DETAIL
 (N.T.S.)

SITE DATA

PROJECT DESCRIPTION: DEMOLITION OF EXISTING BURGER KING AND NEW CONSTRUCTION OF A RAISING CANE'S RESTAURANT
ADDRESS: 3150 HARBOR BLVD COSTA MESA, CA 92626
ZONING DISTRICT: C1 - LOCAL BUSINESS DISTRICT
LAND USE: COMMERCIAL
FLOOD ZONE: ZONE X - AREA OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD
TOTAL DISTURBED AREA: 42,337 S.F. (0.97 AC)
TOTAL PAD AREA: 3,823 S.F. (0.09 AC)
LOT COVERAGE: 42,337 S.F. (0.97 AC) 100%
TOTAL SITE AREA: 3,823 S.F. (0.09 AC) 9.3%
BUILDING AREA: 28,548 S.F. (0.61 AC) 82.9%
IMPERVIOUS AREA: 11,966 S.F. (0.27 AC) 27.8%
PARKING/LANDSCAPE BUFFER:
 FRONT: 20.0'
 REAR: 55.59'
 SIDE (N): 0.0'
 SIDE (S): 15.0'
PARKING SUMMARY: (3,000 S.F. * 1 STALL/100 S.F.) + (823 S.F. * 1.2 STALL/100 S.F.) = 40 STALLS REQUIRED PER CITY CODE
 ADA PARKING FOR 28-50 PARKING STALLS = 2 ADA PARKING STALLS REQUIRED PER CITY CODE
PARKING TABLE:

	REQUIRED	PROVIDED
STANDARD	36	37
COMPACT (C)	N/A	0
BIKE RACK	N/A	1
ACCESSIBLE	2	2
TOTAL:	40	40

SIGN INFORMATION



20

<p>DIAL BEFORE YOU DIG TOLL FREE 1-800-227-2800 A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>ISSUE</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	ISSUE	DATE	DESCRIPTION										<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td>PP</td></tr> <tr><td>DRAWN BY: NK</td></tr> <tr><td>CHECKED BY: TH</td></tr> <tr><td>RECOMMENDED</td></tr> </table>	PP	DRAWN BY: NK	CHECKED BY: TH	RECOMMENDED	<p>Kimley-Horn</p> <p>705 THE CITY DRIVE SUITE 200 ORANGE, CA 92668 (714) 705-1328</p> <p>PREPARED UNDER THE DIRECT SUPERVISION OF: DATE: EXP. 12/31/15 TYLER HOLST, R.C.E. NO. 71438</p>	<p>CITY OF COSTA MESA BUILDING DEPARTMENT</p> <p>APPROVED BY: _____ DATE: _____</p> <p>CITY OF COSTA MESA CITY ENGINEER</p> <p>REVIEWED AND RECOMMENDED BY: _____ DATE: _____</p>	<p>3150 HARBOR BLVD COSTA MESA, CA 92626</p>	<p>CITY OF COSTA MESA</p> <p>PRELIMINARY SITE PLAN</p> <p style="font-size: 2em; font-weight: bold;">No.1</p>
	ISSUE	DATE	DESCRIPTION																			
PP																						
DRAWN BY: NK																						
CHECKED BY: TH																						
RECOMMENDED																						



KIESEL DESIGN

Landscape Architecture

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Raising Cane's

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APN: NA

Revisions:
NAME DATE



Type: Permit Set

Submittal Date:
January 28, 2015

Drawn By:
NAME DATE
S. Rogers 01-15-27
& EC

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Title:
Planting Plan

Sheet Number:

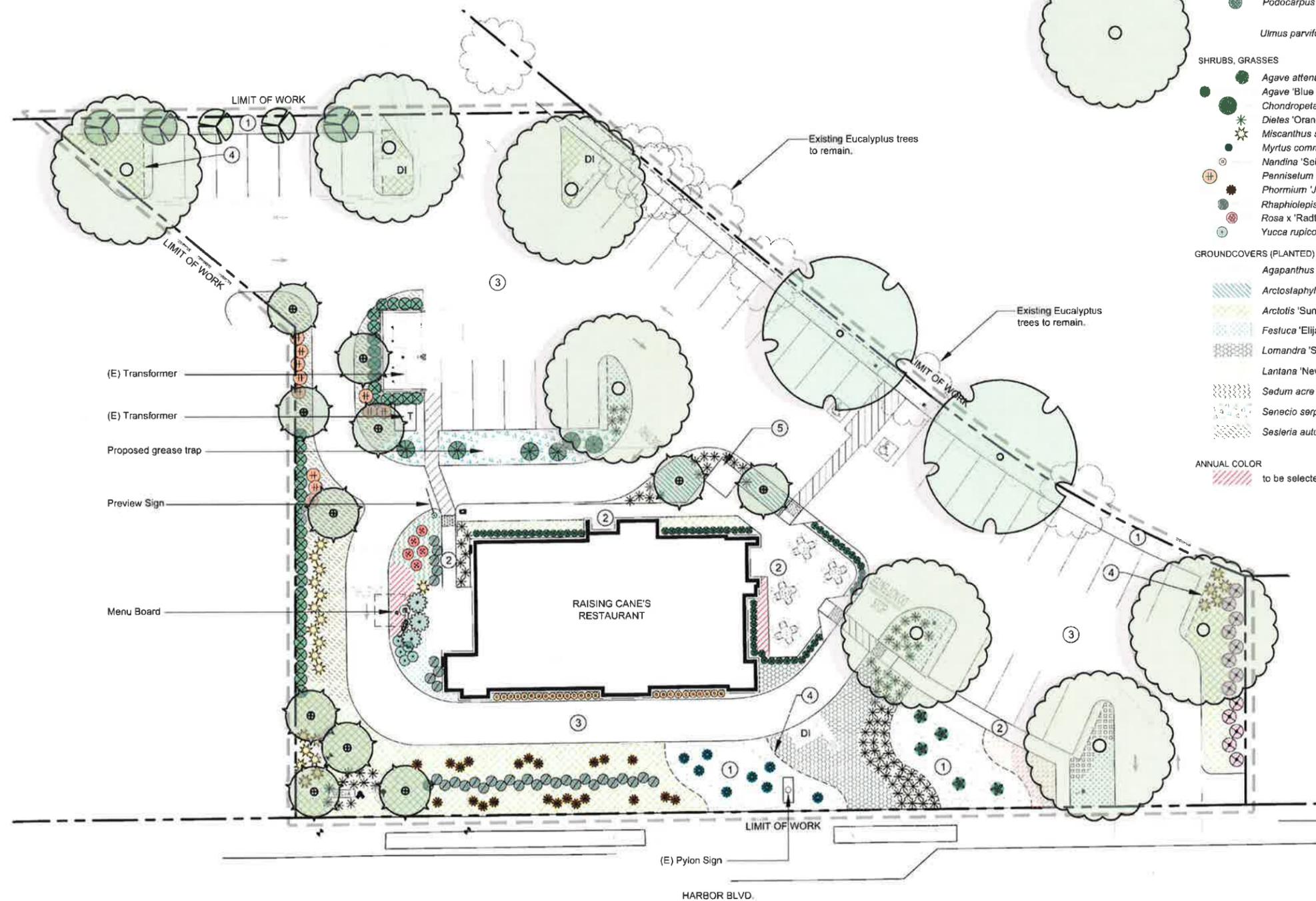
L3.1

LAYOUT LEGEND:

#	DESCRIPTION	MATERIALS / NOTES
1	DECOMPOSED GRANITE MULCH	Decomposed granite with heavy duty steel edging per callout #4
2	CONCRETE PAVING	
3	ASPHALT PAVING	SEE CIVIL PLANS
4	STEEL EDGING	Sure-Loc heavy duty steel edging, 1/4" thick by 5" deep, unpainted finish, install per Manufacturer's specifications.
5	BIKE RACK	By Others.

PLANTING LEGEND:

TREES		SYMBOLS	BOTANICAL NAME	COMMON NAME	CONT. SIZE(S)	PLANT SIZE	QTY	NOTE
			<i>Chilopsis linearis</i>	Desert Willow	15 gal & 24" Box	15'h.	(6) - 24" Box (5) - 15 Gal	
		⊗	<i>Dodonaea viscosa purpurea</i>	Purple-leaved Hop Bush	5 gal	8-12'w, 12-16'h.	13	
			<i>Eucalyptus sideroxylon 'Rosea'</i>	Red Ironbark	15 gal	30'-40'w, 40-50'h.	2	
		⊗	<i>Juniperus chinensis 'Spartan'</i>	Spartan Juniper	5 gal	4-8'w, 15-25'h.	3	
			<i>Laurus nobilis</i>	Sweet Bay	5 gal	10-20'w, 20-30'h.	5	
		⊗	<i>Podocarpus gracillior</i>	Fern Pine	5 gal	3.5'w, 8'h.	33	hedge
			<i>Ulmus parvifolia 'Sempervirens'</i>	Evergreen Chinese Elm	24" Box	50-60'w, 40-50'h.	7	
SHRUBS, GRASSES			<i>Agave attenuata 'Nova'</i>	Blue Foxtail Agave	5 gal	3-4'w, 3-4'h.	5	
			<i>Agave 'Blue Flame'</i>	Blue Flame Agave	5 gal	3'w, 2.5'h.	8	
			<i>Chondropetalum tectorum</i>	Cape Rush	5 gal	3-4'w, 2-3'h.	6	
			<i>Dieles 'Orange Drop'</i>	Fortnight Lily	1 gal	2-3'w, 2-3'h.	98	
			<i>Miscanthus sinensis 'Adagio'</i>	Dwarf Maiden Grass	5 gal	3-4'w, 2-3'h.	24	
			<i>Myrtus communis compacta</i>	Dwarf Myrtle	5 gal	2-3'w, 2-3'h.	62	
			<i>Nandina 'Seika'</i>	Obsession Nandina	1 gal	2'w, 2'h.	25	
			<i>Pennisetum x advena 'Rubrum'</i>	Red Fountain Grass	5 gal	3'w, 4-5'h.	11	
			<i>Phormium 'Jester'</i>	Fiesta New Zealand Flax	1 gal	3'w, 2-3'h.	22	
			<i>Rhaphiolepis umbellata 'Minor'</i>	Dwarf Yeddo Hawthorne	5 gal	2-3'w, 4-6'h.	34	
			<i>Rosa x 'Radtko'</i>	Knockout Rose	5 gal	3-4'w, 3-4'h.	5	
			<i>Yucca rupicola</i>	Twistleaf Yucca	5 gal	2'w, 2'h.	5	
GROUNDCOVERS (PLANTED)			<i>Agapanthus 'Brilliant Blue'</i>	Lily of the Nile	1 gal	2'w, 1.5'h.	87sf	2' oc
			<i>Arctostaphylos 'Emerald Carpet'</i>	Emerald Carpet Manzanita	1 gal	3-5'w, 1'h.	187sf	4' oc
			<i>Arctotis 'Sunspot Orange'</i>	African Daisy	1 gal	3-4'w, 1-2'h.	2,679sf	4' oc
			<i>Festuca 'Elijan Blue'</i>	Blue Fescue	4" Pot	1-2'w, 8'h.	348sf	2' oc
			<i>Lomandra 'Seascape'</i>	Seascape Mat Rush	1 gal	2-3'w, 1-2'h.	640sf	2.5' oc
			<i>Lantana 'New Gold'</i>	Spreading Lantana	1 gal	3'w, 1'h.	219sf	3' oc
			<i>Sedum acre</i>	Goldmoss Stonecrop	flat	spreading, 4'h	123sf	6" oc
			<i>Senecio serpens</i>	Dwarf Blue Chalk Sticks	1 gal	2-3'w, 1'h.	331sf	2' oc
			<i>Sesleria autumnalis</i>	Autumn Moor Grass	4" Pot	1-2'w, 1-2'h.	818sf	2' oc
							160sf	
ANNUAL COLOR				to be selected by Owner				



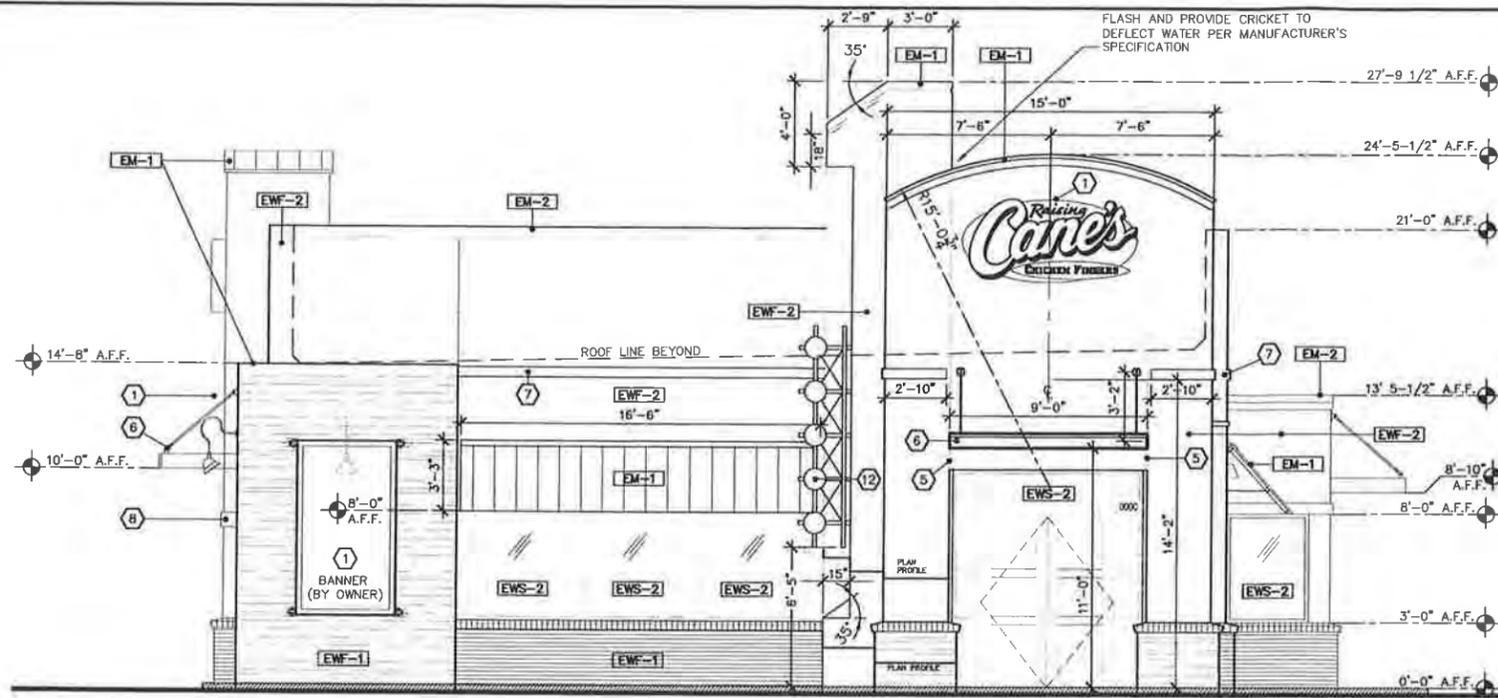
NOTES:

- Decomposed granite mulch is utilized where vehicles will overhang at the parking lot as well as to provide a walking surface for people exiting their cars. The design provides more than the required number of shade trees at the parking lot and incorporates planting guidelines per the City of Costa Mesa.
- Total landscape area: 10,430 s.f.

ABBREVIATIONS:

- DI DRAIN INLET, SEE CIVIL DRAWINGS
- (E) EXISTING

PLANTING PLAN



01 FRONT ELEVATION
1/4" = 1'-0"
01.A4.1

KEY NOTES	
MARK	DESCRIPTION
①	SIGN, BY OWNER PROVIDE BLOCKING AS REQ'D. (4'-0" x 8'-0" OVAL)
②	FLAGS, WHEN PERMITTED
③	PAINTED MURAL, BY OWNER
④	EXTERIOR LIGHTING, RE: ELEC.
⑤	CONTROL JOINT
⑥	PREFABRICATED METAL CANOPY
⑦	8" STUCCO OR BRICK BAND AS SHOWN
⑧	6" STUCCO OR BRICK BAND AS SHOWN
⑨	ROOF SCUPPER & DOWNSPOUTS
⑩	ROOF SCREEN
⑪	NOT USED
⑫	METAL ART BY OWNER, INSTALLED BY G.C. PROVIDE BLOCKING AS REQ'D.
⑬	OVERFLOW SCUPPER

NOTES:

- SIGNAGE TO BE APPROVED UNDER SEPARATE FILING (DEFERRED SUBMITTAL).
- G.C. TO PERMIT CANOPIES AND AWNINGS USING MANUFACTURER SPECIFICATIONS AND SHOP DRAWINGS.

EXTERIOR MATERIALS	
MARK	DESCRIPTION
EM-1	STANDING SEAM METAL ROOF GALVANIZED STEEL SHEET W/ KYNAR FINISH (24 GA.) STANDARD COLOR.
EM-2	METAL CAP FLASHING GALVANIZED STEEL SHEET W/ KYNAR FINISH (24 GA.) STANDARD COLOR.
EM-3	STAINLESS STEEL COVER PANEL FASTENED TO WALL W/ STAINLESS STEEL SEAT AND SCREWS PROVIDED BY OWNER INSTALLED BY G.C.

EXTERIOR WINDOW SYSTEMS	
MARK	DESCRIPTION
EWS-1	DRIVE THROUGH WINDOW
EWS-2	4 1/2" ALUM STOREFRONT KAWNEER TRIFAB 451 II ANODIZED, TYP. U.N.O

EXTERIOR WALL FINISHES	
MARK	DESCRIPTION
EWF-1	FACE BRICK
EWF-2	7/8" STUCCO FINISH ON SELF FURRING GALV. METAL LATH W/ FRY REGLET CORNERS, MOLDING & TRIM AS REQUIRED (RE: SPECIFICATIONS)

SEALANT	
1.	PROVIDE SEALANT & BACKER RODS AT ALL DISSIMILAR MATERIALS.
2.	TWO-PART NONSAG POLYURETHANE SEALANT BY SONNEBORN BUILDING PRODUCTS. CUSTOM COLOR TO MATCH STUCCO AT ALL DOOR FRAMES, STOREFRONT & WINDOWS, WALL PENETRATIONS AND STUCCO TO MASONRY CONNECTIONS.



Restaurant Support Office
6600 Bishop Road, Plano, TX 75024
Tel: 972-769-3100 Fax: 972-769-3101

Store:
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COSTA MESA, CA
Prototype 2B
#189

Professional of Record:

4470 Yankee Hill Rd, Suite 100
ROCKLIN CA 95677
Ph. (916) 415-5358
e-mail: rpedro@pmdgnc.com
Roy Pedro Architect

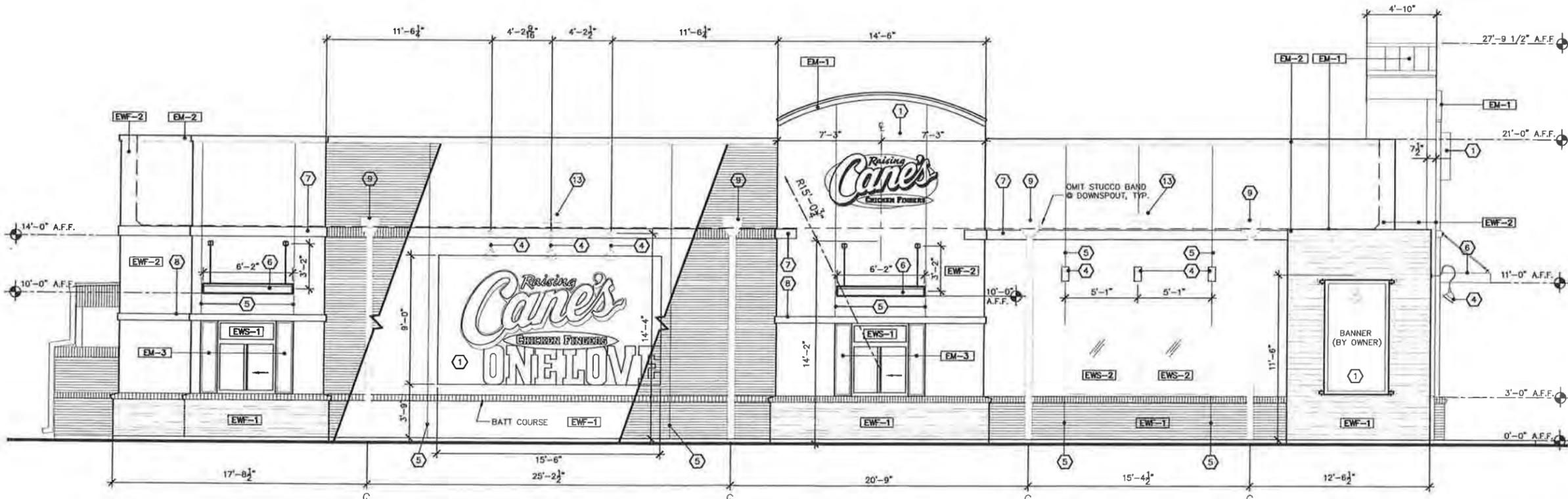
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Design Bulletin Updates:
Date Issued: Bulletin Number:

Planning Submittal

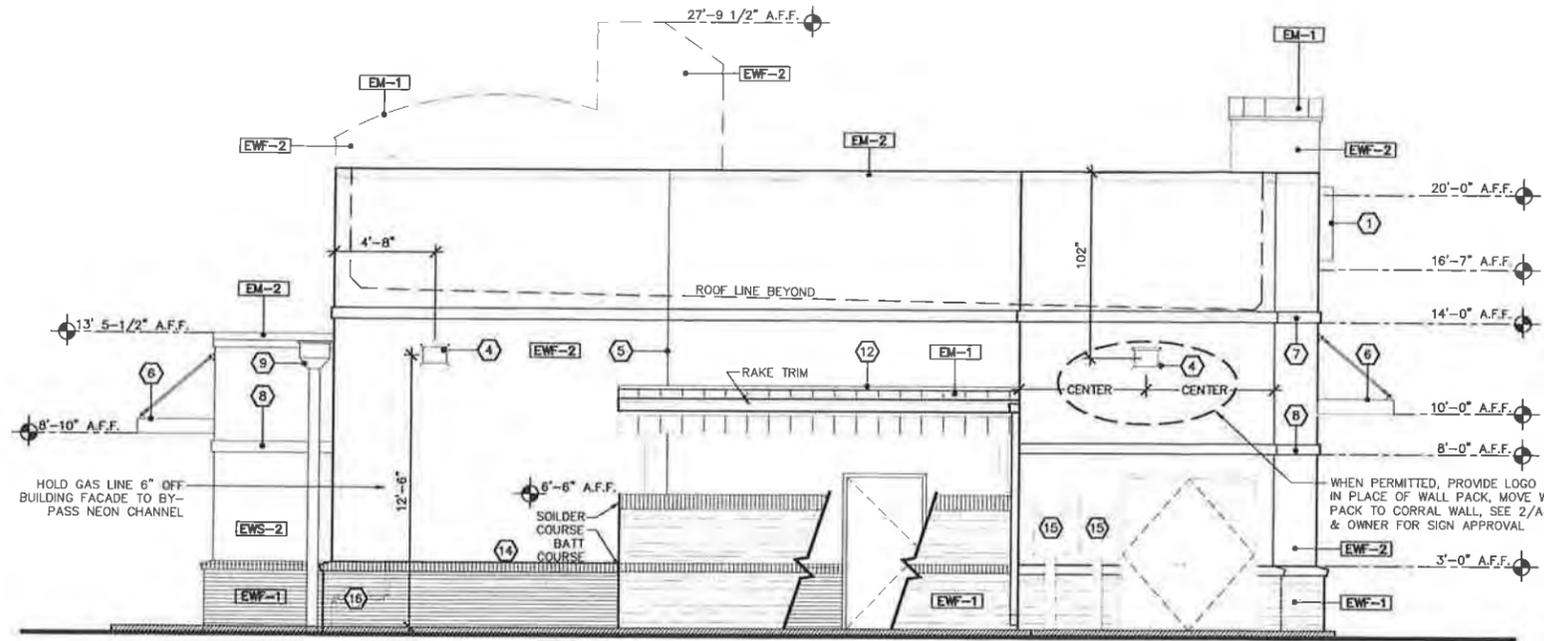
Revisions:

Date	Description

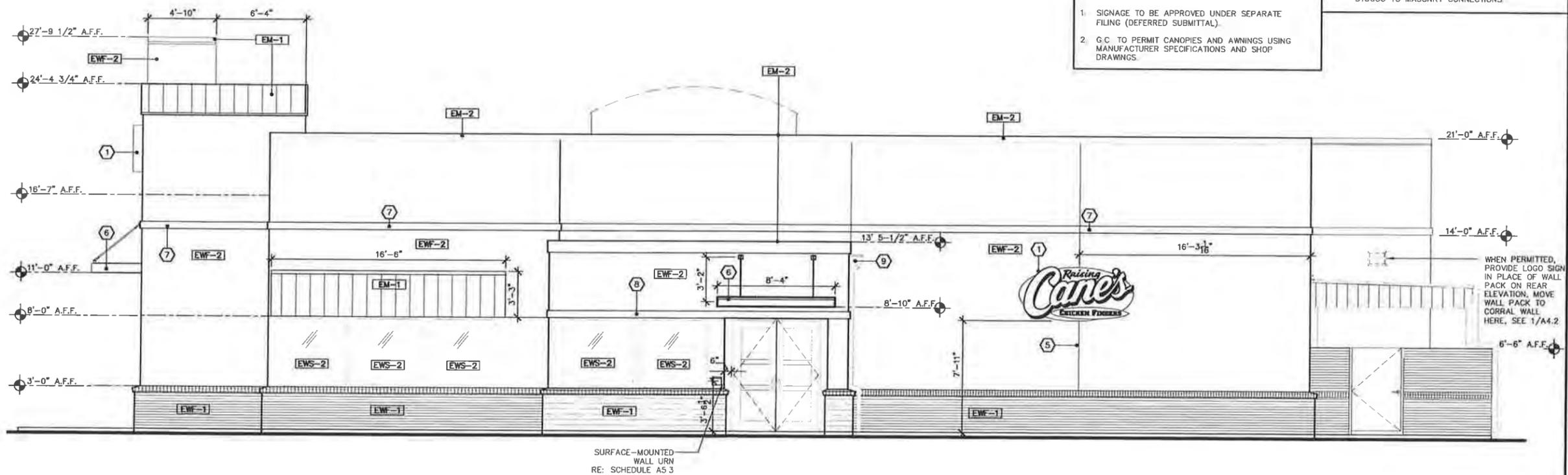
Sheet Title
EXTERIOR ELEVATIONS
Date: December 16, 2014
Project Number:
Drawn By:
Sheet Number:



02 DRIVE-THRU ELEVATION
1/4" = 1'-0"
02.A4.1



01 REAR ELEVATION
1/4" = 1'-0"
01:A4.2



02 SIDE ENTRY ELEVATION
1/4" = 1'-0"
02:A4.2

KEY NOTES	
MARK	DESCRIPTION
1	SIGN, BY OWNER PROVIDE BLOCKING AS REQ'D. (4'-0" x 8'-0" OVAL)
2	FLAGS, WHEN PERMITTED
3	NOT USED
4	EXTERIOR LIGHTING, RE: ELECTRICAL
5	CONTROL JOINT
6	PREFABRICATED METAL CANOPY
7	8" STUCCO OR BRICK BAND AS SHOWN
8	6" STUCCO OR BRICK BAND AS SHOWN
9	ROOF SCUPPER & DOWNSPOUTS
10	ROOF SCREEN
11	ROOF ACCESS LADDER LOCATED WITHIN RISER CLOSET RE: SP3. PROVIDE ALL REQ'D. BLOCKING FOR INSTALLATION
12	METAL ROOF, GUTTER & DOWNSPOUT (RE: DETAIL 1A10.2)
13	ROOF SCUPPER & DOWNSPOUT OMIT STUCCO BAN & DOWNSPOUT (RE: 1A10.2)
14	WALK-IN COOLER/FREEZER BY OWNER (CONCRETE PAD & FLASHING BY G.C.) PAINT TO MATCH STUCCO, INCLUDING ALL EXPOSED PIPING
15	ELECTRICAL CABINETS, PAINT TO MATCH STUCCO (PT-10). COORDINATE EXACT REQUIREMENTS WITH ELEC. SUB-CONTR.
16	GAS METER & PIPING, PAINT TO MATCH STUCCO (PT-10)

NOTES:

- SIGNAGE TO BE APPROVED UNDER SEPARATE FILING (DEFERRED SUBMITTAL).
- G.C. TO PERMIT CANOPIES AND AWINGS USING MANUFACTURER SPECIFICATIONS AND SHOP DRAWINGS.

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EWS-2	4 1/2" ALUM. STOREFRONT KAWNEER TRIFAB 451 II ANODIZED, TYP. U.N.O.

EXTERIOR WALL FINISHES	
MARK	DESCRIPTION
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EWF-2	7/8" STUCCO FINISH ON SELF FURRING GALV. METAL LATH W/ FRY REGLET CORNERS, MOLDING & TRIM AS REQUIRED (RE: SPECIFICATIONS)

SEALANT	
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2	TWO-PART NONSAG POLYURETHANE SEALANT BY SONNEBORN BUILDING PRODUCTS. CUSTOM COLOR TO MATCH STUCCO AT ALL DOOR FRAMES, STOREFRONT & WINDOWS, WALL PENETRATIONS AND STUCCO TO MASONRY CONNECTIONS.



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Roy Pedro, Architect

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Planning Submittal

Revisions:

#	Date	Description

Sheet Title:
EXTERIOR ELEVATIONS

Date: December 16, 201

Project Number:
Drawn By:
Sheet Number:

A04.2



MATERIALS CALCULATIONS		
FRONT ELEVATION:		
MATERIAL	AREA (SQ. FT.)	COVERAGE
STUCCO	675	62%
BRICK	234	22%
GLAZING (D+W)	176	16%
WOOD FENCING	---	0%
TOTAL SF	1065	100%
DRIVE-THRU ELEVATION:		
MATERIAL	AREA (SQ. FT.)	COVERAGE
STUCCO	871	46%
BRICK	941	49%
GLAZING (D+W)	88	5%
WOOD FENCING	---	0%
TOTAL SF	1,900	100%
REAR ELEVATION:		
MATERIAL	AREA (SQ. FT.)	COVERAGE
STUCCO	908	72%
BRICK	234	21%
GLAZING (D+W)	---	0%
WOOD FENCING	72	7%
TOTAL SF	1,114	100%
SIDE ELEVATION:		
MATERIAL	AREA (SQ. FT.)	COVERAGE
STUCCO	1,439	75%
BRICK	282	15%
GLAZING (D+W)	193	10%
WOOD FENCING	---	0%
TOTAL SF	1,914	100%

MATERIALS LEGEND	
DESCRIPTION	
	STANDING SEAM METAL ROOF MATTE BLACK
	METAL CAP FLASHING MATTE BLACK
	PRE-FAB METAL CANOPY MATTE BLACK
	ROOF SCUPPER AND DOWN SPOUT MATTE BLACK
	STAINLESS STEEL COVER PANEL
	FACE BRICK BORAL BRICK, MODULAR, ALAMO
	STUCCO FINISH DRYVIT TWIST #383
	STUCCO FINISH DRYVIT MONASTERY BROWN #381
	ALUMINUM STOREFRONT KAWNEER TRIFAB 451-11 ANODIZED
	PAINT TO MATCH DRYVIT MONASTERY BROWN #381



Restaurant Support Office
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Dallas, TX 75224
Tel: 972.769.3537 Fax: 972.769-3101

Site:
**HARBOR BLVD &
GISLER AVE
COSTA MESA, CA**
Prototype 2
Store #TBD

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Architects
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PH: (972) 499-8084
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Prototype Issue Title	
Design Bulletin Updates	
Date issued	Bulletin Number
PRELIMINARY	

Revisions		
#	Date	Description

Sheet Title
**EXTERIOR
ELEVATIONS**

DATE: December 10, 2014
Project Number: PAC-4008-1
Drawn By: JM

Sheet Number
PRO04.1



MATERIALS CALCULATIONS

FRONT ELEVATION:		
MATERIAL	AREA (SQ. FT.)	COVERAGE
STUCCO	675	62%
BRICK	234	22%
GLAZING (D+W)	176	16%
WOOD FENCING	---	-%
TOTAL SF	1085	100%

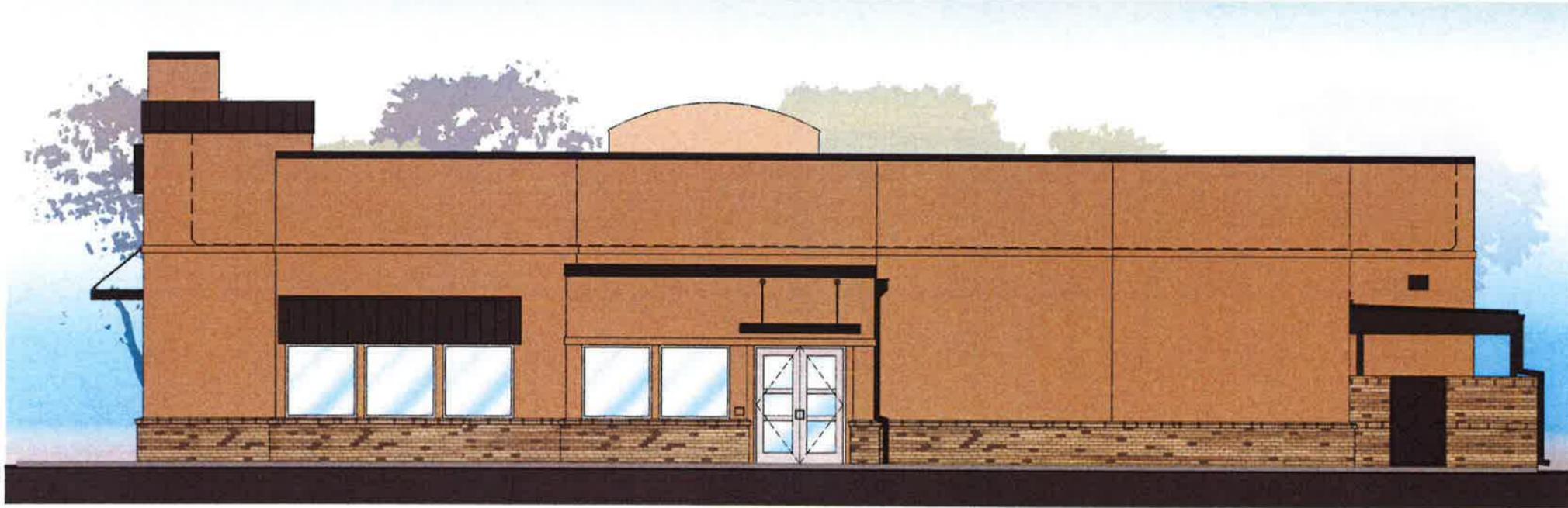
DRIVE-THRU ELEVATION:		
MATERIAL	AREA (SQ. FT.)	COVERAGE
STUCCO	871	48%
BRICK	941	49%
GLAZING (D+W)	88	5%
WOOD FENCING	---	-%
TOTAL SF	1,900	100%

REAR ELEVATION:		
MATERIAL	AREA (SQ. FT.)	COVERAGE
STUCCO	808	72%
BRICK	234	21%
GLAZING (D+W)	---	-%
WOOD FENCING	72	7%
TOTAL SF	1114	100%

SIDE ELEVATION:		
MATERIAL	AREA (SQ. FT.)	COVERAGE
STUCCO	1,438	75%
BRICK	282	15%
GLAZING (D+W)	193	10%
WOOD FENCING	---	-%
TOTAL SF	1,914	100%

MATERIALS LEGEND

DESCRIPTION
STANDING SEAM METAL ROOF MATTE BLACK
METAL CAP FLASHING MATTE BLACK
PRE-FAB METAL CANOPY MATTE BLACK
ROOF SCUPPER AND DOWN SPOUT MATTE BLACK
STAINLESS STEEL COVER PANEL
FACE BRICK BORAL BRICK, MODULAR ALAMO
STUCCO FINISH DRYVIT TWIST #083
STUCCO FINISH DRYVIT MONASTERY BROWN #381
ALUMINUM STOREFRONT KAWNEER TRIFAB 451 II ANODIZED
PAINT TO MATCH DRYVIT MONASTERY BROWN #381



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Store:
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COSTA MESA, CA
Prototype 2
Store #TBD**

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**PM
group
design
Architects**
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Prototype Issue Date:
Design Bulletin Updates:
Date Issued: 10/10/2014

PRELIMINARY

Revisions:

#	Date	Description

Sheet Title:
**EXTERIOR
ELEVATIONS**
Date: December 10, 2014
Project Number: PAC14008.1
Drawn By: JM

Sheet Number:
PRO04.2



MATERIALS CALCULATIONS

FRONT ELEVATION:

MATERIAL	AREA (SQ. FT)	COVERAGE
STUCCO	675	62%
BRICK	234	22%
GLAZING (D+W)	176	16%
WOOD FENCING	—	—%
TOTAL SF	1085	100%

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MATERIAL	AREA (SQ. FT)	COVERAGE
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GLAZING (D+W)	—	—%
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TOTAL SF	1114	100%

SIDE ELEVATION:

MATERIAL	AREA (SQ. FT)	COVERAGE
STUCCO	1,439	75%
BRICK	282	15%
GLAZING (D+W)	193	10%
WOOD FENCING	—	—%
TOTAL SF	1,914	100%

MATERIALS LEGEND

DESCRIPTION
STANDING SEAM METAL ROOF MATTE BLACK
METAL CAP FLASHING MATTE BLACK
PRE-FAB METAL CANOPY MATTE BLACK
ROOF SCUPPER AND DOWN SPOUT MATTE BLACK
STAINLESS STEEL COVER PANEL
FACE BRICK BORAL BRICK, MODULAR, ALAMO
STUCCO FINISH DRYVIT TWIST #383
STUCCO FINISH DRYVIT MONASTERY BROWN #381
ALUMINUM STOREFRONT KAWNEER TRIFAB 451 II ANODIZED
PAINT TO MATCH DRYVIT MONASTERY BROWN #381



Store
HARBOR BLVD & GISLER AVE
COSTA MESA, CA
 Prototype 2
 Store #TBD

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 ROY.PEFO@ARCHITECTS

Prototype Issue Date	
Design Bulletin Updates	
Date Issued	Bulletin Number

PRELIMINARY

Revisions

#	Date	Description

Sheet Title: **EXTERIOR ELEVATIONS**

Date	December 10, 2014
Project Number	RAC14008.1
Drawn by	JM
Sheet Number	

PRO04.1



Color 11x17

ROSALES, MARTHA

From: Teresa Drain <teresadrain@gmail.com>
Sent: Monday, February 09, 2015 3:56 PM
To: PLANNING COMMISSION
Subject: PA-15-02, Raising Cane, 3150 Harbor Boulevard

Gentlemen,

There is an OCTA bus stop location in front of the proposed Raising Cane restaurant at 3150 Harbor Boulevard. The demolition and rebuild of the building at this location provides the City of Costa Mesa an opportunity to provide for a "cut-in" area for this bus stop.

This location is the last bus stop South of the I-405 freeway entrance, and is within a block of the on-ramps. This side of the street has both an Northbound and Southbound on-ramp, which sees a lot of traffic.

I encourage you to consider the traffic patterns in this area, and seek to use this opportunity to provide for a better traffic flow in this area.

I personally know that the family that started the Raising Cane restaurant chain is very community-minded, and seeks to improve the communities where they build. I am sure they would be agreeable to working with the City and the OCTA to take this opportunity to improve the traffic in this area, and to improve the quality of life for those that utilize this freeway entrance on a regular basis.

I look forward to this community minded business opening in my hometown! Thank you.

Sincerely,
Teresa Drain