

# NOTICE OF PUBLIC HEARING

The Costa Mesa Planning Commission will hold a public hearing as follows to consider:

<b>HEARING DATE:</b>	February 9, 2015	<b>HEARING TIME &amp; LOCATION:</b>	6:00 P.M. or soon thereafter Council Chambers City Hall 77 Fair Drive Costa Mesa, CA
<b>Application No.</b>	PA-15-02	<b>Applicant:</b>	Phil Schanberger
<b>Site Address:</b>	3150 Harbor Blvd.	<b>Zone:</b>	C1
<b>Contact:</b>	Planning Division (714) 754-5245	<b>Environmental Determination:</b>	Exempt- Section 15301 Existing Facilities
<b>Website:</b>	<a href="http://www.costamesaca.gov">www.costamesaca.gov</a>	<b>Email:</b>	<a href="mailto:PlanningCommission@costamesaca.gov">PlanningCommission@costamesaca.gov</a>

**Description:** The proposed project involves:

- **Minor Conditional Use Permit and Development Review** for new construction of a drive-through restaurant approximately 3,823 square feet in size. The existing Burger King restaurant is slated for demolition. The proposed "Raising Cane's" restaurant is proposed to be open from 10AM to 12PM (Sunday through Wednesday) and 10AM to 2AM (Thursday through Saturday). The project will also include on-site site improvements, minimum 20-foot deep landscape setback on Harbor Blvd., outdoor patio area, and 39 parking spaces. The drive through lane is located outside of the required landscape setback area required by Code (20 foot setback required; 20 foot setback proposed).

**Environmental Determination:** The project is categorically exempt under Section 15301 of the State CEQA (California Environmental Quality Act) Guidelines – Class 1 (existing facilities).

**Additional Information:** All interested parties may appear and present testimony in regard to this application. If you challenge this project in court, you may be limited to raising only those issues you, or someone else raised, at the public hearing or in written correspondence delivered to the City, at or prior to, the public hearing. Any written correspondence or other materials for distribution to the Planning Commission must be received by Planning Division staff prior to 5:00 pm on the day of the hearing.

**Ten copies** of submitted materials are required for distribution. No copies will be made after 5:00 PM. See reverse for more information.

