

From: joshkguard-plum@yahoo.com
Sent: Friday, February 9, 2024 12:43 PM
To: PC Public Comments
Subject: Writing in SUPPORT of Raising Canes at the VonHemert site

Hi, I am writing in SUPPORT of Raising Canes going in to the VonHemert site for the following reasons.

1. **Walkability** - Raising Canes will support the Costa Mesa concept of walkability\bikeability used in part to justify the work\live lofts in the immediate surrounding area. This should reduce resident car trips providing another walk\bike option.
2. **Jobs** – Rasing canes will provide an avenue for high schoolers to work and get work experience benefiting both the east and west side students.
3. **Options** - better location for some residents as opposed the Harbor Blvd. location. This location provides additional options off heavily trafficked 17th street as well as beach goers coming off the 55 freeway.
4. **Diminished Risk** - Rasing Canes has proven sales volume analytics which cuts the risk of a failed business in this location.
5. **Harmony** – The Raising Canes installation is very similar to the successful Carl’s Jr. site just down the road. In addition, Raising Canes includes a robust Community Partnership program to help raise funds for our local causes directly giving back to the community.
6. **Truth** - Empty buildings attract homeless and or drug addicts dumping their discarded possessions at these sites. A well-maintained and manicured location will eliminate trash, camping etc.

I am in SUPPORT of the Raising Canes installation at VonHemert site. Let’s seize this opportunity and get this approved and open for business.

Josh K. Costa Mesa resident.

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From: Stacy Mason <stacycmason@gmail.com>
Sent: Monday, February 12, 2024 9:51 AM
To: PC Public Comments
Cc: Jonathan Mason
Subject: Fwd: Comments Against Raising Cane's At 1595 Newport Blvd

To Whom It May Concern:

I am a neighbor and homeowner in the Level1 community (cross streets Newport Frontage Road/Industrial Way). I have reviewed the detailed proposal, including the traffic study. While it looks like Raising Cane's' proposal will create good traffic flow within the property, I am deeply concerned about how having a Raising Cane's at this location will affect traffic on local streets. My concerns are as follows:

1. Newport Frontage Road is windy and narrow and runs very close to Newport Blvd. It is so close, if someone wants to turn right onto 16th to then turn left onto Newport Blvd. (a common choice), there is only room for the lengths of two cars to fit before traffic will back up onto the frontage road.
2. If someone chooses to turn left onto 16th street from the frontage road, but 3 or more cars are waiting at the light, they will also have to wait. I have also seen cars turn left anyway and drive on the wrong side of the road in order to avoid the line of cars waiting to turn onto Newport in order to head towards Superior.
3. If cars decide to head towards Industrial way, they will have a similar problem. There is room for about 3-4 cars if someone wants to turn left onto Industrial and then left again onto Newport. This road often backs up, causing cars to first turn right, then make illegal U-turns elsewhere on Industrial before they get to the light at Superior.
4. If someone wants to turn left onto Industrial from Newport Frontage Road, but there is no room, they will have to wait. There is no room for someone behind them to squeeze by and turn right. Those cars will then likely decide to avoid the backed up traffic by cutting through my community in order to make that right hand turn towards Industrial.

Having a Raising Cane's at this location will be a traffic nightmare. The Newport Frontage Road is located too close to Newport Blvd. in order to accommodate the kind of expected traffic Raising Cane's draws. Despite all of these reasons, if this proposal does go through, I ask that at the very least there be specific lanes painted for cars turning left, going straight, and turning right from 16th towards Newport Blvd. and also a "Keep Clear" section to keep space for cars wanting to turn left onto 16th. Also, the stop sign at Newport Frontage Road facing 16th will need a left turn lane and a right turn lane.

The plans for the property may look good, but geographically with the way the surrounding roads are situated, this is not the right location for a busy fast food restaurant like Raising Cane's.

Thank you for your consideration. Please contact me via email with any questions.

Stacy Mason

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PARTIDA, ANNA

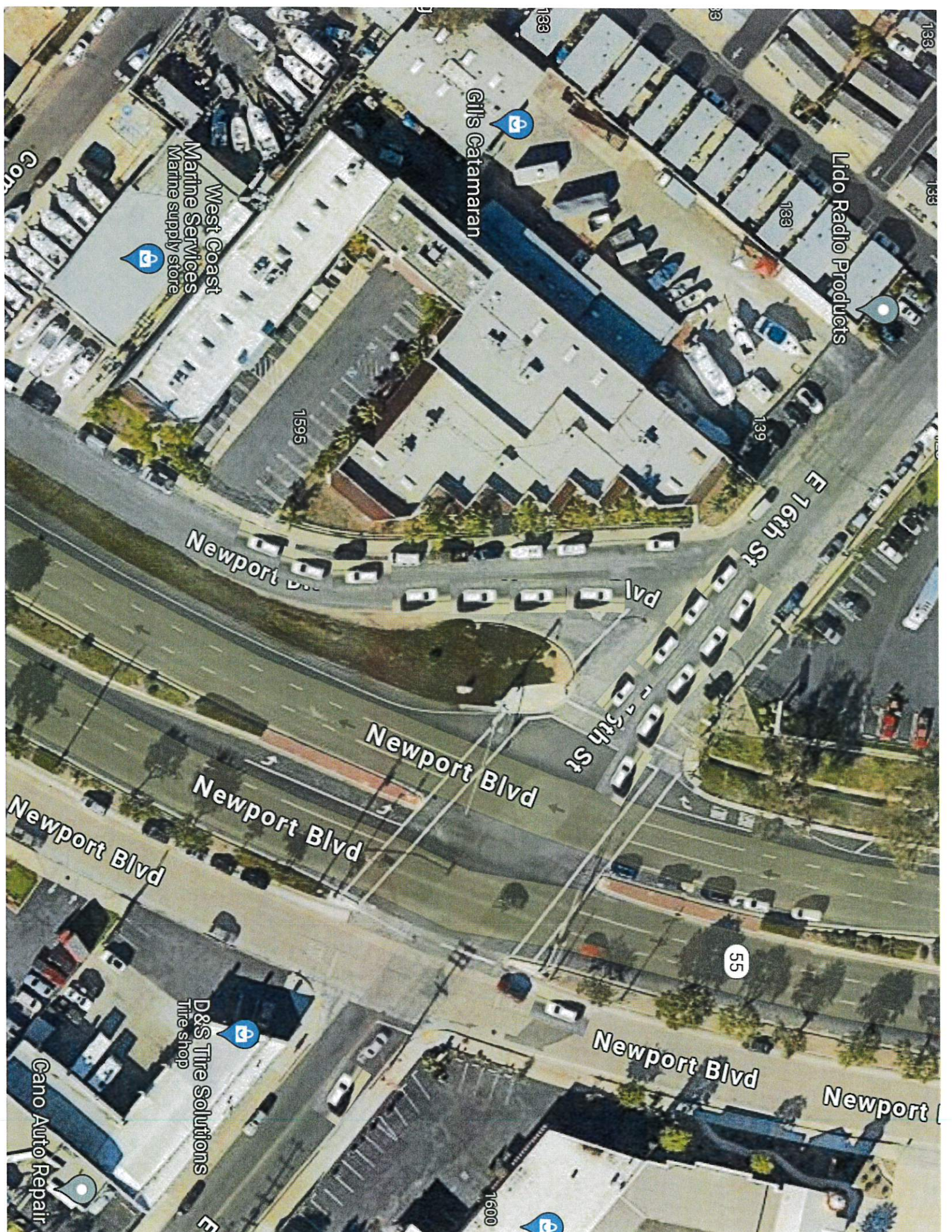
From: Andy Ta <andyta@andytare.com>
Sent: Monday, February 12, 2024 12:03 PM
To: PC Public Comments
Subject: Aerial Mockup for 16th St Raising Cane's traffic flow impedement
Attachments: Untitled design.jpg

Hi,

Attaching a mockup of the aerial map of the proposed Raising Cane's proposed development which shows 3-4 cars on 16th street and it's possible impact of overflow traffic being backed up into Newport Blvd.



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Lido Radio Products

Newport Blvd

Newport Blvd

E 5th St

E 16th St

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Newport Blvd

Newport

D&S Tire Solutions
Tire shop

Cano Auto Repair

1595

1600

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