

**ATTACHMENT 4
PLANNING COMMISSION MINUTE
EXCERPTS**

UNOFFICIAL UNTIL APPROVED

**MINUTE EXCERPTS FROM THE
FEBRUARY 23, 2015 PLANNING COMMISSION MEETING
REGARDING GANAHL LUMBER
(Public Hearing No. 2 – PA-14-40)**

2. **Application No.:** PA-14-40: Ganahl Lumber Hardware Store and Outdoor Storage Yard at a Site Owned by the County of Orange at 1100 South Bristol Street
- Applicant:** Patrick Ganahl
- Site Address:** 1100 Bristol Street
- Zone:** C1
- Project Planner:** Mel Lee
- Environmental Determination:** Initial Study/Mitigated Negative Declaration

Description:

1. ***Initial Study/Mitigated Negative Declaration (IS/MND):*** The environmental document was completed in accordance with the Lead Agency's Guidelines implementing the California Environmental Quality Act and has been made available for public review from January 23, 2015, to February 22, 2015. The Initial Study/MND found that the environmental effects from the project would be less than significant with the incorporation of standard conditions and mitigation measures. This document analyzes the environmental impacts of the project and describes mitigation measures and conditions of approval to minimize impacts to below a level of significance.

2. ***Planning Application PA-14-40:***

- *Development Review* for the construction of a 65,263 square foot building materials retail store with administrative offices (Main Building A). A total of 286 parking spaces are proposed; 108 parking stalls would be provided on the roof of the retail building; and 178 at-grade parking stalls would be provided throughout the project site;
- *Variance* from front setback requirement for the parking lot, B Shed and Mill Shed along Bristol Street (20-foot setback required; 10-foot setback proposed);
- *Variance* from maximum building height for the solar photovoltaic canopy and elevator overrun on Main Building A (30-foot maximum height allowed; 34 feet to the solar canopy and 41 feet to the top of the elevator proposed);
- *Variance* from maximum building height for the B Shed (30-foot maximum allowed; 34 feet proposed);
- *Conditional Use Permit* for the proposed outdoor storage yard consisting of three sheds (B Shed, Mill Shed, and Pole Shed) totaling 40,925 square feet; and
- *Planned Signing Program* to allow the proposed 24-foot high freestanding sign (12 feet allowed, 24 feet proposed).

Mel Lee, Senior Planner, presented the staff report that consisted of two components 1) proposed adoption of California Environmental Quality Act Initial Study and Mitigated Negative Declaration and 2) approval of Planning Application PA-14-40 that included development review for the overall project and several code deviations. Mr. Lee advised the Supplemental Memo contained additional Conditions of Approval by staff. Two pieces of correspondence opposing the project were received. Mr. Lee responded to questions from the Commission.

Ryan Bensley from LSA Associates provided explanations for the issues addressed on the February 23, 2015 correspondence from Palmieri, Tyler, Wiener, Wilhelm & Waldron.

PUBLIC COMMENTS

The Ganahl Team gave a presentation regarding the history of the Ganahl business, the proposed project and addressed LED lighting, traffic impacts, noise mitigation measures, solar panels, height issues and B Shed materials. Members of the Ganahl Team who spoke were Peter Ganahl, CEO of Ganahl Lumber; Bob Carpenter, Project Architect with Onyx Architects; Peter Naghavi, Infocus Consultants and Mike Schumacher, General Manager.

Jay Humphrey, Costa Mesa resident, liked the proposed project but expressed concern with the Commission setting precedence.

Beth Refakes, Costa Mesa resident, spoke about the pros and cons of the project.

Joe Miller, representing the owners of 1072 Bristol, was opposed to the proposed project due to its character, large scale and incompatible use (industrial for the lumber yard).

Erin Naderi from the law firm Palmieri Tyler, representing the owners of 1072 Bristol Street, did not have the chance to review the additional Conditions of Approval in the Supplemental Memo because they were not provided with a copy. Ms. Naderi respectfully disagreed with the responses staff provided to their objection letter. She urged the Commission not to adopt the Initial Study/Mitigated Negative Declaration and deny the project.

MOTION: Approve Planning Application PA-14-40 and Initial Study/Mitigated Negative Declaration by adoption of the Planning Commission resolution, based on the evidence in the record and the Findings set forth in Exhibit A, subject to the Conditions of Approval in Exhibit B with the following added Conditions of Approval:

- 27. Design and construct the improvements required for providing a signalized access to the project site at the intersection of Bristol Street and Newport Boulevard Northbound. The applicant will be responsible for procuring all applicable permits and approvals from Caltrans and City of Costa Mesa prior to beginning of construction.**
- 28. Trees within the 10-foot landscape setback along the Bristol Street frontage shall complement the tabebuia avellanedae street trees required to be planted within the public right-of-way per Code Requirement number 34. The applicant shall contact the City Arborist for preferred tree types and additional information.**
- 29. Prior to issuance of a building permit, applicant shall remit documentation verifying the approval of: (a) Required encroachment permit from the**

California Department of Transportation (Caltrans) and (b) Ground lease from the Orange County Flood Control District. The Development Services Director may modify/extend the timing of the required submissions as necessary.

30. The applicant shall submit a transition management plan to the satisfaction of the Development Services Director that provides a cohesive plan for the closures of the existing operation and opening of the project prior to the issuance of certificate of occupancy.
31. The applicant shall provide enhanced building treatment and materials on the B Shed and Mill Shed elevations facing Bristol Street, subject to review and approval by the Development Services Director.

Moved by Commissioner McCarthy, Chair Dickson.

RESOLUTION NO. 15-11 – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA ADOPTING THE INITIAL STUDY/MITIGATED NEGATIVE DECLARATION AND APPROVING PLANNING APPLICATION PA-14-40 FOR THE RELOCATION AND EXPANSION OF GANAHL LUMBER LOCATED AT 1100 BRISTOL STREET

The motion carried by the following roll call vote:

Ayes: Dickson, Mathews, McCarthy, Sesler, Andranian
Noes: None
Absent: None
Abstained: None

Chair Dickson explained the appeal process.