



OFFICIAL PUBLIC NOTICE

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

HEARING DATE:	October 24, 2016	HEARING TIME & LOCATION:	6:00 P.M. or soon thereafter Council Chambers City Hall 77 Fair Drive Costa Mesa, CA
Application Nos.	PA-14-40	Applicant:	Mike Shumaker
Site Address:	1100 Bristol Street	Zone:	C1
Contact:	Planning Division (714) 754-5245	Environmental Determination:	Initial Study/Mitigated Negative Declaration (IS/MND)
Website:	www.costamesaca.gov	Email:	PlanningCommission@costamesaca.gov

Description: Retroactive 1- year extension of time for the proposed project, which involves the development of a 6.6-acre vacant lot to accommodate the relocation of the Costa Mesa Ganahl Lumber store to a site owned by the County of Orange and leased to Ganahl Lumber. The development proposal includes the following: (1) Construction of a 65,263 square foot building materials retail store with administrative offices (Main Building A) at a maximum height of 41 feet as measured to the highest point of the proposed elevator equipment structure for the Ganahl Lumber Company; (2) A proposed outdoor storage yard consisting of three sheds (B Shed, Mill Shed, and Pole Shed) totaling 40,925 square feet (sf); (3) Provision of a total of 286 parking spaces on the project site; 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; (4) Solar photovoltaic panels would be installed on the roof of the retail building at maximum height of 34 feet. (5) Freestanding monument signage at a height of 25 feet. The existing Costa Mesa Ganahl Lumber store is located on an adjacent property to the east and would be closed once the new store is completed. Required discretionary approvals from the City of Costa Mesa include: Development Review and Conditional Use Permit; Variance from front setback requirement (20-foot setback required; 10-foot setback proposed); Variances from maximum building height for the solar canopy, elevator overrun, B-Shed, and roof deck parking; and Planned Signing Program.

Environmental Determination: An Initial Study/MND was completed and adopted in accordance with the Lead Agency's Guidelines implementing the California Environmental Quality Act. 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.

Public Comments: A copy of the application can be viewed on the City's webpage www.costamesaca.gov under the Development Services Department/Planning Division heading 72 hours prior to the hearing date. Public comments in either oral or written form may be presented during the public hearing. Any written communication, photos or other materials for distribution to the Planning Commission must be received by the Planning staff (2nd floor) prior to **3:00 pm** on the day of the hearing (see date above). Please note that no copies of written communication will be made after **3:00 PM**. If the public wishes to submit written comments to the Planning Commission at the hearing 10-copies will be needed for distribution to the Commissioners, City Attorney and Staff. If you challenge this action in court, you may be limited to raising only those issues you, or someone else raised, at or prior to the hearing. For further information, telephone (714) 754-5245, or visit the Planning Division, Second Floor of City Hall, 77 Fair Drive, Costa Mesa, California. The Planning Division is open 8:00 a.m. to 5:00 p.m. Monday through Friday.

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