

**CITY OF COSTA MESA
NOTICE OF A PUBLIC HEARING**

NOTICE IS HERBY GIVEN that a public hearing will be held in the Costa Mesa City Council at its regular meeting on Tuesday, March 17, 2015, at 7:00 p.m., in the City Hall Council Chambers, 77 Fair Dr., to consider the following item:

Description: A REQUEST FOR AN APPEAL OF CASE NO. PA-14-40 LOCATED AT 1100 SOUTH BRISTOL STREET. THE PROPOSED PROJECT 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: 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).

Environmental Determination: THE CEQA DETERMINATION IS INITIAL STUDY/ MITIGATED NEGATIVE DECLARATION (IS/MND), WHICH WAS MADE AVAILABLE FOR PUBLIC REVIEW AND COMMENT FROM JANUARY 23, 2015 TO FEBRUARY 22, 2015.

Public Comments: Public comments in either oral or written form may be presented during the public hearing. Any written communication, photos or other materials for copying and distribution to the City Council must be received by the City Clerk (1st floor) **no later than 4:59 p.m.** on the day of the hearing (see date above). 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. The City Council agenda and related documents may also be viewed on the city's website at: <http://costamesaca.gov>, 72 hours prior to the public hearing date.

Brenda Green
City Clerk
City of Costa Mesa