

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

NOTICE IS HEREBY GIVEN that the Costa Mesa Planning Commission will hold a public hearing at City Hall Council Chambers, 77 Fair Drive, Costa Mesa, California and virtual locations on **Monday, May 08, 2023** at 6:00 PM, or as soon as possible thereafter, to consider the following item:

Application No.: PA-23-03 (PA-98-50 A3), PA-23-02, ZA-23-01 & PCN

Applicant/Agent: ICI Development Company/Le Architecture

Site Address: 2300 Harbor Boulevard (Building C)

Zone: Shopping Center District (C1-S)

Description: The proposed project is a request to re-establish the vacant supermarket (previously ‘Albertsons’) located at 2300 Harbor Boulevard Building C, with the “Northgate Market”. The project includes: (1) Major Amendment to Master Plan PA-23-03 (PA-98-50 A3) for a reduction of required off-street parking and to modify site characteristics; (2) Minor Conditional Use permit ZA-23-01 to allow outdoor dining area; (3) Conditional Use Permit PA-23-02 to allow live entertainment within 200 feet of residentially zoned property; and (4) a Public Convenience or Necessity Determination for Alcohol Beverage Control License Type 21 and 47. The Northgate Market proposes to expand the supermarket use by adding on-site food and beverage services (including alcoholic beverages).

Environmental Determination: The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15301 (Class 1), for the permitting and/or minor alterations of Existing Facilities and Section 15303 (Class 3), New Construction or Conversion of Small Structures. This project will occupy an existing building and proposes minor exterior modifications including increase in floor area for an outdoor dining seating area. No increase in building square footage is proposed. The project is consistent with the applicable General Plan designation and all applicable General Plan policies as well as with applicable zoning designation and regulations.

Additional Information: For more information, call (714) 754-5245, or email planninginfo@costamesaca.gov. Planning Division staff are available from 8:00 AM to 5:00 PM Monday through Thursday and alternating Fridays, except specified holidays. All interested parties may submit comments to the Planning Commission in regard to this application. Please refer to the Planning Commission meeting agenda for instructions regarding how to participate in the meeting. The Planning Commission meeting agenda and staff report will be posted online 72 hours prior to the meeting at: <https://costamesa.legistar.com/Calendar.aspx>. Members of the public may submit comments via email to PCPublicComments@costamesaca.gov. Comments received by **12:00 PM** on the date of the meeting will be provided to the Planning Commission, made available to the public, and will be part of the meeting record. Any written communications, photos, PowerPoints or other materials for distribution to the Planning Commission must be 10 pages or less and submitted to the City **NO LATER THAN 12:00 PM** on the day of the hearing via email or submitted to the Planning Department on a

flash drive, or mailed to the Planning Department. All materials, pictures, PowerPoints, and videos submitted for display at a public meeting must be previously reviewed by staff to verify appropriateness for general audiences. No links to YouTube videos or other streaming services will be accepted. A direct video file will need to be emailed to staff prior to each meeting in order to minimize complications and to play the video without delay. The video must be one of the following formats: .mp4, .mov, or .wmv. Only one file may be included per speaker for public comments. Please note that materials submitted by the public that are deemed appropriate for general audiences will not be redacted in any way and will be posted online as submitted, including any personal contact information. If you challenge this project in court, you may be limited to raising only those issues you, or someone else raised, during the public hearing or in written correspondence submitted to the City, during or prior to, the public hearing.