

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

NOTICE IS HEREBY GIVEN that a public hearing will be held by the Costa Mesa City Council at its regular meeting at City Hall Council Chambers, 77 Fair Drive, Costa Mesa, California and virtual locations on **Tuesday, June 06, 2023 at 7:00 P.M.**, or as soon as possible thereafter as the matter shall be heard, to consider:

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

Applicant/Agent: ICI Development Company/Le Architecture (representing Northgate Market)

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 areas; (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). On May 8, 2023, the City's Planning Commission approved the project subject to conditions on a 5-0 vote, and a member of the City Council has now called the approval up for review.

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.

Public Comments:

Members of the public wishing to participate in the meeting may find instructions to participate on the agenda. Members of the public may also submit written comments via email to the City Clerk at cityclerk@costamesaca.gov and they will be provided to the City Council, made available to the public, and will be part of the meeting record. Any written communications, photos, or other materials for copying and distribution to the City Council that are 10 pages or less, can be e-mailed to cityclerk@costamesaca.gov, submitted to the City Clerk's Office on a flash drive, or mailed to the City Clerk's Office. Kindly submit materials to the City Clerk **AS EARLY AS POSSIBLE, BUT NO LATER THAN 12:00 p.m.** on the day of the hearing, **June 06, 2023**. 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. For further assistance, contact the City Clerk's Office at (714) 754-5225. 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. **IF THE AFOREMENTIONED ACTION IS CHALLENGED IN COURT**, the challenge may be limited to only those issues raised at the public hearing described in the notice, or in written correspondence delivered to the City Council at, or prior to, the public hearing.

Brenda Green, City Clerk, City of Costa Mesa

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