

**YOU ARE RECEIVING THIS NOTICE BECAUSE THERE IS A
PROPOSED LAND USE APPLICATION NEAR YOUR PROPERTY IN ASTORIA**

**CITY OF ASTORIA
NOTICE OF PUBLIC HEARING**

The City of Astoria Planning Commission will hold a public hearing on Tuesday, November 28 at 6:30 p.m., at the Astoria City Hall, Council Chambers, 1095 Duane Street, Astoria. The purpose of the hearing is to consider the following request(s):

1. Conditional Use CU17-13 by Chester Trabucco to construct a 7,164.5 square foot Professional Office/Service Establishment at 632 West Marine Dr (Map T8N-R9W Section 8CB, Tax Lot(s) 1000, 1300, 1400; Lot(s) 1, 2, 5, 6, 7, 8; Block 6; Sub: McClures) in the S2-A Tourist-oriented Shorelands zone. Development Code Standards Section 2.700-2.715(Zoning), Articles 7 (Parking), 9 (Administrative Procedures), and 11 (Conditional Uses), and Comprehensive Plan Sections CP.005-CP.025 (General Development), CP.050-CP.055 (Downtown Area), and CP .190-.210 (Economic Element) are applicable to the request.
2. Conditional Use CU17-14 by Stephan Eiter, WWHJ Holdings, LLC to locate light manufacturing in approximately 1,000 square feet of an existing vacant building at 1010 Duane St (Map T8N-R9W Section 8CB, Tax Lot(s) 9800; South 45' of Lot(s) 7 & 8, Block 60, McClures) in the C-4, Central Commercial zone. Development Code Standards 2.425-2.445 (Zoning), Articles 9 (Administrative Procedures), 11 (Conditional Uses) and Comprehensive Plan Sections CP.005-CP.025 (General Development), CP.050-CP.055 (Downtown Area), CP.190-CP.210 (Economic Element), and CP.240-CP.255 (Historic Preservation) are applicable to the request.
3. Sign Variance V17-02 by Stephan Eiter, WWHJ Holdings from a maximum of 15 square foot projecting sign to install a 36 square foot sign on the sw corner of the building, and from the maximum of 64' allowed at the site to 74.5' for wall signage. at 1010 Duane St (Map T8N-R9W Section 8CB, Tax Lot(s) 9800; South 45' Lot(s) 7 & 8, Block 60, McClures) in the C-4, Central Commercial zone. Development Code Standards 2.425-2.445 (Zoning), Articles 6 (Historic), 8 (Signage) 9 (Administrative Procedures) and Comprehensive Plan Sections CP.005-CP.025 (General Development), CP.050-CP.055 (Downtown Area), CP.190-CP.210 (Economic Element), and CP.240-CP.255 (Historic Preservation) are applicable to the request.

A copy of the application, all documents and evidence relied upon by the applicant, the staff report, and applicable criteria are available for inspection at no cost and will be provided at reasonable cost. A copy of the staff report will be available at least seven days prior to the hearing and are available for inspection at no cost and will be provided at reasonable cost. All such documents and information are available at the Community Development Department at 1095 Duane Street, Astoria. If additional documents or evidence are provided in support of the application, any party shall be entitled to a continuance of the hearing. Contact the Planner at 503-338-5183 for additional information.

The location of the hearing is accessible to the handicapped. An interpreter for the hearing impaired may be requested under the terms of ORS 192.630 by contacting the Community Development Department at 503-338-5183 48 hours prior to the meeting.

All interested persons are invited to express their opinion for or against the request(s) at the hearing or by letter addressed to the Planning Commission, 1095 Duane St., Astoria OR 97103. Testimony and evidence must be directed toward the applicable criteria identified above or other criteria of the Comprehensive Plan or land use regulation which you believe apply to the decision. Failure to raise an issue with sufficient specificity to afford the Planning Commission and the parties an opportunity to respond to the issue precludes an appeal based on that issue.

The Planning Commission's ruling may be appealed to the City Council by the applicant, a party to the hearing, or by a party who responded in writing, by filing a Notice of Appeal within 15 days after the Planning Commission's decision is mailed. Appellants should contact the Community Development Department concerning specific procedures for filing an appeal with the City. If an appeal is not filed with the City within the 15 day period, the decision of the Planning Commission shall be final.

The public hearing, as conducted by the Planning Commission, will include a review of the application and presentation of the staff report, opportunity for presentations by the applicant and those in favor of the request, those impartial to the request, and those in opposition to the request, and deliberation and decision by the Planning Commission. The Planning Commission reserves the right to modify the proposal or to continue the hearing to another date and time. If the hearing is continued, no further public notice will be provided.

THE CITY OF ASTORIA

Anna Stamper
Administrative Assistant

MAIL: November 3, 2017