

**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, April 23, 2013 immediately following the Traffic Safety Committee meeting at 7:00 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. Amendment A13-01 by Robert Stang to amend the Astoria Land Use and Zoning Map to rezone an area from C-3 (General Commercial) to R-3 (High Density Residential) at 1585 Exchange, 539 - 16th Street and a Vacant lot on 16th Street (Map T8N-R9W Section 8DC, Tax Lot(s) 17900, 18000, 18100; Lot(s) 1 and E. 15' of Lot 2 and the W. 35' of the S. 50' of Lot 2, Block 114, Shively) in the C-3, General Commercial zone. Development Code Standards 2.385-2.415, 2.150-2.185, Articles 9 and 10, and Comprehensive Plan Sections CP.005-CP.025, CP.050-CP.055, and CP.215 to CP.235 are applicable to the request. The Planning Commission's recommendation will be forwarded to the City Council for a public hearing tentatively scheduled for May 20, 2013 at 7:00 p.m. in the City Hall Council Chambers at 1095 Duane Street.
2. Amendment A13-02 by 210 Developers, LLC for Cannery Loft Holdings, LLC to amend the Astoria Land Use and Zoning Map, Section 9AA, Tax Lot 500 from GI, General Industrial to S-2A, Tourist-Oriented Shoreland, for the vacant property located at 4050 Abbey Lane (Map T8N-R9W Section 9AA, Tax Lot(s) 500; Lot(s) 5, Astoria Business Park) in the GI, General Industrial zone. Development Code Standards 2.470-2.485, 2.700-2.715, Articles 9 and 10, and Comprehensive Plan Sections CP.005-CP.025, CP.070-CP.075, CP.130-CP.186, CP.215 to CP.235, and CP.190-CP.210 are applicable to the request. The Planning Commission's recommendation will be forwarded to the City Council for a public hearing tentatively scheduled for May 20, 2013 at 7:00 p.m. in the City Hall Council Chambers at 1095 Duane Street.
3. Conditional Use CU13-02 by 210 Developers, LLC for Cannery Loft Holdings, LLC to locate a multi-family dwelling, professional office, and non-tourist oriented retail sales in a future structure at 4050 Abbey Lane (Map T8N-R9W Section 9AA, Tax Lot(s) 500; Lot(s) 5, Astoria Business Park) in the S-2A, Tourist-Oriented Shoreland Zone. This request is being processed concurrently with Amendment Request A13-02 and is contingent upon approval of that requested amendment. Development Code Standards 2.750-2.760, Articles 9 and 11 and Comprehensive Plan Sections CP.005-CP.025, CP.070-CP.075, CP.130-CP.186, CP.190-CP.210 and CP.215-CP.230 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 Rosemary Johnson, 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 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

Sherri Williams
Administrative Assistant

MAIL: March 29, 2013