



AGENDA

ASTORIA PLANNING COMMISSION

November 28, 2017
6:30 p.m.
2nd Floor Council Chambers
1095 Duane Street • Astoria OR 97103

1. CALL TO ORDER
2. ROLL CALL
3. MINUTES
 - a. October 24, 2017 Minutes
 - b. Pending receipt of September 6, 2017 Minutes
4. PUBLIC HEARINGS
5. Conditional Use CU17-13 by Chester Trabucco to construct a 7,164.5 square foot Professional Office/Service Establishment at 632 West Marine in the S2-A Tourist-oriented Shorelands zone.
6. 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 in the C-4, Central Commercial zone.
7. 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 in the C-4, Central Commercial zone.
8. REPORT OF OFFICERS
9. STAFF UPDATES
10. MISC
 - a. Welcome Joan Herman to the Astoria Planning Commission
 - b. Review APC meeting schedule changes for December and January
11. PUBLIC COMMENTS – NON AGENDA ITEMS
12. ADJOURNMENT

<p>THIS MEETING IS ACCESSIBLE TO THE DISABLED. AN INTERPRETER FOR THE HEARING IMPAIRED MAY BE REQUESTED UNDER THE TERMS OF ORS 192.630 BY CONTACTING COMMUNITY DEVELOPMENT DEPARTMENT, 503-338-5183.</p>
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ASTORIA PLANNING COMMISSION MEETING

Astoria City Hall
October 24, 2017

CALL TO ORDER:

Vice President Easom called the meeting to order at 7:09 pm.

ROLL CALL:

Commissioners Present: Vice President Kent Easom, Jennifer Cameron-Lattek, Sean Fitzpatrick, Daryl Moore, Jan Mitchell and Brookley Henri.

Commissioners Excused: President David Pearson

Staff Present: Planner Nancy Ferber and contractor Hannah Dankbar. The meeting is recorded and will be transcribed by ABC Transcription Services, Inc.

ELECTION OF OFFICERS:

In accordance with Sections 1.110 and 1.115 of the Astoria Development Code, the APC needs to elect officers. The officers were President David Pearson, Vice President Kent Easom, and Secretary Anna Stamper.

Commissioner Moore moved that the Astoria Planning Commission elect Kent Easom as President and Sean Fitzpatrick as Vice President for the remainder of 2017; seconded by Commissioner Mitchell. Motion passed unanimously.

APPROVAL OF MINUTES:

President Easom asked for approval of the minutes of the August 22, 2017 meeting. Vice-President Fitzpatrick moved that the Astoria Planning Commission approve the minutes as presented; seconded by Commissioner Mitchell. Motion passed unanimously.

The minutes of the September 6, 2017 and September 26, 2017 meetings were not yet available.

PUBLIC HEARINGS:

President Easom explained the procedures governing the conduct of public hearings to the audience and advised that handouts of the substantive review criteria were available from Staff.

ITEM 5(a):

CU17-02 & ADU17-04 Conditional Use CU17-02 and Accessory Dwelling Unit ADU17-04 by Michael Angiletta to locate an ADU in an existing single-family dwelling at 1320 Madison Avenue in the R-1, Low Density Residential zone.

President Easom asked if anyone objected to the jurisdiction of the Planning Commission to hear this matter at this time. There were no objections. He asked if any member of the Planning Commission had any conflicts of interest or ex parte contacts to declare.

Vice-President Fitzpatrick declared that he was friends with Mr. Angiletta, but believed he could be impartial. Mr. Angiletta has been very respectful of the fact that he could not discuss the application.

Commissioner Cameron-Lattek declared that she knew Mr. Angiletta, but she had not spoken with him about this matter. She did not believe this would preclude her from being impartial.

President Easom declared he knew Mr. Angiletta, but did not believe that would impact his decision. He had seen the property on more than one occasion although not for the purposes of this hearing.

President Easom asked Staff to present the Staff report.

Hannah Dankbar reviewed the written Staff report. No correspondence had been received and Staff recommended approval of the request with the conditions listed in the Staff report.

President Easom opened the public hearing and called for a presentation by the Applicant.

Michael Angiletta, 1320 Madison Avenue, Astoria, stated most people could acknowledge that Astoria has a housing challenge. He found the application process to be interesting. He filled out three applications and paid \$750 for the privilege of doing this legally. The house he is currently living had been illegally rented out for years. He suggested Astoria find a way to create less friction for people who want to play by the rules so that more people will play by the rules. Staff has been very helpful and supportive. However, the amount of time and money in order to supply an extra housing unit is astounding.

Commissioner Mitchell asked Mr. Angiletta to explain what he meant by friction.

Mr. Angiletta said there were three forms that were redundant. He answered the same questions on two separate forms, one for the conditional use permit, and one for the accessory dwelling unit. Three separate fees added up to about \$750. He believed the fees would be prohibitive for many people. Some might be creating a rental unit because they need additional financial support. Time was the other frictional component. This was a three-month process.

Commissioner Mitchell stated she came from a place where fees were much higher for many things. She believed rental units would be rented for the same amount and more. It would take Staff time to create a new form. It would be better for more people to do these projects legally. Long-term rentals would also be better because Astoria needs them. A three-month process is not very long in other cities. She asked if Mr. Angiletta's neighbors were happy.

Mr. Angiletta said he understood that the R-1 zone required some special circumstances. He had spoken with all of his neighbors and one neighbor was present.

Planner Ferber stated she was always happy to receive feedback from customers and streamline processes. Much of the process has been mandated by City Council. When housing policies were discussed, ADUs were proposed to require a conditional use permit in all zones. The compromise was to require the permit only in R-1 zones. She understood the applicant's perspective and agreed the process should be easy. She recommended Mr. Angiletta reach out to his Councilor about these issues.

President Easom asked if Staff could combine the ADU and conditional use application.

Planner Ferber explained that the conditional use application needed to be broad because Staff receives requests for permits in all zones and for very different uses. She would look into it, but believed the process was simplified as it could be at this time.

President Easom called for any testimony in favor of, impartial to, or opposed to the application. Hearing none, he called for closing comments of Staff. There were none. He closed the public hearing and called for Commission discussion and deliberation.

Commissioner Mitchell moved that the Astoria Planning Commission adopt the Findings and Conclusions contained in the Staff report and approve Conditional Use CU17-02 and Accessory Dwelling Unit ADU17-04 by Michael Angiletta; seconded by Commissioner Moore. Motion passed unanimously.

President Easom read the rules of appeal into the record.

REPORTS OF OFFICERS:

President Easom thanked David Pearson for his years of service to the Planning Commission and Historic Landmarks Commission.

STAFF UPDATES:

Planner Ferber recommended that the December meeting be rescheduled. She updated the Commission on the following:

- Efforts to hire a new Community Development Director
- American Planner Association Conference in Portland
- New Commissioner Training

MISCELLANEOUS:

ITEM 8(a): Thank you and farewell to Dave Pearson for his service as Chairman of the Astoria Planning Commission.

PUBLIC COMMENTS – NON AGENDA ITEMS:

There were none.

ADJOURNMENT:

There being no further business, the meeting was adjourned at 7:30 pm.

APPROVED:

City Planner

Crest Planner

November 21, 2017

TO: ASTORIA PLANNING COMMISSION

FROM: NANCY FERBER, CITY PLANNER



SUBJECT: CONDITIONAL USE REQUEST (CU17-13) BY CHESTER TRABUCCO TO LOCATE PROFESSIONAL SERVICES (KIDNEY CENTER) AT 632 MARINE DRIVE IN EXISTING PARKING LOT IN S-2A ZONE

I. Background

A. Applicant: Chester Trabucco
19823 83rd Pl.
W. Edmonds, WA 98026

B. Owners: No 10 Sixth Street Ltd
990 Astor St
Astoria, OR 97103-4201

Etu Inc
Cary E Bechtolt
PO Box 989
Astoria, OR 97103-0989

C. Location: 623 Marine Drive; Map T8N-R9W Section 8CB, Tax Lot 1000,
1300,1400 ; Lots 1,2,5,6,7,8 ; Block 6, McClures.

D. Zone: S-2A Tourist-oriented Shorelands Zone

E. Lot Size: Proposed combined lot size after purchase approximately 28,000 square feet. Proposed development is 97' x 74' (7,200 square feet)

F. Request: To locate medical/health services classified as "professional services".

G. Previous applications:
Associated applications applicable to this site include campus development around #1 and #10 6th street: CU000-06 Mixed use residential/commercial at 1 6th, NC 02-01
Historic Design Review for CU00-06 at 1 6th V06-31 height variance for 1 6th, AEPs 06-15, 06-16, 07-02.



II. BACKGROUND

A. Subject Property

The subject property is located on the north side of Marine Drive between 6th and 7th street. The large vacant parking lot is currently divided as five tax lots under four different ownerships. Included with the application is a signed letter of co-application by Cory Bechtolt, the agent/owner of the south portion of the lot where part of the building, and all of the parking for the proposed development is proposed.

Originally, the applicant proposed two buildings, the current CUP request is for just one building noted on the site plan dated 11/15/17. The commercial bank is no longer part of this proposal. The proposed development will require review by the Historic Landmarks Commission as new construction adjacent to a historic structure. The Fisher Brothers building across 7th street triggers the review.

Currently, parking for the 6th street river park was located on this lot per an agreement with the City in June 1998, to reduce a Local Improvement District obligation. In trade for the reduction, No. 10 6th street provided 8 marked public parking spaces in perpetuity on the lot at the foot of 6th street. Prior to construction, these 8 spaces will need to be identified and marked per the 1998 agreement.

This site is within the area for the Waterfront Bridges Replacement Project, the applicant is working with Public Works staff obtain easements and deeds for the site. An

easement and deed is required for each side of the 6th street bridge. A dedication of 23 square feet is needed to locate the bridge end structural support and reconstruct an existing driveway entrance.

Additional information and an exhibit is included in the supplementary information.



B. Adjacent Neighborhood

The neighborhood is developed with a variety of uses, including a brewery, tourist-oriented commercial retail, restaurants, offices and a gas station.

The site is north of the C-3 zone which allows professional services as an outright use. The adjacent properties are zoned S-2A shown in purple. This Tourist Oriented Shoreland Zone is intended to provide for mixed-use tourist oriented developments, which are compatible with pedestrian orientation.

III. PUBLIC REVIEW AND COMMENT

A public notice was mailed to all property owners within 200 feet pursuant to Section 9.020 on November 3, 2017. A notice of public hearing was published in the *Daily Astorian* on November 20, 2017. An onsite notice was furnished and is located on the site. Comments received will be made available at the Planning Commission meeting.

IV. APPLICABLE REVIEW CRITERIA AND FINDINGS OF FACT

- A. Section 2.710(7) concerning Conditional Uses permitted in the S-2A Zone lists “Professional and business offices,” the Fresenius Kidney Care center services proposed fall under this category as defined by the following in Article 1.400:

PROFESSIONAL SERVICE ESTABLISHMENTS: Businesses primarily engaged in providing services such as the following: medical and other health services; legal services; engineering and architectural services; accounting, auditing, and bookkeeping services; real estate services; and financial services.

Finding: The applicant proposes an expansion and relocation of the existing Fresenius Kidney Care center located near Columbia Memorial Hospital, where they have outgrown their capacity. The proposed use at the site would develop 7,200 gross square feet and use the remaining portion of the lot for loading and parking. The criteria is met.

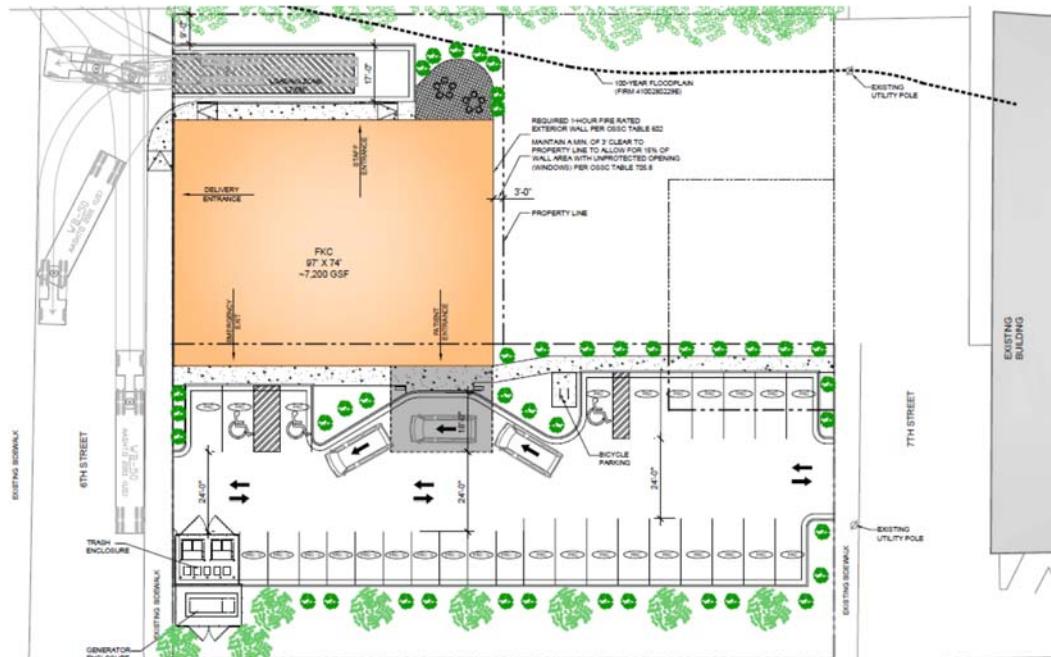
- B. Section 2.185(1) states that “*All uses will comply with applicable access, parking, and loading standards in Article 7*”.

Section 7.100 concerning Minimum Parking Space Requirements identifies parking spaces for professional offices as one space per 500 square feet.

Finding: The proposed use will be in new commercial structure. Areas east of 7th street in the S-2A zone are not required to provide off-street parking and loading. However, the location is just a block west of the exemption; 7,200 square feet

requires 1 space per 500 square feet for a total of 14.4 spaces, which development code requires to round up to 15. An additional loading zone of 12' by 55' with a height of 14' is required for loading for square footage 5,000-59,999 per article 7.160.

The applicant has addressed the necessary loading zone, and has outlined 29



parking spaces including two ADA spaces. However the current parking plan as delineated on the site plan below, does not meet code requirement Code 3.120(#8). *Parking areas with 20 spaces or more shall have a minimum of one landscaping divider per ten (10) parking spaces. Each ten (10) parking spaces shall be bordered by a landscaped area. Such area shall consist of a curbed planter of at least three (3) feet by 16 feet, or at least 48 square feet. Each planter shall contain at least one (1) tree, along with hedge or shrub material.*

The applicant shall submit an updated parking plan with the required landscaping divider, and reconfigure the spaces if necessary to maintain the minimum required space sizes.



In addition to article 3.120, the applicant shall comply with article 7.050 which requires the following for joint use parking:

7.050. OWNERSHIP OF PARKING AND LOADING AREAS.

- A. *Except as provided for joint use parking in Section 7.070, the land to be provided for off-street parking and loading areas, including driveways, aisles, and maneuvering areas shall be:*
1. *Owned by the owner of the property served by the parking; or*
 2. *In commercial and industrial zones, the parking may be provided by a permanent and irrevocable easement appurtenant to the property served by the parking; or*
 3. *Be leased for a minimum term of five (5) years, provided that upon expiration or termination of the lease, the parking requirements of this ordinance shall otherwise be fully met within 90 days or the use discontinued until such requirements are met*

Currently, the land owned on the south portion of the "L" shaped development is in separate ownership. The parking on that portion of the property may be granted by an irrevocable easement. Future development on the south portion of the lot would be restricted based on the availability of parking on the site. The applicant shall submit proof of single ownership of the lots, or an irrevocable easement for use of the property for parking.

- C. Section 2.445(8) requires that signs will comply with requirements in Article 8.

Finding: No new signs are proposed as part of this request. Any future sign installations shall comply with the requirements of Article 8. The applicant shall submit a sign permit, and building permit if required, for any new signage at the site prior to installation.

- D. *Section 2.715(1) All uses will satisfy applicable Columbia River Estuary Shoreland and Aquatic Area Use and Activity Standards in Article 4. Where a proposal involves several uses the standards applicable to each use shall be satisfied.*

Section 2.715(2) Outdoor storage areas will be enclosed by appropriate vegetation, fencing, or walls.

Section 2.715(6) states that "Commercial and recreational facilities having a tourist orientation shall be designed to take maximum advantage of river views."

Finding:

- (1) The proposal may require review by CREST to comply with article 4.180 which requires proposed Shoreland area development shall be evaluated prior to

construction to assure that new hazards are not created or existing hazards are not worsened on adjacent property.

(2) The applicant has not submitted a detailed plan for the storage area consisting of a generator and trash enclosure. These areas will both need to be enclosed by appropriate fencing or landscaping. Plans shall be submitted to the Community Development Department for review and may possibly require review by the Historic Landmarks Commission. The location shall comply with vision clearance requirements for the corner location.

(6) The proposed use as professional offices is not tourist-oriented and does not require specific siting for river views on the site. The Planning Commission may require landscaping, lighting, street future of other amenities as part of a new use per 2.170 (8e).

- E. Section 11.020(B.)(1) states that “*the Planning Commission shall base their decision on whether the use complies with the applicable policies of the Comprehensive Plan.*”

CP.055. Downtown Policies Area Policies, states the following guiding policies:

1. CP.200.1, Economic Development Goal 1 and Goal 1 Policy 5, states that “*The City of Astoria will strengthen, improve, and diversify the area's economy to increase local employment opportunities. 5. Provide a supportive environment for new business.*”

Finding: The applicant is proposing new development for relocation of a current kidney dialysis center. The new center will employ approximately 10 staffers, and provide 17 stations for in-center treatment. The applicant states the facility has outgrown its facility. The addition of a professional service establishment would diversity this area town, and provide employment opportunities.

Finding: The request is in compliance with the Comprehensive Plan.

- F. Section 11.030(A) requires that “*before a conditional use is approved, findings will be made that the use will comply with the following standards:*”

1. Section 11.030(A)(1) requires that “*the use is appropriate at the proposed location. Several factors which should be considered in determining whether or not the use is appropriate include: accessibility for users (such as customers and employees); availability of similar existing uses; availability of other appropriately zoned sites; and the desirability of other suitably zoned sites for the use.*”

Finding: The proposed site is appropriate for a new building. The site is flat, and easily developed compared to other areas posing geological issues. An 18 wheel delivery truck was noted as a requirement for the operation of the site, the parking lot and existing driveway cuts allow for access to the site. However Public Works noted maneuvering a truck off-site may not occur over the Riverwalk or trolley line. Earlier iterations of the site plan have since been amended to show maneuvering on site.

Other similar sites may be available, the applicant notes “exhaustive search for alternative sites to accommodate unique needs of the facility,” but did not provide information about other locations researched.

As noted in an email to the applicant November 13, 2017, requesting additional information to address this criteria, the applicant shall submit informational outlining why is this location the only one that works for the proposed use.

The proposed single story building will require Historic Landmarks Review for its design and massing. However additional uses which could be utilized at the site will not come under review. This site also allows for multiple uses such as multi-family housing (as a conditional use), tourist oriented sales, or a recreation establishment, all of which would provide an engaging active building or smaller cluster of buildings which lack availability in other locations.

2. Section 11.030(A)(2) requires that *“an adequate site layout will be used for transportation activities. Consideration should be given to the suitability of any access points, on-site drives, parking, loading and unloading areas, refuse collection and disposal points, sidewalks, bike paths, or other transportation facilities. Suitability, in part, should be determined by the potential impact of these facilities on safety, traffic flow and control, and emergency vehicle movements.”*

Section 7.105 -Bicycle parking spaces shall be provided for new development, change of use, and major renovation, at a minimum, based on the standards in Table 7.105. Major renovation is defined as construction valued at 25% or more of the assessed value of the existing structure.

Where an application is subject to Conditional Use Permit approval or the applicant has requested a reduction to an automotive parking standard, pursuant to Section 7.062, the Community Development Director or Planning Commission, as applicable, may require bicycle parking spaces in addition to those in Table 7.105.

Per table 7.105- Commercial uses require 1 bike space per primary use, or 1 per 10 vehicle spaces.

Finding: The site is adequately paved and accessible from 6th and 7th streets. It is fully serviced by a sidewalk on both sides. The total number of automobile parking spaces have been met. However as noted above, additional buffering and landscaping is required at the site to meet parking requirements in Articles 3 and 7.

The conditional use permit triggers the requirement for additional bike parking, because it is new development. The applicant has shown bike parking near the eastern ADA parking spot. If the enclosure is not attached to the building, it may require review by the Historic Landmarks Commission depending on its size. Additional details are required to review the proposed bike parking. At a minimum, three bike spaces are required. Two of them must be long-term spots- located in either a lockable enclosure, secure form on-site or another form of sheltered secure parking. Article 7.105 B for design and location of bike parking has not been addressed with the site plan submitted. The applicant shall submit additional details to the Community Development Department for review of bike parking prior to submitting for building permits.

3. Section 11.030(A)(3) requires that the use will not overburden water and sewer facilities, storm drainage, fire and police protection, or other utilities.

Finding: The applicant has discussed water, sewer and storm water options for the site with Public Works. A grading and erosion control permit will be required as well as addressing a water line upgrade to provide a fire hydrant on the southwest corner of the site. A sanitary sewer extension on 6th street and connection to storm drainage or plans for bioswales shall be submitted to Public Works prior to obtaining building permits. The proposed use will not overburden public safety protection.

4. Section 11.030(A)(4) requires that “*the topography, soils and other physical characteristics of the site are adequate for the use. Where determined by the City Engineer, an engineering or geologic study by a qualified individual may be required prior to construction.*

Finding: Prior to obtaining building permits, documentation including the NFA from DEQ should be provided as part of the proposed development to give the Building Division and Public Works department a scope of restrictions and limitations associated with site development, in any. Additional geological investigation may be required by Public Works to obtain a grading erosion control permit.

5. Section 11.030(A)(5) requires that “*the use contain an appropriate amount of landscaping, buffers, setbacks, berms or other separation from adjacent uses.*

Finding: With new construction, Article 3.105 requires landscaping come into compliance; including 3.105 (9) requiring parking areas separated from exterior walls of a structure by a strip of landscaping. However, there are no additional landscaping requirements for the S-2A zone. Landscaping, lighting, street furniture, or above ground planters at the entryway may be required by the Planning Commission. The applicant shall submit an updated landscaping plan showing a buffer between every 20 parking spaces, and landscaping between the building and parking.

V. CONCLUSIONS AND RECOMMENDATIONS

Staff recommends approval of the request based on the findings of fact above with the following conditions:

1. Significant changes or modifications to the proposed plans as described in this Staff Report shall be reviewed by the Astoria Planning Commission.
2. The applicant shall submit a withdrawal of previous development permits associated with the site, utilizing the area for parking.
3. Prior to issuing any building permits, the applicant shall obtain Historic Landmarks Commission review for new construction adjacent to a historic structure.
4. The applicant shall submit detailed plans relocating the generator and trash enclosure off of Marine Drive. The location shall comply with vision clearance requirements for the corner location. The generator and trash enclosure require appropriate fencing or landscaping. Plans shall be submitted to the Community Development Department for review and may possibly require review by the Historic Landmarks Commission.
5. Prior to construction, 8 spaces previously dedicated for public parking in perpetuity at the site shall be identified and marked per the 1998 agreement.
6. The applicant shall submit an updated parking plan with the required landscaping divider, and reconfigure the spaces if necessary to maintain the minimum required space sizes.
7. The applicant shall submit proof of single ownership of the lots, or an irrevocable easement for use of the property.
8. The applicant shall submit a sign and building permit if required for any new signage at the site prior to installation.

9. The applicant shall submit their proposed developed for Shoreland Hazard review by CREST to comply with article 4.180 which requires proposed Shoreland area development shall be evaluated prior to construction to assure that new hazards are not created or existing hazards are not worsened on adjacent property.
10. As noted in an email to the applicant November 13, 2017 requesting additional information to address this criteria, the applicant shall submit informational outlining why is this location the only one that works for the proposed us.
11. A grading and erosion control permit will be required as well as addressing a water line upgrade to provide a fire hydrant on the southwest corner of the site. A sanitary sewer extension on 6th street and connection to storm drainage or plans for bioswales shall be submitted to Public Works prior to obtaining building permits.
12. The applicant shall submit an updated landscaping plan showing a buffer between every 20 parking spaces, and landscaping between the building and parking.
13. The applicant shall submit additional details to the Community Development Department for review of bike parking prior to submitting for building permits.

The applicant should be aware of the following requirements: The applicant shall obtain all necessary City and building permits prior to the start of operation.

Staff recommends approval of the request with the conditions noted, based on the findings of fact above.



CITY OF ASTORIA
Founded 1811 • Incorporated 1856

COMMUNITY DEVELOPMENT

CITY OF ASTORIA

SEP 15 2017

BUILDING CODES

No. CU 17-13

Fee Paid Date 9/20/17 By KC
Fee: \$500.00

CONDITIONAL USE APPLICATION

Property Address: Area between 6th & 7th bordered by Marine Dr & Riverwalk
Lot 1,2,5,6,7,8 Block 6 Subdivision McClures
Map 8.9.88CB Tax Lot 1000,1300,1400 Zone S-2A

Applicant Name: CHESTER TRABUECO

Mailing Address: 19823 83rd PL. W Edmonds, WA 98026

Phone: 425-922-4636 Business Phone: 425-922-4636 Email: cetrabueco46@comcast.net

Property Owner's Name: No Ten Sixth Street, Ltd & ETU Inc

Mailing Address: 990 Astor Street & 34908 Highway 101 Business

Business Name (if applicable):

Signature of Applicant: Christy J Trabueco Date: 8/21/17

Signature of Property Owner: Christy J Trabueco Date: 8/21/17
Craig Bechtolt Date: 9/17/17

Existing Use: Bare Land / Parking Lot

Proposed Use: 2 Commercial Buildings; Bank and Medical Center

Square Footage of Building/Site: Bank = 3,400± ; Medical Center = 6900±

Proposed Off-Street Parking Spaces: (31) spaces

To construct a 7,164± Professional Office Service Estb in an S-2A zone

SITE PLAN: A Site Plan depicting property lines and the location of all existing and proposed structures, parking, landscaping, and/or signs is required. The Plan must include distances to all property lines and dimensions of all structures, parking areas, and/or signs. Scaled free-hand drawings are acceptable.

or office use only:

Application Complete:	<u>10-30-17</u>	Permit Info Into D-Base:	
Labels Prepared:		Tentative APC Meeting Date:	<u>11/28/17</u>
120 Days:	<u>2-26-17</u>		

FILING INFORMATION: Planning Commission meets on the fourth Tuesday of each month. Completed applications must be received by the 20th of the month to be on the next month's agenda. A Pre-Application meeting with the Planner is required prior to acceptance of the application as complete. Only complete applications will be scheduled on the agenda. Your attendance at the Planning Commission meeting is recommended.

Briefly address each of the following criteria: Use additional sheets if necessary.

- 11.030(A)(1) The use is appropriate at the proposed location. Several factors which should be considered in determining whether or not the use is appropriate include: accessibility for users (such as customers and employees); availability of similar existing uses; availability of other appropriately zoned sites; and the desirability of other suitably zoned sites for the use.
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- 11.030(A)(2) An adequate site layout will be used for transportation activities. Consideration should be given to the suitability of any access points, on-site drives, parking, loading and unloading areas, refuse collection and disposal points, sidewalks, bike paths, or other transportation facilities. Suitability, in part, should be determined by the potential impact of these facilities on safety, traffic flow and control, and emergency vehicle movements.
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- 11.030(A)(3) The use will not overburden water and sewer facilities, storm drainage, fire and police protection, or other utilities.
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- 11.030(A)(4) The topography, soils, and other physical characteristics of the site are appropriate for the use. Where determined by the City Engineer, an engineering or geologic study by a qualified individual may be required prior to construction.
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- 11.030(A)(5) The use contains an appropriate amount of landscaping, buffers, setbacks, berms or other separation from adjacent uses.
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-
-

- 11.030(B) Housing developments will comply only with standards 2, 3, and 4 above.



CITY OF ASTORIA
ASTORIA • OREGON • USA

CK # 1707

CK # 1694

\$150.00

Community Development Department

Applicant Checklist (Print, Copy to File)

Fee Paid Date _____ By luc Fee: \$150.00

Total: \$300

Application

Required <input checked="" type="checkbox"/>	Complete <input type="checkbox"/>	Signed Application, Narrative of Applicable Criteria, Supporting Documentation (letter of support, title report, appraisal, etc)	
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Site Plan

Required	Complete	11 x 17 inch paper drawn to scale	Notes
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Site plan: including all relative details such as trees, access, building footprints, signs, setbacks, lot coverage, property lines, solid waste/recycling, and adjacent structures	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Elevations: Architectural details of each side of the structure with topographic info and heights	

Building Materials (photos of samples or similar materials is strongly encouraged)

Required	Complete	Materials: size, type, dimensions, and product specifications	Notes
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Doors	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Siding	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Roofing	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Railing	
<input type="checkbox"/>	<input type="checkbox"/>	Balustrades	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Windows	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Trim	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Decorative Elements	
<input type="checkbox"/>	<input type="checkbox"/>	Other: Porches, decks, and accessory buildings	

Photographs

Required	Complete	Color or Black & White	Notes
<input type="checkbox"/>	<input type="checkbox"/>	Historic: Check LCPS, Heritage Museum, City files	
<input type="checkbox"/>	<input type="checkbox"/>	Current Conditions: Digital photos accepted	

Site Conditions

Required	Complete	11 x 17 inch paper drawn to scale	Notes
<input type="checkbox"/>	<input type="checkbox"/>	Utility Plan	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Landscape Plan	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Transportation/Parking Plan (Traffic Analysis/Study)	TEFF's COMMENTS
<input type="checkbox"/>	<input type="checkbox"/>	Professional Survey (Lot Lines, Easements, Right of Way)	
<input type="checkbox"/>	<input type="checkbox"/>	Geologic/Geotechnical Survey (Slide Zone)	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Prelim Engineering (Civil, Environmental, or Structural)	

Applicant Name: NO 10 6TH ST

Site Address: 623 MARINE P.R.

Procedure: Type II: Admin/Public Notice | Type III: Hearing/Onsite Notice | Type IV: APC/CC Hearing

CUP 17-13
File #: NC 17-06

CONDITIONAL USE APPLICATION

Proposed Construction:

Building 1) Fresenius Kidney Care is contemplating expansion of its presence in Astoria to serve a growing patient population. Fresenius is known across the globe for delivery of quality dialysis equipment, supplies and services.

The new dialysis center will provide 17 stations for in-center treatment.

The single-story development will encompass approximately 6,832 usable square feet with architectural design and materials in keeping with the Astoria community. A porte cochere will facilitate patient drop-off/pick-up, while 19 on-site stalls and 5 stalls for staff within 2 blocks will satisfy both client/patient and staff parking requirements.

guesstimate
- 24 patients max

5-10 staff

Building 2).

A well-established regional commercial bank is interested in relocating from its current location in downtown Astoria to downsize its sizable rentable square footage and to increase its drive-through lanes from its current single lane to that of a double drive-through.

X

FILING INFORMATION:

11.030 (A)(1)

The site is a flat-grade, high-visibility corner of a former parking lot which provides for easy visual access for patients and their visitors. Its siting one block off Highway 30/Marine Drive allows for easy vehicular access for both patients and emergency access vehicles. A requirement of the facility was to have enough area to accommodate a porte cochere for patient drop-off and pick-up and for supply drop-off by up to an 18-wheel delivery truck. This parcel accomplishes the latter by its adjacency to 6th Street, allowing for a left-turn egress at the Riverwalk. A facility specification of twice the parking spaces required by code also drives the need for a more spacious lot which are increasingly rare in the immediate Astoria area. Fresenius has outgrown its capacity to expand in its current facility necessitating the need to relocate this vital service elsewhere. An exhaustive search of alternative sites that accommodated the unique needs of this type of facility (semi-truck access, patient safety, adequate ingress and egress of emergency service vehicles and sited near other medical services severely limited the real estate options available to Fresenius. No adequate sites were available near the Columbia Memorial Hospital complex, which was a desire of Fresenius.

In the case of the bank, the highway visibility is important as well as the ability to add an additional drive-through to its operations. The bank is also interested in the ability to lease enough space to accommodate parking requirements that are double that of the what the current code calls for. Multiple alternative sites were contemplated but none in Astoria offered the employee safety, ingress and egress, and parking capacity for both its clients and staff. Its siting one block off Highway 30/Marine Drive allows for easy vehicular and pedestrian access for both clients and staff.

$$\begin{aligned} & \text{(110)(2a)} \\ & \frac{15}{8} \times 23 = 44.4 \\ & 7200/500 = 14.4 \\ & = 15 \text{ parking spots} \end{aligned}$$

11.030(A)(2)

See site plan attached.

The site has been carefully planned to maximize safety and comfort for the patients with emphasis on placement of the drive lanes for ingress and egress, patient drop-off areas away from the streets, and proximity of handicapped parking spaces to the main entrance. The north drive lane allows for a direct access to the porte cochere for emergency service vehicles minimizing interference with other tenants' business activities.

N/A } The Bank siting allows for an unencumbered and efficient drive-through from 7th street through the parking lot and exiting onto sixth street without interfering with the neighboring tenants. The location of the parking also maximizes employee safety as they can exit their vehicles and enter the bank through the entrance adjacent to the parking lot without having to cross over the drive-through lanes.

11.030(A)(3)

The proposed site is in immediate proximity to a former 30,000 sq. ft. office building and a 5000-sq. ft. restaurant and wine bar which are no longer in existence due to a fire in 2010. There has been no replacement development in the area alongside Sixth Street. There should, therefore, be more than adequate power, water, sewer and drainage facilities to accommodate the needs of a 7000-sq. ft. dialysis facility. Special attention will be made to the connections to the sewer system to ensure adequate handling capacity unique to a dialysis operation and are part of the building specifications provided by the tenant of the facility.

The above favorable conditions apply to the proposed bank building as well.

11.030(A)(4)

The site is in a fill area that was filled with a combination of very large rock and sand dating back to the 1950's (est.). Because of a DEQ clean-up on the southern part of the site in the area designated for parking for the dialysis center and the proposed bank building, and that was necessitated by the removal of gasoline storage tanks around the late 1990's, a number of comprehensive geological and topological reports are available and are provided as part of this application submittal.

The area proposed for the bank is flat, recently given a "No Further Action" by DEQ after a lengthy clean-up and in the area furthest removed from any environmentally tainted conditions. It is also the area deemed most stable as a result of the size of the rock installed along Marine drive during the initial fill. The attached reports from the DEQ efforts further delineate the conditions.

11.030(A)(5)

See Site Plan – the landscape coverage is consistent or exceeds the 5% coverage ratio required by code in the zone. There are four maple trees which will need to be removed on the north side of the facility to allow for construction tight with the north property line. This would be mitigated by introducing landscaping to this block which has been devoid of any for over 100 years representing a beneficial visual improvement to the site from its current condition and aesthetics.

on
City
Property?

FMC Specifications Impacting Site Design

Approximately **6,832 useable square feet**, approximately **7,000 square feet gross**.

Porte-cochere/canopy at the main entrance (large enough to shield an ambulance) to shield patient drop-off.

Minimum parking ratio of 4 per 1,000 RSF. [27.33 spaces for 6,832 RSF].

Site design and building orientation must allow for **easy access to patient drop-off, parking, and easy turn around**, as well as **easy access for delivery trailer trucks, sanitary vehicles and unobstructed access to building by fire rescue**. Traffic should circulate in a **counterclockwise direction** providing safe and coherent traffic flow. Single lanes shall have 12'-0" min. width and curved lanes 14'-6" min., each additional lane 12'-0". Multiple straight lanes shall be 10'-6" min.

HC parking at a rate of 10% of total parking spaces or per local code, whichever is greater. **One HC parking stall must be designated as van parking**. Parking is prohibited from being located directly adjacent to building exterior.

Continuous reinforced concrete ADA accessible sidewalks from all building exits to patient drop-off area (porte cochere).

Covered patient drop-off area (porte cochere) at patient entrance. Drop off and queuing zone cannot overlap vehicular way or obstruct traffic, and provide a minimum vehicle queuing area 20' long. The porte cochere must provide a min. covered area of 500 sq. ft. with a min. 20' clear width to accommodate a 14' wide drop-off vehicle lane and additional width to accommodate ADA patient entrance door requirements. The covered area shall be a minimum of 500 sq. ft.

Accessible aisles servicing cars and van parking spaces shall be 60" wide min. and shall extend the full length of the parking spaces they serve.

Adequate turning and maneuvering space for a 55 ft. trailer plus tractor truck to make deliveries to the service area. Layout shall provide 50' direct/ straight access for sanitary vehicles.

Reinforced concrete dumpster pad with enclosure and gates for (2) dumpsters (10 yards each). Dumpsters shall not be installed behind parking spaces, in front of fire hydrants, or within 5 feet of a combustible wall, opening or building eave. There shall be a 40'-0" unobstructed approach beyond the extent of the enclosure gate opening. 2-foot clearance from the interior walls to each side of the dumpsters (provide wheel stops or bumpers), and shall be 6 feet high or at least 6 inches above the top of the dumpster. When required, gates must be a minimum of 16 feet wide with no intermediate posts. When gates are opened, they shall not infringe on traffic aisles, gates shall clear 180 degrees when secured open. Extend concrete pad a minimum of 8' in front of gates flush with drive access and provide painted metal bollards to protect enclosure and gates.

Reinforced concrete generator pad with imbedded anchor rods and fence enclosure per Tenants details at location adjacent to Mechanical/ Electrical area, away from air intakes, storm drains and where noise may not interfere with adjacent use.

Concrete loading pad in front of delivery doors constructed of 6" minimum 3000 PSI reinforced Portland cement concrete on an 8" compacted base. Concrete pad must be 8' wide and extend from the building a minimum of 8'.

6" Diameter x 48" height, concrete filled steel pipe bollards painted yellow at each corner of the enclosures (**Dumpster and Generator**) and as necessary to protect equipment or enclosure.

When required, **pre-cast cement bollards** 12" diameter x 34" high shall be provided at column supports for the **patient drop-off area** and to protect all **emergency exit doors** if located adjacent to parking or driveways.

Site lighting for parking areas and sidewalks including parking lot pole lights at the rate of 1 per 10 parking spaces, side walk illumination, drop off & delivery area illumination, and building mounted lighting.

Free standing sign concrete base for Tenant signage with electric power for lighting

October 19, 2017

City of Astoria, Oregon
Planning Division of the Community Development Department
1095 Duane Street
Astoria OR 97103
Attn: Nancy Ferber, City Planner / Project Manager

Re: CU Application No. CU 17-13 stamped September 15, 2017 (the "Application")

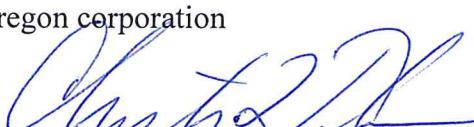
Dear Ms. Ferber:

We write with respect to the Application.

We, No 10 Sixth Street, Ltd. ("No 10") and ETU, Inc. ("ETU") are co-applicants on the Application. By our signatures below, we both represent our respective interests in the real estate that is the subject of the Application and as co-applicants, we would like to proceed with the Application under both entities.

Very truly yours,

No 10 Sixth Street, Ltd.,
an Oregon corporation

By: 
Chester Trabucco
10.19.17 (CA)

ETU, Inc.,
an Oregon corporation

By: 
Cary Bechtolt
10-20-17

11/11/17

AMENDMENT TO PURCHASE AND SALE AGREEMENT

PARTIES

Starlight One, L.L.C., a Washington Limited Liability Company, located at P.O. Box 58, Astoria, OR 97103 (the "Purchaser") and

No. 10 Sixth Street, Ltd., an Oregon Corporation, located at c/o Chester Trabucco, 19823 83rd Pl. W, Edmonds, WA 98026 ("Seller").

RECITALS

- A. The parties entered into a sale agreement for Purchaser to acquire property in Astoria, Oregon.
- B. As part of the agreement the parties agreed to reciprocal easements and a lease. These provisions are contained in Section 7 of the Purchase and Sale Agreement.
- C. The parties have not finalized the easements and lease agreement.
- D. The parties wish to close the transaction and provide the easements and lease after closing.

AGREEMENTS

1. **RECITALS.** The recitals are incorporated herein as additional consideration and terms and as part of these Agreements.
2. **SELLER TO PROVIDE DOCUMENTS.** The parties agree that within 90 days of the closing of the Purchase and Sale Agreement the Seller will provide:
 - a. An easement allowing the structure at 49 7th Street, Astoria, Oregon to occupy Seller's property until it is demolished.
 - b. A reciprocal easement allowing Purchaser ingress and egress from 6th Street across tax lot 1000 to Purchaser's property and allowing Seller ingress and egress from 7th Street across tax lot 1100 and 1200 to Seller's property. The purpose of the easement is to allow people to use a lane through the properties to access parking on the respective properties. This easement will be revocable without cause upon 30 days written notice to the other party herein.
3. **BUYER TO PROVIDE DOCUMENTS.** The parties agree that within 90 days of the closing of the Purchase and Sale Agreement the Buyer will provide a lease for the improvements located at 49 7th Street, Astoria, Oregon. The lease will be for \$1.00 per year. The lease term will be for 18 months or 90 days after the Purchaser gives Seller notice it intends to demolish the building, whichever first occurs. Purchaser will be responsible for the demolition cost of the entire structure and return of the surfaces to grade and finishes consistent with the immediate area.
4. **NECESSARY DOCUMENTS.** The parties shall execute any and all documents reasonably requested by each other or the Title Company to complete the transaction.

5. LIMITED MODIFICATION. All other terms of the Purchase and Sale Agreement shall remain the same.

IN WITNESS WHEREOF, the undersigned have set their hands and seals the day and year set forth below.

SELLER:

No. 10 Sixth Street, Ltd.

By: _____

Date: _____

Print Name: _____

Its: _____

PURCHASER:

Starlight One, L.L.C.

By: 

Date: 1-7-14

Print Name: Andrew Bernstein

Its: Managing Member

Mail	
Email	11/3/17
Web	

November 3, 2017

E-MAILED TO: LEGAL ADS, DAILY ASTORIAN VIA E-MAIL legals@dailyastorian.com
FROM: ANNA STAMPER, COMMUNITY DEVELOPMENT, 338-5183
SUBJECT: PLEASE PUBLISH THE FOLLOWING PUBLIC NOTICE ONE TIME

**CITY OF ASTORIA
NOTICE OF PUBLIC HEARING**

The City of Astoria Planning Commission will hold a public hearing on Tuesday, November 28, 2017 at 6:30 p.m., in the Astoria City Hall, Council Chambers, 1095 Duane Street, Astoria. The purpose of the hearing is to consider the following request:

1. Conditional Use CU17-13 by Chester Trabucco to construct a 7,164.5 square foot Professional Office/Service Establishment at 632 West Marine in the S2-A Tourist-oriented Shorelands zone.
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 in the C-4, Central Commercial zone.
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 in the C-4, Central Commercial zone.

For information, call or write the Community Development Department, 1095 Duane St., Astoria OR 97103, phone 503-338-5183.

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.

The Astoria 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

PUBLISH: November 21, 2017

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

Mail 11/3/17
Email 11/3/17
Web 11/3/17

**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

80907DA01700
B & D Produce LLC
1178 Lexington
Astoria, OR 97103

80908CB03701
Cascade Lease Co Inc
Foley John P
PO Box 61742
Vancouver, WA 98666

80908CB02800
Conner Patricia
PO Box 2016
Gearhart, OR 97138-2016

80908CB01400
Etu Inc
Bechtolt Cary E
PO Box 989
Astoria, OR 97103-0989

80908CB01100
JB Holdings LLC
1727 NE East Devils Lake Rd
Lincoln City, OR 97368

RJN
R. J. N. Sander

80907DA01200
Lum Gordon David Trust
Lum's Auto Center Inc
PO Box 820
Warrenton, OR 97146-0820

80908CB03700
Miller Gerald V
McDonalds Corp (36-0126)
PO Box 182571
Columbus, OH 43218-2571

80907DA00600
No 10 Sixth Street Ltd
990 Astor St
Astoria, OR 97103-4201

80908CB01900
PCL Investments LLC
92967 Pearson Rd
Astoria, OR 97103-8620

80908CB00700
River Barrel Brewing Inc
2 7th St
Astoria, OR 97103

80908CB01200
Starlight One
PO Box 188
Bellingham, WA 98227

80907DA01101
Wilson Oil Inc
Wilcox & Flegel Oil Co.
PO Box 69
Longview WA

80908CB06400
Astoria Labor Temple Inc
PO Box 55
Astoria, OR 97103-0055

80908CC02000
Astoria Lodge 180 BPOE
453 11th St
Astoria, OR 97103-4117

80908CA05600
Bank Of Astoria
PO Box 2156
Tacoma, WA 98401-2156

80908CB09500
Blasal Investment Co
Sterling Savings Bank/Accounting
111 N Wall St
Spokane, WA 99201-0609

80908CB06300
Grider Matthew T/Lavis Patrick H
Fastabend Tammy/McDonald Gayle
PO Box 476
Astoria, OR 97103-0476

80908CC01800
Groat Brothers Inc
PO Box 1630
Woodland, WA 98674

80908CB06100
Jacob Robert H
140 Grand Ave
Astoria, OR 97103

80908CA04600
Jeffery & Laurie Enterprises LLC
1810 SE Kearney St
Astoria, OR 97103-5416

80908CB06000
Long James A
Long Lisa H
3205 SE Taylor St
Portland, OR 97214

80908CB06200
Luottamus Partners LLC
433 13th St
Astoria, OR 97103

80908CB09300
Mitchum Marie A
Paavola Rose Marie
376 W Grand Ave
Astoria, OR 97103-6414

80908CB09600
Smith Frederick DMD
640 Kensington Ave
Astoria, OR 97103

80908CB09400
T & C Home Furnishings LLC
1033 Commercial St
Astoria, OR 97103

80908CC01400
U S National Bank Of Oregon
U S Bank Corp Prop (LAKE 0012)
2800 E Lake St
Minneapolis, MN 55406-1930

80908CB09800
WWHJ Holdings LLC
1684 Franklin Ave
Astoria, OR 97103

~~Division of State Lands
775 Summer St NE #100
Salem OR 97301-1279~~

JIM STOFFER
ALDERBROOK GROUP
jstoffer@charter.net **E-MAIL**

Planning & Development Manager
Oregon Department of Transportation
Region 2 Headquarters
455 Airport Road SE Building B
Salem OR 97301-5395

E-MAIL

ADHDA
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Gregkenney2@msn.com

Arline LaMear **E-MAIL**
alamear@astoria.or.us

Sirpa Duoos **E-MAIL**
sduoos@co.clatsop.or.us

Port of Astoria
admin@portofastoria.com **E-MAIL**

Floral Alameda Ngbhd Assoc
c/o Bruce Conner
P.O. Box 543
Astoria OR 97103

EMERALD HEIGHTS GRP
1 EMERALD DRIVE
ASTORIA OR 97103
emeraldheights@charter.net **E-MAIL**

BLAIR HENNINGSGAARD
1482 JEROME
ASTORIA OR 97103
blair@astorialaw.com **E-MAIL**

Patrick Wingard
Coastal Services Representative
DLCD
4301 Third Street, Room 206
Tillamook, OR 97141 **E-MAIL**

Dulcye Taylor **E-MAIL**
ADHDA
dulcye@astoriadowntown.com

Jennifer Holen **E-MAIL**
ADHDA
jennifer@bakedak.com

Eagle Ridge Home Owner Association
Mark Hedeen **E-MAIL**
Mark.hedeen@raymondjames.com

Leroy Aldolphson
Uniontown Neighborhood Assoc
c/o 165 W. Bond
Astoria OR 97103

ATTN: HOUSING OFFICER
COMMANDING OFFICER
USCG AIRSTA ASTORIA
2185 SE 12TH PLACE
WARRENTON OR 97146-9693

Jim Wolcott
Mill Pond Village Home Owners' Assoc
2735 Mill Pond Lane
Astoria OR 97103 **E-MAIL**

RUSS WARR
415 MARINE DRIVE
ASTORIA OR 97103 **E-MAIL**

Karen Mellin **E-MAIL**
kmellin5382@charter.net

Tryan Hartill **E-MAIL**
editor@northcoastoregon.com

Columbia House Condominiums
1 3rd Street # 510
Astoria OR 97103

Nancy Ferber

From: Nancy Ferber
Sent: Monday, November 13, 2017 12:29 PM
To: Chester Trabucco (Ctrabucco46@comcast.net)
Cc: Anna Stamper
Subject: Planning Commission 11/28 next steps
Attachments: Chester Site Plan 10-31 approved by odot.PDF

Hi Chester,

As you know your public notice has gone out for the Planning Commission meeting on the 28th. To keep things moving along I need the following for your application:

1. A final site plan submitted no later than **Wed the 15th**. I need to send a staff report to Commissioners on the 21st and if I do not receive an updated plan, I will proceed with the plan submitted 10/31 (attached).
2. Info addressing conditional use criteria #1: *"The use is appropriate at the proposed location. Several factors which should be considered in determining whether or not the use is appropriate include: accessibility for users (such as customers and employees); availability of similar existing uses; availability of other appropriately zoned sites; and the desirability of other suitably zoned sites for the use."* Commissioners often ask applicants what other sites were considered for development. Please elaborate on availability of an appropriately zoned site (in other words, where else did you look to site this development, and why is this location the only one that works for the proposed use).
3. If you've not done so already, please pick up a public hearing sign and place it on the property. It has to remain on site through any appeal window after the Planning Commission meeting.

Let me know if you have any other questions. If I'm not in, Anna can get you a public hearing sign.

Nancy

Response times may be longer due to an increase in number of permit applications. Thank you for your patience, I will get back to you as soon as possible.

Nancy Ferber

City Planner
Community Development Department
City of Astoria
1095 Duane Street
Astoria, OR 97103
(w)503-338-5183
(c) 971-704-4000
nferber@astoria.or.us
www.astoria.or.us

Nancy Ferber

From: CASWELL Matthew C <Matthew.C.CASWELL@odot.state.or.us>
Sent: Wednesday, November 08, 2017 11:01 AM
To: Nancy Ferber
Cc: KEARNS Richard A; SHONKWILER Kenneth D
Subject: CU17-13 - City of Astoria - Chester Trabucco (ODOT DRS 8013)
Attachments: DRS 8013 -Astoria LUN - CU17-13 Trabucco.pdf

Nancy,
Thank you for the opportunity to review and comment on the attached conditional use land use notice. ODOT has no objections, conditions or requirements in regards to the use of the existing City Streets and the issuance of a conditional use permit for the proposed land use.

Thank you,

Matt Caswell, P.E.

Oregon Department of Transportation
Development Review Coordinator
Region 2, 455 Airport Rd SE, Bldg. B
Salem, OR 97301-5395
503.986.2849 (Office)
503.986.2630 (FAX)
e-mail: matthew.c.caswell@odot.state.or.us



*CITY OF ASTORIA
NOV 07 2017
BUILDING CODES*

Nancy Ferber

From: Cindy Moore
Sent: Thursday, October 12, 2017 12:55 PM
To: Brett Estes
Cc: Nancy Ferber
Subject: Waterfront Bridges - easement and deed on 6th St
Attachments: 002 - Sixth St LTD - exhibit.pdf

Hi Brett,

Nancy and I have been coordinating on the proposed development between 6th and 7th Streets, north of Marine Dr. She said you are now involved so I wanted to give background information prior to our meeting on Monday.

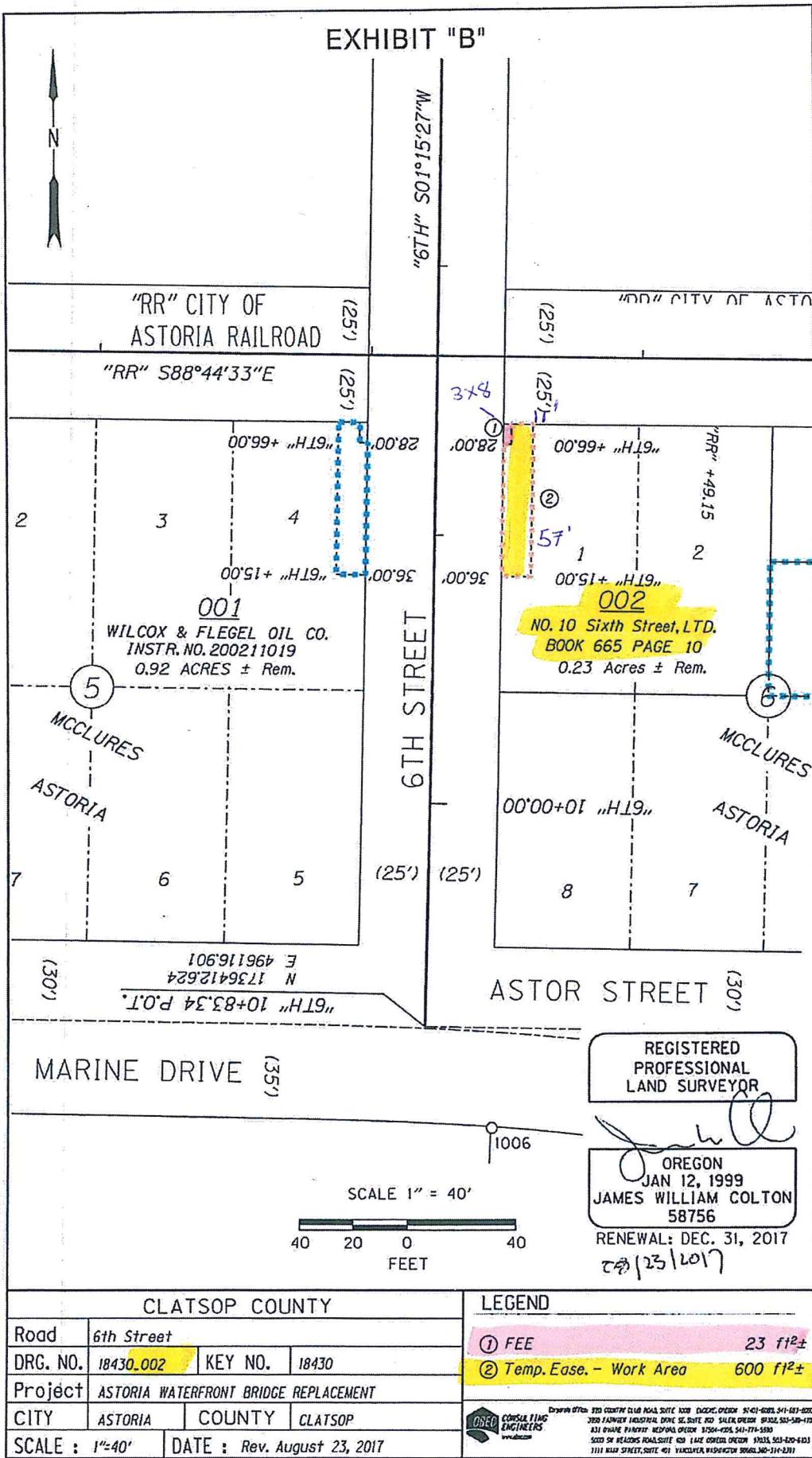
As you know, the Waterfront Bridges Replacement Project is in the midst of obtaining easements and deeds from adjacent property owners for construction of the project. An easement and deed is required for each side of the 6th St Bridge. Steve Allen is the representative for the property owner, No. 10th Sixth Street LTD, for the property adjacent to the east side of the 6th St Bridge. He was presented an original offer in May that included a small deed dedication and a temporary construction easement that encumbered most of the property for construction staging. After that offer was made, it became apparent to the project team that there was movement on a possible development that was gaining momentum. So the City revamped the construction staging strategy and reduced the temporary construction easement to the minimum necessary to construct the structures.

The original offer was replaced by a new offer last week on October 6th. A small dedication area of 23 square feet is needed because the structure will be located in this area, which has not changed from the original offer. In addition, a temporary construction easement of 600 square feet is necessary to build the structure and reconstruct the existing driveway entrance (see attached exhibit). This is greatly reduced from the original offer.

On September 29th, a site plan was submitted to Nancy for the block between 6th and 7th Streets, north of Marine Dr., that shows a building located on the northwest corner of the property and within the easement and deed area. We will discuss more on Monday.

Thanks,
Cindy

EXHIBIT "B"





CITY OF ASTORIA
COMMUNITY DEVELOPMENT
DEPARTMENT

To PB 7-2-08

July 1, 2008

TO: ASTORIA CITY COUNCIL
FROM: PAUL BENOIT, CITY MANAGER
SUBJECT: PARKING FOR SIXTH STREET RIVERPARK

Background

In June 1998, the City entered into an agreement with No. 10 Sixth Street LTD to reduce a Local Improvement District (LID) obligation of \$112,902.74 by \$55,144.19. In trade for this reduction, No. 10 Sixth Street provided eight (8) marked public parking spaces in perpetuity on their parking lot at the foot of 6th Street. Subsequent to that agreement, eight spaces were marked at the northwestern corner of the surface parking lot. While the spaces were marked in the past, they have now faded.

Public Parking

At the February 4, 2008 City Council meeting, the Council received a citizen inquiry regarding the concern there were no longer any public spaces marked and that the public could be subject to a time limitation and towing. The City Council directed staff to research the issue of public parking spaces at the No. 10 Sixth Street parking lot.

Following the February 4th meeting, Community Development staff communicated with Chester Trabucco of No. 10 Sixth Street regarding the eight parking spaces. Mr. Trabucco noted that the lot was rarely full and they have allowed the public to park on the entire lot; however, to prevent unauthorized long term use of the parking lot, the owners posted a sign stating that violators will be towed. Mr. Trabucco further noted that occasionally someone will park for several days at a time and he needs a mechanism to deter that activity. As development at the foot of 5th Street is completed in the future, the parking lot at the foot of 6th Street will be improved through restriping and landscaping. At such time as the parking lot is improved and the amount of parking becomes limited, the eight public spaces may need to be identified and marked.

Understanding the possible confusion with the current signage, Mr. Trabucco suggested different language for the sign in lieu of marking eight specific spaces at this time; thereby providing more public parking in the interim. The proposed text is provided at the top of the following page. It should be noted that the proposed sign language should not be construed as to negate the earlier agreement providing eight public spaces.

NOTICE

This parking facility is for occupants of and visitors to
Nos. 1 & 10 Sixth Street and OID Development.

Parking for the City RiverPark and RiverTrail
Is limited to a maximum of three hours.

Unauthorized parking is prohibited.
Violators are subject to having their vehicles towed at their expense.

This language was presented at the Council's April 7th meeting, in a staff report addressing this issue. The Council was receptive to this proposed language. Also at the April 7th meeting, there was discussion and questions regarding the status of the Local Improvement District (LID) and payments made. The Council requested that additional research occur and this item be brought back at a subsequent meeting.

LID Status

Finance Director John Snyder has researched the issues related to the LID and parking spaces. There were several City projects funded through a Bancroft Bond issued in 1989 with reimbursement LID payments made by the affected property owners. Approximately eight years following the creation of the LID, No. 10 Sixth Street requested relief of a portion of their obligation due to their part in the construction of the adjacent RiverPark.

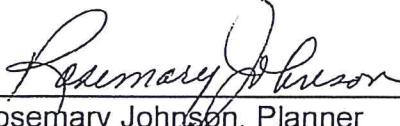
Following several Council meetings, it was agreed that No. 10 Sixth Street's LID payment would be reduced by \$585.48 per month in consideration of their agreement to grant to the City eight public parking spaces. No. 10 Sixth Street subsequently paid their portion of the LID in full in January 1999. The City completed payments for their portion of the LID in February 2000 and the bond was paid off in December 2003. A time line synopsis of the issue is attached to this memo for your information.

Recommendation

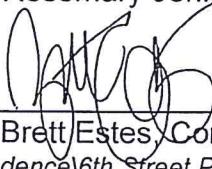
Staff has prepared the attached draft letter which, following Council's direction, may be signed by City Manager Paul Benoit to memorialize the interim understanding between the City and No. 10 Sixth Street. The letter would then be signed by Chester Trabucco acknowledging this understanding. Should all parties concur, this interim understanding will allow for additional flexibility in the public's use of the No. 10 Sixth Street parking area until such time the spaces are needed by the property's owner and the eight public spaces are marked.

Staff recommends that the City Council direct staff to sign the draft letter for continued use and management of the public parking spaces at the No. 10 Sixth Street parking lot.

By:


Rosemary Johnson, Planner

Through:


Brett Estes, Community Development Director

July 1, 2008

Chester Trabucco
No. 10 Sixth Street Ltd.
10 6th Street
Astoria OR 97103

RE: Agreement Concerning Parking for RiverPark and RiverTrail

On June 15, 1998, the City entered into an agreement with No. 10 Sixth Street Ltd. to reduce their Local Improvement District (LID) obligation of \$112,902.74 by \$55,144.19 which would be paid by the City. In consideration of this reduction, No. 10 Sixth Street would provide eight (8) marked public parking spaces in perpetuity on their parking lot at the foot of 6th Street to benefit the City RiverPark and RiverTrail.

While the spaces have been marked in the past, the markings have faded; however, you have allowed the public to park on the entirety of the lot over this time. Additionally, to prevent unauthorized long term use of the parking lot, you have posted a sign stating that violators may be towed.

Understanding the possible confusion with the signage, you proposed sign language which could provide additional public parking in the interim until such time parking in this area becomes limited. This interim understanding will allow flexibility in the management of the parking lot. The City Council concurs with the interim sign language that would allow a three hour limit for the public parking on any of the unmarked parking spaces while continuing to keep the June 15, 1998 agreement in place. The sign language is as follows:

NOTICE

This parking facility is for occupants of and visitors to
Nos. 1 & 10 Sixth Street and OID Development.

Parking for the City RiverPark and RiverTrail
is limited to a maximum of three hours.

Unauthorized parking is prohibited.
Violators are subject to having their vehicles towed at their expense.

At this time, the City will not require that the spaces be marked. At such time as the identification of specific public parking spaces is required, No. 10 Sixth Street shall clearly mark and maintain the eight spaces for public use specified in the June 15, 1998

agreement. Either the City or No. 10 Sixth Street may invoke the requirement that the spaces be marked at any time that it appears marked spaces are needed.

If you have any questions or need additional information, please contact me at 503-325-5824 or pbenoit@astoria.or.us.

Sincerely,

THE CITY OF ASTORIA

Paul Benoit
City Manager

Attested:

Chester Trabucco, No. 10 Sixth Street Ltd.

No. 10 Sixth Street Ltd. Parking Agreement

July 1, 2008

- 1989 City obtains a Bancroft Bond in the amount of \$239,613 to fund improvements at 6th Street, 10th Street, Bay Street, South Street, and Hume Avenue. An LID is formed with multiple parties to pay off the bond.
- 5-5-97 No. 10 Sixth Street requests relief of \$110,000 LID obligation due to the City for their part in construction of the 6th Street RiverPark and No. 10 Sixth Street's inability to obtain other financing with this obligation pending.
- 7-8-97 City Council discusses the need for parking for the RiverPark and possible relief of a portion of the No. 10 Sixth Street LID obligation for the City to obtain the needed parking.
- 3-16-98 City Council discusses the fact that No. 10 Sixth Street is paying half the LID monthly and have graveled the waterfront between 5th & 6th Streets with 18 parking spaces for general public use. Council directed staff to negotiate an agreement with No. 10 Sixth Street.
- 4-1-98 Memo prepared by John Snyder explained options and reductions to LID payments in consideration of 12 public parking spaces to be provided.
- 4-15-98 City Council directs staff to prepare an agreement that restructures the LID in consideration of the provision of public parking.
- 4-20-98 City Council agrees to relieve No. 10 Sixth Street of approximately \$50,000 obligation (half amount due) with interest totaling approximately \$84,000 in consideration of 12 public parking spaces in perpetuity. No. 10 Sixth Street objects to the perpetuity issue.
- 4-30-98 Actual financial calculations indicate No. 10 Sixth Street obligation balance at \$112,902.74. Division of agreed balances results in \$55,144.19 for City share and \$57,758.55 for No. 10 Sixth Street share.
- 5-18-98 City Council votes to assume the restructured LID payments in consideration of 8 public parking spaces in perpetuity.
- 6-15-98 Agreement signed "... to reduce the financial obligation of Corporation by the sum of \$585.48 in consideration of Corporation's agreement to provide additional public parking to benefit the Sixth Street RiverPark and RiverWalk..." by "... granting to City in perpetuity and without any fee or charge, of eight (8) marked public parking spaces . . ."
- 1-15-99 No. 10 Sixth Street paid off the LID balance due as of that date of \$55,483.11.
- 7-26-99 Letter provided by No. 10 Sixth Street to City advising that eight parking spaces had been marked "Public Parking - Two Hour Limit".
- 2-00 City completed payments for their portion of the LID.
- 12-1-03 1989 Bancroft Bond was paid in full.

EASEMENT AND
MAINTENANCE AGREEMENT

THIS AGREEMENT, made and entered into this 6th day of October, 1987, by and between the CITY OF ASTORIA, a municipal corporation, herein after referred to as CITY, and NO. 10 SIXTH STREET, LTD., an Oregon corporation, herein referred to as SIXTH STREET;

CIRCUMSTANCES:

SIXTH STREET is the owner of properties situated along the Columbia River waterfront known as No. 1 Sixth Street and No. 10 Sixth Street, situated in the City of Astoria, Clatsop County, Oregon, as found in Book 665, Pages 10-12, Clatsop County Oregon Deed Records.

There has been by custom a public access way across a dock extending from the foot of Sixth Street out to approximately the pier head line. The attached Exhibit "A" shows the relevant property and access way.

CITY is desirous of creating a public park on this public access way, realizing that such improvements will directly benefit the tenants of SIXTH STREET and its property at the address mentioned above.

The parties to this Agreement desire to define their respective maintenance and financial obligations relative to improvements in the existing facilities and the park.

NOW, THEREFORE, in consideration of the covenants and promises hereinafter contained, it is agreed by and between the parties as follows:

EASEMENT

SIXTH STREET, to the full extent it has ownership interests in the dock extending from the foot of Sixth Street northerly to approximately the pier head line, grants to the CITY and to the public an easement for public access for so long as there is a public park on the dock, or for a period of forty (40) years, whichever is earlier.

CITY, to the full extent it has rights in said dock, whether by virtue of its easement on the underlying submerged and submersible land from the Division of State Lands, State of Oregon, or any other basis, grants an easement to the public for public access for so long as there is a public park on the dock, or for a period of forty years, whichever is earlier.

MAINTENANCE AGREEMENT

1. CITY will create a park on the public access way extending from the foot of Sixth Street out to approximately the pier head line. Such improvements may consist of, but not necessarily be limited to, public seating, a small public information interpretive display, a railing around the pier's waterfront perimeter, lighting, a tide gauge and appropriate signs.

2. CITY will be responsible for costs incurred in the design and construction of improvements it shall make at this site.

Expenditures for the design and construction of such improvements shall not exceed \$39,300. CITY's obligations hereunder are wholly contingent upon receiving a Section 306A grant in said amount, and upon SIXTH STREET's performance hereunder in compliance with the terms of such grant.

3. CITY will be responsible for maintenance and upkeep of the park improvements it shall make at the site. Such maintenance shall consist of, but not necessarily be limited to, surface cleaning, trash pick-up, painting, and patching of any paved surfaces.

4. The park improvements are the property of the CITY and may be removed at any time.

5. SIXTH STREET, its heirs, successors and assigns, in consideration of the benefits that will naturally accrue to it because of the improvements made by the CITY, agrees that it will be responsible for the refurbishment and maintenance of the dock structure itself. This shall include, but not necessarily be limited to, pilings, pile caps, mud sills, cross bracing, decking and all structural components of the dock. Said maintenance and refurbishment shall be of a standard to allow safe pedestrian access to and use of the park.

6. SIXTH STREET agrees to act expeditiously and to cooperate with CITY in the formation of a Local Improvement District for the purpose of financing the work it is required to perform hereunder.

If CITY prefers not to have a Local Improvement District so formed, SIXTH STREET agrees to diligently seek financing to accomplish such work.

SIXTH STREET's obligations to perform hereunder are contingent upon obtaining financing sufficient to accomplish the work required of it, on or before Jan. 31, 1988.

7. The easements and maintenance agreements herein shall be appurtenant to and shall benefit the dock located at the foot of SIXTH STREET and extending to approximately the pier head line and burden property as described in Book 665, Pages 10-12, Clatsop County Oregon Deed Records, and shall run with the land.

8. At all times, SIXTH STREET agrees to maintain public liability insurance for the premises known as the dock in an amount not less than \$1,000,000 single unit. It further agrees that the CITY shall be designated as a named insured on all such policies. SIXTH STREET shall deliver to CITY certificates of coverage from each insurer containing a stipulation that coverage will not be canceled or diminished without a minimum of 10 days' written notice to CITY. In the event of any claim or loss, SIXTH STREET shall give immediate notice to CITY. CITY may make proof of claim or loss if SIXTH STREET fails to do so within 15 days.

Should SIXTH STREET fail to make any payment required of them to be made to any third party, in relation to its obligations hereunder, within 20 days of the time such payment is initially due, such payment may be made by the CITY. Upon such payment being made, the amount of such payments shall be immediately

due and payable to CITY by SIXTH STREET, and shall draw interest at the same rate as may be provided by Astoria Code Section 2.185, from time to time, for a Local Improvement (Special Assessment) District.

This section does not preclude CITY from exercising any options otherwise available as a result of the SIXTH STREET's failure to make any required payment. Nor shall CITY's election to make any payments pursuant to this paragraph constitute a waiver of its right to declare SIXTH STREET to be in default of this Contract and to exercise any remedies otherwise available to it.

9. In the event suit or action is instituted to enforce any of the terms of this agreement, the prevailing party shall be entitled to recover from the other party such sum as the court may adjudge reasonable attorney's fees at trial or on appeal of such suit or action, in addition to all other sums provided by law.

10. This agreement shall be binding upon the heirs, successors and assigns of the parties to this agreement.

IN WITNESS WHEREOF, the parties have set their hands and seals the day and year first above written.

CITY OF ASTORIA

By: Edwin Hunninggaard, Mayor

By: Jeff Snyder, Finance Director

NO. 10 SIXTH STREET, LTD.

By: Douglas C. Thompson, President

By: A. J. Thompson, Secretary

STATE OF OREGON, County of Clatsop) ss. October 6, 1987

Personally appeared Edith Henningsgaard, Mayor of the City of Astoria, and John Snyder, Finance Director of the City of Astoria, who, being duly sworn, and each of them acknowledged said instrument to be their voluntary act and deed.

Before me:

Shirley L. Scofield
Notary Public for Oregon

My commission expires: 7/20/88

STATE OF OREGON, County of Clatsop) ss. October 2nd, 1987

Personally appeared DOUGLAS C. THOMPSON, and
DAN VAN THIEL, who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of NO. 10 SIXTH STREET, LTD, a corporation, and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

Ellen Y. Hermann
Notary Public for Oregon
My commission expires: 12/04/89

STAFF REPORT AND FINDINGS OF FACT

November 22, 2017

TO: ASTORIA PLANNING COMMISSION

FROM: NANCY FERBER, PLANNER 

SUBJECT: Conditional Use request (CU17-14) by Stephan (Steff) Eiter, WWHJ Holdings, to locate a makers space (light manufacturing) within an existing vacant building at 1010 Duane Street.

I. SUMMARY

- A. Applicant: Stephan (Steff) Eiter on behalf of
WWHJ Holdings LLC
1010 Duane Street
Astoria OR 97103
- B. Owner: WWHJ Holdings LLC
1684 Franklin Ave
Astoria OR 97103
- C. Location: 1010 Duane Street; Map T8N R9W Section 8CB, Tax Lot(s) 9800; Lots 7 & 8, Block 60, McClure, Zone C-4 Central Commercial
- D. Classification: Local landmark, secondary in the Downtown National Register Historic District
- E. Proposal: To locate a makers space, classified under light manufacturing, in approximamly 1,000 square feet of an existing 14,500 square foot vacant building
- F. Previous Applications: Exterior Alteration 17-12 scheduled for review by HLC 11/21/17, CA09-52 approved November 2009 for roof repair, adding skylights below the parapet, CA17-24 for repairing cement, prepping and painting exterior and restoring windows..



II. BACKGROUND

A. Site

The Van Dusen Building, previously addressed 372 10th, and 1010-1036 Duane Street, has housed multiple commercial uses as a prominent structure on the west end of the downtown commercial district. The site was originally constructed in December of 1923, by Van Dusen & Company, an insurance and realty firm. The building was originally designed for a corner storefront with three storefronts facing Duane, and offices on the upper floor.



A current proposal pending review by the Historic Landmarks Commission seeks to restore exterior windows and install a roll up garage door on the south east corner of the site. The proposed use will allow for a makers space- a collaborative space for professional artists and craftspeople to use for manufacturing, business incubation as well as workshops and instructions. Additional studio/professional office space is available on the upper floor. The roll up garage door under review by HLC, will allow access for large equipment, and make the storefront façade more engaging.

As noted in the historic inventory research, the building is significant for its connection to the Van Dusen family. The well-designed structure is heavily altered and currently lacks continuity according to the historic inventory sheet. The “borderline secondary structure, if restored, would contribute significantly to the historic streetscape.” With the proposed plans to house a makers space, the new use will activate this currently vacant portion of the Astoria’s historic downtown district.



The structure currently has concrete flooring in the basement, and crib flooring upstairs. The basement houses a collection of smaller rooms slated for conversion to better use of the space, and will potentially house an area for welding and a kiln for ceramics.

The first floor will include workspace for jewelry making, woodworking, sewing, a gallery area and computer stations/ 3-D printing.

B. Neighborhood:

The property is located in the Downtown Historic District and is bounded on all sides by the C-4 Commercial Zone.

To the north is a small parking lot and the Odd Fellows building, where current tenants include the Arts and Movement Center, Downtown Coffee Shop and antique store. The Merwyn Hotel, Astoria Public Library, US Bank and Astoria City Hall are located to the south. The east of the lot is commercial retail space and a parking lot, and west is sunken parking lot and Labor Temple eating/drinking establishment.



City streets border the site west, and south sides. Duane Street is a two-lane, one-way street going west that runs parallel with the north south line of the site. On-street parking is allowed on the both sides of each of Duane Street. The applicant submitted a request to locate a new loading zone in front of the building. Public Works is currently working to reconfigure an obsolete bus stop loading area into a loading zone for the site.

C. Proposal:

The applicant is proposing to locate a new makers space (appx 1,000 square feet) into the now vacant building that was previously occupied by the Women's Resource Center. The proposed use entails fabrication (light manufacturing) and a community focused makers space that will provide technical classes, a variety of workspaces for arts, jewelry, wordsmithing, and welding. Production is anticipated in small scale batches and small scale design projects.

Individual artist studio spaces are proposed on the second floor, with shared workspaces and production areas on the first floor and basement. A site plan is attached with the application materials.

The site is currently zoned C-4(Central Commercial) – light manufacturing is a conditional use. Studio for artist is an outright permitted use.

III. PUBLIC REVIEW AND COMMENT

A public notice was mailed to all property owners within 100 feet pursuant to Section 9.020 on November 3, 2017. A notice of public hearing was published in the *Daily Astorian* on November 21, 2017. Any comments received will be made available at the Planning Commission meeting.

IV. APPLICABLE REVIEW CRITERIA AND FINDINGS OF FACT

- A. Section 2.435(3) concerning Conditional Uses permitted in the C-4 Zone allows light manufacturing as a Conditional Use.

Finding: Article 1.400 defines Light Manufacturing as: *An enterprise involved in the manufacturing of goods or products which require minimal primary processing and which have minimal off-site impacts in terms of noise, glare, odor, air and water pollution. Processing, fabricating, assembly or disassembly of items takes place wholly within an enclosed building, and requires only a small amount of raw materials, land area, power, are easy to transport, and does not require large automated production lines. Facilities typically have less environmental impact than those associated with heavy industry. Examples include food products, brewery, distillery, clothing, electronics, wood working, etc.* (Amended by Ordinance 14-03, 4-21-14)

The applicant intends to locate a makers space including artist studios in the Van Dusen Building. The proposed space would require review for a conditional use as light manufacturing; the studio space is an outright permitted use in C-4.

- B. Section 2.445(6) for the C-4 Zone requires that all uses with access, parking, or loading areas will comply with standards in Article 7.

Section 7.062 (C), Downtown Area, states that “*Uses in the C-4 Zone and uses between 7th and 14th streets in the A-2 and S-2A zones are not required to provide off-street parking.*”

Although the C-4 zone provides exemptions for off-street parking, it is recommended the applicant lease a designated number of parking spaces for artists, staff or workshop participants. Article 11.040 allows permitting a conditional use not involving a housing development, the Planning Commission may impose other conditions which it considers necessary to protect the best interest of the surrounding property of City as whole. These conditions include: *Increasing lot size or yard dimensions, reducing height of size of buildings, controlling the number of vehicle access points increasing the required off-street parking spaces, increasing the required street width, specifying hours of operation etc.*

Recently, there has been increased activity in the west end of the downtown core adjacent to this site including a Library remodeling project, potential housing construction project across the street, and unknown use in the change of ownership in the adjacent property. With the increased activity at the site

itself, and causing a potential impact to the surrounding property, it is recommended the applicant seek dedicated parking in a nearby parking lot. Planning Commission shall determine the number of spots required to protect the interest of the surrounding properties and City as a whole.

While light manufacturing generally utilizes more building area with fewer employees, the applicant also proposes hosting workshops, having dedicated artist studio spaces and potential makers space members accessing the site, in addition to employees. The applicant indicated approximately four staff are anticipated, and up to eight artists utilizing the studio spaces.



Potential leased parking areas, shown above, could include but are not limited to private parking lots in the vicinity or could be leased for just after hour uses such as drop-in hours for makers space members or students.

Off-street loading is not required for commercial uses in the C-4 Zone. The applicant is working with Public Works to remove an unused bus loading area and resign the space for a loading zone.

- C. Section 2.445(8) requires that signs will comply with requirements in Article 8.

Finding: No signs are proposed as part of this request. The applicant has submitted a separate sign variance request pending review. Any future sign installation shall comply with the requirements of Article 8, specifically regulations pertaining to C-4 Zone as appropriate.

- D. Section 11.110(A) concerning Light Manufacturing, Nuisances states that “*No use shall generate odor, dust, gas, fumes, glare or vibration beyond the property line or site boundary.*”

Finding: The production on site will generate some odor and noise common to craftwork, but will be minimal. The applicant noted the fans at the site will likely be the loudest noises at the site and will not be heard outside of the building. Woodworking will include a table saw and other power tools which will have a

dedicated room to buffer the noise. Odors will be vented through the roof utilizing existing steel lined vent lines. A finishing room will also be self-contained and vented. Dust and debris from projects will be cleaned regularly.

Any use that would potentially exceed that which is anticipated in this request would be referred to the APC for additional review and consideration. Light manufacturing operations would be a low impact operation with minimal odor, dust, etc.

- E. Section 11.110(B) concerning Light Manufacturing, Storage states that "*Storage of materials and equipment shall be screened from adjacent properties or public streets by sight-obscuring fencing, landscaping or both. Clear vision areas shall not be obscured.*"

Finding: All materials and equipment will be stored within the building, and accessible only to members, staff or class/workshop participants. Studio tenants will have access to materials and equipment, but they will not be available to the public.

The applicant has not indicated a solid waste/recycling enclosure. Should they construct an enclosure, it may require review by the Historic Landmarks. The applicant shall work with Recology on the location and size of the refuse collection area for the proposed use in the building. Solid waste disposal areas shall be screened from view. Location and design of any proposed exterior collection area shall be submitted for review and approval by the Community Development Department.

No landscaping changes have been proposed.

- F. Section 11.110(C) concerning Light Manufacturing, Buffer states that "*Where a use abuts a residential zone or other sensitive use (regardless of the presence of a street) a buffer of at least 10 feet shall be established. Such buffer may include plantings, berms, walls, and fencing adequate to provide a separation of the use from the residential area.*"

Finding: The property is not adjacent to a residential zone or sensitive use. The proposed manufacturing would have a minimal impact to adjacent properties due to the limited nature of the items being manufactured and self-contained areas for noisier equipment. No buffering is required. However, the approval would be for light manufacturing for a makers space and not a "blanket" approval for any light manufacturing as the impacts could be different with each product requiring unique methods of construction. The Community Development Department may review future activities based on changes in operation or complaints.

- G. Section 11.110(D) concerning Light Manufacturing, Lighting states that "*Exterior lighting shall be shielded so as to direct it away from adjacent property.*"

Finding: No exterior lighting is proposed. Lighting incorporated into signage shall be reviewed with the sign permit. Any future lighting shall be reviewed by the Community Development Department for compliance with this standard.

- H. Section 11.110(E) concerning Light Manufacturing, Parking states that “*Uses shall have adequate parking, loading, maneuvering, and vehicle storage areas so as not to impact adjacent public streets or parking facilities. Ingress and egress shall be limited so as to direct parking onto arterial or collector streets.*”

Finding: Loading and maneuvering of equipment and materials is proposed through a roll-up garage style door on the south façade of the building pending Historic Landmarks Commission approval. Relocating the existing obsolete bus stop will allow for a loading zone at the site to use on-street loading and unloading similar to other businesses in the downtown area.

See section B for parking recommendations.

- I. Section 11.020(B)(1) requires that the use comply with policies of the Comprehensive Plan. The Downtown Area Policies and Economic Development Goals in the Comprehensive Plan outline the following:

Section CP.055(4) concerning Downtown Area Policies states that “*The City encourages the reuse of existing buildings prior to the expansion of commercial zones.*”

Section CP.240(1) concerning Historic Preservation Goals: the *City will promote and encourage, by voluntary means whenever possible, the preservation, restoration and adaptive use of sites, areas, buildings, structures, appurtenances, places and elements that are indicative of Astoria's historical heritage.*

Finding: The applicant is proposing to reuse an existing vacant building. Previous tenants have included various offices, and the Women’s Resource Center. The large storefronts, and easy pedestrian access allow for an ideal opportunity for adaptive reuse as an active space for creative light manufacturing. The proposed use for light manufacturing adds diversity to the west end of Downtown, while integrating into a strong artist’s community in Downtown. The makers space is complimentary to existing galleries, and events such as Second Saturday Art Walks. The proposal for a reuse of the building utilizes the building’s current footprint with minimal alterations.

The City’s Historic Preservation Policy and Goals encourage whenever possible, restoration and adaptive reuse of buildings such as this contributing local landmark.

CP.206 (3) Create a strong network and entrepreneurial ecosystem for startups, business incubation, and small business development.

(8)The City will implement Advance Astoria: Five Year Economic Development Strategy to guide day to day decisions on future investments and target five industries for development: craft beverages, maritime, research and development centered on education, health care, and seafood, seafood processing, and microenterprise.

The “Advance Astoria” plan promotes supporting Astoria’s growing local arts and cultural activities (Action 5.5), establishing a prototyping program for local entrepreneur in partnership with local makers space and industry educators (Action 11.2)

Finding: The makers space is a potential asset for the central business district by providing an opportunity for educational classes, workshops, studio space for artists and employment opportunities. The use at the site provides opportunities for Astoria’s local and artisans and perpetuates the goals of Action 5.5 of “Advance Astoria.”

CP.205(1) concerning Economic Development Policies states that *“The downtown core of Astoria, generally extending from Sixth to Sixteenth Streets, and from the waterfront to Exchange Street is the retail, service and governmental center of the area. The City, through its zoning actions and support of the Astoria Downtown Development Association, will promote the Downtown.”*

CP.200(2) concerning Economic Development Goals states that *“The City of Astoria will assist in strengthening the City’s Downtown core as the retail center of the area, with the support of the Downtown Association and the Downtown Manager.”*

CP.200(3) concerning Economic Development Goals states that *“The City of Astoria will encourage the broadening of the economy, particularly in areas which help balance the seasonal nature of existing industries.”*

CP.205(5) concerning Economic Development Policies states that “The city and business community should develop a cooperative program for strengthening and upgrading the core commercial area's competitive position.”

Finding: The existing buildings and businesses in the area are active participants in the downtown core commercial area. They are visually and physically linked to the downtown, and help strengthen the downtown as a central business district. The addition of a makers space would support economic health of the area by diversity to the retail and tourist oriented economy. The proposed uses would strengthen Downtown as well as provide year-round job opportunities.

Finding: The request is in compliance with the Comprehensive Plan.

- J. Section 11.030(A)(1) requires that “*the use is appropriate at the proposed location. Several factors which should be considered in determining whether or not the use is appropriate include: accessibility for users (such as customers and employees); availability of similar existing uses; availability of other appropriately zoned sites; and the desirability of other suitably zoned sites for the use.*”

Finding: The site is easily accessible to pedestrians, bicyclists, vehicle traffic and those using public transit all of which are available in the downtown core.. Use for light manufacturing would not be a major impact to the area as this site as it has had active tenants in the past including retail services, and professional offices.

The closest similar makers space is located in Portland. The applicant researched locating in the Lums building, which has recently been leased out as gymnastics practice space. The Charter building located further east on Duane Street was also an alternative but required extensive structural improvements to the site. There are few downtown buildings that have the square footage and layout required to house a space for both studios and workshop areas. The site is appropriate for the proposed light manufacturing, and incorporates an outright permitted use with the proposal.

- K. Section 11.030(A)(2) requires that “*an adequate site layout will be used for transportation activities. Consideration should be given to the suitability of any access points, on-site drives, parking, loading and unloading areas, refuse collection and disposal points, sidewalks, bike paths, or other transportation facilities. Suitability, in part, should be determined by the potential impact of these facilities on safety, traffic flow and control, and emergency vehicle movements.*”

Section 7.105 Bicycle parking spaces shall be provided for new development, change of use, and major renovation, at a minimum, based on the standards in Table 7.105. Major renovation is defined as construction valued at 25% or more of the assessed value of the existing structure.

1. *Where an application is subject to Conditional Use Permit approval or the applicant has requested a reduction to an automotive parking standard, pursuant to Section 7.062, the Community Development Director or Planning Commission, as applicable, may require bicycle parking spaces in addition to those in Table 7.105.*

Per table 7.105- Commercial uses require 1 bike space per primary use, or 1 per 10 vehicle spaces.

Finding: The site is accessible from both 10th street and Duane Street. While, “uses in the C-4 Zone are not required to provide off-street parking or loading.” There is potential for staff, visitors, students, and studio tenants to access the site by bicycle. Prior to occupancy, the applicant shall install two bike racks; one for the studio space use, and one for the workshop space as a whole. The applicant shall submit a plan for review and approval by Public Works staff if the racks are located on the sidewalk.

Garbage and recycling collection is provided by Recology under contract with the City. The applicant shall work with Recology on the location and size of the refuse collection area for the proposed use in the building. Solid waste disposal and recycling areas shall be screened from view. Location and design of the proposed collection area should be submitted with the building permit application for review and approval by the Community Development Department.

- L. Section 11.030(A)(3) requires that the use will not overburden water and sewer facilities, storm drainage, fire and police protection, or other utilities.

Finding: Public facilities are available to the site. The use will not overburden water, sewer, or storm drainage. No proposed usage will burden the water sewer or utilities systems As with all new or increased business and development, there will be incremental impacts to police and fire protection, but the proposed use will not overburden these services. The applicant is encouraged to partner with the Astoria Downtown Historic District Association to participate in the downtown property watch program to address any misuse of the alcoves at the site.

- M. Section 11.030(A)(4) requires that the topography, soils and other physical characteristics of the site are adequate for the use. Where determined by the City Engineer, an engineering or geologic study by a qualified individual may be required prior to construction.

Finding: No substantial construction is proposed as part of this request.

- N. Section 11.030(A)(5) requires that the use contains an appropriate amount of landscaping, buffers, setbacks, berms or other separation from adjacent uses.

Finding: The building is existing and encompasses most of the parcel. Additional landscaping is not required but is recommended to improve the sidewalk appeal and provide an attractive outdoor space for members and visitors.

VI. CONCLUSIONS AND RECOMMENDATIONS

The request meets all applicable review criteria. Staff recommends approval of the request based on the Findings of Fact above with the following conditions:

1. The approval shall be for light manufacturing for a makers space and not a "blanket" approval for any light manufacturing as the impacts could be different with a different product requiring other methods of construction. The light manufacturing shall be limited to uses with similar or less impacts such as a woodworking, welding, ceramics and jewelry making. The Community Development Department may review future light manufacturing activity to ensure they are consist with this permit.
2. With the increased activity at the site itself, and causing a potential impact to the surrounding property, it is recommended the applicant seek dedicated parking in a nearby parking lot. Planning Commission shall determine the number of spaces required to protect the interest of the surrounding properties and City as a whole.
3. The applicant has not indicated a solid waste/recycling enclosure. Should they construct an enclosure, it may require review by the Historic Landmarks Commission. The applicant shall work with Recology on the location and size of the refuse collection area for the proposed use in the building. Solid waste disposal areas shall be screened from view. Location and design of any proposed exterior collection area shall be submitted for review and approval by the Community Development Department.
4. With the change of use, a minimum of two bicycle spaces are required. The applicant shall submit a plan for review and approval. The spaces shall be installed prior to occupancy.
5. Any additional new construction such as a garbage enclosure that is not attached to the building, may require historic design review.
6. Prior to use of the building, the applicant shall obtain a building permit and/or change of occupancy permit to be reviewed and approved by the Building Official to assure that the services are adequate to accommodate the proposed use.

The applicant should be aware of the following requirements:

Significant changes or modifications to the proposed plans as described in this Staff Report shall be reviewed by the Astoria Planning Commission.

The applicant shall obtain all necessary City and building permits prior to the start of operation.



CITY OF ASTORIA
Founded 1811 • Incorporated 1856

COMMUNITY DEVELOPMENT

No. CU 17-14

Fee Paid Date 9/20/17 By RC
Fee: \$500.00

CONDITIONAL USE APPLICATION

Property Address: 1010 DUANE ST.

Lot 5500, 5600 S.45' Block 6+60 Subdivision McCleures
Map 8-CB Tax Lot 5500, 5600 9800 Zone C-4

Applicant Name: ASTORIA MAKERS

Mailing Address: 34096 Production Lane Astoria, OR 97103

Phone: 913-660-4033 Business Phone: _____ Email: glen@astoriimators.com

Property Owner's Name: NW HJ HOLDINGS, LLC

Mailing Address: 1684 FRANKLIN AVE

Business Name (if applicable): _____

Signature of Applicant: [Signature] Date: 9/21/17

Signature of Property Owner: [Signature] Date: 9/21/17

Existing Use: Vacant

Proposed Use: F, Light manufacturing To locate light manufacturing in app 1,000 sf

Square Footage of Building/Site: 14,500 Existing vacant building in C-4 zone

Proposed Off-Street Parking Spaces: 0

SITE PLAN: A Site Plan depicting property lines and the location of all existing and proposed structures, parking, landscaping, and/or signs is required. The Plan must include distances to all property lines and dimensions of all structures, parking areas, and/or signs. Scaled free-hand drawings are acceptable.

For office use only:

Application Complete:	<u>10-31-17</u>	Permit Info Into D-Base:	<u>Nov. 28th</u>
Labels Prepared:		Tentative APC Meeting Date:	
120 Days:	<u>2-27-18</u>		

FILING INFORMATION: Planning Commission meets on the fourth Tuesday of each month. Completed applications must be received by the 20th of the month to be on the next month's agenda. A Pre-Application meeting with the Planner is required prior to acceptance of the application as complete. Only complete applications will be scheduled on the agenda. Your attendance at the Planning Commission meeting is recommended.

Briefly address each of the following criteria: Use additional sheets if necessary.

- 11.030(A)(1) The use is appropriate at the proposed location. Several factors which should be considered in determining whether or not the use is appropriate include: accessibility for users (such as customers and employees); availability of similar existing uses; availability of other appropriately zoned sites; and the desirability of other suitably zoned sites for the use.

*Building is currently zoned as commercial space, we request the use
of part of the space to include light manufacturing, to be done through
Astoria Makes. Essentially this is D.T.T. fabrication &
small scale fabrication. There are currently no other small maker/D.I.Y spaces*

11.030(A)(2) An adequate site layout will be used for transportation activities. Consideration should be given to the suitability of any access points, on-site drives, parking, loading and unloading areas, refuse collection and disposal points, sidewalks, bike paths, or other transportation facilities. Suitability, in part, should be determined by the potential impact of these facilities on safety, traffic flow and control, and emergency vehicle movements.

*We would like to include a loading area on the east end of the building
No other impacts would be created by the interior use of the
property to include light manufacturing*

- 11.030(A)(3) The use will not overburden water and sewer facilities, storm drainage, fire and police protection, or other utilities.

*There should be minimal impact as there are currently 4 employees
& the building is suited for multiple retail spaces*

- 11.030(A)(4) The topography, soils, and other physical characteristics of the site are appropriate for the use. Where determined by the City Engineer, an engineering or geologic study by a qualified individual may be required prior to construction.

Should be adequate as building structure currently inside

- 11.030(A)(5) The use contains an appropriate amount of landscaping, buffers, setbacks, berms or other separation from adjacent uses.

As is, no changes to be made to the exterior space

- 11.030(B) Housing developments will comply only with standards 2, 3, and 4 above.

Astoria Makers is requesting a conditional use permit to allow for fabrication (light manufacturing) to be performed onsite at the Van Dusen Building located at 1010 Duane St. The building has traditionally housed commercial and retail tenants, including a print shop, the Clatsop Abstract Company, corner store and various other tenants. Astoria Makers is a new venture that will be a community focused “maker space” that will provide technical classes, variety of workspaces for arts, jewelry, woodsmithing, welding etc. The conditional use application is geared towards allowing the members of the space the ability to produce small scale batches of their creations. Additionally Astoria Makers will do small scale design build projects that will show the abilities of the local space to the community. Astoria Makers is currently producing goods for the Cannery Pier Hotel, Buoy Beer, Ft. George Brewery and other local business. While not truly a manufacturing entity, we are making sure that we try to get designated as such so that there is no issue for our members and fabrication team to be able to continue their work.

Conditional Use Application criteria:

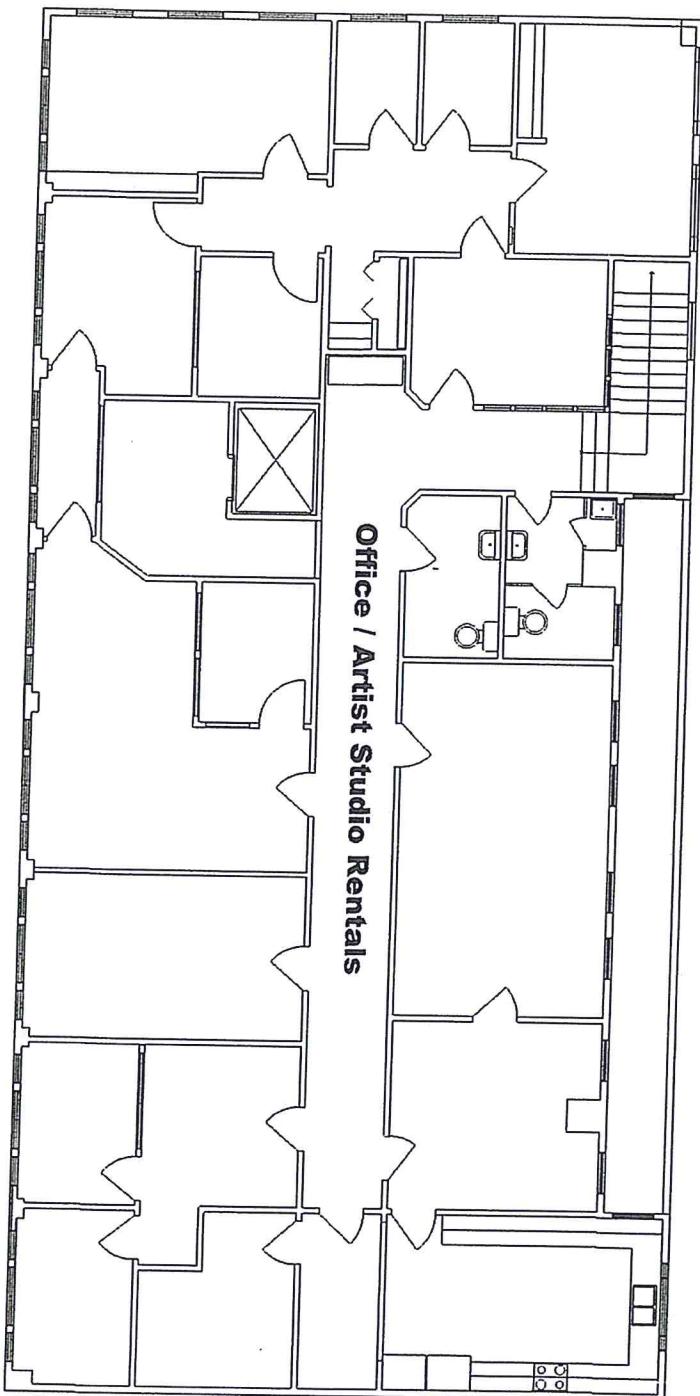
Criteria 11.030(A)(1): The proposed location of Astoria Makers is ideal for its success and to showcase the artistic and technical abilities of the local members. The building itself has housed various scale production tenants in the past, including a printing press shop. We would like to get designation under the light manufacturing code so that our members and team can create products and goods. To our knowledge there are no other “maker spaces” within the immediate area. The closest known being ADX in Portland. We hope that Astoria Makers becomes a community based creativity workshop that will be an enhancement to the vibrant artistic atmosphere in Astoria.

Criteria 11.030(A)(2): We don't anticipate a transportation impact other than more community members going and coming from the building. The building currently houses Frank's Barbershop and was to be the new home of The Harbor. The Maker Space will aim to be an anchor business in the soon to be revitalized Duane St. corridor, bringing locals and tourists to see the creativity of Astoria. With the exception of a proposed loading space in front of the building, we don't foresee a burden on transportation or emergency services.

Criteria 11.030(A)(3): We do not anticipate excessive water usage nor do we have any proposed usages that will burden the sewer system.

Criteria 11.030(A)(4): This criteria is not applicable in our case as we are not changing the footprint of the building nor are we proposing any drastic physical changes for our use.

Criteria 11.030(A)(5): The proposed usage should fit into criteria 11.030(A)(5) as the current building has the required setbacks, buffers and etc. All proposed changes of use will be for the interior spaces of the building only.



Office / Artist Studio Rentals

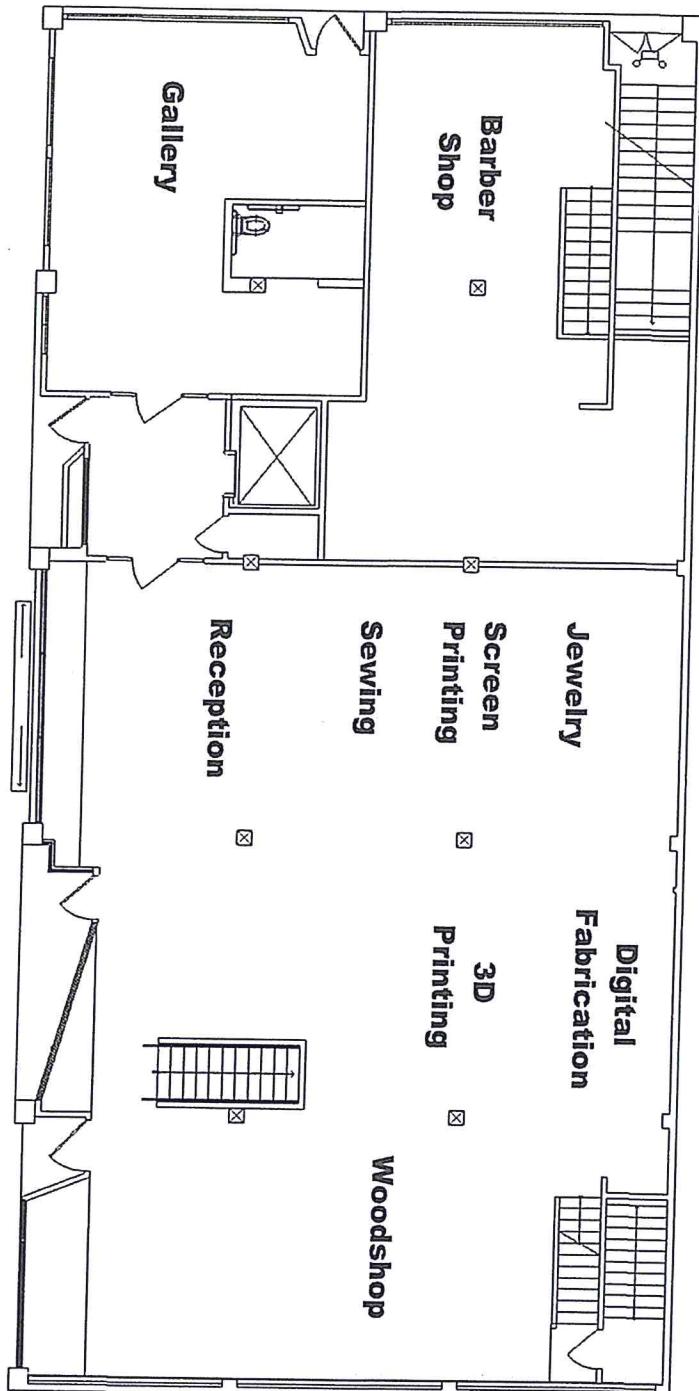
A.01

ISSUE
MM/DD/YY
DRAWN BY
NH, MB

PROJECT
Project Name
PROJECT NO.
245.170

CLIENT
Client Name
12345 Main Street
New York, NY 00000
Tel: 000.000.0000

COMPANY NAME
12345 Main Street
New York, NY 00000
Tel: 000.000.0000



A.

ISSUE
MM/DD/YY

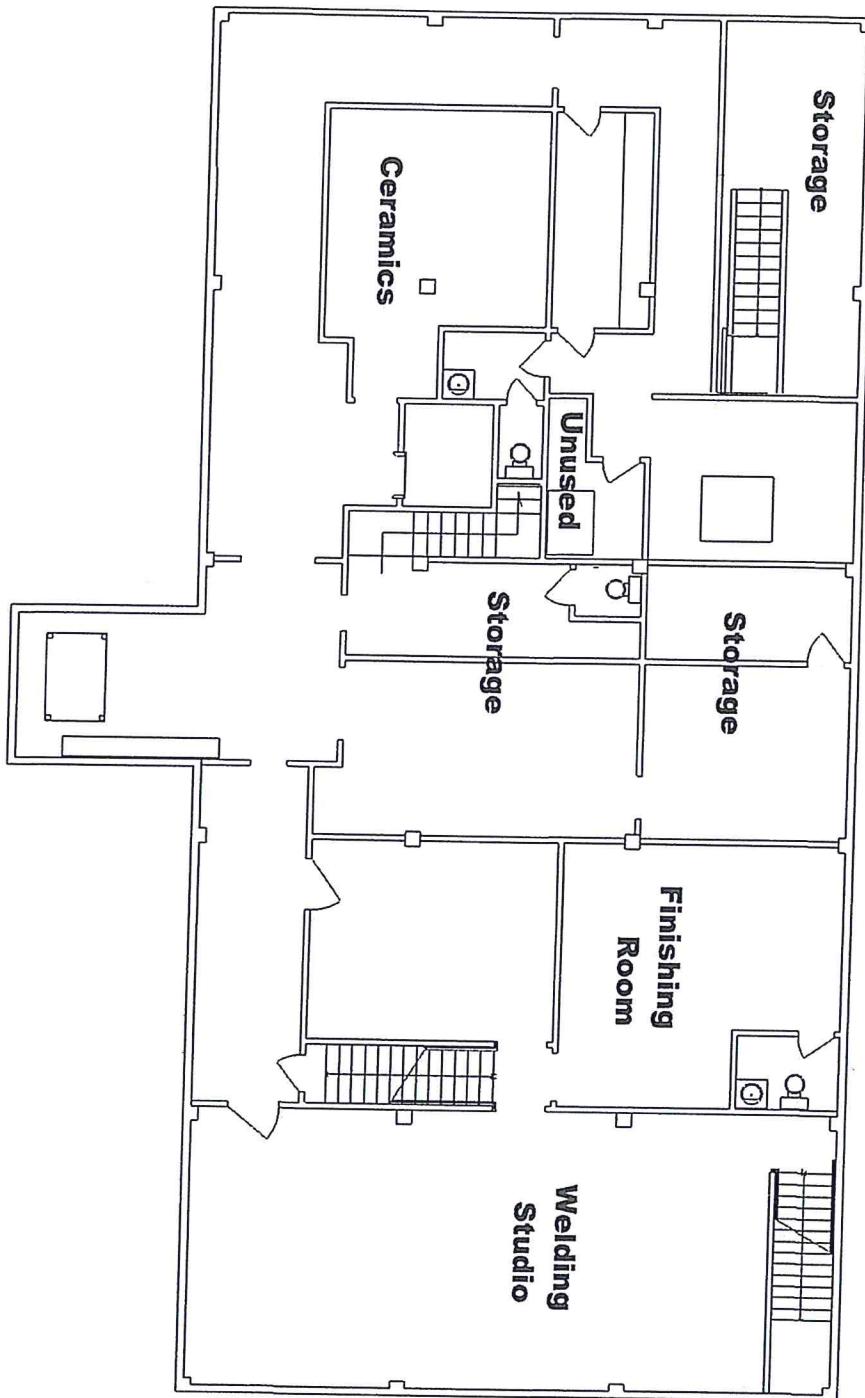
PROJECT
Project Name

CLIENT
Client Name
12345 Main Street
New York, NY 00000
Tel: 000.000.0000

COMPANY NAME
12345 Main Street
New York, NY 00000
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Tel: 000.000.0000

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NH, MB

PROJECT NO.
245.170

CITY OF ASTORIA

OCT 23 2017

BUILDING CODES

VAN D
ASTORIA

3

ASTORIA MARKER

FOR SALE
503-325-3400

CITY OF ASTORIA

OCT 23 2017

BUILDING CODES



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

Mail	11/3/17
Email	11/3/17
Web	11/3/17

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

80907DA01700
B & D Produce LLC
1178 Lexington
Astoria, OR 97103

80908CB01400
Etu Inc
Bechtolt Cary E
PO Box 989
Astoria, OR 97103-0989

80908CB03700
Miller Gerald V
McDonalds Corp (36-0126)
PO Box 182571
Columbus, OH 43218-2571

80908CB00700
River Barrel Brewing Inc
2 7th St
Astoria, OR 97103

80908CB06400
Astoria Labor Temple Inc
PO Box 55
Astoria, OR 97103-0055

80908CB09500
Blasal Investment Co
Sterling Savings Bank/Accounting
111 N Wall St
Spokane, WA 99201-0609

80908CB06100
Jacob Robert H
140 Grand Ave
Astoria, OR 97103

30908CB06200
Luottamus Partners LLC
433 13th St
Astoria, OR 97103

30908CB09400
F & C Home Furnishings LLC
1033 Commercial St
Astoria, OR 97103

80908CB03701
Cascade Lease Co Inc
Foley John P
PO Box 61742
Vancouver, WA 98666

80908CB01100
JB Holdings LLC *RTN
to sender*
1727 NE East Devils Lake Rd
Lincoln City, OR 97368

80907DA00600
No 10 Sixth Street Ltd
990 Astor St
Astoria, OR 97103-4201

80908CB01200
Starlight One
PO Box 188
Bellingham, WA 98227

80908CC02000
Astoria Lodge 180 BPOE
453 11th St
Astoria, OR 97103-4117

80908CB06300
Grider Matthew T/Lavis Patrick H
Fastabend Tammy/McDonald Gayle
PO Box 476
Astoria, OR 97103-0476

80908CA04600
Jeffery & Laurie Enterprises LLC
1810 SE Kearney St
Astoria, OR 97103-5416

80908CB09300
Mitchum Marie A
Paavola Rose Marie
376 W Grand Ave
Astoria, OR 97103-6414

80908CC01400
U S National Bank Of Oregon
U S Bank Corp Prop (LAKE 0012)
2800 E Lake St
Minneapolis, MN 55406-1930

80908CB02800
Conner Patricia
PO Box 2016
Gearhart, OR 97138-2016

80907DA01200
Lum Gordon David Trust
Lum's Auto Center Inc
PO Box 820
Warrenton, OR 97146-0820

80908CB01900
PCL Investments LLC
92967 Pearson Rd
Astoria, OR 97103-8620

80907DA01101
Wilson Oil Inc
Wilcox & Flegel Oil Co.
PO Box 69
Longview WA

80908CA05600
Bank Of Astoria
PO Box 2156
Tacoma, WA 98401-2156

80908CC01800
Groat Brothers Inc
PO Box 1630
Woodland, WA 98674

80908CB06000
Long James A
Long Lisa H
3205 SE Taylor St
Portland, OR 97214

80908CB09600
Smith Frederick DMD
640 Kensington Ave
Astoria, OR 97103

80908CB09800
WWHJ Holdings LLC
1684 Franklin Ave
Astoria, OR 97103

~~Division of State Lands~~
775 Summer St NE #100
Salem OR 97301-1279

JIM STOFFER
ALDERBROOK GROUP
jstoffer@charter.net E-MAIL

Planning & Development Manager
Oregon Department of Transportation
Region 2 Headquarters
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Salem OR 97301-5395
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Sirpa Duoos E-MAIL
sduoos@co.clatsop.or.us

Port of Astoria
admin@portofastoria.com E-MAIL

Floral Alameda Ngbhd Assoc
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Astoria OR 97103

EMERALD HEIGHTS GRP
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ASTORIA OR 97103
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BLAIR HENNINGSGAARD
1482 JEROME
ASTORIA OR 97103
blair@astorialaw.com E-MAIL

Patrick Wingard
Coastal Services Representative
DLCD
4301 Third Street, Room 206
Tillamook, OR 97141 E-MAIL

Dulcy Taylor E-MAIL
ADHDA
dulcy@astoriadowntown.com

Jennifer Holen E-MAIL
ADHDA
jennifer@bakedak.com

Eagle Ridge Home Owner Association
Mark Hedeen E-MAIL
Mark.hedeen@raymondjames.com

Leroy Aldolphson
Uniontown Neighborhood Assoc
c/o 165 W. Bond
Astoria OR 97103

ATTN: HOUSING OFFICER
COMMANDING OFFICER
USCG AIRSTA ASTORIA
2185 SE 12TH PLACE
WARRENTON OR 97146-9693

Jim Wolcott
Mill Pond Village Home Owners' Assoc
2735 Mill Pond Lane
Astoria OR 97103 E-MAIL

RUSS WARR
415 MARINE DRIVE
ASTORIA OR 97103
E-MAIL

Karen Mellin E-MAIL
kmellin5382@charter.net

Tryan Hartill E-MAIL
editor@northcoastoregon.com

Columbia House Condominiums
1 3rd Street # 510
Astoria OR 97103

Mail	
Email	11/3/17
Web	

November 3, 2017

E-MAILED TO: LEGAL ADS, DAILY ASTORIAN VIA E-MAIL legals@dailyastorian.com
FROM: ANNA STAMPER, COMMUNITY DEVELOPMENT, 338-5183
SUBJECT: PLEASE PUBLISH THE FOLLOWING PUBLIC NOTICE ONE TIME

**CITY OF ASTORIA
NOTICE OF PUBLIC HEARING**

The City of Astoria Planning Commission will hold a public hearing on Tuesday, November 28, 2017 at 6:30 p.m., in the Astoria City Hall, Council Chambers, 1095 Duane Street, Astoria. The purpose of the hearing is to consider the following request:

1. Conditional Use CU17-13 by Chester Trabucco to construct a 7,164.5 square foot Professional Office/Service Establishment at 632 West Marine in the S2-A Tourist-oriented Shorelands zone.
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 in the C-4, Central Commercial zone.
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 in the C-4, Central Commercial zone.

For information, call or write the Community Development Department, 1095 Duane St., Astoria OR 97103, phone 503-338-5183.

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.

The Astoria 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

PUBLISH: November 21, 2017

STAFF REPORT AND FINDINGS OF FACT

November 21, 2017

TO: ASTORIA PLANNING COMMISSION

FROM: NANCY FERBER, PLANNER 

SUBJECT: VARIANCE REQUEST (V17-02) BY STEFF EITER ON BEHALF OF ASTORIA MAKERS TO INSTALL SIGNS AT 1010 DUANE STREET

I. SUMMARY

- A. Applicant: Stephan (Steff) Eiter on behalf of WWHJ Holdings LLC
1010 Duane Street
Astoria OR 97103
- B. Owner: WWHJ Holdings LLC
1684 Franklin Ave
Astoria OR 97103
- C. Location: 1010 Duane Street; Map T8N R9W Section 8CB, Tax Lot(s) 9800; Lots 7 & 8, Block 60, McClure, Zone C-4 Central Commercial
- D. Classification: Local landmark, secondary in the Downtown National Register Historic District
- E. Proposal: To install three signs at the site, requesting a variance from the maximum signage for a projecting sign from 15 square feet to 36 square feet, and from the maximum square footage allowed at the site from 64 square feet to 96 square feet.
- F. Previous Applications: Exterior Alteration 17-12 scheduled for review by HLC 11/21/17, CU 17-04 pending approval by APC, CA09-52 approved November 2009 for roof repair, adding skylights below the parapet, CA17-24 for repairing cement, prepping and painting exterior and restoring windows.



II. BACKGROUND

A. Subject Site

The Makers Space recently purchased the site. Previously, this space was occupied by the Harbor/Women's Resource Center. This sign variance request is one of three permits currently under review. Historic Landmarks Commission is reviewing an exterior alteration request to add a roll up garage door to the south façade. Astoria Planning Commission is reviewing a conditional use permit for light manufacturing and this proposal for signage at the historic building.

The Van Dusen Building, previously addressed 372 10th and 1010-1036 Duane Street, has housed multiple commercial uses as a prominent structure on the west end of the downtown commercial district. The site was originally constructed in December of 1923, by Van Dusen & Company, an insurance and realty firm. The building was originally designed for a corner storefront with three storefronts facing Duane, and offices on the upper floor.



A current proposal pending review by the Astoria Planning commission seeks a conditional use permit to use the space for light industrial use. The use will allow for a makers space- a collaborative space for professional artists and craftspeople to use for manufacturing, business incubation, as well as workshops and instruction. Additional studio/professional office space is available on the upper floor. The roll up garage door is proposed with an HLC request, to allow access for large equipment, and make the storefront façade more engaging.

As noted in the historic inventory research, the building is significant for its connection to the Van Dusen family. The well-designed structure is heavily altered and currently lacks continuity. The "borderline secondary structure, if restored, would contribute significantly to the historic streetscape." With the proposed plans to house a makers space, the new use will activate this currently vacant portion of the Astoria's historic downtown district.



The structure currently has concrete floors in the basement, and crib flooring upstairs. The basement houses a collection of smaller rooms slated for conversion for better use of the space. The space will potentially house an area for welding and a kiln for ceramics. The makers space will occupy majority of the space, with artists' studios located on the second floor.

B. Adjacent Neighborhood

The site is surrounded by commercial development. It is located in the C-4 Central Commercial Zone that encompasses most of the downtown commercial spaces. The zone is intended to be the commercial center of the Astoria urban area, and serve as a focal point for retail trade, services, professional and governmental activities.

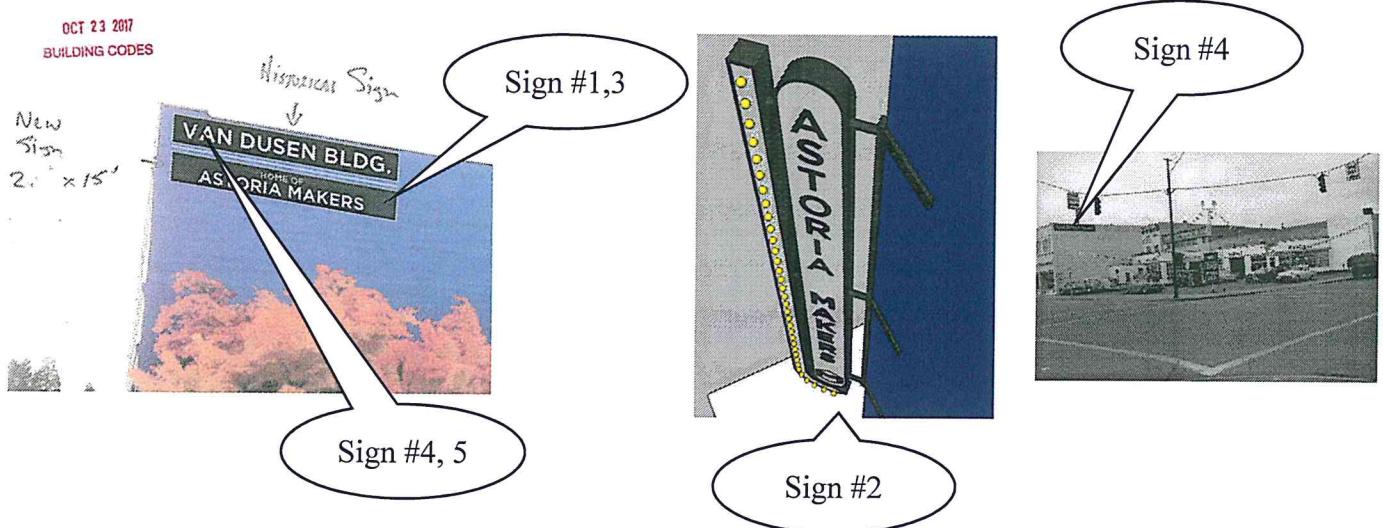
C. Proposal

The applicant is proposing to install the following signs for a total of 96 square feet of signage:

Sign	Type	Notes	Elevation	Dimension	Square Footage
1	Wall	"Home of Astoria Makers"	East	2 x15	30
2	Projecting*	"Astoria Makers"	SW Corner	3' x 12'	36
3	Wall	"artist studios"	North	2'x15	30
4	Historic**	Van Dusen BLDG	East	(2'x15')	Exempt (30)
5	Historic**	Van Dusen BLDG	North	(2'x15')	Exempt (30)
					TOTAL 96

*note only one side of a double faced sign is counted in measuring the sign face area (Article 8.070).

**reproductions of historic signs are exempt (8.040(6))



III. PUBLIC REVIEW AND COMMENT

A public notice was mailed to all property owners within 200 feet pursuant to Section 9.020 on November 3, 2017. A notice of public hearing was published in the *Daily Astorian* on November 21, 2017. Comments received will be made available at the Astoria Planning Commission meeting.

IV. APPLICABLE REVIEW CRITERIA AND FINDINGS OF FACT

- A. Section 8.180.A. Total Square Footage Permitted in C-4 Zones states that “*The total square footage of all signage associated with a business site, use, activity, or site shall not exceed 64 square feet.*

Finding: The applicant is proposing a total of 96 square feet with a projecting sign on the southwest corner, and two wall signs one on the north side of the building and one on the east side. Two historic “Van Dusen BLDG” signs will be reproduced, and are exempt from the total square footage and number of signs allowed at the site.

(see chart) totaling 96 square feet. A variance is required.

- B. Section 8.180.B. The Number of Signs states that “*The maximum number of signs shall not exceed two (2) per frontage.*

Article 1.400 Define a “Building Frontage” as “*The lineal frontage of a building along a public street, waterway, or parking lot, excluding alleys. In cases of building frontage on a parking lot, the frontage must contain a public entry to a building. Where a business or other enterprise occupies a portion of a building, lineal frontage is based on the footage occupied by that business or activity.*

Finding: The proposal does not exceed the number of signs allowed per frontage. The request is applicable to the total square footage and the oversized projecting sign.

- C. Section 8.180.D.1 Wall or Roof Signs states that the number of wall and roof signs allowed: *One (1) sign per frontage shall be permitted for each business, building, use, activity, or site, and one (1) sign per frontage for a group of businesses, uses, or activities occupying a single common space or suite.*

Section 8.180.D.2. Area. *Total sign area shall not exceed one (1) square foot of sign area for one (1) lineal foot of building frontage of a business, use, activity or site. However, a building with 16 feet or less lineal building frontage may be allowed a maximum of 16 square feet.*

- a. *Wall Sign. The area of a wall sign shall not exceed 64 square feet.*

Finding: The proposed wall signs on the north and east frontages of the building total 60 square feet. The variance is required for the total square footage allowed at the site.

D. Section 8.180.F states the requirements for Projecting Signs:

1. *Number. One (1) sign shall be permitted for each frontage.*
2. *Area. A projecting sign shall not exceed an area of one (1) square foot for one (1) foot of lineal building frontage. The maximum area of any projecting sign shall be 15 square feet.*
3. *Clearance above grade. Projecting signs not occurring under marquees, canopies, or awnings shall maintain a clearance of not less than eight (8) feet from the underlying sidewalk [See 8.080(C)].*

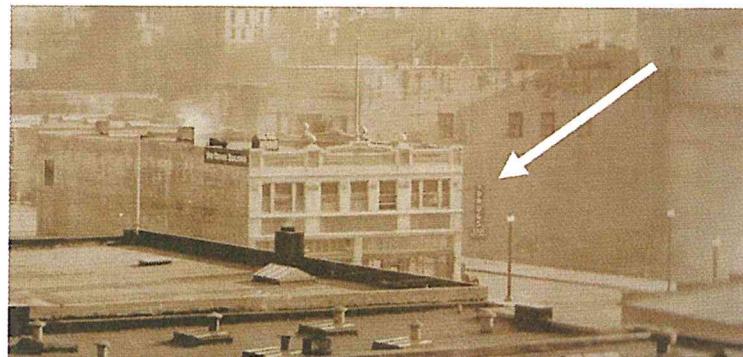
Finding: The applicant indicated a proposed 3' x 12' projecting sign installed at the southeast corner of the site, with a clearance of 12' above the sidewalk.

The projecting sign meets the requirements for clearance, however the maximum square footage allowed is only 15 square feet.

E. Section 8.110.A requires that “one of the following factors exists:

- a. *The variance would permit the placement of a sign with an exceptional design or style.*
- b. *The variance would permit the placement of a sign which is more consistent with the architecture, and development of the site.*
- c. *The existence of an unusual site characteristic, such as topography, existing development, or adjacent development, which precludes an allowable sign from being effectively visible from the public roadway adjacent to the site.*
- d. *The requirement to remove a sign under Section 8.110(A) would constitute a severe or extreme economic hardship to the business or activity involved.”*

Finding: The proposed signs are consistent with “b. the architecture and development of the site.” A historic photo shows the Van Dusen building at one point with a projecting sign on the corner for a drugstore. The building was constructed in 1923 in a Late Commercial/Classical architectural style. The style is unusual in downtown, and is notable for its well preserved detailing and ornamental features.

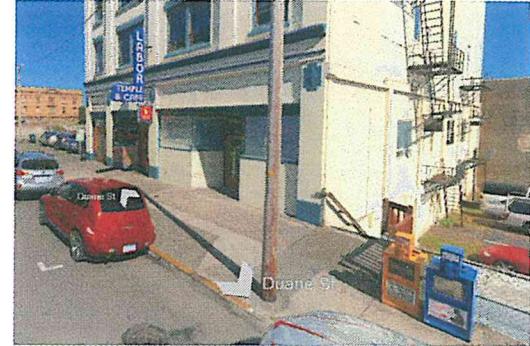


The proposed projecting sign is in scale with the large massing of the site. The building encompasses the lot, and is surrounded by developed structures.

The variance would permit the placement of signs that are consistent with the architecture of the structure, and would allow better visibility with the street and site configuration.

- D. Section 8.110(B) requires that the granting of the variance would not be detrimental to abutting properties.

Finding: There is another business located within the building, which will not be affected by the additional signage. The Odd Fellows building is adjacent to the North, and a parking lot is directly east of the site. Signage at City Hall and the Merwyn are minimal and consistent with downtown signage in the C-4 zone. There is a projecting sign to the west on Duane Street, at the Labor Temple. Additional projecting signage along this corridor will not be detrimental to abutting properties due to unusual massing and length of the frontage of this particular site.



- E. Section 8.110(C) requires that the granting of the variance would not create a traffic or safety hazard.

Finding: The proposed signage would allow for identification of the building at a greater distance allowing vehicles to navigate Duane Street with a clear destination point. The proposed sign on the east façade allows for additional advertising at the site while creatively tying into a reproduction of a historic sign. None of the proposed signs will create a traffic or safety hazard.

V. CONCLUSION AND RECOMMENDATION

The request, on balance, meets all the applicable review criteria. The applicant should be aware of the following requirements:

- The applicant shall obtain all necessary City and building permits prior to the start of construction.
- Significant changes or modifications to the proposed plans as described in this Staff Report shall be reviewed by the Planning Commission, and Historic Landmarks Commission if necessary.

Staff recommends approval of the request based on the Findings of Fact above, with the following conditions:

Significant changes or modifications to the proposed plans as described in this Staff Report shall be reviewed by the Astoria Planning Commission.

1. Should the applicant install the projecting sign elsewhere than the proposed corner site, it shall maintain a clearance of not less than 8' from the sidewalk and reviewed by the building inspector.
2. The applicant shall not add any additional permanent signage at the site.
3. The applicant shall obtain all necessary City and building permits prior to installation of the signs.
4. The applicant shall submit plans and obtain any required electrical permits from the County. Lighting on the signage must be downcast and shall not flash or be animated.



CITY OF ASTORIA

Founded 1811 • Incorporated 1856

COMMUNITY DEVELOPMENT

(see S17-36) Sign Permit

No. V 17-02

Fee Paid Date _____ By _____

FEE: Administrative Permit \$300.00
or Planning Commission \$500.00

SIGN VARIANCE APPLICATION

Property Location: Address: 1010 DUANE ST.

Lot S 45' lots 7+8 Block 60 Subdivision McClures
Map 8CB Tax Lot 9800 Zone C-4

Applicant Name: Astoria Makers

Mailing Address: 16841 FRANKLIN AVE

Phone: 202-265-6350 Business Phone: _____ Email: _____

Property Owner's Name: WW NJ HOLDINGS

Mailing Address: 16841 FRANKLIN AVE

Business Name (if applicable): _____

Signature of Applicant: [Signature] Date: 10/27/17

Signature of Property Owner: [Signature] Date: 10/20/17

Existing/Proposed Use: Add original "Van Dusen Blg" sign & Astorn makers

What Development Code Requirement do you need the Variance from? (Describe what is required by the Code and what you are able to provide without a Variance.)

57 ft of Exterior Signage From max Signage of 15 ft
for a projecting sign to install a 36" sign on the SW corner
& from max ft at the size of 64 to 73.5 ft

SITE PLAN: A Site Plan depicting property lines and the location of all existing and proposed structures, parking, landscaping, and/or signs is required. The Plan must include distances to all property lines and dimensions of all structures, parking areas, and/or signs. Scaled free-hand drawings are acceptable.

For office use only:

pre-app w/cup

Application Complete:	<u>11-1-17</u>	Permit Info Into D-Base:	
Labels Prepared:		Tentative APC Meeting Date:	<u>11/28</u>
120 Days:	<u>2-28-18</u>		

FILING INFORMATION: Planning Commission meets on the fourth Tuesday of each month. Completed applications must be received by the 13th of the month to be on the next month's agenda. A Pre-Application meeting with the Planner is required prior to acceptance of the application as complete. Only complete applications will be scheduled on the agenda. Your attendance at the Planning Commission meeting is recommended.

Briefly address the following criteria for **SIGN RELATED VARIANCES**:

8.110. VARIANCES FROM STANDARDS RELATING TO SIGNS.

Variances to the sign regulations of this Section may be approved by the Planning Commission following the procedures of Section 12.060 to 12.120 where the Planning Commission finds that the variance meets the following criteria:

A. One of the following factors exists:

1. The variance would permit the placement of a sign with an exceptional design or style.

Projection sign on a 45° angle at the west/south corner.

2. The variance would permit the placement of a sign which is more consistent with the architecture, and development of the site.

It holds to the original "Drug store" signage original to the building.

3. The existence of an unusual site characteristic, such as topography, existing development, or adjacent development, which precludes an allowable sign from being effectively visible from the public roadway adjacent to the site.

N/A

4. The requirement to remove a sign under Section 8.100(A) would constitute a severe or extreme economic hardship to the business or activity involved.

N/A

B. The granting of the variance would not be detrimental to abutting properties.

We would be able to remove the sign without damage to the building's historical qualities.

C. The granting of the variance would not create a traffic or safety hazard.

There should be no impact on traffic or safety. Sign will be anchored & stress tested to comply with local wind conditions.

D. Sign variances are exempt from Sections 12.030 through 12.040.

Mail	
Email	11/3/17
Web	

November 3, 2017

E-MAILED TO: LEGAL ADS, DAILY ASTORIAN VIA E-MAIL legals@dailyastorian.com
FROM: ANNA STAMPER, COMMUNITY DEVELOPMENT, 338-5183
SUBJECT: PLEASE PUBLISH THE FOLLOWING PUBLIC NOTICE ONE TIME

**CITY OF ASTORIA
NOTICE OF PUBLIC HEARING**

The City of Astoria Planning Commission will hold a public hearing on Tuesday, November 28, 2017 at 6:30 p.m., in the Astoria City Hall, Council Chambers, 1095 Duane Street, Astoria. The purpose of the hearing is to consider the following request:

1. Conditional Use CU17-13 by Chester Trabucco to construct a 7,164.5 square foot Professional Office/Service Establishment at 632 West Marine in the S2-A Tourist-oriented Shorelands zone.
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 in the C-4, Central Commercial zone.
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 in the C-4, Central Commercial zone.

For information, call or write the Community Development Department, 1095 Duane St., Astoria OR 97103, phone 503-338-5183.

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.

The Astoria 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

PUBLISH: November 21, 2017

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

Mail	11/3/17
Email	11/3/17
Web	11/3/17

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

80907DA01700
B & D Produce LLC
1178 Lexington
Astoria, OR 97103

80908CB03701
Cascade Lease Co Inc
Foley John P
PO Box 61742
Vancouver, WA 98666

80908CB02800
Conner Patricia
PO Box 2016
Gearhart, OR 97138-2016

80908CB01400
Etu Inc
Bechtolt Cary E
PO Box 989
Astoria, OR 97103-0989

80908CB01100
JB Holdings LLC
1727 NE East Devils Lake Rd
Lincoln City, OR 97368

RTN to
sender

80907DA01200
Lum Gordon David Trust
Lum's Auto Center Inc
PO Box 820
Warrenton, OR 97146-0820

80908CB03700
Miller Gerald V
McDonalds Corp (36-0126)
PO Box 182571
Columbus, OH 43218-2571

80907DA00600
No 10 Sixth Street Ltd
990 Astor St
Astoria, OR 97103-4201

80908CB01900
PCL Investments LLC
92967 Pearson Rd
Astoria, OR 97103-8620

80908CB00700
River Barrel Brewing Inc
2 7th St
Astoria, OR 97103

80908CB01200
Starlight One
PO Box 188
Bellingham, WA 98227

80907DA01101
Wilson Oil Inc
Wilcox & Flegel Oil Co.
PO Box 69
Longview WA

80908CB06400
Astoria Labor Temple Inc
PO Box 55
Astoria, OR 97103-0055

80908CC02000
Astoria Lodge 180 BPOE
453 11th St
Astoria, OR 97103-4117

80908CA05600
Bank Of Astoria
PO Box 2156
Tacoma, WA 98401-2156

80908CB09500
Blasal Investment Co
Sterling Savings Bank/Accounting
111 N Wall St
Spokane, WA 99201-0609

80908CB06300
Grider Matthew T/Lavis Patrick H
Fastabend Tammy/McDonald Gayle
PO Box 476
Astoria, OR 97103-0476

80908CC01800
Groat Brothers Inc
PO Box 1630
Woodland, WA 98674

80908CB06100
Jacob Robert H
140 Grand Ave
Astoria, OR 97103

80908CA04600
Jeffery & Laurie Enterprises LLC
1810 SE Kearney St
Astoria, OR 97103-5416

80908CB06000
Long James A
Long Lisa H
3205 SE Taylor St
Portland, OR 97214

80908CB06200
Luottamus Partners LLC
433 13th St
Astoria, OR 97103

80908CB09300
Mitchum Marie A
Paavola Rose Marie
376 W Grand Ave
Astoria, OR 97103-6414

80908CB09600
Smith Frederick DMD
640 Kensington Ave
Astoria, OR 97103

80908CB09400
F & C Home Furnishings LLC
1033 Commercial St
Astoria, OR 97103

80908CC01400
U S National Bank Of Oregon
U S Bank Corp Prop (LAKE 0012)
2800 E Lake St
Minneapolis, MN 55406-1930

80908CB09800
WWHJ Holdings LLC
1684 Franklin Ave
Astoria, OR 97103

~~Division of State Lands
775 Summer St NE #100
Salem OR 97301-1279~~

JIM STOFFER
ALDERBROOK GROUP
jstoffer@charter.net

E-MAIL

Planning & Development Manager
Oregon Department of Transportation
Region 2 Headquarters
455 Airport Road SE Building B
Salem OR 97301-5395

E-MAIL

ADHDA

office@astoriadowntown.com

E-MAIL

Greg Kenney E-MAIL
Cannery Lofts HOA
Gregkenney2@msn.com

Floral Alameda Ngbhd Assoc
c/o Bruce Conner
P.O. Box 543
Astoria OR 97103

EMERALD HEIGHTS GRP
1 EMERALD DRIVE
ASTORIA OR 97103

emeraldheights@charter.net E-MAIL

BLAIR HENNINGSGAARD
1482 JEROME
ASTORIA OR 97103

blair@astorialaw.com E-MAIL

Patrick Wingard
Coastal Services Representative
DLCD
4301 Third Street, Room 206
Tillamook, OR 97141 E-MAIL

Leroy Aldolphson
Uniontown Neighborhood Assoc
c/o 165 W. Bond
Astoria OR 97103

ATTN: HOUSING OFFICER
COMMANDING OFFICER
USCG AIRSTA ASTORIA
2185 SE 12TH PLACE
WARRENTON OR 97146-9693

Jim Wolcott
Mill Pond Village Home Owners' Assoc
2735 Mill Pond Lane
Astoria OR 97103 E-MAIL

RUSS WARR
415 MARINE DRIVE
ASTORIA OR 97103

E-MAIL

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Sirpa Duoos E-MAIL
sduoos@co.clatsop.or.us

Eagle Ridge Home Owner Association
Mark Hedeen E-MAIL
Mark.hedeen@raymondjames.com

Columbia House Condominiums
1 3rd Street # 510
Astoria OR 97103

Port of Astoria
admin@portofastoria.com
E-MAIL



CITY OF ASTORIA

Founded 1811 • Incorporated 1856

COMMUNITY DEVELOPMENT

s SeeV17-02 S17-36

SeeV17-02
 Fee Paid Date _____ By _____
FEE (no building permit): \$50.00

SIGN PERMIT

Property Location: 1010 Duane St. Zone: _____

Business Name: ASTORIA MAJERS

Applicant Name: STEFF EITER

Mailing Address: 1684 FRANKLIN AVE Email STEFF@ASTORIA.MAJERS.COM

Phone: 202-265-8350 Business Phone: _____

Sign Installer Name: SELF / STEEL & TIMBER Phone: _____

Sign Installer Address: _____ CCB #: _____

Sign Installer needs to have a City of Astoria Occupational Tax for the current year.

Property Owner's Name: WWHI HOLDINGS

Mailing Address: 1684 FRANKLIN AVE ASTORIA, OR 97103

I agree to erect the proposed sign according to the description, plan, and specification of this permit and in accordance with the Astoria Development Code, City Code, Building Code, and any other City codes.

Signature of Applicant: _____ Date: _____

Signature of Property Owner: _____ Date: _____

SITE PLAN AND SIGN DIAGRAM: *A Site Plan depicting building and/or property lines and the location of all existing and proposed signs is required. The Plan must include dimensions of signs, and distances to all property lines on projecting and freestanding signs. A sign diagram is required which must show the general appearance of the sign with dimensions noted. Signs proposed for historic structures must also include how they will be attached to the building. These plans and diagrams are not required to be in final form and may be hand drawn by the applicant.*

FILING INFORMATION: *A Pre-Application meeting with the Administrative Assistant may be required prior to acceptance of the application as complete. Only complete applications will be reviewed for approval.*

SIGNS THAT REQUIRE A BUILDING PERMIT: *Freestanding, projecting, or structural signs charged fee based on value of sign*

Note: Either a Sign Permit or a Building Permit (not both) is required depending on style of sign.

APPROVED BY: _____ Date: _____

BUILDING FRONTAGE: North: 95' South: 96' East: 45' West: 45'

"Building Frontage" is the lineal frontage of a building along a public street, waterway, or any other exterior building wall facing a parking lot, excluding alleys. It includes only the portion of the building that is occupied by your business or activity. [See Section 8.120(D)]

SITE FRONTAGE: 140'

"Site Frontage" is the lineal frontage of a site on a public street, excluding alleyways.

NUMBER, SIZE, AND TYPES OF EXISTING SIGNS: 0

PROPOSED SIGNAGE: Sign is anything visible from the outside that conveys the message of your business or activity.

SIGN NO. 1 - TYPE OF SIGN: PAINTED ON WALL

Awning, canopy, marquee, banner, freestanding, monument, projecting, roof, window, wall.

DIMENSIONS:

Vertical/Horizontal 2' x 15' Square Footage 30 ft²

Clearance Above Sidewalk 20' Projection Beyond Property Line 0

Material & How Attached: PAINT (WHITE, BLACK, GREY) SEE EXHIBIT A

E Wall
(Homeas)

SIGN NO. 2 - TYPE OF SIGN: PROJECTING

Awning, canopy, marquee, banner, freestanding, monument, projecting, roof, window, wall.

SW corner

DIMENSIONS:

Vertical/Horizontal 3' x 18' Square Footage 36 ft²

Clearance Above Sidewalk 12' Projection Beyond Property Line 0

Material & How Attached: METAL / WOOD SIGN ANCHORED AT 45'
ON SW CORNER, LIKE THE OLD DRUG STORE SIGN.

SIGN NO. 3 - TYPE OF SIGN: PAINTED ON WALL

Awning, canopy, marquee, banner, freestanding, monument, projecting, roof, window, wall.

N. wall
(Studio Space)

DIMENSIONS:

Vertical/Horizontal 2 x 15 Square Footage 30 ft²

Clearance Above Sidewalk 25' Projection Beyond Property Line 0

Material & How Attached: PAINT (WHITE, BLACK)

2

SIGN NO. 4 - TYPE OF SIGN: Reproducing historic sign

Awning, canopy, marquee, banner, freestanding, monument, projecting, roof, window, wall.

DIMENSIONS:

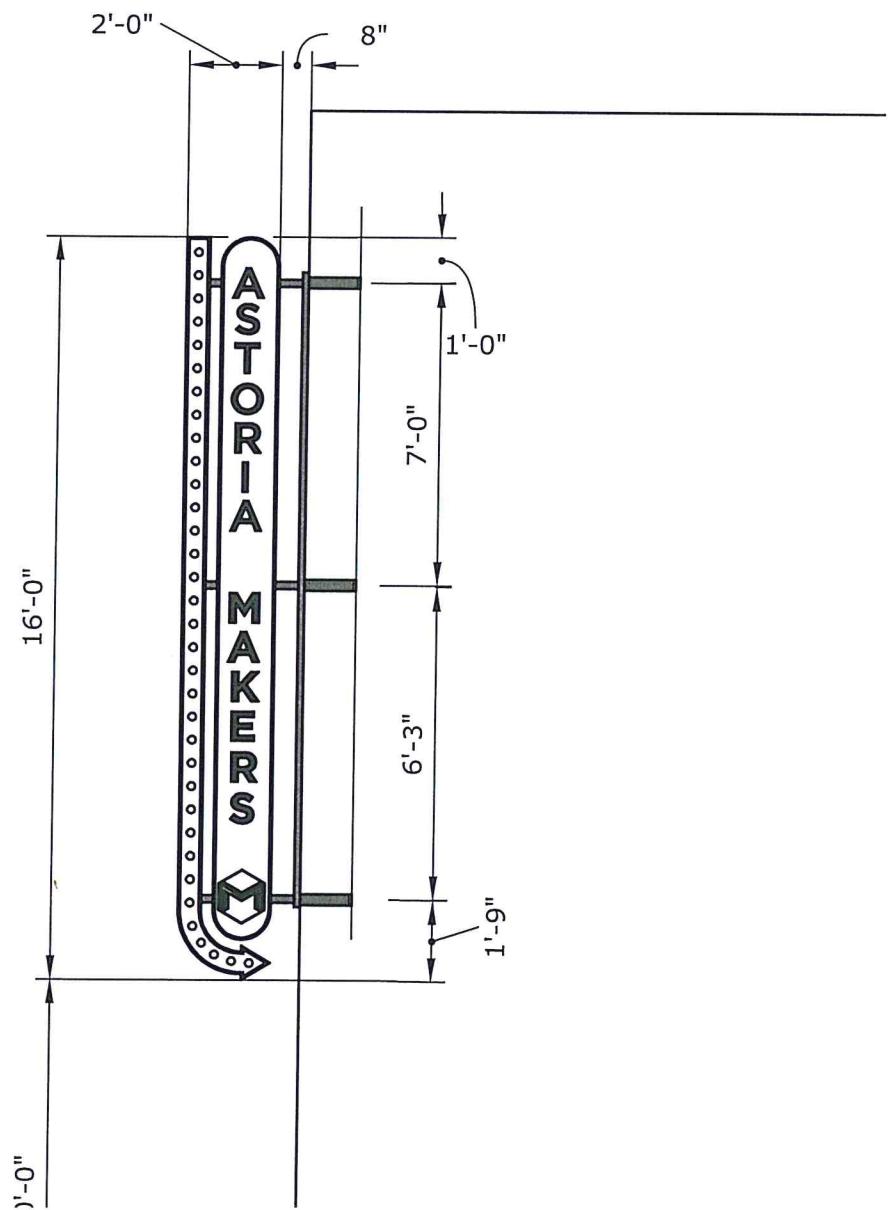
Vertical/Horizontal _____ Square Footage _____

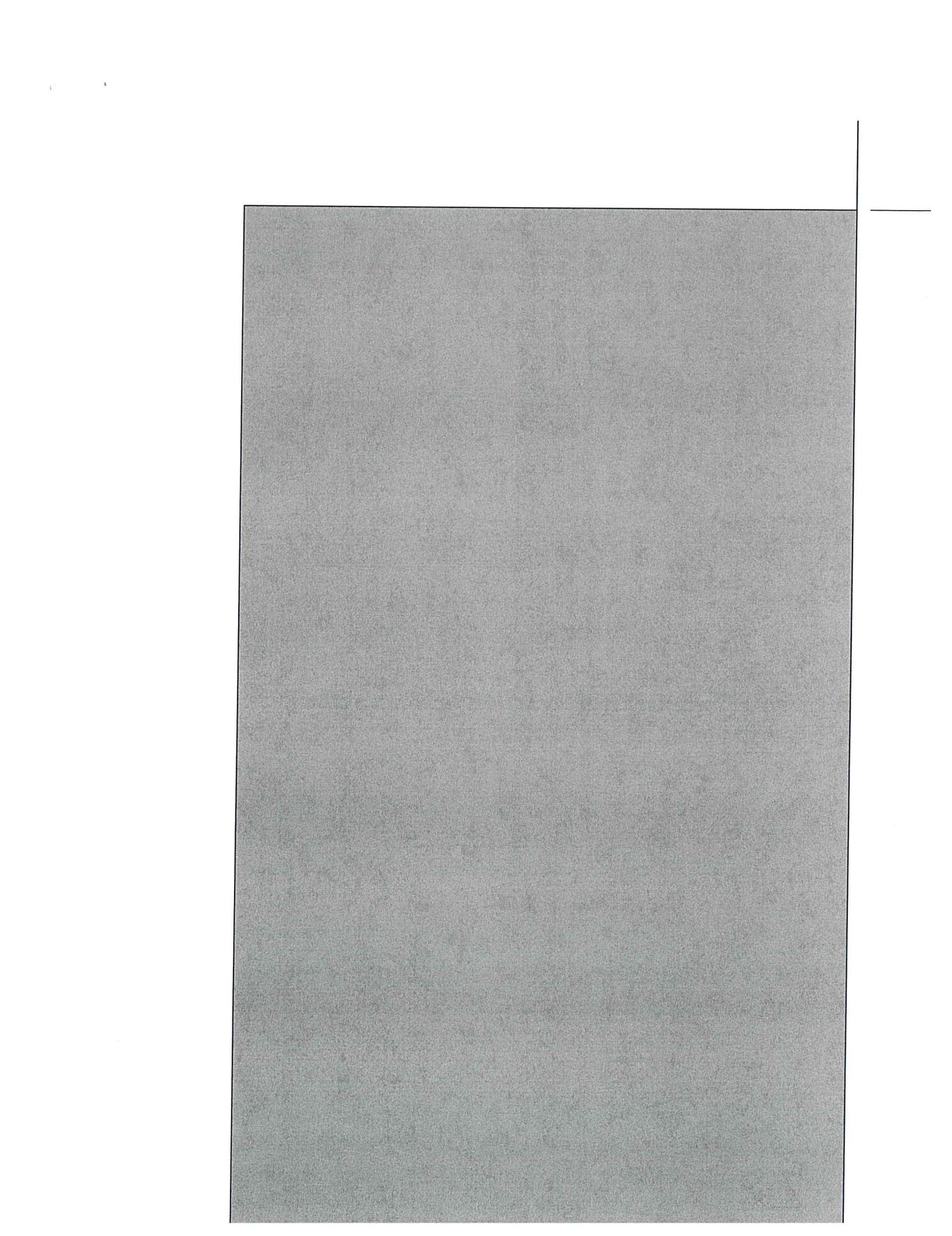
Clearance Above Sidewalk _____ Projection Beyond Property Line _____

Material & How Attached: _____

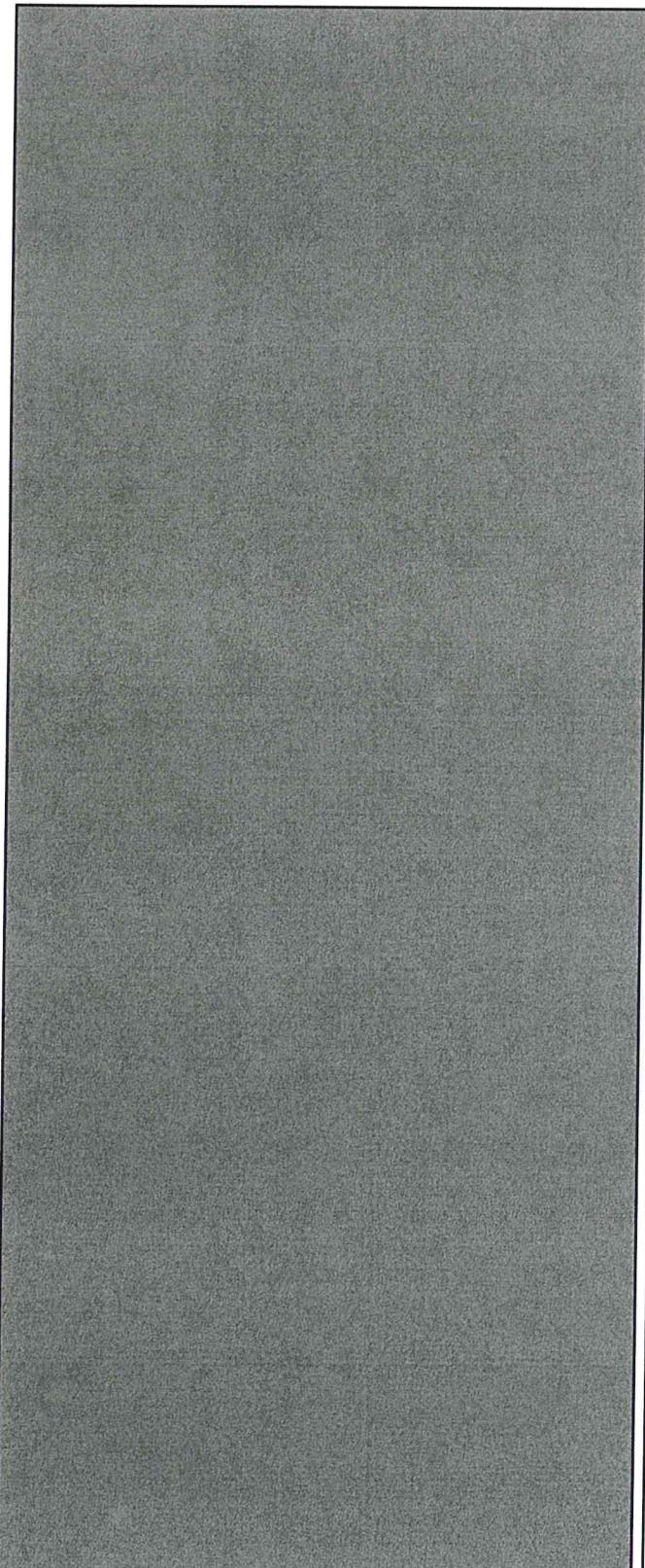
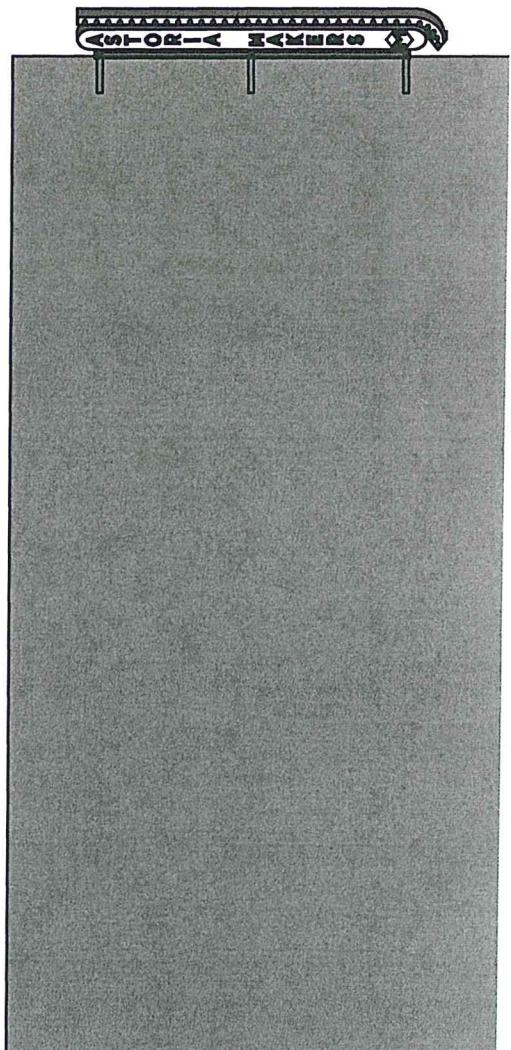
REMARKS: _____

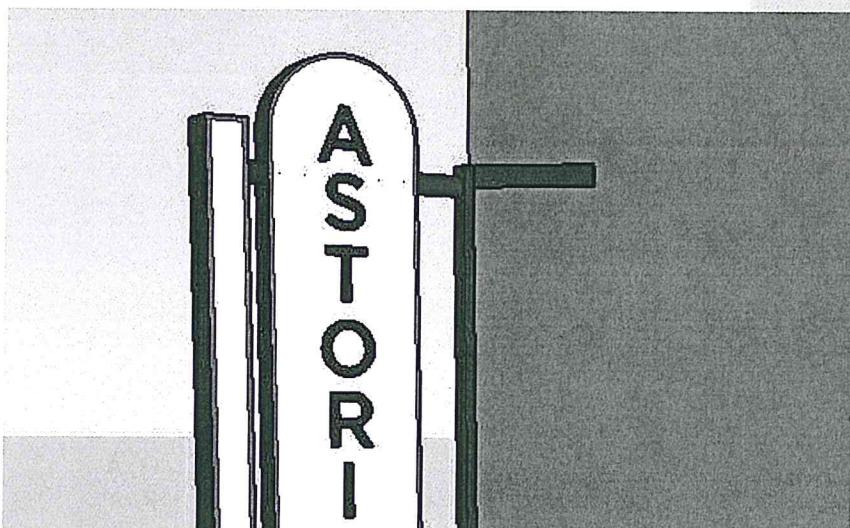
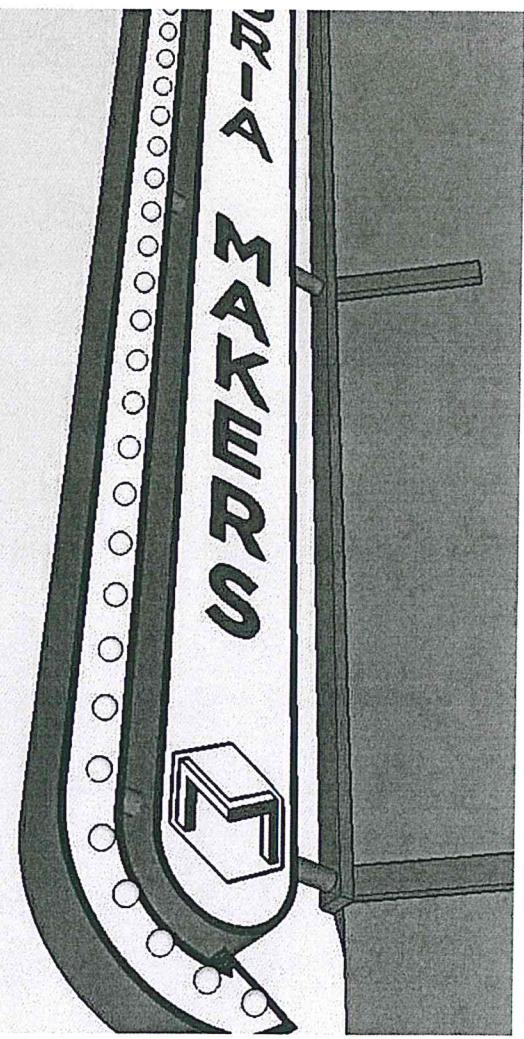
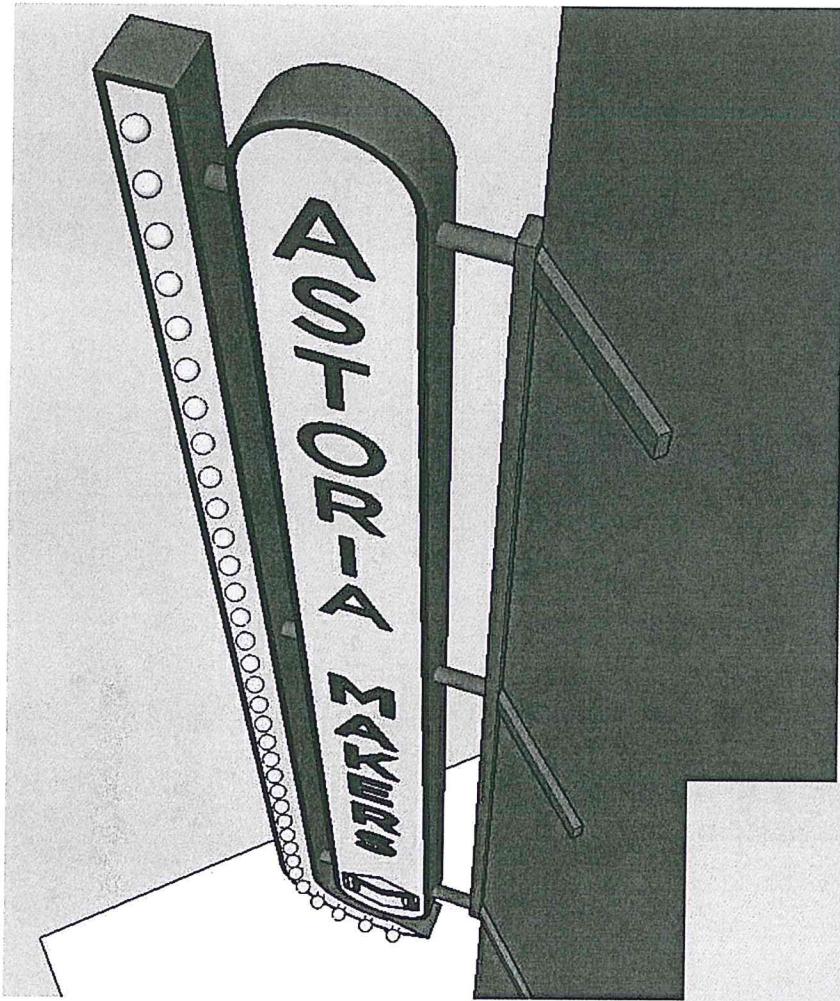
CITY OF ASTORIA
OCT 24 2017
BUILDING CODES





South Elevation





CITY OF ASTORIA

OCT 23 2017

BUILDING CODES



CITY OF ASTORIA

OCT 23 2017

BUILDING CODES

Historical Sign

New
Sign
2' x 15'

VAN DUSEN BLDG.
HOME OF
ASTORIA MAKERS

