



# CITY OF ASTORIA

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Community Development Department

1095 Duane Street • Astoria, OR 97103 • Phone (503) 338-5183 • [www.astoria.gov](http://www.astoria.gov) • [planning@astoria.gov](mailto:planning@astoria.gov)

## NOTICE OF PUBLIC HEARING

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

*To participate remotely in public hearings, go to [https://www.astoria.gov/LIVE\\_STREAM.aspx](https://www.astoria.gov/LIVE_STREAM.aspx) for connection options and instructions (refer to page 2 of this notice). You may also use a telephone to listen in and provide public testimony. At the start of the meeting, call (253) 215-8782 and when prompted enter meeting ID# 503 325 5821.*

The City of Astoria's **Historic Landmarks Commission** will hold a public hearing on **Tuesday, August 19, 2025** at 5:30 p.m. in the City Hall Council Chambers, 1095 Duane Street, Astoria. The purpose of the hearing is to consider the following request:

Exterior Alteration Request (EX25-09) by Jennette Berta of Magellan Architects for John Dulcich of Astoria Waterfront Group LLC, to renovate the existing commercial building at 1115 & 1535 Commercial Street (Map T8N R9W Section 8DB Tax Lots 3000 and 3100; Lots 2- 6, Block 134, Shively's Astoria) in the C-3 (General Commercial) Zone. Proposed alterations include weatherproofing with new windows, storefront system and re-roof, installation of an elevator, installation of new lighting and external repairs including new paint and signage to the existing structure. The site is designated as historic in the Downtown National Register Historic District. Development Code Sections 2.385 to 2.415 (C-3), Articles 6 (Historic Preservation), 9 (Administrative Procedures); and Comprehensive Plan Sections CP.005 to CP.028 (General Development Policies), CP.050 to CP.055 (Downtown Area), CP.190 to CP.210 (Economic Element), and CP.240 to 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 (posted 7 days prior to the hearing), and applicable criteria, are available for inspection at no cost and will be provided at reasonable cost. All such documents and information are available by contacting the Community Development Dept. by mail at 1095 Duane Street, Astoria, OR 97103, by email at [planning@astoria.gov](mailto:planning@astoria.gov) or by phone at (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 48 hours prior to the meeting at (503) 338-5183.

All interested persons are invited to express their opinion for or against the request(s) at the hearing, or by letter addressed to the Historic Landmarks Commission, 1095 Duane St., Astoria OR 97103. Email transmissions may be sent to [planning@astoria.gov](mailto:planning@astoria.gov).

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 Historic Landmarks Commission and the parties an opportunity to respond to the issue precludes an appeal based on that issue.

The public hearing, as conducted by the Historic Landmarks Commission, will include a review of the application and presentation of the staff report, opportunity for presentations by the applicant and those in favor of the request, those in opposition to the request, and deliberation and decision by the Historic Landmarks Commission. The Historic Landmarks 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 Historic Landmarks 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 Historic Landmarks 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 Historic Landmarks Commission shall be final.

THE CITY OF ASTORIA

MAIL: July 25, 2025



Tresa Abke  
Administrative Assistant

Public Hearings are held in the City Council Chambers at City Hall, 1095 Duane Street, Astoria.

Check dates, times and location at: [www.astoria.gov](http://www.astoria.gov)

You may also view/listen and fully participate remotely by using the following connection options:

## ONLINE MEETING

At the start of our Public Meetings you will be able to join our online ZOOM meeting using your **mobile or desktop device** and watch the live video presentation and provide public testimony.

Step #1: Use this link: <https://www.astoria.gov/zoom/>

Step #2: Install the Zoom software on your mobile device, or join in a web browser

Step #3: If prompted, enter the Meeting ID number: 503 325 5821

*Note: Your device will automatically be muted when you enter the online meeting. At the time of public testimony, when prompted you may choose to select the option within the ZOOM software to "raise your hand" and notify staff of your desire to testify. Your device will then be un-muted by the Host and you will be called upon, based on the name you entered within the screen when you logged in.*

## TELECONFERENCE

At the start of our Public Meetings you will be able to **dial-in using your telephone** to listen and provide public testimony.

Step #1: Call this number: [253-215-8782](tel:253-215-8782)

Step #2: When prompted, enter the Meeting ID number: 503 325 5821

*Note: Your phone will automatically be muted when you enter the conference call. At the time of public testimony, when prompted, you may dial \*9 to "raise your hand" and notify staff of your desire to testify. Your phone will then be un-muted by the Host and you will be called upon based on your phone number used to dial-in.*