

**CITY OF ARROYO GRANDE
PLANNING COMMISSION
NOTICE OF PUBLIC HEARING**

On **TUESDAY, AUGUST 4, 2015**, the Arroyo Grande Planning Commission will conduct a public hearing at **6:00 P.M.** in the **COUNCIL CHAMBERS** at **215 E. BRANCH STREET** to consider the following:

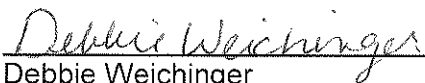
DEVELOPMENT AGREEMENT 15-002, GENERAL PLAN AMENDMENT 14-002, SPECIFIC PLAN AMENDMENT 14-001, CONDITIONAL USE PERMIT 14-009, VESTING TENTATIVE TRACT MAP 14-001; APPLICANT –NKT COMMERCIAL; LOCATION – SOUTHWEST CORNER OF EAST GRAND AVENUE AND SOUTH COURTLAND STREET

The Planning Commission will consider an advisory recommendation to the City Council regarding an ordinance approving a Development Agreement and a resolution approving an amendment to the General Plan Land Use Element and to the Berry Gardens Specific Plan, Subarea 3; applications to subdivide approximately 4.47 acres of vacant land and for a conditional use permit to develop three (3) commercial buildings totaling approximately 15,600 square-feet, four (4) second-story, mixed-use condominiums above one commercial building, and thirty-eight (38) detached, small lot single-family residences. In compliance with the California Environmental Quality Act (CEQA), the Community Development Department has prepared a draft mitigated negative declaration (MND) for the project.

The Planning Commission may also discuss other hearings or business items before or after the item listed above. If you challenge the proposed action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Comments may be either: (1) mailed to or hand delivered to the Community Development Department, 300 East Branch Street, Arroyo Grande, CA 93420; or (2) provided in person at the Public Hearing.

Failure of any person to receive the notice shall not constitute grounds for any court to invalidate the action of the legislative body for which the notice was given.

Documents related to the project are available in the Community Development Department. Staff project reports are posted online at www.arroyogrande.org 72 hours prior to the meeting. Please call 473-5420 for more information. The Planning Commission meeting will be televised live on Charter Cable Channel 20.



Debbie Weichinger

Secretary to the Commission

(Publish 1T, 1/8 page ad, The Tribune, Friday, July 24, 2015)