

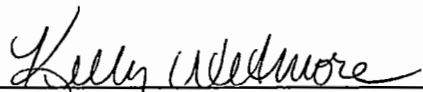
**CITY OF ARROYO GRANDE  
CITY COUNCIL  
NOTICE OF PUBLIC HEARING  
\*\*NOTE MEETING LOCATION\*\***

On **TUESDAY, DECEMBER 13, 2016**, the Arroyo Grande City Council will conduct a public hearing at **6:00 P.M.** at the **ARROYO GRANDE COMMUNITY WOMAN'S CLUB AND COMMUNITY CENTER** located at **211 VERNON STREET, ARROYO GRANDE** to consider the following item:

**EAST CHERRY AVENUE SPECIFIC PLAN PROJECT (GENERAL PLAN AMENDMENT 15-001; DEVELOPMENT CODE AMENDMENT 15-001; SPECIFIC PLAN 15-001; VESTING TENTATIVE TRACT MAP 15-001; CONDITIONAL USE PERMIT 15-004); AND ENVIRONMENTAL IMPACT REPORT; LOCATION – EAST CHERRY AVENUE AND TRAFFIC WAY; APPLICANTS – MANGANO HOMES, INC. AND ARROYO GRANDE VALLEY JAPANESE WELFARE ASSOCIATION.** The City Council will consider a proposed Specific Plan, General Plan Amendment, Development Code Amendment, Vesting Tentative Tract Map and a Conditional Use Permit for a 15-acre site located on East Cherry Avenue between Traffic Way and Pacific Coast Railway Place. The first three entitlements address the entire 15-acre site. The Vesting Tentative Tract Map addresses the central portion of the site (Subarea 2) and includes a 54 lot residential subdivision. Subarea 3 is subject to a Conditional Use Permit. Development proposed on Subarea 3 includes a private historically-oriented park, featuring several gardens, landscaping, pathways, and related buildings. Development of Subarea 1 is not proposed.

In compliance with the California Environmental Quality Act (CEQA), an Environmental Impact Report (EIR) has been prepared for the project. The Final EIR is available online and may be downloaded from the City website: <http://www.arroyogrande.org/>. Copies of the Final EIR are also available at City Hall (300 E. Branch Street) and the South County Library (800 W. Branch Street). The City Council 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 City Council at, or prior to, the public hearing. Comments may be either: (1) mailed or delivered in person to the Community Development Department at 300 East Branch Street, Arroyo Grande, CA or (2) provided in person at the Public Hearing. Failure of any person to receive notice shall not constitute grounds for any court to invalidate the action of the legislative body for which the notice was given.

Staff reports are posted online at [www.arroyogrande.org](http://www.arroyogrande.org) 72 hours prior to the meeting. Please call 473-5420 for more information. The City Council meeting will be videotaped and rebroadcast on Charter Cable Channel 20. The rebroadcast schedule is published at [www.slo-span.org](http://www.slo-span.org).

  
\_\_\_\_\_  
Kelly Wetmore, City Clerk

Publish 1T, 1/8 page, The Tribune, Friday, December 2, 2016