

## NOTICE OF PUBLIC HEARING

**NOTICE IS HEREBY GIVEN** that on **Thursday, August 24, 2017, at 6:00 p.m.**, a public hearing will be conducted in the Council Chamber of the Clovis Civic Center, 1033 Fifth Street, Clovis, CA 93612. The Clovis Planning Commission will consider the following items:

- A. R2017-12, A request to approve a rezone approximately .2 acres of property located at the northeast corner of Fifth Street and Stanford Avenues, from the C-1 (Neighborhood Commercial) Zone District to the R-1 (Single-Family Residential) Zone District. City of Clovis, owner/applicant.
- B. CUP2017-08, A request to approve a conditional use permit to allow the construction of three-story structures over the 35-foot height limit within the R-T Zone District for property located at the southwest corner of Alluvial and Magnolia Avenues. Proctor Campus Holdings, LLC, applicant, Tom McLaughlin, Assemi Group, Representative.
- C. Consider items associated with approximately 1 acre of property located at 3072 DeWolf Avenue. Ekam Construction, Inc, owner/applicant; Dale G. Mell & Associates, representative.
  1. R2017-09, A request to approve a rezone from the R-A (Single Family Residential - 24,000 Sq. Ft.) Zone District to the R-1-7500 (Single Family Residential – 7,500 Sq. Ft.) Zone District.
  2. V2017-06, A request to approve a variance to the lot width-to-depth requirement of the R-1-7500 (Single Family Residential – 7,500 Sq. Ft.) Zone District.
- D. Consider items associated with approximately 38.68 acres of land located at the northwest corner of Gettysburg and Leonard Avenues. Joginder Matharu & Jaswant Chahal-Matharu Family Trust, owners; Tri-Wilson, L.P., applicant; Harbour & Associates, representative.
  1. R2016-17, A request to approve an amendment to the Master Plan Community (M-P-C) Zone District to modify the Circulation Plan and Planning Areas #7, #8 and #9 within the Loma Vista Community Center South. Additionally, create two new Planning Areas within the Loma Vista Community Center South, titled Planning Area #7A and Planning Area #8A. Planning Area #7A and Planning Area #8A are proposed to be classified to the R-3 (Medium Density Multiple Family Residential) and R-4 (High Density Multiple Family Residential) Zone Districts, respectively.
  2. TM6168, A request to approve a vesting tentative tract map for a 205-lot single-family residential subdivision.

Project Items A, B & C, are in substantial conformance with the environmental analysis performed for the 2014 General Plan Update and the 2014 Development Code Update. No major revisions will be required with the adopted Environmental Impact Report to accommodate the proposed project, therefore, subject to California Government Code Section 65457 no further environmental review is required for this project.

Project Item No. D is in substantial conformance with the environmental analysis performed for the 2014 General Plan Update, 2014 Development Code Update, Site Plan Review SPR2008-10, and the Loma Vista Specific Plan EIR. No major revisions will be required with the adopted Environmental Impact Report or Mitigated Negative Declaration to accommodate the proposed project, therefore, subject to California Government Code Section 65457 no further environmental review is required for this project.

All interested parties are invited to comment in writing to the Planning Division by no later than 3:00 p.m. on August 24, 2017, and/or to appear at the hearing described above to present testimony in regard to the above listed requests. Questions regarding these items should be directed to Bryan Araki, City Planner at (559) 324-2346 or email at [bryana@cityofclovis.com](mailto:bryana@cityofclovis.com).

If you would like to view the Planning Commission Agenda and Staff Reports, please visit the City of Clovis Website at [www.cityofclovis.com](http://www.cityofclovis.com). Select "Planning Commission Agendas" from right side of the main page under "Frequently Visited." Reports will be available approximately 72 hours prior to the meeting time.

If you challenge a project 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 at, or prior to, the public hearing.

Dwight D. Kroll, AICP, Planning and Development Services Director  
PUBLISH Wednesday, August 9, 2017, *The Business Journal*