

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Monday, September 11, 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 City Council will consider the following items:

- A. 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.

The Planning Commission recommends denial of R2017-17, and TM6168.

- B. R2017-09, Consider a request to rezone approximately one acre of property located at 3072 DeWolf Avenue 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. Ekam Construction, Inc, owner/applicant; Dale G. Mell & Associates, representative. The Planning Commission Recommends approval of R2017-09.
- C. 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. The Planning Commission Recommends approval of R2017-12.
- D. CUP2017-03, A request to appeal the Planning Commission's denial and approve a conditional use permit for a proposed convenience market with fuel sales, beer and wine sales, and fast food with a drive-thru for property located at 1075 Herndon Avenue. M & S Krueger Holdings, LLC, owner; Deep Dewal, applicant; AGC Design Concept, representative.

Project Item No. A 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.

Project Items 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 exempt from CEQA pursuant to a Class 32 categorical exemption. Class 32 exemptions consist of in-fill development less than 5 acres in size meeting the conditions described in California Government Code Section 15332(a), (b), (c), (d) and (e). A Notice of Exemption has been completed during the preliminary review and is kept for public review with the project file during the processing of the project application. Staff will file the notice with the County Clerk if the projects are approved.

All interested parties are invited to comment in writing to the Planning Division by no later than 3:00 p.m. on September 11, 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.

If you would like to view the City Council Agenda and Staff Reports, please visit the City of Clovis Website at www.cityofclovis.com. Select "City Council 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
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