

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Thursday, June 28, 2018, 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. Consider items associated with approximately 168 acres of land located on the northwest corner of Shepherd and Sunnyside Avenues. Various Owners; Lennar, applicant, Yamabe & Horn Engineering, representative. This item was continued from the May 31, 2018, meeting.
1. Consider Approval, Res. 18-___, GPA2017-07, A request to amend the circulation element of the General Plan and Heritage Grove Design Guidelines, for placement of a Shepherd Avenue access point on the north side of Shepherd Avenue, west of Sunnyside Avenue for future development. Additionally, a request to reclassify approximately four acres of Open Space to Mixed Use and relocate the required Open Space within the Project site.
 2. R2017-18, A request to approve a prezone from the AE20 (Agricultural Exempt) Zone District to the R-1 (Single Family Residential) and P-F (Public Facilities) Zone District.
 3. CUP2017-17, A request to approve a 586-lot Planned Residential Development with public streets.
 4. TM6200, A request to approve a vesting tentative tract map for a 586-lot single-family planned residential development.
- B. Consider items associated with approximately 5.99 acres of land located at the northwest corner of Ashlan and Locan Avenues. Marilyn Ishimaru, Masaji Miyake, Masato Miyake, and Tom Miyake, owners; 2M Development, applicant; Harbour & Associates, representative.
1. R2018-06, A request to approve a rezone from the R-A (Single-Family Residential - 24,000 Sq. Ft.) Zone District to the R-1 (Single-Family Residential - 6,000 Sq. Ft.) Zone District.
 2. TM6221, A request to approve a vesting tentative tract map for a 24-lot single-family residential development.
- C. OA2018-01, A request to amend the Clovis Development Code as a semi-annual cleanup to address typographical, grammatical, and content errors as a result of the 2014 Development Code Update. City of Clovis, applicant.

A Mitigated Negative Declaration has been completed for Project Item A pursuant to Section 15070 of CEQA. A Notice of Intent to adopt a Mitigated Negative Declaration was published on, and mailed to nearby property owners on April 26, 2018. Recommendation of a proposed Mitigated Negative Declaration does not necessarily mean this project will be approved. Hard copies and electronic copies of the proposed Mitigated Negative Declaration for this project may be reviewed and/or obtained at the City of Clovis Planning Division, 1033 Fifth Street, Clovis, California, Monday through Friday, between 8:00 a.m. and 3:00 p.m.

Project Item No.'s B and C are in substantial conformance with the environmental analysis performed for the 2014 General Plan Update and 2014 Development Code Update. No major revisions will be required with the adopted Environmental Impact Report to accommodate the proposed projects, therefore, subject to CEQA Sections 15162, no further environmental review is required for these projects.

All interested parties are invited to comment in writing to the Planning Division by no later than 3:00 p.m. on June 28, 2018, 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 Planning Commission Agenda and Staff Reports, please visit the City of Clovis Website at 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 June 15, 2018, *The Business Journal*

**NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION
NOTICE OF PUBLIC HEARING
NOTICE OF PUBLIC REVIEW OF A PROPOSED MITIGATED NEGATIVE DECLARATION**

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- A. **CUP2017-16**, A request to approve a conditional use permit for an auto tire service center and fuel station related to a Costco Wholesale facility proposed at the northwest corner of Santa Ana and Clovis Avenues. Hinds Investments LP, owner; Michael Okuma, Costco Wholesale, applicant; Jeff Berberich, representative.
- B. **CUP2018-01**, A request to approve a conditional use permit for a 4-story, 110-room hotel with reduced parking to be located at the southeast corner of Santa Ana and Clovis Avenues. Clovis Centerpointe, LP, owner; SAT Broadway, LLC, applicant; KFW Engineers & Surveying, representative.

A Mitigated Negative Declaration has been completed for Project Item No's. A & B, pursuant to Section 15070 of CEQA. Recommendation of a proposed Mitigated Negative Declaration does not necessarily mean this project will be approved. Hard copies and electronic copies of the proposed Mitigated Negative Declaration for this project may be reviewed and/or obtained at the City of Clovis Planning Division, 1033 Fifth Street, Clovis, California, Monday through Friday, between 8:00 a.m. and 3:00 p.m.

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Dwight D. Kroll, AICP, Planning and Development Services Director
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