

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Tuesday, January 17, 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:

1. CUP2016-08, A request to approve a conditional use permit within a previously approved 34-lot subdivision map located at the northeast corner of Shaw and Locan Avenues. The conditional use permit is requesting to utilize the Planned Residential Development Ordinance to allow reduced front and rear yard setbacks, and increased lot coverage. Della Wathen, Wathen Group Construction, owner/applicant, Yamabe & Horn Engineers, Representative.

The Planning Commission Recommends approval of CUP2016-08.

2. Consider items associated with approximately 8.5 acres of property located near the southeast corner of Shaw and Locan Avenues. H&E Nursery, owners; Wilson Premier Homes, Inc., applicant; Harbour & Associates, representative.
 - a. R2016-06A, A request to approve an amendment to the conditions of approval of Rezone R2016-06 to remove the recreation building and add two (2) lots to the Planned Residential Development.
 - b. TM6137A, A request to approve a tentative tract map amendment to a previously approved single-family planned residential development to remove the recreation building and add two (2) lots.

The Planning Commission Recommends approval of R2016-06A, and TM6137A.

Project No. 1 is in substantial conformance with the environmental analysis performed for the 2014 General Plan. No major revisions will be required with the adopted Environmental Impact Report to accommodate the proposed project, therefore, subject to CEQA Sections 15162 and 15182 no further environmental review is required for this project.

Project Item No. 2 is in substantial conformance with the environmental analysis performed for General Plan Amendment GPA2016-05, Rezone R2016-06 & Tentative Tract Map TM6137. No major revisions will be required with the adopted Mitigated Negative Declaration to accommodate the proposed project, therefore, subject to CEQA Sections 15162 and 15182 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 January 17, 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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