

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Thursday, July 27, 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. CUP2017-03, A request to approve a conditional use permit for the development of a gas station and convenience store on property located at 1075 Herndon Avenue. M & S Krueger Holdings, LLC, owner; Deep Dewal, applicant; AGC Design Concept, representative.
- B. R2017-07, A request to approve a prezone of approximately 7.34 acres of land located on the east side of De Wolf Avenue, between Shaw and San Jose Avenues from the County AE-20 Zone District to the Clovis R-3 (Medium Density Multiple Family Residential) Zone District. Virginia R. & David Simpson, Marcella A. Deanda Trs., Liru Huang & Michael Blackston, Herbert Paul Bethel, owners; Westgate Construction and Development, applicant; Burrell Consulting Group, representative.

Project Item No. A 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.

Project Item No. B is in substantial conformance with the environmental analysis performed for the 2014 General Plan Update, 2014 Development Code Update and Loma Vista Specific Plan EIR. 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.

All interested parties are invited to comment in writing to the Planning Division by no later than 3:00 p.m. on July 27, 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 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 Friday, July 14, 2017, *The Business Journal*