

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Thursday, January 26, 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:

1. R89-19A5, A request to approve an amendment to conditions of approval and Master Sign Program of Rezone R89-19 to allow for an additional freestanding sign for property located near the southwest corner of Shaw and Ash Avenues. One Sycamore Properties, LLC, owner; Fluoresco Services, LLC, applicant.
2. Consider items associated with approximately 18.09 acres of property located at the southeast corner of Gettysburg (alignment) and Highland Avenues. Cressey River, LLC., owner; Fagundes Bros. Dairy, applicant; Yamabe & Horn Engineering, Inc., representative.
 - a. R2016-14, A request to approve a prezone from the County AE-20 Zone District to the Clovis R-1 (Single Family Residential – 6,000 Sq. Ft.) Zone District.
 - b. CUP2016-07, A request to approve a conditional use permit for an 86-lot single-family planned residential development with public streets and reduced front yard setbacks.
 - c. TM6166, A request to approve a vesting tentative tract map for an 86-lot single-family planned residential development.
3. Consider items associated with approximately one acre of property located at 648 W. Sierra Avenue. James and Gloria Scott, owners; Rudy Dekermenjian, applicant; Comprehensive Planning Associates, representative.
 - a. R2016-18, A request to rezone from the R-A (Single-Family Residential – 24,000 sq. ft.) Zone District to the R-1 (Single-Family Residential) Zone District.
 - b. CUP2016-10, A request to approve a conditional use permit for a proposed 18-bed, single-story congregate care living facility within an existing residence and with associated parking.
4. Consider items associated with approximately 7.76 acres of property located at the southwest corner of Santa Ana Avenue and Sierra Vista Parkway. LandValue 37, LLC., owner; BN Micro, L.P., applicant; Harbour & Associates, representative.
 - a. CUP2016-09, A request to approve a conditional use permit for an 83-lot single-family gated planned residential development (PRD) with private streets, reduced setbacks, reduced lot sizes, and increased lot coverage.
 - b. TM6170, A request to approve a vesting tentative tract map for an 83-lot single-family planned residential development.
5. V2016-04, A request to approve a variance to the R-1-AH Zone District Standards to reduce the front and side yard setbacks for an approved 24-lot subdivision at the southwest corner of Loyola and DeWolf Avenues. WC Clovis 5720A, LLC, owner/applicant.
6. V2016-05, A request to approve a variance to the R-1 Zone District standards to a reduce the front and rear yard setbacks and increase the lot coverage for an approved 34-lot subdivision at the northeast corner of Shaw and Locan Avenues. Della Wathen, Wathen Group Construction, owner/applicant, Yamabe & Horn Engineers, Representative.
7. OA2017-01, 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.

Project Item Nos. 1 & 3, are 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 project is approved.

Project Item No. 2, is consistent with the EIR certified for the Loma Vista Specific Plan. Per Section 15182 of CEQA, this project is not subject to an EIR or negative declaration because an EIR was certified with the Loma Vista Specific Plan after January 1, 1980, and meets all standards of this Special Situation.

Project Item No. 4, is in substantial conformance with the environmental analysis performed for General Plan Amendment GPA2016-08, Rezone R2016-09 & Site Plan Review SPR2016-05. 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.

The City has determined that Project Items No. 5 & 6, are exempt from CEQA pursuant to Public Resources Code Section 15061(b)(3) which provides that CEQA applies only to projects that have the potential for causing a significant effect on the environment. 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 project is approved.

Project Item No. 7, is 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 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 26, 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
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