



CITY of COLFAX

C A L I F O R N I A

CITY HALL, 33 SOUTH MAIN STREET, COLFAX, CA



PUBLIC HEARING NOTICE

NOTICE IS HEREBY GIVEN that the Colfax Planning Commission will conduct a public hearing on February 12, 2014 beginning at 7:00 p.m. or as soon thereafter as the matter may be heard, at Colfax City Hall, 33 S. Main Street, in the City Council Chambers. During the public hearing, the Planning Commission will consider approving a proposed update to the Housing Element of the City's General Plan (#PL-02-13 – "Housing Element Update"). At the conclusion of the February 12, 2014 public hearing, the Planning Commission will make a written recommendation to the Colfax City Council regarding adoption of the proposed Housing Element Update and related CEQA documentation.

NOTICE IS FURTHER GIVEN that the Colfax City Council will conduct a public hearing at its regularly scheduled meeting on February 12, 2014 at 7:00 p.m., or as soon thereafter as the matter may be heard, at Colfax City Hall, 33 S. Main Street, in the City Council Chambers. During the February 12, 2014 public hearing, the City Council will consider approving, modifying or disapproving the recommendation of the Planning Commission regarding the proposed Housing Element Update and related CEQA documentation. If the City Council approves the recommendation of the Planning Commission at that meeting, the City Council will, after the conclusion of the public hearing, consider adopting the proposed Housing Element Update and related CEQA documentation. These public hearings may be conducted in accordance with the procedures set forth in Chapter 1.28 of the Colfax Municipal Code.

PROJECT DESCRIPTION: #PL-02-13 (Housing Element Update). The Housing Element identifies and analyzes existing and projected housing needs in order to preserve, improve and develop housing for all economic segments of the community, including the special housing needs of large families, disabled, developmentally disabled, female headed households, homeless and seniors. The Housing Element is a policy-level document that does not include site-specific development plans. The update to the Housing Element does not propose any changes in land use designations of the Land Use Element of the General Plan, nor does it revise, replace or attempt to supersede existing development policies, standards or procedures that are in place to ensure compliance with the City's Municipal Code and General Plan policies. Future development applications submitted for parcels within the City of Colfax would be subject to site-specific environmental review and applicable development policies, standards or procedures under the City's Municipal Code.

A copy of the proposed General Plan Housing Element Update and related CEQA documentation is available for public review at Colfax City Hall, 33 S. Main Street, Colfax, CA during normal business hours (Tuesday through Thursday, 8:00 a.m. to 5:00 p.m.) and on the City's website at www.colfax-ca.gov (see Government/Reports & Documents page). At the hearings, the Planning Commission and/or City Council will take public testimony on all issues within the scope of the proposed project. Interested persons should attend the public hearing or submit written comments prior to the public hearing. Written comments may be directed to the Colfax Planning Department, PO Box 702, Colfax, CA 95713.

This notice is posted in accordance with the provisions of the California Government Code Title 7 Chapter 65000, as amended. Administrative remedies must be exhausted prior to action being initiated in a court of law. If you challenge the proposed project in court, you may be limited to issues raised at the public hearing or in written correspondence delivered at or prior to the public hearings.

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