

Article XIV. Applications, Fees, Notices, Hearings and Procedures Generally.

Sec. 44-191. Notices generally--Manner of giving.

Notice of time and place and date of public hearings under the provisions of this chapter shall be given in the following manner:

- (a) Notice of any public hearing upon a proposed amendment to this chapter or to the map which is a part of this chapter, **a general plan amendment**, a variance, ~~a site plan~~, **a conditional use permit**, ~~or an~~ unclassified use permit, **a zone change, a tentative tract map, a tentative parcel map, or a condominium conversion** shall be given by at least one publication in a newspaper of general circulation in the city not less than ten days before the date of such public hearing.
- (b) Notice of public hearing ~~to consider a conditional use permit~~ shall be given by the following method:
 - (1) The mailing of a written notice not less than ten days prior to the date of such hearing to the last known address of the owners **and tenants** of the property located within not less than a ~~five~~ **three** hundred foot radius of the exterior boundaries of the subject property as indicated on the latest available assessment rolls in the city hall of the city. (Ord. Nos. 178, 809)
- (c) A written notice shall be sent to the owner of subject property and to the applicant if he **or she** be a person other than the owner of such property not less than ten days prior to the date of hearing on any type of application. (Ord. No. 178)

Sec. 44-192. Same--Required wording and contents generally.

Notices of hearings on zone reclassification, amendment, **site plan**, unclassified use permit, variance and conditional use permit shall consist of the words: "Notice of Proposed Change of Zone Boundaries or Classification" ~~or "Notice of Proposed Site Plan"~~ or "Notice of Proposed Conditional Use Permit" or "Notice of Proposed Unclassified Use Permit," as the case may be, setting forth the description of the property under consideration, the **detailed** nature of the proposed change, or requested permit or use, **clearly identifiable site plan and elevations or renderings as relevant**, and the time, place and date at which the public hearings on the matter will be held. (Ord. No. 178)