NOTICE OF PUBLIC HEARING
FOR GENERAL PLAN AMENDMENT #13-03, ZONE CHANGE #418, AND NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION

A public hearing will be held by the Merced City Council on Monday, October 7, 2013, at 7:00 p.m., or as soon thereafter as may be heard in the City Council Chambers located in the Civic Center at 678 W. 18th Street, Merced, California, concerning General Plan Amendment #13-03, Zone Change #418, and Conditional Use Permit #1184, initiated by Boos Development, applicant for Steven Edward Althoff, property owner. This application involves a request to amend the General Plan Designation for two parcels (Assessor's Parcel Numbers: Parcel One - 034-122-013 and Parcel Two - 034-122-014). Parcel One would be changed from a Commercial Office (CO) designation to Thoroughfare Commercial (CT) and Parcel Two from High/Medium Density Residential (HMD) to Thoroughfare Commercial (CT). The application also involves a Zone Change for the same two parcels to change the Zoning on Parcel One from Commercial Office (C-O) to Thoroughfare Commercial (C-T) and on the Parcel Two from R-3-1.5 to Thoroughfare Commercial (C-T). The project site is generally located approximately 380 feet west of the intersection of East 21st Street and Yosemite Parkway; said property being more particularly described as Parcels #1 and #2 as shown on the Parcel Map entitled "Parcel Map for Maire Sorensen" recorded in Book 40 at Page 7 of Merced County Records; also known as Assessor's Parcel Numbers (APN's) 034-122-013; -014.

At the meeting, the City Council will also consider the introduction of the Ordinance entitled: "An Ordinance of the City Council of the City of Merced, California, Amending the Official Zoning Map by Rezoning Certain Property Located on the South Side East 21st Street, Approximately 380 Feet West of the Intersection of Yosemite Parkway and East 21st Street From R-3-1.5 to Thoroughfare Commercial (C-T) and Rezoning Certain Property Located on the North Side of Yosemite Parkway, Approximately 380 Feet West of the Intersection of Yosemite Parkway and East 21st Street From Commercial Office (C-O) to Thoroughfare Commercial (C-T), and Approving a Developer Agreement Therefore."

If enacted, this ordinance would change the zoning designation for the above described Parcel One (034-122-013) from Commercial Office (C-O) to Thoroughfare Commercial (C-T) and the above described Parcel Two (034-122-014) from R-3-1.5 to Thoroughfare Commercial (C-T). You may view a full copy of this ordinance at the City Clerk's Department, City Hall, 678 W. 18th Street, Merced, California or on the Internet at www.cityofmerced.org.

An environmental review checklist has been filed for this project, and a draft negative declaration (i.e., no further environmental review would be required) has been prepared. A copy of this staff evaluation ("Initial Study") is available for public inspection at the City of Merced Planning Department during regular business hours, at 678 West 18th Street, Merced, California. A copy of this document can also be purchased at the Planning Department for the price of reproduction.

All persons in favor of, opposed to, or in any manner interested in this request for a General Plan Amendment, and Zone Change are invited to attend this public hearing or forward written comments to the Director of Development Services, City of Merced, 678 West 18th Street, Merced, California 95340. The public review period for the environmental determination begins on September 26, 2013 and ends on October 7, 2013.

Please feel free to call the Planning Department at (209) 385-6858 for additional information. If you challenge this action 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.

	/s/ Kim Espinosa	/s/ Jamie Fanconi
September 19, 2013	KIM ESPINOSA, Planning Manager	Deputy City Clerk