NOTICE OF PUBLIC HEARING
FOR GENERAL PLAN AMENDMENT #13-02, ZONE CHANGE #417, AND NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION

A public hearing will be held by the Merced City Council on Monday, November 4, 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 #13-02 and Zone Change #417, initiated by the City of Merced, property owner. This application involves a request to amend the General Plan and Zoning Designation for the southerly portion of the parcel located at the northeast corner of G Street and East 23rd Street. The General Plan and Zoning designation for the southwesterly portion of the parcel would be amended from Neighborhood Commercial (CN) to General Commercial (CG) and the General Plan designation for the southeasterly portion would be amended from Low Density Residential (LD) to General Commercial and the Zoning would be changed from R-1-6 to General Commercial (C-G). The subject parcel is generally located at the northeast corner of G Street and 23rd Street; said property being more particularly described as all that portion of real property as described in that certain Grant Deed to the City of Merced, recorded January 28, 2010, as Document Number 2010-003406, Merced County Records, and all that portion of real property as described in that certain Grant Deed to the City of Merced, recorded January 29, 2010, as Document Number 2010-003437, Merced County Records; also known as Assessor's Parcel Numbers (APN's) 034-011-024 and 034-011-007.

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 the southerly portion of the parcel located at the northeast corner of G Street and East 23rd Street – Amending the Zoning for the southwesterly portion of the parcel as described in Grant Deed 2010-003406, Merced County Records, from Neighborhood Commercial (C-N) to General Commercial (C-G) and amending the Zoning for the southeast corner of the parcel as described in Grant Deed 2010-003437, Merced County Records, from R-1-6 to General Commercial (C-G)."

If enacted, this ordinance would change the zoning designation for the southwesterly portion of the above described Parcel from Neighborhood Commercial (C-N) to General Commercial (C-G) and the southeasterly portion of the above described parcel from R-1-6 to General Commercial (C-G). 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 October 24, 2013 and ends on November 4, 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
October 21, 2013	KIM ESPINOSA, Planning Manager	Deputy City Clerk