

NOTICE OF PUBLIC HEARING
FOR GENERAL PLAN AMENDMENT #14-01, ZONE CHANGE #420, AND
NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION

A public hearing will be held by the Merced City Planning Commission on Wednesday, October 22, 2014, at 7:00 p.m., or as soon thereafter as may be heard in the City Council Chambers located at 678 W. 18th Street, Merced, CA, concerning General Plan Amendment #14-01 and Zone Change #420, initiated by Carlos Fuentes, Jeffrey Tenenbaum, and Marc L. and Ewa Mc Culloch property owners. This application involves a request to amend the General Plan Designation from Low-Density Residential (LD) to Commercial Office (CO) and change the zoning from R-1-6 to Commercial Office (C-O) for four parcels. Parcel One (815 West 23rd Street) being generally located on the north side of West 23rd Street, approximately 50 feet west of O Street; Parcel Two (825 West 23rd Street) being generally located on the north side of West 23rd Street and approximately 150 feet west of O Street; Parcel Three (820 West 23rd Street) being generally located on the south side of West 23rd Street, approximately 100 feet west of O Street; and Parcel Four (830 West 23rd Street) generally located approximately 180 feet west of O Street; said properties being more particularly described as: Parcel One – Lots 27, 28, 29, and 30 as shown on that certain map entitled “Town of Merced,” recorded in Volume 2 at Page 12 of Merced County Records; Parcel Two – Lots 25 and 26 as shown on that certain map entitled “Town of Merced,” recorded in Volume 2 at Page 12 of Merced County Records; Parcel Three - Lot 5 and the eastern 15 feet of Lot 6 as shown on that certain map entitled “Town of Merced,” recorded in Volume 2 at Page 12 of Merced County Records; and Parcel Four – the western 20 feet of Lot 8 and the eastern 20 feet of Lot 9 as shown on that certain map entitled “Town of Merced,” recorded in Volume 2 at Page 12 of Merced County Records also known as Assessor’s Parcel Numbers (APN’s): Parcel One - 030-163-003; Parcel Two – 030-163-004; Parcel Three - 030-164-008; and Parcel Four 030-164-006.

Note: This hearing was originally scheduled for August 10, 2014, but due to the applicant’s request that a fourth parcel be added to the request, the original item will be tabled and the hearing has been rescheduled to October 22, 2014.

An environmental review checklist has been filed for this project, and a draft negative declaration has been prepared (i.e., no further environmental review would be required) under the California Environmental Quality Act. 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, CA 95340. The public review period for the environmental determination begins on October 2, 2014, and ends on October 22, 2014. Please feel free to call the Planning Department at (209) 385-6858 for additional information. If you challenge the decision of the Planning Commission 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 of Merced at, or prior to, the public hearing.

After the Planning Commission makes its decision on this matter, the General Plan Amendment and Zone Change will also be considered at a public hearing before the City Council. A separate notice of that public hearing will also be given.

/s/ Kim Espinosa

Kim Espinosa,
Planning Manager

September 26, 2014