

NOTICE OF PUBLIC HEARING
FOR GENERAL PLAN AMENDMENT #13-04, SITE UTILIZATION PLAN REVISION #20 TO
PLANNED DEVELOPMENT (P-D) #2, CONDITIONAL USE PERMIT #1185 AND
NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION

A public hearing will be held by the Merced City Planning Commission on Wednesday, November 5, 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 #13-04, Site Utilization Plan Revision #20 to Planned Development (P-D) #2, and Conditional Use Permit #1185, initiated by Fremming, Parson and Pecchenino, a Quad Knopf Company, on behalf of Gurdial Singh and Balbir Kaur, property owners. This application is a request to allow an exception to General Plan Policies T-1.3.j and T-1.3.k dealing with the placement of driveways along an arterial roadway and near intersections to allow a new driveway on G Street north of Park Avenue. Site Utilization Plan Revision #20 to Planned Development (P-D) #2 would allow a change in the land use designation for the site from restaurant to car wash. Conditional Use Permit #1185 would allow the construction of a 3,495-square-foot carwash and an 850-square-foot retail/pay station building to serve the carwash. The project site is generally located at the northwest corner of G Street and Park Avenue (2905 G Street) within Planned Development #2 with a General Plan designation of Neighborhood Commercial (CN); said properties being more particularly described as: Parcel One as shown on that certain map entitled "Parcel Map for RFC Holdings, LLC.," recorded in Book 112, Page 35 of Merced County Records; also known as Assessor's Parcel Number (APN): 007-290-040.

An environmental review checklist has been filed for this project, and a draft negative declaration has been prepared under the California Environmental Quality Act. A copy of this staff evaluation (Initial Study #13-20) 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, Site Utilization Plan Revision, and Conditional Use Permit 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 16, 2014, and ends on November 5, 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.

October 13, 2014

/s/ Kim Espinosa

Kim Espinosa,
Planning Manager