

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

A public hearing will be held by the Merced City Council on Monday, December 15, 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 and Site Utilization Plan Revision #20 to Planned Development #2, initiated by Fremming, Parson, and Pecchenino, a Quad Knopf Company, for 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. 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.

On November 5, 2014, the Planning Commission considered this matter at a duly noticed public hearing and recommended (4 ayes, 2 noes, 1 vacancy) that the City Council adopt a Negative Declaration regarding Environmental Review #13-20 and approve General Plan Amendment #13-04 and Site Utilization Plan Revision #20 to Planned Development (P-D) #2.

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, approving Site Utilization Plan Revision #20 to Planned Development (P-D) #2 by changing the designation of an approximately 0.89-acre parcel generally located at the northwest corner of G Street and Park Avenue from 'Restaurant' to 'Car Wash.' "

If enacted, the ordinance would amend the Site Utilization Plan for this parcel within Planned Development (P-D) #2 from "Restaurant" to "Car Wash." You may view a full copy of this ordinance at the City Clerk's Department, City Hall, 678 West 18th Street, Merced, California, or on the City's website at www.cityofmerced.org.

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 Site Utilization Plan Revision 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 December 4, 2014, and ends on December 15, 2014. 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 of Merced at, or prior to, the public hearing.

November 24, 2014

/s/ Kim Espinosa

Kim Espinosa,
Planning Manager