

NOTICE OF PUBLIC HEARING  
FOR GENERAL PLAN AMENDMENT #15-02, SITE UTILIZATION PLAN REVISION #18 TO  
PLANNED DEVELOPMENT (P-D) #4, AND NOTICE OF INTENT TO ADOPT A NEGATIVE  
DECLARATION

A public hearing will be held by the Merced City Planning Commission on Wednesday, June 17, 2015, 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 #15-02 and Site Utilization Plan Revision #18 to Planned Development (P-D) #4, initiated by Shemoil Moradzadeh, property owner. This application is a request to change the General Plan designation from Commercial Office (CO) to Neighborhood Commercial (CN) and to change the Site Utilization Plan designation from "Financial Institution" to "Retail" for an approximately 0.92 acre parcel located at the southeast corner of M Street and Olive Avenue. The property is more particularly described as Parcel 1 as shown on the Parcel Map entitled "Parcel Map for Gibraltar Savings and Loan Assoc.," recorded in Book 19 at Page 40 of Merced County Records; also known as Assessor's Parcel Number (APN): 007-250-020.

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 #15-09) 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 May 28, 2015, and ends on June 17, 2015. 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 Revision to the Site Utilization Plan will also be considered at a public hearing before the City Council. A separate notice of that public hearing will also be given.

May 28, 2015

/s/ Kim Espinosa  
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Kim Espinosa, Planning  
Manager