

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 Council on Monday, August 3, 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.

On June 17, 2015, the Planning Commission considered this matter at a duly noticed public hearing, and recommended that the City Council approve Environmental Review #15-09 (Negative Declaration), General Plan Amendment #15-02, and Site Utilization Plan Revision #18 to Planned Development (P-D) #4, subject to the Finding and Conditions set forth in Staff Report #15-13 (Resolution #3052).

At the meeting, the City Council will also consider the introduction of an Ordinance entitled "An Ordinance of the City Council of the City of Merced, California, approving Site Utilization Plan Revision #18 to Planned Development (P-D) #4 changing the designation from 'Financial Institution' to 'Retail Commercial' for a 0.92 acre parcel generally located at the southeast corner of Olive Avenue and M Street."

If enacted, the Ordinance would make the above changes to the land designation for this property on the Official Site Utilization Plan map for Planned Development (P-D) #4. 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](http://www.cityofmerced.org).

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 July 23, 2015, and ends on August 3, 2015. Please feel free to call the Planning Department at (209) 385-6858 for additional information. If you challenge the decision of the City Council 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.

July 23, 2015

/s/ Bill King for Kim Espinosa  
Kim Espinosa, Planning  
Manager