

NOTICE OF PUBLIC HEARING  
FOR GENERAL PLAN AMENDMENT #16-01, ZONE CHANGE #423, AND NOTICE OF INTENT  
TO ADOPT A NEGATIVE DECLARATION

A public hearing will be held by the Merced City Council on Monday, June 6, 2016, 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 #16-01 and Zone Change #423, initiated by Eddie Laplante and Daniel Kazakos, on behalf of Landmark Hill Investments, LLC, property owner. This application is a request to change the General Plan and Zoning designations for an approximately 1.1-acre parcel located on the north side of East 16th Street, approximately 245 feet east of G Street. The requested change is to amend the General Plan designation from Thoroughfare Commercial (CT) to High Density Residential (HD) and to change the Zoning designation from C-T to R-4 to allow the conversion of an existing 37-unit motel to a 41-unit supportive housing complex with an on-site manager's residence. The property is more particularly described as: a portion of Lot B as shown on the map entitled "Ritchey's Addition to Merced," recorded in Book 6, Page 9 of Merced County Records; also known as Assessor's Parcel Number (APN): 034-204-002.

On May 4, 2016, the Planning Commission considered this matter at a duly noticed public hearing, and recommended (5 ayes, 1 noes, 1 abstain) that the City Council deny General Plan Amendment #16-01 and Zone Change #423.

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, amending the Official Zoning Map by rezoning an approximately 1.1-acre parcel located on the north side of East 16<sup>th</sup> Street (205 East 16<sup>th</sup> Street) from Thoroughfare Commercial (C-T) to Conditional R-4."

If enacted, this ordinance would make the above changes in zoning to the property described. You may view a full copy of this ordinance at the City Clerk's Department, City Hall, 678 W. 18th Street, Merced, CA 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 evaluation (Initial Study #16-09) is available for public inspection at the City of Merced Planning Department during regular business hours, at 678 W. 18th Street, Merced, CA. 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 W. 18th Street, Merced, CA 95340. The public review period for the environmental determination begins on May 26, 2016, and ends on June 6, 2016.

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 at, or prior to, the public hearing.

/s/ David Gonzalves

May 20, 2016

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DAVID GONZALVES  
Planning Manager