

NOTICE OF PUBLIC HEARING
FOR ZONING ORDINANCE AMENDMENT #16-01 (ADOPTION OF A NEW ZONING CODE)
AND NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION

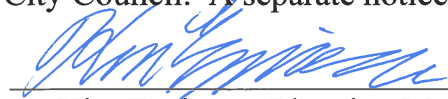
A public hearing will be held by the Merced City Planning Commission on Wednesday, July 6, 2016, at 7:00 p.m., or as soon thereafter as may be heard in the City Council Chambers located at 678 W. 18th Street, Merced, CA, concerning Zoning Ordinance Amendment #16-01, initiated by the City of Merced. This application involves the adoption of a new Zoning Ordinance for the City of Merced (Title 20 of the Merced Municipal Code). This is the first comprehensive update of the Zoning Ordinance since its adoption in the early 1960's and represents a complete redesign, update, and modernization of the Zoning Ordinance in order to make the Ordinance easier to use and understand for the general public and to provide specific guidance to developers, making the development process simpler and faster. The goal was to facilitate the City's overall growth and development and enhance the community's overall appearance, access to services, and economic health. The Zoning Ordinance addresses such issues as, including but not limited to, allowed land uses in each zoning district, development standards (setbacks, minimum lot sizes, maximum heights of buildings and fences, etc.), procedures for development permits, and land use definitions. A copy of the Public Review Draft of the Zoning Ordinance was released in September 2015 and is available for the price of reproduction at the City Planning Department or for download on the City's website at:

https://www.cityofmerced.org/depts/cd/planning/zoning_ordinance_update.asp

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 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 Zoning Ordinance Amendment 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 June 16, 2016, and ends on July 6, 2016. 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 matter will also be considered at a public hearing before the City Council. A separate notice of that public hearing will also be given.



Kim Espinosa, Planning Manager

June 10, 2016