

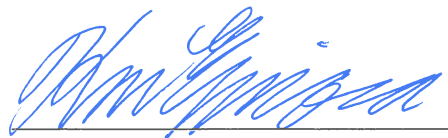
NOTICE OF PUBLIC HEARING
FOR DESIGN REVIEW APPLICATION #16-01 AND NOTICE OF INTENT TO ADOPT A
CATEGORICAL EXEMPTION

A public hearing will be held by the Merced City Planning Commission on Wednesday, September 7, 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 Design Review Application #16-01, initiated by Capital Rivers Commercial and the Vernal Group, on behalf of “J” Street Plaza Company, a California general partnership, property owner. This application involves a request to demolish the existing building and construct a new 2,791-square-foot fast-food restaurant with a drive-thru at the southwest corner of Martin Luther King, Jr. Way and 15th Street (1445 Martin Luther King, Jr. Way) within a Thoroughfare Commercial (C-T) Zone; said property being more particularly described as Parcel 1 as shown on the map entitled “Parcel Map for ‘J’ Street Arco”, recorded in Volume 48, Page 20 of Merced County Records; also known as Assessor’s Parcel Number (APN) 031-241-030.

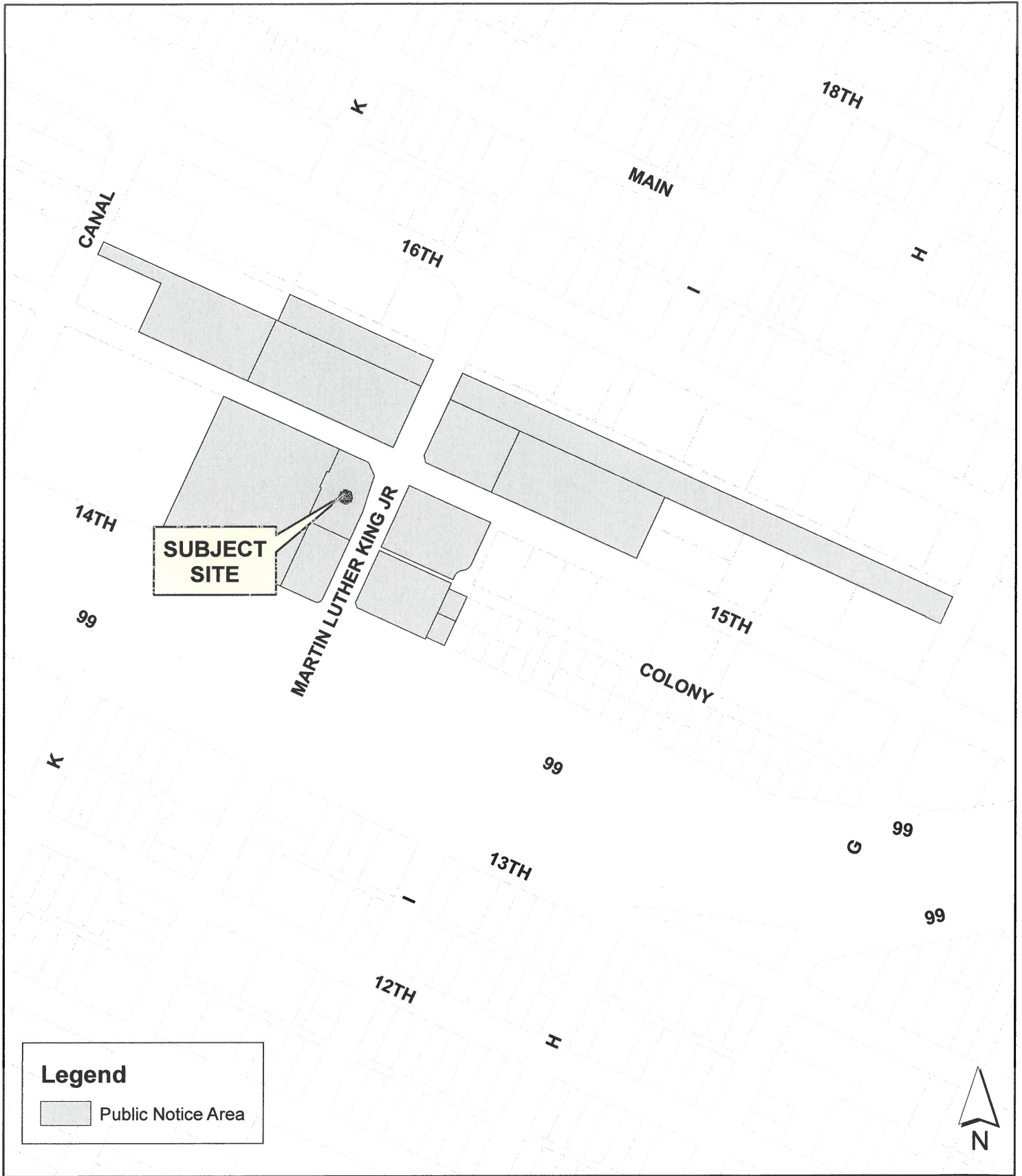
An environmental review checklist has been filed for this project, and a Categorical Exemption from further environmental review under the California Environmental Quality Act has been issued. A copy of this exemption is available for public inspection at the City of Merced Planning Department during 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 Design Review Permit 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 August 18, 2016 and ends on September 7, 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.

August 15, 2016



Planning Manager



Legend

Public Notice Area

Disclaimer: This document was prepared for general inquiries only. The City of Merced makes no warranty, representation, or guarantee regarding the accuracy of this map. The City of Merced is not responsible for errors or omissions that might occur. Official information regarding specific parcels should be obtained from official recorded or adopted City documents.

DESIGN REVIEW #16-01
1445 MARTIN LUTHER KING, JR. WAY

