

NOTICE OF PUBLIC HEARING
FOR A MODIFICATION TO CONDITIONAL USE PERMIT #1214 AND NOTICE OF INTENT
TO ADOPT A CATEGORICAL EXEMPTION

A public hearing will be held by the Merced City Planning Commission on Wednesday, December 6, 2017, 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 a modification to Conditional Use Permit #1214, initiated by Ferass Abu Ghaban, on behalf of Promenade Center, Limited Partnership, property owner. This application involves a request to modify an existing beer and wine Alcoholic Beverage Control License to include the sale of liquor for onsite consumption for the Bobcat Diner, located within the Promenade Shopping Center at 755 E. Yosemite Avenue, Suite H. The subject site is generally located at the northwest corner at Yosemite Avenue and Paulson Road, with a zoning classification of Planned Development (P-D) #48 and a General Plan designation of Neighborhood Commercial (CN); said property being more particularly described as a Portion of Parcel C as shown on that certain Parcel Map for Pearson Scott, LLC, recorded in Volume 100, Page 24 of Merced County Records; also known as Assessor's Parcel Number (APN) 231-180-003.

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 modification to a Conditional Use 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 November 16, 2017, and ends on December 6, 2017. 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.

November 13, 2017

/s/ Kim Espinosa

Kim Espinosa,
Planning Manager