

NOTICE OF PUBLIC HEARING
FOR ZONING ORDINANCE AMENDMENT #18-01 AND NOTICE OF INTENT TO ADOPT A
CATEGORICAL EXEMPTION

A public hearing will be held by the Merced City Planning Commission on Wednesday, February 7, 2018, at 7:00 p.m., or as soon thereafter as may be heard in the City Council Chambers located in the Merced Civic Center at 678 W. 18th Street, Merced, CA, concerning Zoning Ordinance Amendment #18-01, initiated by the City of Merced. This application involves changes to the Merced Zoning Ordinance (Title 20 of the Merced Municipal Code) which would modify the Commercial Shopping Center (C-SC) Zone land use policy to allow the following uses with a Site Plan Review Permit: Community Gardens, Colleges & Trade Schools, Commercial Recreation Indoor, Commercial Recreation Outdoor, and Drive-Through/Drive-Up Sales. In addition, the following uses would be downgraded from requiring a Conditional Use Permit to requiring a Site Plan Review Permit: Gas and Service Stations/Car Washes, Offices/Professional Uses, and Restaurants. Any of the above mentioned uses, except for Community Gardens, would be allowed only as a packaged-development that requires the development of a grocery store of over 20,000 square feet as the main anchor to a shopping center. A Community Garden would be allowed as a temporary use until a shopping center is developed.

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. 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 January 18, 2018, and ends on February 7, 2018. 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.

January 11, 2018

/s/Michael Hren for
Kim Espinosa
Planning Manager