

NOTICE OF PUBLIC HEARING REGARDING PROPOSED AMENDMENTS TO  
THE CITY OF MERCED'S ZONING ORDINANCE RELATING TO THE  
COMMERCIAL SHOPPING CENTER (C-SC) ZONE

A public hearing will be held by the Merced City Council on Monday, March 5, 2018, at 6:00 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 #18-01, initiated by the City of Merced. This application involves proposed amendments to the City's Zoning Ordinance (Title 20 of the Merced Municipal Code) regarding the Commercial Shopping Center (C-SC) Zone.

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 TABLE 20.10-1  
(PERMITTED LAND USES IN THE COMMERCIAL ZONING  
DISTRICTS) OF THE MERCED MUNICIPAL CODE.”

If enacted, this ordinance would modify the Commercial Shopping Center (C-SC) Zone 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 changed 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 part of a 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. A copy of the full text of the proposed ordinance is available for review in the Office of the City Clerk, City of Merced, 678 W. 18th Street, Merced, CA, and on the City's website at [www.cityofmerced.org](http://www.cityofmerced.org).

On February 7, 2018, the Planning Commission considered this matter at a duly noticed public hearing. After weighing all the issues and taking public testimony, the Planning Commission recommended, by a 4-1-1 (4 ayes, 1 no, 1 absent, 1 vacancy) vote, that the ordinance be approved by the City Council as proposed.

An environmental review checklist has been filed for this project, and a categorical exemption has been prepared (i.e., no further environmental review would be required) under the California Environmental Quality Act. A copy of this staff evaluation 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. Please feel free to call the Planning Department at (209) 385-6858 for additional information.

All persons in favor of, opposed to, or in any manner interested in the proposed amendments to the City's zoning ordinance relating to the Commercial Shopping Center (C-SC) Zone are invited to attend this public hearing. The public is also invited to provide any oral or written comments regarding these matters at or before the public hearing date. If you challenge the decision of the City Council 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.

February 16, 2018

/s/ Kim Espinosa  
Kim Espinosa, Planning Manager