

NOTICE OF PUBLIC HEARING
AN APPEAL OF THE PLANNING COMMISSION'S DECISION ON THE
EXTENSION OF VESTING TENTATIVE SUBDIVISION MAP #1291

A public hearing will be held by the Merced City Council on Monday, August 5, 2019, 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 an appeal of the Planning Commission's decision regarding the extension of Vesting Tentative Subdivision Map (VTSM) #1291 for Bright Development, initiated by Rick Telegan on behalf of BP Investors, LLC, Leeco, LLC, and Exposition Properties, LLC. VTSM #1291 would allow the subdivision of 39.8 acres of land owned by CEB Holdings, LLC, into 168 single-family lots generally located on the east side of G Street at Merrill Place (extended) within an R-1-5 zone with a General Plan designation of Low Density Residential (LD). Said property being more particularly described as Lot 2 and a portion of Lot 1 as shown on that map entitled "Parcel Map for Benber Property," recorded in Book 97, Page 17 of Merced County Records on September 2, 2004; also known as Assessor's Parcel Number (APN) 060-030-037 and a portion of 060-030-038.

On April 3, 2019, the Planning Commission considered the request for an extension of VTSM #1291 at a duly noticed public hearing, and granted a one-year extension for VTSM #1291, which extended the expiration date of the map to January 16, 2020.

On June 3, 2019, the City Council considered this appeal, at that time, the Council gave direction to prepare Findings to deny the appeal and uphold the extension of VTSM #1291. The action on August 5, 2019, would be to adopt a resolution denying the appeal or provide other direction to staff at that time.

All persons in favor of, opposed to, or in any manner interested in this appeal of the extension of Vesting Tentative Subdivision Map #1291 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. Please feel free to call the Planning Department at (209) 385-6858 for additional information. If you challenge the decision of the City 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.

July 19, 2019

/s/ Kim Espinosa

Kim Espinosa, Planning
Manager