

NOTICE OF PUBLIC HEARING
FOR GENERAL PLAN AMENDMENT #19-02, ZONE CHANGE #426, CONDITIONAL USE PERMIT
#1231, AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

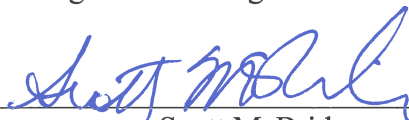
A public hearing will be held by the Merced City Planning Commission on Wednesday, August 21, 2019, at 7:00 p.m., or as soon thereafter as may be heard in the City Council Chambers located at 678 W. 18th Street, Merced, CA, concerning General Plan Amendment #19-02, Zone Change #426, and Conditional Use Permit #1231. This application was initiated by Merced Holdings, LP, property owner. The General Plan Amendment and Zone Change application is a request to change the General Plan designation from Low Density Residential (LD) to Neighborhood Commercial (CN) and change the Zoning designation from R-1-6 to Neighborhood Commercial (C-N) for approximately 22,670 square feet of land located approximately 360 feet south of Yosemite Avenue, on the east side of McKee Road. The Conditional Use Permit application is a request to allow the construction of 428 Efficiency Dwelling Units and 18,000 square feet of retail on 5.94 acres of land with a General Plan designation of Neighborhood Commercial (CN) and Zoning designation of Neighborhood Commercial (C-N) generally located at the southeast corner of Yosemite Avenue and McKee Road. The property is more particularly described as: "Adjusted Parcel 1" as shown on Certificate of Compliance #2018-23 for Boundary Adjustment #18-06, recorded as Document Number 2019-009885 in Merced County Records; also known as Assessor's Parcel Number (APN): 008-310-053; and Parcel 1 as shown on that certain map entitled "Parcel Map for Nuketa L. Pretzer-Jensen," recorded in Book 58, Page 44 of Merced County Records; also known as Assessor's Parcel Number (APN): 008-310-038.

An environmental review checklist has been filed for this project, and a draft mitigated negative declaration has been prepared under the California Environmental Quality Act. A copy of this staff evaluation ("Initial Study") is available for public inspection at the City of Merced Planning Department during regular business hours, at 678 West 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 General Plan Amendment, Zone Change, and 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 August 1, 2019, and ends on August 21, 2019. 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.

After the Planning Commission makes its decision on this matter, the General Plan Amendment, Specific Plan Revision, and Site Utilization Plan Revision will also be considered at a public hearing before the City Council. A separate notice of that public hearing will also be given.

July 30, 2019



Scott McBride,
Director of Development Services