

NOTICE OF PUBLIC HEARING

FOR APPEAL #25-0002 OF THE PLANNING COMMISSION'S APPROVAL OF CONDITIONAL USE PERMIT #25-0006 AND NOTICE OF INTENT TO ADOPT A CATEGORICAL EXEMPTION

A public hearing will be held by the Merced City Council on Monday, July 21, 2025, at 6:00 p.m., or as soon thereafter as may be heard, in the Council Chambers of City Hall, 678 W. 18th Street, Merced, CA, concerning the Appeal #25-0002 by Brenda Morgun of the Planning Commission's approval of Conditional Use Permit #25-0006, initiated by AT&T Mobility on behalf of the City of Merced, property owner. This application involves a request to construct a 55-foot-tall stealth mono-palm tower on an 11.3-acre parcel generally located at 3400 Parsons Avenue. The site has a General Plan designation of Open Space – Park/Recreation (OS-PK) and a Zoning classification of Low Density Residential (R-1-6). Said property being more particularly described as Parcel 2 as shown on that certain Parcel Map entitled "Bradley's Add. No. I, R.M. Vol. 2, Pg 66," recorded in Book 6, Page 15 of Merced County Records; also known as Assessor's Parcel Number (APN) 006-150-002.

On May 7, 2025, the Planning Commission considered this matter at a duly noticed public hearing, and approved Conditional Use Permit #25-0006 and Environmental Review #25-0002 (Categorical Exemption).


An environmental review checklist has been filed for this project, and a Categorical Exemption has been prepared 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, or on the City's website at www.cityofmerced.org. 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 Appeal #25-0002 of the approval of a Conditional Use Permit are invited to attend the meeting in person or comment via written correspondence or email (see instructions below). The public review period for the environmental determination begins on June 26, 2025, and ends on July 21, 2025. Please call the Planning Department at (209) 385-6858 for additional information. If you challenge the action 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.

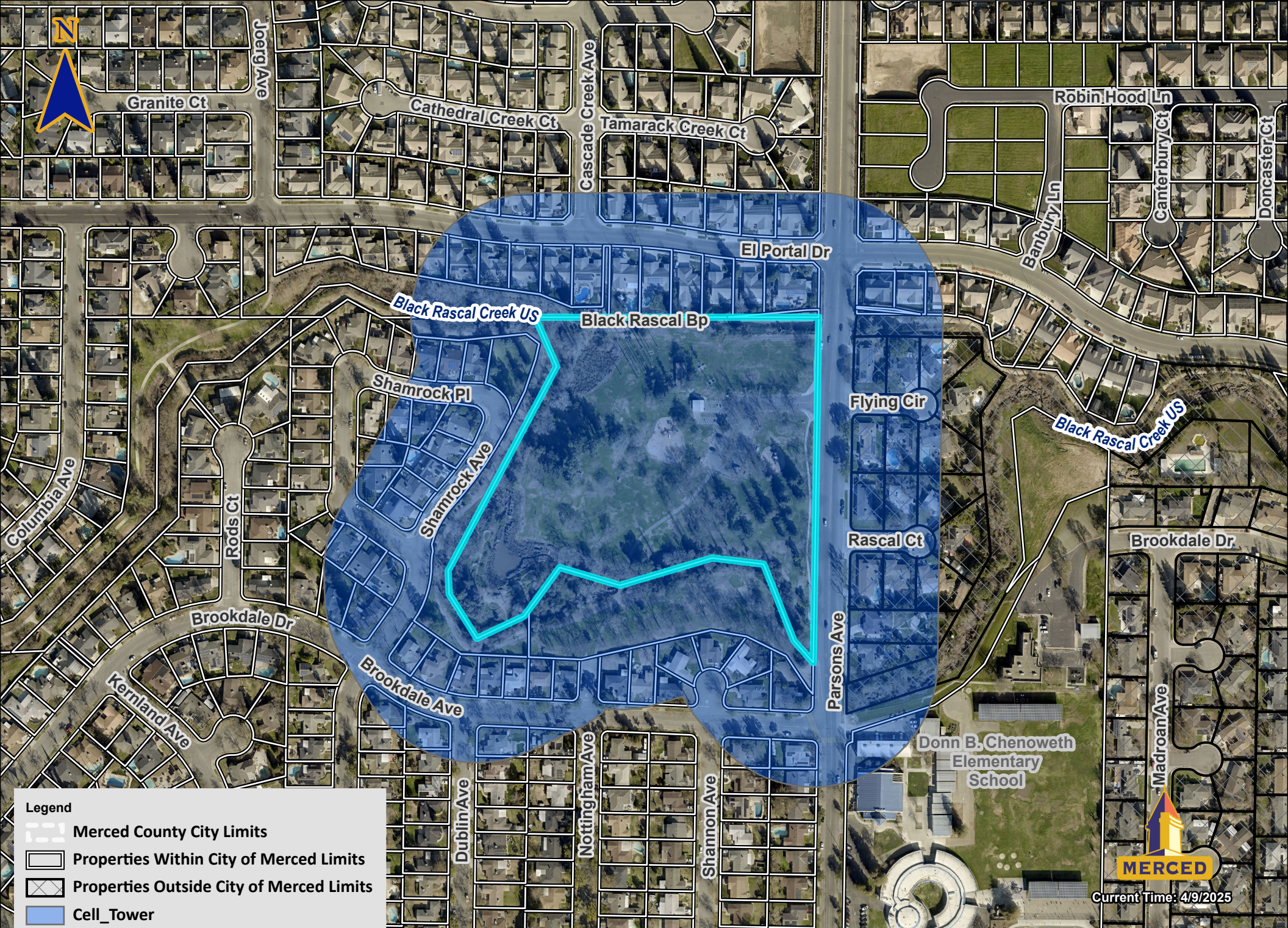
You may submit your public comment to the City Council electronically no later than 1:00 PM on the day of the meeting. Comments received before the deadline will become part of the record. Material may be emailed to cityclerk@cityofmerced.org and should be limited to 300 words or less. Please specify which portion of the agenda you are commenting on, i.e. item # or Public Comment. Your comments will be provided to the City Council at the appropriate time. Any correspondence received before, during, or after the meeting will be distributed to the City Council and retained for the official record.

To view video (if available) or listen to the City Council meeting live, go to the City's website www.cityofmerced.org, Facebook Live, or Comcast Public Access Channel 96.

June 26, 2025



Frank Quintero,
Interim Director of Development Services



Appeal #25-0002 of Conditional Use Permit #25-0006