

NOTICE OF PUBLIC HEARING
FOR CONDITIONAL USE PERMIT #25-0010
AND NOTICE OF INTENT TO ADOPT A CATEGORICAL EXEMPTION

A public hearing will be held by the Merced Planning Commission on July 23, 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, regarding Conditional Use Permit #25-0010, initiated by Golden Valley Engineering, applicant for TTA Lawler, LLC, property owner. This application involves a request to convert an existing industrial building into a fitness center at 2241 Cessna Way. The subject site is generally located at the northwest corner of Cessna Way and Beechcraft Avenue. The subject site has a General Plan designation of Industrial (IND) and a Zoning classification of Light Industrial (I-L). Said property being more particularly described as Parcel 24, as shown on that certain map entitled "Parcel Map For Skyview Industrial Park Phase 2" recorded in Volume 95, Page 30 of Merced County Records; also known as Assessor's Parcel Number (APN) 059-640-024.

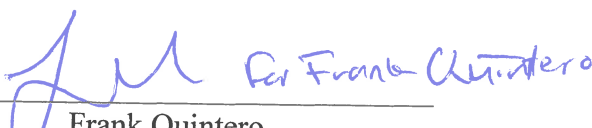
An environmental review checklist has been filed for this project, and a Categorical Exemption has been prepared under the California Environmental Quality Act. A copy of this staff evaluation is available for public inspection at the City of Merced Planning Department during regular business hours at 678 W. 18th Street, Merced, CA, or on the City's website at www.cityofmerced.org. A copy may also be requested by sending an email to planningweb@cityofmerced.org.

All persons in favor of, opposed to, or in any manner interested in this request for a Conditional Use Permit are invited to attend the meeting in person or comment via email. The public review period for the environmental determination begins on July 3, 2025, and ends on July 23, 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.

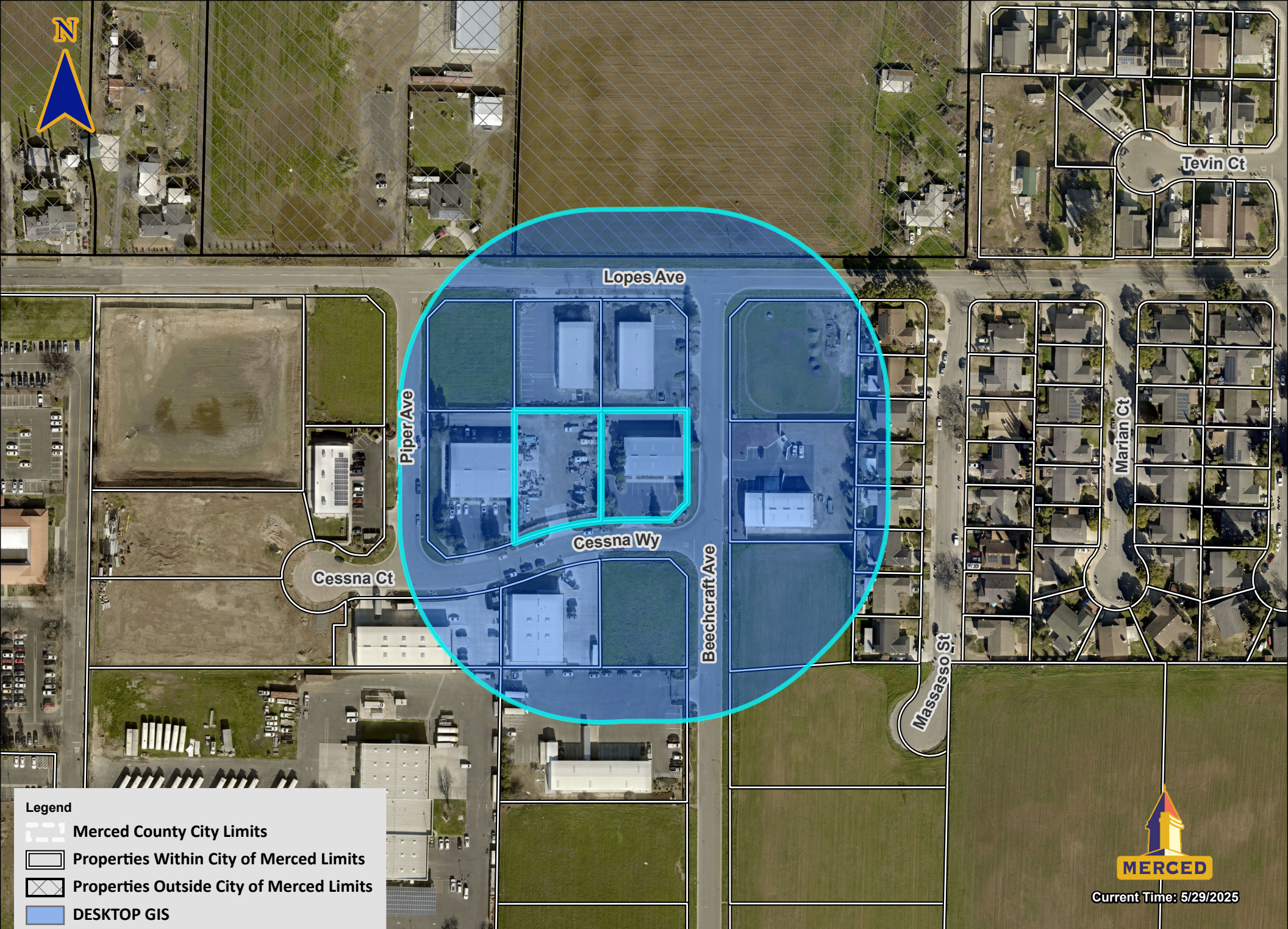
You may submit your public comment to the Planning Commission electronically no later than 1:00 PM on the day of the meeting. Comments received before the deadline will become part of the record. Material may be emailed to planningweb@cityofmerced.org and should be limited to 300 words or less. Please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

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

July 3, 2025



Frank Quintero
INTERIM DEVELOPMENT
SERVICES DIRECTOR



CUP #25-0010 Gym at 2241 Cessna Way