

NOTICE OF PUBLIC HEARING FOR LOT SPLIT #24-03

A public hearing will be held by the Merced City Minor Subdivision Committee on Tuesday, November 5, 2024, at 3:30 pm., or as soon thereafter as may be heard in the Planning Conference Room, at the Merced Civic Center at 678 West 18<sup>th</sup> Street, Merced, concerning Lot Split Application #24-03, initiated by Felipe Rojas-Flores, property owner. The application involves the division of one parcel totaling approximately 0.68 acres, having a General Plan designation of High-Low Density Residential (LDR) and Zoning classification of Low Density Residential (R-1-6), into two separate lots, one being approximately 0.32 acres and the other being approximately 0.36 acres. The subject parcel is generally located on the south side of West 11<sup>th</sup> Street, between O Street and P Street (832 West 11<sup>th</sup> Street), Merced, California, APN: 032-054-003 (Exhibit A).

All persons in favor of, opposed to, or in any manner interested in this request for a Lot Split are invited to attend or comment via email (see instructions below). Please feel free to call the Planning Department at (209) 385-6858 for additional information. If you challenge the decision of the Minor Subdivision Committee 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 Minor Subdivision Committee electronically no later than 12:00 p.m. on the day of the meeting. Comments received before the deadline will be provided as part of the record. Material may be emailed to [planningweb@cityofmerced.org](mailto:planningweb@cityofmerced.org) and should be limited to 300 words or less. Your comments will be provided to Minor Subdivision Committee at the appropriate time. Any correspondence received before or during the meeting will be distributed to the Minor Subdivision Committee and retained for the official record.



October 24, 2024

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Kim Espinosa,  
Temporary Director of  
Development Services