



NOTICE OF PUBLIC HEARING CITY OF LIVINGSTON

To All Interested Parties:

NOTICE IS HEREBY GIVEN that the Livingston Planning Commission will hold a Public Hearing at a Regular Meeting on Tuesday, October 8, 2024, at 7:00 p.m. or soon thereafter in the City Council Chambers, 1416 "C" Street, Livingston, CA, to consider:

1. **General Plan Amendment Application No. GPA 2023-02, Rezone Application No. REZ 2023-02 – SGM Moonglo, Inc., 19898 Avenue 24, Chowchilla, CA 93610 (Attn: Mr. Goldy Singh).** A request to amend the General Plan Land Use Diagram and Rezone property previously set aside a storm drain basin to accommodate the Moonglo development project, approved by the Livingston City Council in September 2022. The Applicant is requesting a land use amendment only. The proposed General Plan Amendment is to re-designate the project site from PF, Public Facility to HC, Highway Commercial. The proposed Rezoning request is to amend the Project site from Public/Quasi Public Facilities to Highway Service Commercial. (APN 023-070-012).

The Planning Commission will consider a recommendation to the City Council of GPA 2023-02 and REZ 2023-02. A Mitigation Negative Declaration (MND) under the provisions of the California Environmental Quality Act was previously prepared for this development and approved by the City Council on September 6, 2022.

2. **Conditional Use Permit No. CUP 2024-01 and Variance Application 2024-01 – Quickway Travel Plaza.** The applicant, Fresno Neon Sign Co., and property owner, SGM Moonglo Inc. propose the installation of an 80-foot-high Freeway-oriented sign on a previously approved truck travel center. The application also includes a request to exceed the maximum area allowance of a freeway-oriented sign. The maximum area allowance for a freeway-oriented sign is 500 square feet per side. The applicant requests signage of approximately 1,115 square feet per side. The subject property is located on the south side of Campbell Avenue, east of Hammatt Avenue at 2300 Campbell Blvd. in the C-3 Highway Commercial Zoning District. (APN: 023-070-013)
3. **One-year Time Extension for Conditional Use Permit 2019-03 and Site Plan and Design Review Application** for the Villages at Main Residential Apartment Community Project. The Project consists of the construction of a 480-unit residential apartment complex on a 17.3-acre site located at the southeast intersection of Peach Avenue and Main Street/Lincoln Blvd, adjacent to and south of the Livingston High School playing fields in southern Livingston, CA. The time extension, if approved, will allow the applicant an additional twelve months to exercise the previously approved planning applications (APN 047-280-020 and 047-280-029).

Staff report, project plans and other materials for the above project will be available for review at the City of Livingston, 1416 "C" Street, after October 3, 2024. Any persons interested in the above applications are invited to submit comments in writing or orally prior to or at the Public Hearing. Please submit written comments to: Miguel Galvez, Contract City Planner, City of Livingston, by mail at 1416 "C" Street, Livingston, CA 95334 or by email at mgalvez@livingstoncity.com and mabeloe@livingstoncity.com

For additional information, please call (209) 394-8041, Ext. 112.

Dated: September 29, 2024

/s/ Miguel Galvez
Contract City Planner

Publication Date: September 29, 2024, Merced Sun Star



Moonglo/Quickway
GPA 2023-02 & REZ 2023-02
APN: 023-070-012



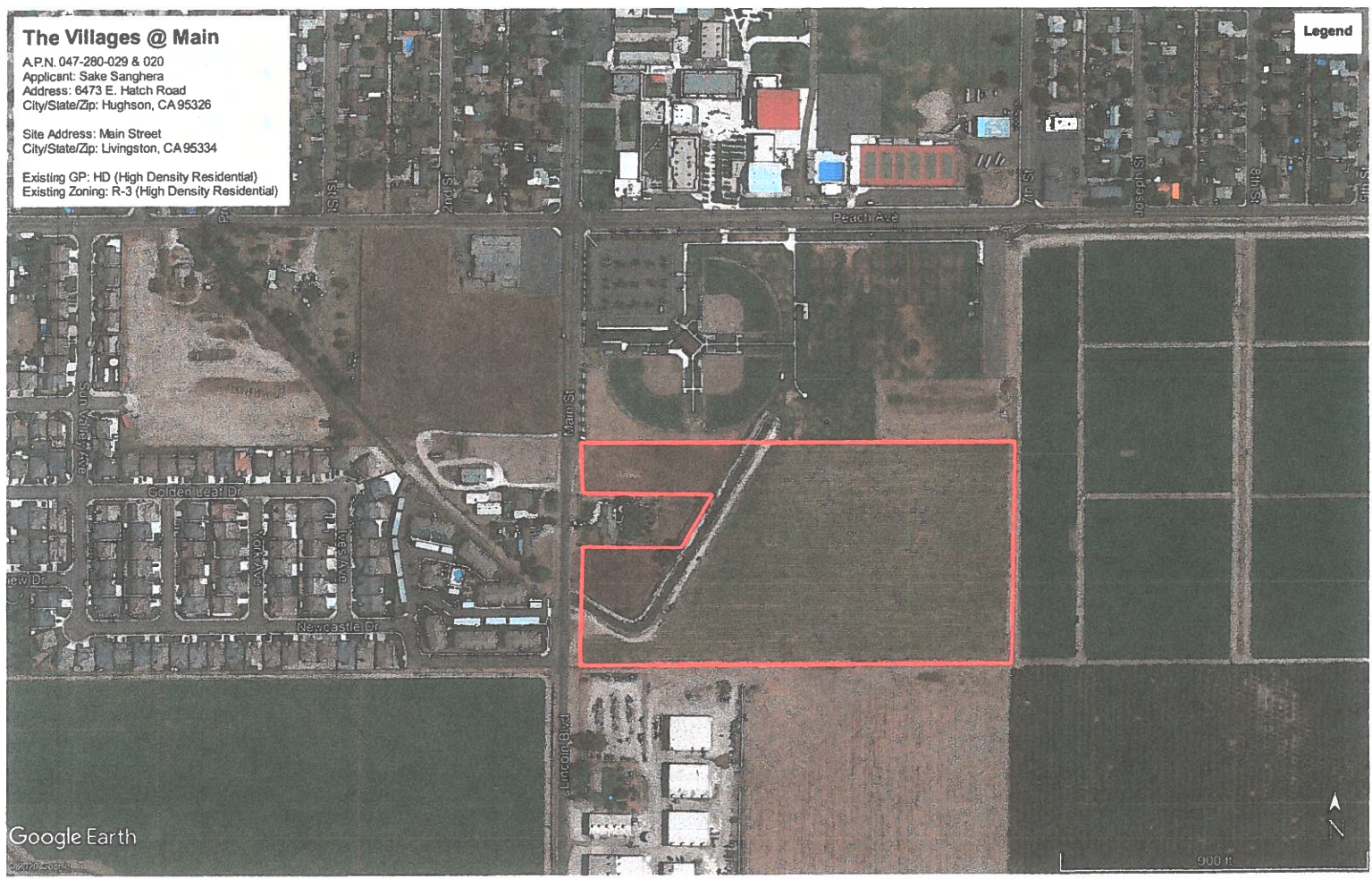
Moonglo/Quickway Plaza
CUP 2024-01
APN: 023-070-013

The Villages @ Main
APN: 047-280-029 & 020
Applicant: Sake Sanghera
Address: 6473 E. Hatch Road
City/State/Zip: Hughson, CA 95326

Site Address: Main Street
City/State/Zip: Livingston, CA 95334

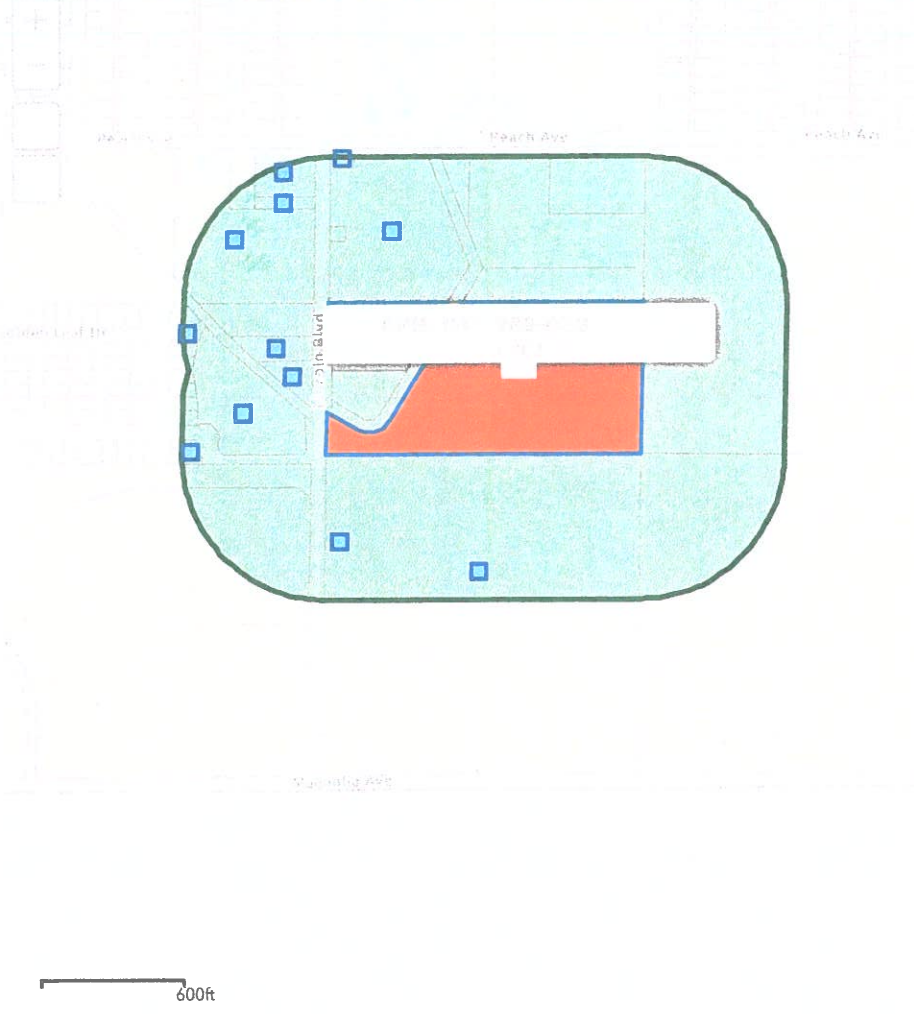
Existing GP: HD (High Density Residential)
Existing Zoning: R-3 (High Density Residential)

Legend



Google Earth

900 ft



Public Notification

Select or search for a feature in the map
▼ 047-280-029 X Q

Map navigation icons: Home, Pan, Measure, Rotate, Full Screen, Print, and a 'Clear' button.

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600 Feet

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Site Address Occupants

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Comma-separated values

13 addressees found; do you want to continue?
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