

NOTICE OF PUBLIC HEARING  
FOR CONDITIONAL USE PERMIT #25-0015  
AND NOTICE OF INTENT TO ADOPT A CATEGORICAL EXEMPTION

A public hearing will be held by the Merced Planning Commission on September 17, 2025, at 6:00 p.m., or as soon thereafter as may be heard in the Council Chambers of City Hall, 678 W. 18<sup>th</sup> Street, Merced, CA, concerning Conditional Use Permit #25-0015, initiated by Malek Mosleh for Chanana Sham & Meenu Trustee, property owner. This application involves a request to operate a convenience store that sells tobacco and tobacco products at 1277 V Street, Suite B. The subject site is generally located at the southwest corner of V Street and McSwain Road (turns into 13<sup>th</sup> Street going east). The subject site has a General Plan designation of Thoroughfare Commercial (CT) and a Zoning classification of Thoroughfare Commercial (C-T). Said property being more particularly described as Parcels 1, 2, 3, and 4 of Block 262, as shown on that certain map entitled "Map of The Mussotto Tract" recorded in Page 59 of Book 2 of Merced County Records; also known as Assessor's Parcel Number (APN) 031-271-016.

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. 18<sup>th</sup> Street, Merced, CA, or on the City's website at [www.cityofmerced.gov](http://www.cityofmerced.gov). A copy may also be requested by sending an email to [planningweb@cityofmerced.gov](mailto:planningweb@cityofmerced.gov).

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 August 28, 2025, and ends on September 17, 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.gov](mailto:planningweb@cityofmerced.gov) 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.gov](http://www.cityofmerced.gov), Facebook Live, or Comcast Public Access Channel 96.

August 18, 2025

  
For Frank Quintero  
Frank Quintero  
INTERIM DEVELOPMENT  
SERVICES DIRECTOR

