

NOTICE OF PUBLIC HEARING  
FOR CONDITIONAL USE PERMIT #26-0021 AND ENVIRONMENTAL REVIEW #26-0051

NOTICE IS HEREBY GIVEN that a public hearing will be held by the Merced City Planning Commission on Wednesday, May 6, 2026, at 6:00 p.m., in the Council Chambers of City Hall, 678 W. 18th Street, Merced, California, to consider Conditional Use Permit #26-0021 and Environmental Review #26-0051.

The project is proposed by Danaelle Rodriguez, with Merced Heart Associates. The property owner is V & S Real Estate Investment, LLC. The project involves two (2) food trucks within the parking lot of 402 Mercy Avenue. The project site is located on the south side of Mercy Avenue, approximately 205 feet east of Sandpiper Avenue and is identified by Assessor's Parcel Number (APN) 231-200-002. The site has a Commercial Office (CO) land use designation and is zoned Office Commercial (C-O).

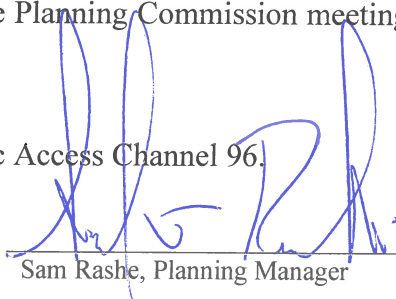
The project has been determined to be exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332.

All interested persons are invited to attend the public hearing and provide testimony. Written comments may be submitted prior to the close of the public hearing to Jessie Lee.

For additional information, please contact the Planning Department at (209) 385-6858. To view video (if available) or listen to the Planning Commission meeting live, visit the City's website at [www.cityofmerced.org](http://www.cityofmerced.org)

Facebook Live, or Comcast Public Access Channel 96.

April 13, 2026

  
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Sam Rashe, Planning Manager



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Dominican Dr

Cruickshank Middle




Mercy Ave

Sandpiper Ave

Mansionette Dr

Owl Ct

Osprey St

- Legend
-  Properties Within City of Merced Limits
  -  Properties Outside City of Merced Limits
  -  FOOD TRUCKS 402 Mercy Ave



Current Time: 4/16/2026

# Conditional Use Permit #26-0021