



# CITY OF MERCED

City Council Chamber  
Merced Civic Center  
678 W. 18th Street  
Merced, CA 95340

## Minutes Planning Commission

---

Wednesday, August 6, 2025

6:00 PM

---

### A. CALL TO ORDER

Chairperson GONZALEZ called the meeting to order at 6:00 PM.

A.1. Moment of Silence

A.2. Pledge of Allegiance to the Flag

Commissioner OCHOA led the Pledge of Allegiance to the Flag.

### B. ROLL CALL

**Clerk's Note:** Deputy City Attorney TANIGUCHI attended the meeting via Microsoft Teams. Commissioner Smith was absent, excused.

**Present:** 6 - Chair Anthony Gonzalez, Member Yang Pao Thao, Member Emanuelle Ochoa, Vice Chair Jeremiah Greggains, Member Jerry Vue, and Member Conchita Swiggart

**Absent:** 1 - Member Walter Smith

### C. PUBLIC COMMENT

There were no public comments.

### D. CONSENT CALENDAR

D.1. **SUBJECT:** Planning Commission Minutes of July 23, 2025

**ACTION:**

Approving and filing the Planning Commission Minutes of July 23, 2025

**A motion was made by Member Ochoa, seconded by Vice Chair Greggains and carried by the following vote, to approve the Consent Agenda.**

**Aye:** 6 - Chair Gonzalez  
Member Pao Thao  
Member Ochoa  
Vice Chair Greggains  
Member Vue  
Member Swiggart

**No:** 0

**Absent:** 1 - Member Smith

## **E. PUBLIC HEARINGS**

**E.1.**

**SUBJECT:** Conditional Use Permit #25-0013, initiated by Edgardo Lopez Cruz, on behalf of Eltareb Ali Mohssen Trustee, property owner. This application involves a request to operate a second food truck within the parking lot of California Liquor & Grocery at 1122 R Street, generally located on the northeast corner of R Street and West 11th Street, within a General Plan designation of Thoroughfare Commercial (CT) and a Zoning classification of Thoroughfare Commercial (C-T) .  
\*PUBLIC HEARING\*

**ACTION:** Approve/Disapprove/Modify  
1) Environmental Review #25-0019 (*Categorical Exemption*)  
2) Conditional Use Permit #25-0013

### **SUMMARY**

Edgardo Lopez Cruz is requesting conditional use permit approval to operate a second food truck within the parking lot located at 1122 R Street (Attachment B). Multiple Mobile Food Vendors on one site are considered a conditional use within a Thoroughfare Commercial (C-T) Zone. The proposed food truck would be located within a parking lot, situated near the southwest portion of the parcel, relatively close to the existing mobile food vendor (Attachment C). The Planning Commission will be reviewing this proposal to ensure that the new site plan is designed in a manner that minimizes negative impacts to the existing site and promotes compatible and orderly development. Staff is recommending approval of this request subject to conditions.

### **RECOMMENDATION**

Planning staff recommends that the Planning Commission approve Environmental Review #25-0019 (Categorical Exemption) and Conditional Use Permit #25-0013 (including the adoption of the Resolution at Attachment A).

Assistant Planner LIVINGSTON reviewed the report on this item. For further information, refer to Staff Report #25-617.

Public Testimony was opened at 6:14 PM.

Speaker from the Audience in Favor

MAGDALENA GARCIA, Applicant, Merced, CA

There were no speakers in opposition to the project.

Public Testimony was closed at 6:17 PM.

**A motion was made by Vice Chair Greggains, seconded by Member Ochoa and carried by the following vote, to adopt a Categorical Exemption regarding Environmental Review #25-0019, and approve Conditional Use Permit #25-0013, subject to the Findings and thirty-three (33) Conditions as set forth in Staff Report #25-617 (RESOLUTION #4161).**

**Aye:** 6 - Chair Gonzalez  
Member Pao Thao  
Member Ochoa  
Vice Chair Greggains  
Member Vue  
Member Swiggart

**No:** 0

**Absent:** 1 - Member Smith

## F. ACTION ITEMS

**F.1.** **SUBJECT:** Cancellation of August 20, 2025, and September 3, 2025, Planning Commission Meetings due to a lack of items

**ACTION:**

Cancel the Planning Commission Meetings of August 20, 2025, and September 3, 2025

**A motion was made by Chairperson Gonzalez, seconded by Member Swiggart and carried by the following vote, to cancel the Planning Commission Meetings of August 20, 2025, and September 3, 2025, due to a lack of items.**

**Aye:** 6 - Chair Gonzalez  
Member Pao Thao  
Member Ochoa  
Vice Chair Greggains  
Member Vue  
Member Swiggart

**No:** 0

**Absent:** 1 - Member Smith

## G. INFORMATION ITEMS

**G.1.** **SUBJECT:** Report by Acting Planning Manager of Upcoming Agenda Items

**ACTION**

Information only.

Acting Planning Manager LAN went over items for the next several Planning Commission meetings.

**G.2.****SUBJECT: Calendar of Meetings/Events**

Aug.	4	City Council, 6:00 p.m.
	6	Planning Commission, 6:00 p.m.
	18	City Council, 6:00 p.m.
	20	Planning Commission, 6:00 p.m.
	26	Bicycle and Pedestrian Advisory Committee, 4:00 p.m.
Sept.	2	City Council, 6:00 p.m. <b>(Tuesday)</b>
	3	Planning Commission, 6:00 p.m.
	15	City Council, 6:00 p.m.
	17	Planning Commission, 6:00 p.m.

**H. BUSINESS****H.1.****SUBJECT: Election of Chairperson and Vice-Chairperson****ACTION**

Election of Chairperson and Vice-Chairperson

Commissioner THAO nominated Chairperson GONZALEZ to continue as Chairperson and Vice Chair GREGGAINS to continue as Vice Chair. Both Chairperson GONZALEZ and Vice Chair GREGGAINS accepted the nominations. There were no other nominations for Chairperson or Vice Chairperson.

**A motion was made by Member Thao, seconded by Member Vue and carried by the following vote, to re-elect Anthony Gonzalez as Chairperson and Jeremiah Greggains as Vice Chairperson.**

**Aye:** 6 - Chair Gonzalez  
Member Pao Thao  
Member Ochoa  
Vice Chair Greggains  
Member Vue  
Member Swiggart

**No:** 0

**Absent:** 1 - Member Smith

**I. ADJOURNMENT**

**Clerk's Note:** The Regular Meeting adjourned at 6:25 PM.

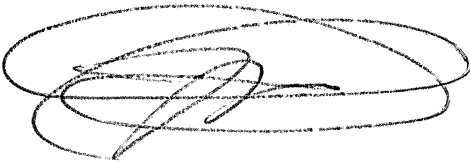
**A motion was made by Chairperson Gonzalez, seconded by Member Swiggart and carried by the following vote, to adjourn the Regular Meeting.**

**Aye:** 6 - Chair Gonzalez  
Member Pao Thao  
Member Ochoa  
Vice Chair Greggains  
Member Vue  
Member Swiggart

**No:** 0

**Absent:** 1 - Member Smith

BY:

A handwritten signature in black ink, consisting of several overlapping loops and a final horizontal stroke.

JONNIE LAN, SECRETARY  
MERCED CITY PLANNING COMMISSION

APPROVED:

ANTHONY GONZALEZ, CHAIRPERSON  
MERCED CITY PLANNING COMMISSION

**CITY OF MERCED**  
**Planning Commission**

**Resolution #4161**

**WHEREAS**, the Merced City Planning Commission at its regular meeting of August 6, 2025 held a public hearing and considered **Conditional Use Permit #25-0013**, initiated by Edgardo Lopez Cruz, on behalf of Eltareb Ali Mohssen Trustee, property owner. This application involves a request to operate a second food truck in the parking lot of California Liquor & Grocery at 1122 R Street. The subject site is generally located on the northeast corner of R Street and West 11<sup>th</sup> Street, within a General Plan designation of Thoroughfare Commercial (CT) and a Zoning Classification of Thoroughfare Commercial (C-T) Zone. Said property being more particularly described as Parcels 17, 18, 19, 20, and 21 of Block 271, as shown on that certain map entitled “Supplemental Map to Town of Merced” recorded in Volume 2, Page 12 of Merced County Records; also known as Assessor’s Parcel Number (APN) 031-294-018.

**WHEREAS**, the Merced City Planning Commission concurs with Findings/Considerations A through J (Exhibit B); and,

**WHEREAS**, the Merced City Planning Commission concurs with the Findings for Conditional Use Permits in Merced Municipal Code Section 20.68.020 (E), and other Considerations as outlined in Exhibit B; and,

**NOW THEREFORE**, after reviewing the City’s Draft Environmental Determination, and discussing all the issues, the Merced City Planning Commission does resolve to hereby adopt a Categorical Exemption regarding Environmental Review #25-0019, and approve Conditional Use Permit #25-0013, subject to the Conditions set forth in Exhibit A attached hereto and incorporated herein by reference.

Upon motion by Commissioner Greggains, seconded by Commissioner Ochoa, and carried by the following vote:

AYES: Commissioners Greggains, Ochoa, Vue, Swiggart, Ochoa, and Chairperson Gonzalez

NOES: None

ABSENT: Commissioner Smith

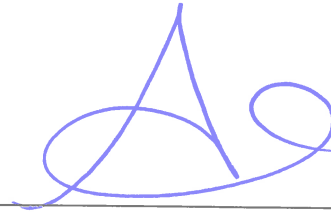
ABSTAIN: None

PLANNING COMMISSION RESOLUTION #4161

Page 2

August 6, 2025

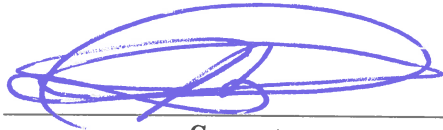
Adopted this 6<sup>th</sup> day of August 2025



---

Chairperson, Planning Commission of  
the City of Merced, California

ATTEST:



---

Secretary

Attachments:

Exhibit A - Conditions of Approval

Exhibit B – Findings



**Conditions of Approval**  
**Planning Commission Resolution #4161**  
**Conditional Use Permit #25-0013**

1. The proposed project shall be constructed/designed/operated as shown on the Site Plan, except as modified by the conditions.
2. All conditions contained in Resolution #1282-Amended (“Standard Conditional Use Permit Conditions”—except for Condition #16 which has been superseded by Code) shall apply.
3. The proposed project shall comply with all standard Municipal Code and Subdivision Map Act requirements as applied by the City Engineering Department.
4. All other applicable codes, ordinances, policies, etc., adopted by the City of Merced shall apply.
5. The developer/applicant shall indemnify, protect, defend (with counsel selected by the City), and hold harmless the City, and any agency or instrumentality thereof, and any officers, officials, employees, or agents thereof, from any and all claims, actions, suits, proceedings, or judgments against the City, or any agency or instrumentality thereof, and any officers, officials, employees, or agents thereof to attack, set aside, void, or annul, an approval of the City, or any agency or instrumentality thereof, advisory agency, appeal board, or legislative body, including actions approved by the voters of the City, concerning the project and the approvals granted herein. Furthermore, developer/applicant shall indemnify, protect, defend, and hold harmless the City, or any agency or instrumentality thereof, against any and all claims, actions, suits, proceedings, or judgments against any governmental entity in which developer/applicant’s project is subject to that other governmental entity’s approval and a condition of such approval is that the City indemnify and defend (with counsel selected by the City) such governmental entity. City shall promptly notify the developer/applicant of any claim, action, suits, or proceeding. Developer/applicant shall be responsible to immediately prefund the litigation cost of the City including, but not limited to, City’s attorney’s fees and costs. If any claim, action, suits, or proceeding is filed challenging this approval, the developer/applicant shall be required to execute a separate and formal defense, indemnification, and deposit agreement that meets the approval

of the City Attorney and to provide all required deposits to fully fund the City's defense immediately but in no event later than five (5) days from that date of a demand to do so from City. In addition, the developer/applicant shall be required to satisfy any monetary obligations imposed on City by any order or judgment.

6. The developer/applicant shall construct and operate the project in strict compliance with the approvals granted herein, City standards, laws, and ordinances, and in compliance with all State and Federal laws, regulations, and standards. In the event of a conflict between City laws and standards and a State or Federal law, regulation, or standard, the stricter or higher standard shall control.
7. The applicant shall comply with all City of Merced business licensing requirements and with all requirements of the Merced County Environmental Health Department.
8. No outdoor tables or chairs shall be permitted on the premises, unless otherwise approved by the Planning Department in consideration of all relevant parking and vehicle circulation areas on this site.
9. At least two tamperproof trash receptacles shall be provided while food is being served (per food truck). The site and the immediate surrounding area shall be maintained free of all debris and trash generated from this use.
10. All signing shall be contained on the food truck. No A-frame signs, banners, inflatable signs, feather signs, pennant signs, flags, or other moving or portable signs shall be permitted for this use anywhere on or off the site.
11. The hours of operation shall be any span of time between 7:00 a.m. and 9:00 p.m. and the business may be open 7 days a week. These hours of operation apply to both food trucks (includes existing food truck). However, if the business is open after dark, lights shall be provided on the vehicle or on the property that are sufficient to light the vehicle and at least a 50-foot radius around the vehicle. If lights are not provided, the food truck shall close at sundown.
12. If the business owners wish to extend the business hours in the future, they must obtain approval from the Development Services Director or designee, or if deemed necessary by the Development Services Director or designee, be referred back to the Planning Commission for action.

13. Disposal of waste products shall be limited to a Merced County Environmental Health Department approved commissary or alternative approved facility.
14. The applicant shall comply with the Water Quality Control Division's (WQCD) Best Management Practices regarding the disposal of cooking grease and proper cleaning of kitchen equipment, or as otherwise required by the WQCD.
15. If problems arise as a result of this business that may require excessive Police Department service calls, in the opinion of the Police Chief, to the site or within the immediate area including, but not limited to, excessive harassment, malicious property damage, lewd and/or disorderly conduct, this approval may be subject to review and revocation by the City of Merced.
16. During hours of operation, food truck employees shall have access to a cell phone (either their own or one provided by the business owner) in case of emergencies.
17. The food truck shall be oriented as to not block the parking stalls to allow room for customers to gather without being in danger of collisions from vehicles entering/exiting the site. This includes orienting the food truck away from the driving aisle to the north, facing south towards 11<sup>th</sup> Street.
18. It shall be the operator's responsibility to ensure all customers park in an orderly fashion and don't block the driveway entrances or interfere with other customers visiting the site.
19. The applicant shall comply with all regulations found in Merced Municipal Code Section 20.44.020 - Food Trucks in Fixed Locations, except as modified by these conditions.
20. Food truck activities shall in no way interfere with the operation of any business on the lot, or nearby businesses, including noise, litter, loitering, and traffic circulation, refuse service, and public safety.
21. The owner shall ensure that restroom facilities are available for the employees. These restrooms shall be provided in a permanent building that meets the Health Department's requirements for distance from the business operation. Portable toilets shall not be allowed.

22. The mobile food vendor is prohibited from selling alcohol.
23. “No Loitering” signs shall be posted on the food truck and building onsite at specific locations approved by the City Police Department.
24. The site is to remain well lit, as required by the City Police Department.
25. The operators of this food truck must identify what they will use as commissary, as the property does not have a grease interceptor.
26. All electric cords must be organized in a way to prevent tripping, and outlets must not be overcharged with multiple connections, per the City Fire department.
27. Propane tanks must not exceed 5 gallons in size without special approval from the City Fire Department.
28. Replacement of fuel gas containers in portable outdoor gas-fired heating appliances shall not be conducted while the public is present.
29. Spare tanks are not allowed in the area.
30. No motorized vehicles shall be parked within 10 feet of the food truck.
31. Fire extinguishers must be located in an easily accessible location.
32. No combustible storage is allowed near any cooking equipment or other sources of ignition.
33. No cooking operations allowed under any membrane structures (canopies).

**Findings and Considerations**  
**Planning Commission Resolution #4161**  
**Conditional Use Permit #25-0013**

**FINDINGS/CONSIDERATIONS:**

**General Plan Compliance and Policies Related to This Application**

- A) The proposed Project complies with the General Plan designation of Thoroughfare Commercial (CT) and the Zoning classification of Thoroughfare Commercial (C-T), with approval of this Conditional Use Permit.

**Traffic/Circulation**

- B) The applicant is proposing to locate the food truck at the southwest portion of the parking lot for California Liquor & Grocery located at 1122 R Street. The food truck would be oriented in a way to not affect the flow of traffic and parking in this lot, and to provide space for customers to gather around the food truck (Condition #17). This includes orienting the food truck away from the driving aisle to the north, facing south towards 11<sup>th</sup> Street. Orienting the food truck in this manner allows vehicles to enter and exit the subject site without impediments. In addition, the applicant shall be required to preserve access for the Refuse Department so that their trucks can access this site and serve this property (Condition #20).

**Parking**

- C) Typically, a mobile food vendor is required to have a minimum of 2 parking stalls. This location falls within the High-Quality Transit area (Attachment E) and qualifies for parking exemption, therefore, the parking provided onsite has been deemed adequate.

**Public Improvements/City Services**

- D) The subject site is fully developed, and public improvements are existing. The food truck is self-contained and would not require a separate connection to the City's sewer and/or water systems.

### **Site Design**

- E) The subject site is located on the northeast corner of R Street and West 11<sup>th</sup> Street. The subject site is a paved 0.34-acre parcel that is currently occupied by California Liquor & Grocery, as well as an existing mobile food vendor. Vehicle access is available from driveways along R Street and two driveways along West 11<sup>th</sup> Street. Customer parking is available throughout the southern portion of the parcel, and in front of California Liquor & Grocery. The proposed mobile food vendor would be located near the southwest portion of the parcel and oriented in a manner that does not create congestion for customers driving to and from the site. The property owner is not proposing to make any other modifications to the site. Outdoor seating is prohibited (e.g., tables, umbrellas, chairs, etc.) as shown under Condition #8, unless subsequently approved by the Planning Department. “No Loitering” signs shall be posted on the food truck onsite at specific locations approved by the City Police Department (Condition #23)

### **Neighborhood Impact/Interference**

- F) This mobile food vendor would be located within the parking lot of a retail store and would be the second mobile food vendor on the lot. This site is surrounded by varying degrees of residential densities. Given the existing traffic volumes created by the retail store, and the fact that a mobile food vendor is already currently operating at the site, staff does not anticipate that this proposal would significantly change the neighborhood’s character.

### **Signage**

- G) The food truck is not allowed any signs other than what is provided on the vehicle itself. Condition #10 of prohibits the use of any A-frame signs, inflatable signs, feather signs, pennants, or other freestanding signs.

### **Truck Details/Operation**

- H) Per the Municipal Code, the food truck can operate daily between 7:00 a.m. to 9:00 p.m. Trash receptacles will be provided to collect the plates, forks, aluminum foil, and paper bags that are typically used to serve these meals (Condition #9). The sale of alcohol is prohibited (Condition #22). Employee restrooms will be available inside California Liquor & Grocery as allowed by the Health Department and agreed upon by the property owner (Condition #21). Disposal of waste products shall be limited to a Merced County Environmental Health Department approved commissary or alternative approved facility (Condition #13). The applicant shall comply with the Water Quality Control Division's (WQCD) Best Management Practices regarding the disposal of cooking grease and proper cleaning of kitchen equipment, or as otherwise required by the WQCD (Condition #14).

### **Conditional Use Permit Findings**

- I) A Conditional Use Permit is required to allow mobile food vendors within the Central Commercial District Zone per Merced Municipal Code (MMC) Table 20.10-1 Permitted Land Uses in the Commercial Zoning Districts. In order for the Planning Commission to approve or deny a conditional use permit, they must consider the following criteria and make findings to support or deny each criteria per MMC 20.68.020 (E) "Findings for Approval for Conditional Use Permits."

#### **MMC 20.68.020 (E) Findings for Approval.**

- 1. The proposed use is consistent with the purpose and standards of the zoning district, the general plan, and any adopted area or neighborhood plan, specific plan, or community plan.*

The proposed project complies with the General Plan designation of Thoroughfare Commercial (CT) and the Zoning classification of Thoroughfare Commercial (C-T) with approval of this Conditional Use Permit.

- 2. The location, size, design, and operating characteristics of the proposed use will be compatible with the existing and future land uses in the vicinity of the subject property.*

The mobile food vendor shall be required to comply with all relevant standards and requirements from MMC Section 20.44.020 – Food Trucks in Fixed Location, to provide compatibility with

surrounding sites. Said standards and requirements are in regard to hours of operation, parking, access, maintenance, advertising, and licenses required.

3. *The proposed use will not be detrimental to the public health, safety, and welfare of the City.*

To ensure the proposal is not detrimental to the public health, safety, and welfare of the City, the applicant shall subsequently apply for permit approval from the Merced County Environmental Health Department, as required for establishments selling hot meals. The Environmental Health Department would inspect food truck cooking facilities before the business could sell food to the general public.

4. *The proposed use is properly located within the city and adequately served by existing or planned services and infrastructure.*

The proposed mobile food vendor is located within the City and can be adequately accessed through existing roads. The food truck would be self-contained with its own water and power and would not need to hook-up to City utilities. The food truck would be serviced at an appropriate commissary facility.

### **Environmental Clearance**

- J) Planning staff has conducted an environmental review of the project in accordance with the requirements of the California Environmental Quality Act (CEQA), and a Categorical Exemption (i.e., no further environmental review is needed) is being recommended.