



# CITY OF MERCED

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

## Meeting Agenda

### Planning Commission

---

Wednesday, April 8, 2026

6:00 PM

City Council Chamber, 2nd Floor, Merced Civic  
Center, 678 W. 18th Street, Merced, CA 95340

---

#### NOTICE TO PUBLIC

##### WELCOME TO THE MEETING OF THE MERCED PLANNING COMMISSION

At least 72 hours prior to each regular Planning Commission meeting, a complete agenda packet is available for review on the City's website at [www.cityofmerced.gov](http://www.cityofmerced.gov) or at the Planning Division Office, 678 W. 18th Street, Merced, CA 95340. All public records relating to an open session item that are distributed to a majority of the Commission will be available for public inspection at the Planning Division Office during regular business hours. The Planning Commission also serves as the Board of Zoning Adjustment and the Design Review/Historic Preservation Commission. Assisted hearing devices are available for meetings held in the Council Chamber.

##### PUBLIC COMMENT: OBTAIN SPEAKER CARD FROM THE CLERK

Members of the audience who wish to address the Planning Commission are requested to complete a speaker card available at the podium against the right-hand side of the Council Chamber. Please submit the completed card to the Clerk before the item is called, preferably before the meeting begins. Speakers will be called up, 3 to 5 at a time, in the order in which the forms are received. Please use the microphone and state your name and city of residence for the record. For permits, licenses, and other entitlements, the applicant will be allowed 15 minutes (including rebuttal), the appellant/leader of the opposition will be allowed 15 minutes (including rebuttal), and all other speakers shall have 3 minutes each, unless the number of speakers is over 10, which in that case, comments shall be limited to 2 minutes each. For all other issues, for 3 or less speakers, 3 minutes each and for over 10 speakers, 2 minutes each shall be allotted. A timer clock is located above the City Council dais illuminating the remaining time. Once the buzzer sounds, please be courteous and conclude your remarks.

Material may be emailed to [planningweb@cityofmerced.gov](mailto:planningweb@cityofmerced.gov) no later than 1 PM on the day of the meeting. Please specify which portion of the agenda you are commenting on, for example, Item # or Public Comments. Your comments will be presented to the Planning Commission at the appropriate time. Any correspondence received after 1 PM will be distributed to the Planning Commission and retained for the official record.

To view video (if available) or listen to the City Council meeting live, go to the City's website [www.cityofmerced.gov](http://www.cityofmerced.gov), YouTube, or Comcast Public Access Channel 96.

#### A. CALL TO ORDER

A.1. Moment of Silence

A.2. Pledge of Allegiance to the Flag

## **B. ROLL CALL**

## **C. PUBLIC COMMENT**

Members of the public who wish to speak on any matter not listed on the agenda may speak during this portion of the meeting and will be allotted 3 minutes. The Chairperson may, at their discretion, reduce the time to 2 minutes if there are more than 10 speakers, in order to accommodate as many speakers as possible. State law prohibits the Planning Commission from acting at this meeting on any matter raised during the public comment period. Members of the public who wish to speak on a matter that is listed on the agenda will be called upon to speak during discussion of that item. Please submit a Request to Speak card prior to the item being called.

## **D. CONSENT CALENDAR**

Adoption of the Consent Calendar may be made with one motion of the Planning Commission provided that any Planning Commission member, individual, or organization may request removal of an item from the Consent Calendar for separate consideration. If a request for removal of an item from the Consent Calendar has been received, the item will be discussed and voted on separately. With Consent items, there is generally no staff presentation but staff is available for questions.

### **D.1. [26-224](#)**

**SUBJECT:** Abandonment #25-0001, to vacate an undeveloped street easement spanning 20 feet at 400 West 7th Street, more specifically the Westerly portion of the property described as Parcel 1 in the grant deed recorded January 27, 2020, in Volume 10 of Official Plats at pages 23-30 Official Records, Merced County, lying in section 25, Township 7 South, Range 13 East, Mount Diablo Base & Meridian, otherwise known as Assessor's Parcel Number (APN) 032-162-014.

**ACTION:** Approve/Disapprove/Modify:

- 1) Abandonment #25-0001, to vacate an undeveloped street easement spanning 20 feet at 400 West 7th Street, more specifically the Westerly portion of the property describe as Parcel 1, Assessor's Parcel Number (APN) 032-162-014

### **SUMMARY**

Leo Ramirez Roofing INC. is requesting a vacation of a 20-foot-wide public utility easement at the eastern portion of 400 West 7th Street. (Attachment

1). This public utility easement was originally included in the plans for continuance of K Street, but it was never completed, and the City has vacated this portion of K Street. City engineering and planning have agreed that the proposed easement is no longer needed and can be returned to the property owner. The General Plan does not address the abandonment or vacation of easements, and thus, the General Plan is not applicable. Given this public utility easement is no longer needed because the City has vacated this portion of K street, the vacation is considered “consistent” with the infrastructure needs of the City. The area to be vacated is 20 feet wide and runs from the southern property line to the northern property line. (Attachment 3)

**RECOMMENDATION**

Planning and Engineering staff have reviewed this request and recommend that the Planning Commission approve Abandonment #25-0001.

**D.2.**    [26-145](#)                    **SUBJECT:** Planning Commission Annual Attendance Report

**ACTION**

Reviewing and approving the Annual Attendance Report.

**D.3.**    [26-242](#)                    **SUBJECT:** Planning Commission Minutes of March 4, 2026

**ACTION:**

Approving and filing the Planning Commission Minutes of March 4, 2026

**E. BUSINESS**

**E.1.**    [26-243](#)                    **SUBJECT:** Report by Planning Manager of Upcoming Agenda Items

**ACTION**

Information only.

**E.2.**    [26-244](#)                    **SUBJECT:** Calendar of Meetings/Events

Apr.	6	City Council, 6:00 p.m.
	8	Planning Commission, 6:00 p.m.
	20	City Council, 6:00 p.m.
	22	Planning Commission, 6:00 p.m.
May	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.

**E.3.** [26-245](#) **SUBJECT: Planning Commission Comments**

**REPORT IN BRIEF**

Provides an opportunity for Commissioners to make a brief announcement on any activity(ies) she/he has attended on behalf of the City and to make a brief announcement on future community events and/or activities. The Brown Act does not allow discussion or action by the legislative body under this section.

**F. ADJOURNMENT**



**ADMINISTRATIVE REPORT**

File #: 26-224

Meeting Date: 4/8/2026

**Planning Commission Staff Report**

*Report Prepared by: Valeria Renteria, Associate Planner, Development Services Department*

**SUBJECT:** Abandonment #25-0001, to vacate an undeveloped street easement spanning 20 feet at 400 West 7<sup>th</sup> Street, more specifically the Westerly portion of the property described as Parcel 1 in the grant deed recorded January 27, 2020, in Volume 10 of Official Plats at pages 23-30 Official Records, Merced County, lying in section 25, Township 7 South, Range 13 East, Mount Diablo Base & Meridian, otherwise known as Assessor's Parcel Number (APN) 032-162-014.

**ACTION:** Approve/Disapprove/Modify:

- 1) Abandonment #25-0001, to vacate an undeveloped street easement spanning 20 feet at 400 West 7<sup>th</sup> Street, more specifically the Westerly portion of the property describe as Parcel 1, Assessor's Parcel Number (APN) 032-162-014

**SUMMARY**

Leo Ramirez Roofing INC. is requesting a vacation of a 20-foot-wide public utility easement at the eastern portion of 400 West 7<sup>th</sup> Street. (Attachment 1). This public utility easement was originally included in the plans for continuance of K Street, but it was never completed, and the City has vacated this portion of K Street. City engineering and planning have agreed that the proposed easement is no longer needed and can be returned to the property owner. The General Plan does not address the abandonment or vacation of easements, and thus, the General Plan is not applicable. Given this public utility easement is no longer needed because the City has vacated this portion of K street, the vacation is considered "consistent" with the infrastructure needs of the City. The area to be vacated is 20 feet wide and runs from the southern property line to the northern property line. (Attachment 3)

**RECOMMENDATION**

Planning and Engineering staff have reviewed this request and recommend that the Planning Commission approve Abandonment #25-0001.

**DISCUSSION**

Project Description

The subject site is located west of a General Commercial (C-G) and north of a Residential Planned Development zone with Low to Medium Density Residential designation. The property itself is located

in a Low Medium Residential Zoning. The City of Merced's engineering department claims that the easement originally was going to be a continuance of K Street. The street was never constructed and has then been vacated, and there are no plans to construct it in the future.

Background

The subject site is part of the original incorporation of the City of Merced in 1889. The land uses in the area include Low Medium Density Residential, High Medium Density Residential and General Commercial. The zoning and land use designation of the subject site was designated to be a buffer between the Commercial and lower density residential uses.

Findings/Considerations

City Staff believes that this easement is no longer needed, and the easement should be abandoned and given to the owners of the property. City engineering and planning consider the vacation consistent with the infrastructure needs of the City.

**ATTACHMENTS**

1. Location Map
2. Legal Description
3. Parcel Map

Merced County Public Works  
Office

Portion to  
be vacated

Truck Repair Shop

Subject Site

Duplexes

Single-Family Residential

West 7TH Street

Jonathan Court

032-162-010

032-162-023

032-162-024

032-162-025

032-162-026

032-162-027

032-162-036

032-162-022

032-162-021

032-162-033

032-162-034

032-162-035

### LEGAL DESCRIPTION

All that certain real property being south of 7<sup>th</sup> Street as shown on the Map of "Resubdivision of Part of Adjoining Acreage Property in the City Of Merced" recorded in Volume 10 of Official Plats at Pages 23-30 in the Office of Merced County Records, and being the westerly 20 feet of Vacated K Street as described in City of Merced Resolution Number 87-53 recorded in Volume 2620 of Official Records at Page 570 in the Office of Merced County Records, lying in the southeast quarter of Section 25, Township 7 South, Range 13 East, Mount Diablo Base and Meriden, in the County of Merced, State of California, described as follows:

The westerly 20 feet of the following describe real property:

A portion of K Street south of West 7<sup>th</sup> Street, being more particularly described as follows:

**Commencing** at a point that is the intersection of the south line of West 7<sup>th</sup> Street and the west line of K Street, said point being the **True Point of Beginning**; **Thence** the following courses and distances: South 65°20' East, 80 feet; South 24°40' West, 57.25 feet; North 65°20' West, 80.00 feet; North 24°40' East, 80.00 feet to the **True Point of Beginning**

Contains 1,145 Square Feet, more or less.

As shown in Exhibit B attached hereto.

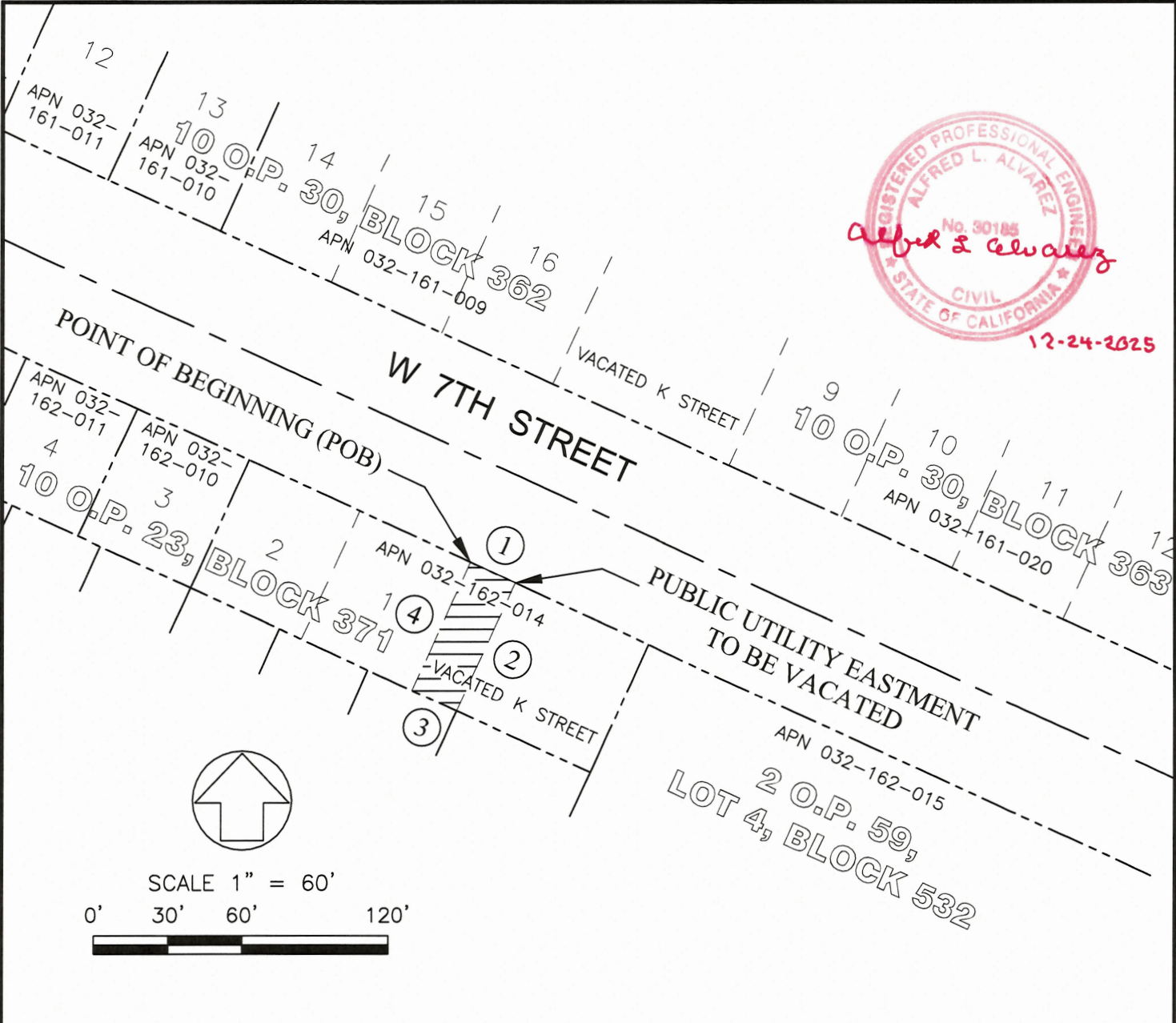
Subject to rights of record, if any.



**ALFRED L. ALVAREZ, PE**  
CIVIL ENGINEERING - SURVEYING  
1350 PLYMOUTH AVENUE, ATWATER, CA 95301-9473  
alvarez1948@sbcglobal.net  
(209) 631-7834

**EXHIBIT A**  
SUMMARY VACATION OF EXCESS PUBLIC UTILITY EASEMENT AS DESCRIBED IN CITY OF MERCED RESOLUTION NUMBER 83-53, RECORDED IN VOLUME 2620 OF OFFICIAL RECORDS AT PAGE 570, MCR, LYING IN PORTION OF SECTION 25, T. 17 S., R. 13 E., M.D.B.&M. MERCED COUNTY, STATE OF CALIFORNIA

DRAWN BY:	N/A
DATE	REV 12/24/25
SCALE:	N/A
SHEET:	1 OF 2



REGISTERED PROFESSIONAL ENGINEER  
 ALFRED L. ALVAREZ  
 No. 30185  
*Alfred L. Alvarez*  
 CIVIL  
 STATE OF CALIFORNIA  
 12-24-2025

COURSE INDEX

- ① S 65° 20' E      20.00 FEET
- ② S 24° 40' W      57.25 FEET
- ③ N 65°20' W      20.00 FEET
- ④ N 24°40' E      57.25 FEET

REFERENCED DOCUMENTS

OFFICIAL MAP OF THE RESUBDIVISION OF PART OF ADJOINING ACREAGE PROPERTY IN THE CITY OF MERCED RECORDED IN VOLUME 10 OF OFFICIAL PLATS, PAGES 23-30, MCR.

RESOLUTION NO. 87-33, RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MERCED ORDERING THE VACATION OF A PORTION OF A CERTAIN PUBLIC STREET COMMONLY KNOW AS K STREET TO RESERVATION OF PUBLIC UTILITY EASEMENTS RECORDED IN VOLUME 2620 OF OFFICIAL PLATS AT PAGE 570, MERCED COUNTY RECORDS.



**ALFRED L. ALVAREZ, PE**  
 CIVIL ENGINEERING - SURVEYING  
 1350 PLYMOUTH AVENUE, ATWATER, CA 95301-9473  
 alvarez1948@sbcglobal.net  
 (209) 631-7834

**EXHIBIT B**  
 SUMMARY VACATION OF EXCESS PUBLIC UTILITY EASEMENT AS DESCRIBED IN CITY OF MERCED RESOLUTION NUMBER 83-53, RECORDED IN VOLUME 2620 OF OFFICIAL RECORDS AT PAGE 570, MCR, LYING IN PORTION OF SECTION 25, T. 17 S., R. 13 E., M.D.B.&M. MERCED COUNTY, STATE OF CALIFORNIA

DRAWN BY: ALVAREZ  
 DATE      REV 12/24/25  
 SCALE:      AS SHOWN  
 SHEET:      2 OF 2



**ADMINISTRATIVE REPORT**

---

**File #:** 26-145

Meeting Date: 4/8/2026

---

**Planning Commission Staff Report**

*Report Prepared by: Kayla Abarca, Administrative Assistant II, Planning Division*

**SUBJECT:** Planning Commission Annual Attendance Report

**ACTION**

Reviewing and approving the Annual Attendance Report.

**DISCUSSION**

Attached for your review are the annual Attendance Records, Attendance Policy, and Roster. Please remember that the attendance record is not based on the fiscal year, but rather from April 1, 2025, through March 31, 2026. All Commissioners have met the 70% attendance requirement.

Commissioner Vue was appointed on July 7, 2025, to fill the District 6 vacancy.

Commissioner Swiggart was reappointed on July 7, 2025. The term for Commissioner Swiggart will expire July 1, 2029. She will be eligible for reappointment.

Commissioner Thao was elected to City Council on December 15, 2025, ending his position on the Commission.

The term for Commissioner Delgadillo expired on July 1, 2025. He was not reappointed.

Questions or comments can be addressed at the meeting.

**ATTACHMENTS**

1. Roster
2. Attendance Summary
3. Attendance Record
4. Board and Commission Attendance Policy

# Planning Commission

## Board Roster

### Anthony Gonzalez

**1st Term** Jul 01, 2022 - Jul 01, 2026

**Appointing Authority** City Council

**Position** Chair

**Category** District 5

---

### Walter Smith

**1st Term** Jul 01, 2023 - Jul 01, 2027

**Appointing Authority** City Council

**Position** Commissioner

**Category** District 1

---

### Emanuelle E Ochoa

**1st Term** Jul 01, 2023 - Jul 01, 2027

**Appointing Authority** City Council

**Position** Commissioner

**Category** District 3

---

### Jeremiah Greggains

**1st Term** Jul 01, 2024 - Jul 01, 2028

**Appointing Authority** City Council

**Position** Vice-Chair

**Category** At-Large

---

### Conchita F Swiggart

**1st Term** Jul 01, 2025 - Jul 01, 2029

**Appointing Authority** City Council

**Position** Commissioner

**Category** District 4

---

□

**Jerry Vue**

**1st Term** Jul 01, 2025 - Jul 01, 2029

**Appointing Authority** City Council

**Position** Commissioner

**Category** District 6

---

□

**Vacancy**

**Appointing Authority** City Council

**Position** Commissioner

**Category** District 2

# PLANNING COMMISSION ATTENDANCE – 2025-2026

April 2025 to March 2026

NAME	4/9/25	4/23/25	5/7/25	5/21/25	6/4/25	6/18/25	7/9/25	7/23/25	8/6/25	8/20/25	9/3/25	9/17/25	10/8/25	10/22/25	11/5/25	11/19/25	12/3/25	12/17/25	1/7/26	1/21/26	2/4/26	2/18/26	3/4/26	3/18/26
<b>SWIGGART</b> (appt. 3/17/25)	X	C	X	X	X	C	X	X	X	C	C	X	C	C	F	C	C	X	C	F	C	C	X	C
<b>DELGADILLO</b> (term exp. 7/1/25)	X	C	X	X	X	C	X	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>GONZALEZ</b>	X	C	E	X	X	C	X	X	X	C	C	E	C	C	X	C	C	X	C	X	C	C	X	C
<b>THAO</b> (elected to CC 12/15/25)	X	C	X	E	X	C	X	X	X	C	C	E	C	C	X	C	C	-	-	-	-	-	-	-
<b>OCHOA</b>	X	C	X	E	E	C	X	X	X	C	C	X	C	C	X	C	C	X	C	X	C	C	X	C
<b>SMITH</b>	X	C	X	X	E	C	X	X	E	C	C	X	C	C	X	C	C	X	C	X	C	C	X	C
<b>GREGGAINS</b>	X	C	X	X	X	C	X	X	X	C	C	X	C	C	X	C	C	X	C	X	C	C	X	C
<b>VUE</b> (appt. 7/7/25)	-	-	-	-	-	-	-	X	X	C	C	X	C	C	X	C	C	E	C	X	C	C	X	C

X = ATTENDED MEETING  
O = ABSENT  
E = EXCUSED  
C=CANCELED  
F=FREE EXCUSED VAC ONCE/YEAR

\*NOTE: City Charter states that any Commissioner absent from 3 consecutive regular meetings without permission of the Commission expressed in its official minutes shall relinquish seat on Commission.

# PLANNING COMMISSION ATTENDANCE – 2025-2026

\* SPECIAL MEETING

X = ATTENDED MEETING  
O = ABSENT  
E = EXCUSED  
C=CANCELED  
F=FREE EXCUSED VAC ONCE/YEAR

\*NOTE: City Charter states that any Commissioner absent from 3 consecutive regular meetings without permission of the Commission expressed in its official minutes shall relinquish seat on Commission.

# PLANNING COMMISSION

## ATTENDANCE RECORD

*April 1, 2025 through March 31, 2026*

*Total Number of Meetings Scheduled During Reporting Year: 12*

<u>NAME</u>	<u>Number of Meetings Attended*</u>	<u>Number of Meetings Scheduled*</u>	<u>Number of Meetings Absent**</u>	<u>Number of Meetings Excused</u>	<u>Percentage of Meetings Attended</u>
SWIGGART, CONCHITA (appointed 3/17/2025)	10	12	2	2	100%
VUE, JERRY (appointed 4/7/2025)	6	7	1	1	100%
DELGADILLO, JOSE (term exp.7/1/2025)	5	5	0	0	100%
GONZALEZ, ANTHONY	10	12	2	2	100%
THAO, YANG PAO (elected to CC 12/15/2025)	7	9	2	2	100%
OCHOA, EMMANUELLE	10	12	2	2	100%
SMITH, WALTER	10	12	2	2	100%
GREGGAINS, JEREMIAH	12	12	0	0	100%

\* If member less than a full year, please indicate number of meetings scheduled since appointment.

\*\* This number includes excused meetings.

**Formulas for computing percentage of meetings attended:**

- a. Member for full year = Number of meetings attended divided by total number of meetings scheduled.
  
- b. Member for partial year= Number of meetings attended divided by total number of meetings scheduled since appointment.

# **Appointed Commission, Committee, and Board Member Attendance Policy**

The City Council, at its July 15, 1996, August 4, 1997, August 20, 2007, and September 20, 2021 meetings, adopted motions amending the original policy adopted October 3, 1994, regarding attendance, absences, and excused absences for City Council appointed commissions, committee, and board members:

1. If a member of a board or commission is absent from three regularly scheduled meetings of such board or commission, consecutively, or is convicted of a crime involving moral turpitude, or ceases to be a qualified elector of the City, the office shall become vacant and shall be declared by the City Council.
2. A commission, committee, or board member shall be required to attend 70 percent of scheduled meetings during a fiscal year. When attending other City of Merced business meetings and subcommittee meetings as a Board representative, absence shall be recorded as being present at the meeting.
3. Excused absences shall be recognized for illness, family emergencies, business conflicts and one vacation per each one-year period.
4. Department Heads or staff liaisons to appointed commissions, committees, or boards shall monitor attendance requirements for non-compliance. Upon notification of such non-compliance, the City Clerk may submit a recommendation to the City Council for appropriate action.
5. The City Clerk shall prepare a report annually to the City Council of an attendance report for every commission, committee, and board. The report shall include number of meetings attended, meetings missed (excused or unexcused), and a delineation of three consecutive absences or less than 70 percent attendance.
6. Prior to the annual report being submitted for City Council review, the City Clerk shall provide the report to each committee/board/commission for review and comment. Staff shall notify those Committee Members whose attendance is below 70 percent of the need for improvement.
7. The City Council may remove those commission, committee, or board members who do not meet the requirement of appointment.
8. All applicants for commissions, committees, and boards shall be notified prior to City Council appointment regarding time requirements for serving and the policy regarding removal.



# CITY OF MERCED

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

## ADMINISTRATIVE REPORT

---

**File #:** 26-242

Meeting Date: 4/8/2026

---

*Report Prepared by: Kayla Abarca, Administrative Assistant II, Planning Division*

**SUBJECT:** Planning Commission Minutes of March 4, 2026

**ACTION:**

Approving and filing the Planning Commission Minutes of March 4, 2026



# CITY OF MERCED

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

## Minutes Planning Commission

Wednesday, March 4, 2026

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:** The Commission has 1 vacancy at this time.

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

**Absent:** 0

### C. PUBLIC COMMENT

There were no public comments.

### D. CONSENT CALENDAR

D.1. **SUBJECT:** Planning Commission Minutes of January 21, 2026

**ACTION:**

Approving and filing the Planning Commission Minutes of January 21, 2026

**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 Smith  
Member Ochoa  
Vice Chair Greggains  
Member Vue  
Member Swiggart

**No:** 0

**Absent:** 0

**E. PUBLIC HEARINGS AND ACTION ITEMS**

**E.1.**                    SUBJECT: Vesting Tentative Subdivision Map #25-0011 (“Virginia Smith Trust (VST) Phase 1D”) and Environmental Review #25-0036 (Categorical Exemption) initiated by applicant. Board of Education of the County of Merced, Trustee, property owner. This application involves a request to subdivide approximately 58.17 acres into 197 lots. The subject site is generally located on the east side of Lake Road, approximately 5,000 feet north of E. Yosemite Avenue, within Planned Development (P-D) #80, with a General Plan designation of Virginia Smith Trust Specific Plan (VST SP); \*PUBLIC HEARING\*

**ACTION:**            Approve/Disapprove/Modify

- 1) Environmental Review #25-0036 (CEQA Findings 15162 Subsequent EIR)
- 2) Vesting Tentative Subdivision Map #25-0011

**RECOMMENDATION**

Planning staff recommends that the Planning Commission approve Environmental Review #25-0036 (CEQA Findings 15162 Subsequent EIR) and Vesting Tentative Subdivision Map #25-0011 - “VST Phase 1D” (including the adoption of the Draft Resolution) subject to the conditions in Exhibit A and the Findings and Considerations in Exhibit C of Draft Resolution #4177 at Attachment A of this report (“Planning Commission Staff Report #25-1071”).

**Clerk’s Note:** Due to an administrative error, Staff Report #25-1071 was cited as the report for this item from a previous agenda. The report for this item is Staff Report #26-188.

Associate Planner RENTERIA reviewed the report on this item. For further information, refer to Staff Report #26-188.

Public Testimony was opened at 6:12 PM.

Speaker from the Audience in Favor

STEVE TIETJEN, VST Director, Merced County

There were no speakers in opposition to the project.

Public Testimony was closed at 6:15 PM.

A motion was made by Member Ochoa, seconded by Vice Chair Greggains and carried by the following vote, to adopt a Categorical Exemption regarding Environmental Review #25-0036, and approve Vesting Tentative Subdivision Map #25-0011, subject to the Findings and thirty-nine (39) Conditions set forth in Staff Report #26-188 (RESOLUTION #4177).

Aye: 6 - Chair Gonzalez  
Member Smith  
Member Ochoa  
Vice Chair Greggains  
Member Vue  
Member Swiggart

No: 0

Absent: 0

**F. BUSINESS**

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

**ACTION**

Information only.

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

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

Mar.	2	City Council, 6:00 p.m.
	4	Planning Commission, 6:00 p.m.
	16	City Council, 6:00 p.m.
	18	Planning Commission, 6:00 p.m.
Apr.	6	City Council, 6:00 p.m.
	8	Planning Commission, 6:00 p.m.
	20	City Council, 6:00 p.m.
	22	Planning Commission, 6:00 p.m.

**F.3. SUBJECT: Planning Commission Comments**

**REPORT IN BRIEF**

Provides an opportunity for Commissioners to make a brief announcement on any activity(ies) she/he has attended on behalf of the City and to make a brief announcement on future community events and/or activities. The Brown Act does not allow discussion or action by the legislative body under this section.

**G. ADJOURNMENT**

**Clerk's Note:** The Regular Meeting adjourned at 6:18 PM.

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

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

**No:** 0

**Absent:** 0

BY:



SAM RASHE, SECRETARY  
MERCED CITY PLANNING COMMISSION

APPROVED:

ANTHONY GONZALEZ, CHAIRPERSON  
MERCED CITY PLANNING COMMISSION



# CITY OF MERCED

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

## ADMINISTRATIVE REPORT

---

**File #:** 26-243

Meeting Date: 4/8/2026

---

### **Planning Commission Staff Report**

**SUBJECT:** Report by Planning Manager of Upcoming Agenda Items

#### **ACTION**

Information only.



# CITY OF MERCED

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

## ADMINISTRATIVE REPORT

---

File #: 26-244

Meeting Date: 4/8/2026

---

### Planning Commission Staff Report

**SUBJECT:** Calendar of Meetings/Events

Apr.	6	City Council, 6:00 p.m.
	8	Planning Commission, 6:00 p.m.
	20	City Council, 6:00 p.m.
	22	Planning Commission, 6:00 p.m.
May	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.



# CITY OF MERCED

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

## ADMINISTRATIVE REPORT

---

**File #:** 26-245

**Meeting Date:** 4/8/2026

---

**SUBJECT:** Planning Commission Comments

### REPORT IN BRIEF

Provides an opportunity for Commissioners to make a brief announcement on any activity(ies) she/he has attended on behalf of the City and to make a brief announcement on future community events and/or activities. The Brown Act does not allow discussion or action by the legislative body under this section.