



CITY OF MERCED

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

Minutes Planning Commission

Wednesday, April 8, 2026

6:00 PM

A. CALL TO ORDER

Chairperson GONZALEZ called the meeting to order at 6:03 PM.

A.1. Moment of Silence

A.2. Pledge of Allegiance to the Flag

Vice Chair GREGGAINS led the Pledge of Allegiance to the Flag.

B. ROLL CALL

Clerk's Note: The Commission has 1 vacancy at this time. Commissioner SMITH was absent, excused.

Present: 5 - Chair Anthony Gonzalez, 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: 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.

Clerk's Note: This item was pulled for separate consideration.

Speaker from the Audience in Favor

ALFRED ALVAREZ, Engineer for the Applicant, Merced County

A motion was made by Vice Chair Greggains, seconded by Member Ochoa and carried by the following vote, to adopt a Finding that Abandonment #25-0001 is consistent with the General Plan.

Aye: 5 - Chair Gonzalez
 Member Ochoa
 Vice Chair Greggains
 Member Vue
 Member Swiggart

No: 0

Absent: 1 - Member Smith

D.2.

SUBJECT: Planning Commission Annual Attendance Report

ACTION

Reviewing and approving the Annual Attendance Report.

A motion was made by Vice Chair Greggains, seconded by Chairperson Gonzalez and carried by the following vote, to approve the Planning Commission Annual Attendance Report.

Aye: 5 - Chair Gonzalez
Member Ochoa
Vice Chair Greggains
Member Vue
Member Swiggart

No: 0

Absent: 1 - Member Smith

D.3. SUBJECT: Planning Commission Minutes of March 4, 2026

ACTION:

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

A motion was made by Vice Chair Greggains, seconded by Chairperson Gonzalez and carried by the following vote, to approve the Planning Commission Minutes of March 4, 2026.

Aye: 5 - Chair Gonzalez
Member Ochoa
Vice Chair Greggains
Member Vue
Member Swiggart

No: 0

Absent: 1 - Member Smith

E. BUSINESS

E.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.

E.2. 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. 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

Clerk's Note: The Regular Meeting adjourned at 7 PM.

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

Aye: 5 - Chair Gonzalez
Member Ochoa
Vice Chair Greggains
Member Vue
Member Swiggart

No: 0

Absent: 1 - Member Smith

BY:



SAM RASHE, SECRETARY
MERCED CITY PLANNING COMMISSION

APPROVED:

ANTHONY GONZALEZ, CHAIRPERSON
MERCED CITY PLANNING COMMISSION