



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. (Tuesday)
	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.

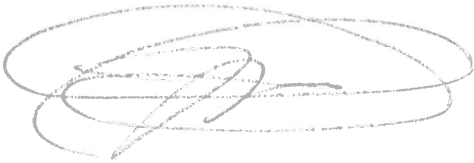
A motion was made by Chairperson Gonzalez, seconded by Member Swiggart and carried by the following vote, to adjourn the Regular Meeting.

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, appearing to be "Jonnie Lan", enclosed within a large, loopy oval shape.

JONNIE LAN, SECRETARY
MERCED CITY PLANNING COMMISSION

APPROVED:

A handwritten signature in blue ink, appearing to be "Anthony Gonzalez", written in a stylized, cursive script.

 EAG
ANTHONY GONZALEZ, CHAIRPERSON
MERCED CITY PLANNING COMMISSION