



# CITY OF MERCED

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

## Meeting Agenda

### Planning Commission

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Wednesday, December 17, 2025

6:00 PM

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

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#### 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 Oral Communications. 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.

#### 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**     [26-002](#)                   **SUBJECT:** Planning Commission Minutes of November 5, 2025

**ACTION:**

Approving and filing the Planning Commission Minutes of November 5, 2025

## **E. PUBLIC HEARINGS AND ACTION ITEMS**

Members of the public who wish to speak on public hearings listed on the agenda will be heard when the Public Hearing is opened, except on Public Hearing items previously heard and closed to public comment. After the public has commented, the item is closed to further public comment and brought to the Commission for discussion and action. Further comment will not be received unless requested by the Commission.

**E.1**     [25-1058](#)                   **SUBJECT:** Conditional Use Permit #25-0017, initiated by Osvaldo Reyes, on behalf of Arshvir Singh, Trustee, property owner. This application involves a request to operate two food trucks within the parking lot at 61 West 16th Street, generally located on the northeast corner of H Street and West 16th Street, within a General Plan designation of Regional/Community Commercial (RC) and a Zoning classification of Central Commercial (C-C). \*PUBLIC HEARING\*

**ACTION:** Approve/Disapprove/Modify  
 Environmental Review #25-0039 (*Categorical Exemption*)  
 Conditional Use Permit #25-0017

**SUMMARY**

Oswaldo Reyes is requesting conditional use permit approval to operate two food trucks within the parking lot located at 61 West 16th Street (Attachment B). Multiple Mobile Food Vendors on one site are considered a conditional use within a Central Commercial (C-C) Zone. 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 #25-0039 (Categorical Exemption) and Conditional Use Permit #25-0017 (including the adoption of the Resolution at Attachment A).

**E.2** [25-1074](#)

**SUBJECT:** Conditional Use Permit #25-0018, Site Plan Review Permit #25-0010 and Minor Use Permit #25-0017, to approve the land use, development standards and allow for a deviation from the Residential Design Standards for multi-family development for an apartment complex with approximately 160 units. The subject site is generally located on the south side south of Cardella Road, between El Redondo Drive (future extension) and Horizon Avenue (future extension) initiated by Cesar Perez, on behalf of ISEA International, LLC, property owner.  
\*PUBLIC HEARING\*

**ACTION:** Approve/Disapprove/Modify  
 1) Environmental Review #25-0040 (*CEQA 15162 Findings and CEQA 15183 Exemption*)  
 2) Conditional Use Permit #25-0018  
 3) Site Plan Review Permit #25-0010  
 4) Minor Use Permit #25-0017

**SUMMARY**

The subject site consists of approximately 10.9 acres located in northwest Merced at 1250 W Cardella Rd (Attachment B). The applicant is requesting approval to construct a 160-unit apartment complex on an approximate 10.9-acre lot. Two of the 10.9 acres would be reserved for

future commercial use. The subject site is within a Commercial Office (C-O) and Neighborhood Commercial (C-N) designation, which requires a conditional use permit for residential dwellings per the land use table at Merced Municipal Code 20.10.020 - Land Use Regulations for Commercial Zoning Districts. The subject site also requires a Minor Use Permit to deviate from the City’s design standards for multi-family dwellings (MMC 20.46.030 and 20.46.040). Planning staff has reviewed the proposal and is recommending approval subject to the conditions found within this report. The subject site is zoned Planned Development #50 and requires a Site Plan Review Permit to set the development standards within the Planned Development to accommodate the development of the proposed apartment complex (Merced Municipal Code Section 20.20.020-Q)

**RECOMMENDATION**

Planning staff recommends that the Planning Commission approve Environmental Review #25-0040 (*CEQA 15162 Findings and CEQA 15183 Exemption*), Conditional Use Permit #25-0018, Site Plan Review Permit #25-0010 and Minor Use Permit #25-0017, including the adoption of the Draft Resolution at Attachment A of Staff Report #25-1074, subject to the conditions in Exhibit A and the findings/considerations in Exhibit B.

**F. BUSINESS**

**F.1**     [25-1075](#)

**SUBJECT:** Workshop on the Virginia Smith Trust Specific Plan, including background information and updates on upcoming applications. The subject is located south of the University of California Merced campus boundary, on the east side of Lake Road, approximately 5,000 feet north of Yosemite Avenue.

**ACTION**

No action is required by the Planning Commission. This item is being presented for informational purposes.

**F.2**     [26-004](#)

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

**ACTION**

Information only.

**F.3**     [26-005](#)

**SUBJECT:** Calendar of Meetings/Events

Dec.            15            City Council, 6:00 p.m.

	17	Planning Commission, 6:00 p.m.
Jan.	5	City Council, 6:00 p.m.
	7	Planning Commission, 6:00 p.m.
	20	City Council, 6:00 p.m. <b>(Tuesday)</b>
	21	Planning Commission, 6:00 p.m.
Feb.	2	City Council, 6:00 p.m.
	4	Planning Commission, 6:00 p.m.
	17	City Council, 6:00 p.m. <b>(Tuesday)</b>
	18	Planning Commission, 6:00 p.m.
	24	Bicycle and Pedestrian Advisory Committee, 4:00 p.m.

F.4 [26-007](#)

**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**