



CITY OF MERCED

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

Meeting Agenda

Planning Commission

Wednesday, June 4, 2025

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.org 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.org 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 [25-553](#) **SUBJECT:** Planning Commission Minutes of May 21, 2025

ACTION:

Approving and filing the Planning Commission Minutes of May 21, 2025

E. PUBLIC HEARINGS

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 [25-499](#) **SUBJECT:** Conditional Use Permit #25-0003, initiated by Arvin Kainth, applicant for Valley Prime Hospitality, Inc., property owner. This application involves a request to operate a food truck parking area for multiple food trucks on an approximately 1-acre lot at 720 Motel Drive. The subject site is generally located at the southwest corner of Yosemite Parkway and Motel Drive. The subject site has 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 #25-0008 (*Categorical Exemption*)
 - 2) Conditional Use Permit #25-0003

SUMMARY

Arvin Kainth is requesting conditional use permit approval to establish a food truck parking area to allow multiple food truck vendors and outdoor seating. The subject site is an approximately 1-acre lot at 720 Motel Drive. The subject site is generally located at the southwest corner Yosemite Parkway and Motel Drive. Food truck parking lots are considered a conditional use within a Thoroughfare Commercial (C-T) Zone. The Planning Commission will be reviewing this proposal to ensure that the site plan is designed in a manner that minimizes negative impacts to the existing site and promotes compatible and orderly development with the surrounding uses. Staff is recommending approval with conditions.

RECOMMENDATION

Planning staff has reviewed this request and recommends that the Planning Commission approve Environmental Review #25-0008 (Categorical Exemption) and Conditional Use Permit #25-0003, including the adoption of the Draft Resolution at Attachment A subject to the conditions in Exhibit A and the findings/considerations in Exhibit B.

E.2 [25-462](#)

SUBJECT: Conditional Use Permit #25-0004, initiated by Michael Chen, applicant for 1700 Investors, LLC, property owner. This application involves a request to establish a Massage Therapy Spa at 2975 G Street. The subject site is generally located on the west side of G Street, approximately 230 feet south of East Alexander Avenue. The subject site has a General Plan designation of Neighborhood Commercial (CN) and a zoning classification of Planned Development (P-D) #2. **PUBLIC HEARING**

- ACTION:** Approve/Disapprove/Modify
- 1) Environmental Review #25-0009 (*Categorical Exemption*)
 - 2) Conditional Use Permit #25-0004

SUMMARY

Michael Chen is requesting conditional use permit approval to convert a retail suite into a massage center. The proposed massage establishment

would be located in a 1,200-square-foot suite within an approximately 6,300 square foot building that includes two other commercial establishments. The subject site is currently developed and is located on a 9.92 acre parcel commonly known as Bear Creek Plaza at the southwest corner of west Alexander Avenue and G Street. Massage establishment uses are allowed in the Neighborhood Commercial designation with approval of a conditional use permit pursuant to Merced City Zoning Ordinance Table 20.10-1. The Planning Commission will be reviewing this proposal to ensure that the proposal is designed in a manner that minimizes negative impacts to the existing site and promotes compatible and orderly development with the surrounding uses. Staff is recommending approval with conditions.

RECOMMENDATION

Planning staff has reviewed this request and recommends that the Planning Commission approve Environmental Review #25-0009 (Categorical Exemption) and Conditional Use Permit #25-0004, including the adoption of the Draft Resolution at Attachment A subject to the conditions in Exhibit A and the findings/considerations in Exhibit B.

F. ACTION ITEMS

G. INFORMATION ITEMS

G.1 [25-554](#) **SUBJECT:** Report by Acting Planning Manager of Upcoming Agenda Items

ACTION
Information only.

G.2 [25-555](#) **SUBJECT:** Calendar of Meetings/Events

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| Jun. | 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. |
| | 24 | Bicycle and Pedestrian Advisory Committee, 4:00 p.m. |
| Jul. | 7 | City Council, 6:00 p.m. |
| | 9 | Planning Commission, 6:00 p.m. |
| | 21 | City Council, 6:00 p.m. |
| | 23 | Planning Commission, 6:00 p.m. |

H. ADJOURNMENT