



CITY OF MERCED

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

Minutes Planning Commission

Wednesday, November 5, 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: Commissioner SWIGGART was absent, excused.

Present: 6 - Chair Anthony Gonzalez, Member Yang Pao Thao, Member Walter Smith, Member Emanuelle Ochoa, Vice Chair Jeremiah Greggains, and Member Jerry Vue

Absent: 1 - Member Conchita Swiggart

C. PUBLIC COMMENT

LEAH BROWN, Management Analyst, City of Merced, Merced, CA

D. CONSENT CALENDAR

D.1

SUBJECT: Planning Commission Minutes of September 17, 2025

ACTION:

Approving and filing the Planning Commission Minutes of September 17, 2025

A motion was made by Member Ochoa, seconded by Vice Chair Greggains and carried by the following vote, to approve the Planning Commission Minutes of September 17, 2025.

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

No: 0

Absent: 1 - Member Swiggart

D.2

SUBJECT:

Adopt a Resolution Recommending Denial to the City Council of General Plan Amendment #24-02, and Site Utilization Plan Revision #3 to Planned Development (P-D) #20, a Resolution Denying Site Plan Review Permit #551, Minor Use Permit #24-13, and Environmental Review #24-25, and a Resolution Approving Vesting Tentative Subdivision Map #1332, and Environmental Review #24-25 initiated by Eric Gonsalves, on behalf of Yosemite 1380 LLC, property owner.

ACTION:

PLANNING COMMISSION:

Adopt a Resolution to Recommend Denial to City Council for:

- 1) General Plan Amendment #24-02
- 2) Site Utilization Plan Revision #3 to Planned Development (P-D) #20

Adopt a Resolution Denying:

- 1) Site Plan Review Permit #551
- 2) Minor Use Permit #24-13

Adopt a Resolution Approving:

- 1) Vesting Tentative Subdivision Map #1332
- 2) Environmental Review #24-25 (*Negative Declaration*)

SUMMARY

On September 17, 2025, the Planning Commission ("Commission") held a public hearing regarding General Plan Amendment #24-02, Site Utilization Plan Revision #3 to Planned Development (P-D) #20, Vesting Tentative Subdivision Map #1332, Site Plan #551 Minor Use Permit #24-13 and Environmental Review #24-25 (Negative Declaration) for a request to develop a self-storage facility with 500 storage units and gated residential subdivision with 28 lots at 1380 Yosemite Avenue and 3595 Parsons Avenue.

At the Commission Hearing, the Commission made a motion to recommend denial to the City Council for General Plan Amendment #24-02, and Site Utilization Plan Revision #3 to Planned Development (P-D) #20. The Commission failed to reach the requisite four (4) vote threshold for denial of recommendation of General Plan Amendment #24-02 and Site Utilization Plan Revision #3 to Planned Development (P-D) #20. Therefore, the recommendation is automatically deemed to be a recommendation of denial pursuant to Municipal Code Section 20.82.040 (B). In addition, the Commission denied recommendation of

Site Utilization Plan Revision #3 to Planned Development (P-D) #20.

By separate motion, the Commission voted 3-2 in favor of approving Vesting Tentative Subdivision Map #1332, Site Plan Review Permit #551 Minor Use Permit #24-13 and Environmental Review #24-25 (Negative Declaration). Pursuant to City of Merced Municipal Code Section 20.64.040(e), the Site Review Permit and Minor Use Permit are deemed denied by the Commission, since those two entitlements failed to receive the required four (4) affirmative votes. However, the Vesting Tentative Subdivision Map and Environmental Review are deemed approved, since approval of a Vesting Tentative Subdivision Map and Environmental Review (Negative Declaration) only require a simple majority approval.

Additional details and background information about the project can be found at Attachment D (staff report from Planning Commission Meeting of September 17, 2025).

RECOMMENDATION

General Plan Amendment Site Utilization Plan Revision to Planned Development

Planning staff recommends the Planning Commission adopt the Resolution to Recommend Denial for General Plan Amendment #24-02 and Site Utilization Plan Revision #3 to Planned Development #20 in accordance with the Commission's action taken at the September 17, 2025 Commission meeting and pursuant to Municipal Code Section 20.82.040(B).

Site Plan Review Permit and Minor Use Permit

Planning staff recommends that the Planning Commission adopt the Resolution to deny Site Plan Review Permit #551 and Minor Use Permit #24-13, in accordance with the Commission's action taken at the September 17, 2025 Commission meeting and pursuant Municipal Code Section 20.64.040 (E).

Vesting Tentative Subdivision Map

Planning staff recommends the Commission adopt the Resolution to approve Vesting Tentative Subdivision Map #1332, and Environmental Review #24-25 (Negative Declaration) subject to the conditions set forth in Exhibit A of Attachment B, and based on the reasoning provided by the Planning Commission at their meeting of September 17, 2025, and the Findings found at Exhibit B of Attachment C.

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

Chief Deputy City Attorney LUCAS noted that the Resolution for Vesting Tentative Subdivision Map #1332 was renumbered to Resolution #4172

due to a clerical error.

Speaker from the Audience in Opposition

ROBERT DYLINE, Resident, Merced, CA

A motion was made by Vice Chair Greggains, seconded by Chairperson Gonzalez and carried by the following vote, to adopt Resolutions recommending Denial to the City Council of General Plan Amendment #24-02, Site Utilization Plan Revision #3 to Planned Development (P-D) #20, Site Plan Review Permit #551, Minor Use Permit #24-13, and Environmental Review #24-25 and approve Vesting Tentative Subdivision Map #1332.

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

No: 0

Absent: 1 - Member Swiggart

E. PUBLIC HEARINGS

E.1

SUBJECT: Vesting Tentative Subdivision Map #25-0013, initiated by Paramjit Singh and Jaswinder Kaur, property owners. This application involves a request to subdivide approximately 3.38 acres of land at 2500 E Childs Avenue, into 17 residential lots generally ranging in size between 5,565 square feet and 14,579 square feet. This proposed project would create a new cul-de-sac going south off East Childs Avenue. This subject site is generally located south of East Childs Avenue, approximately 500 feet east of Brimmer Road, with a General Plan designation of Low Density Residential (LD), and a Zoning classification of Low Density Residential (R-1-5). **PUBLIC HEARING**

ACTION: Approve/Disapprove/Modify
1) Environmental Review #25-0038 (Categorical Exemption)
2) Vesting Tentative Subdivision Map #25-0013

SUMMARY

The applicant is proposing a vesting tentative subdivision map for 17 low density residential lots at 2500 E. Childs Avenue. The subject site is generally located south of East Childs Avenue, approximately 500 feet east of Brimmer Road (Attachment B). The proposed subdivision would

subdivide approximately 3.38 acres of land into 17 residential single-family lots generally ranging in size from 5,565 square feet to 14,579 square feet. Planning staff, along with other City staff, have reviewed the project and recommend approval subject to conditions.

RECOMMENDATION

Planning staff recommends that the Planning Commission approve Environmental Review #25-0038 (Categorical Exemption) and Vesting Tentative Subdivision Map #25-0013 (including the adoption of the Draft Resolution) subject to the conditions in Exhibit A and the findings/considerations in Exhibit B of Draft Resolution #4167 at Attachment A.

Assistant Planner LIVINGSTON reviewed the report on this item. For further information, refer to Staff Report #25-919.

Public Testimony was opened at 6:24 PM.

Staff received 3 emails from MID, JEFF DENNO, and ROBERT RUYBE. The emails were provided to the Planning Commission via email prior to the meeting and posted on the City's website.

Speaker from the Audience in Favor

PARAMJIT SINGH, Applicant, Tracy, CA

CESAR PEREZ, Engineer for the Applicant, Golden Valley Engineering, Merced, CA

AMY VALENCIA, Resident, Merced, CA

PATRICIA GONZALEZ, Resident, Merced, CA

ROBERT RUYBE, Resident, Merced, CA

Speakers from the Audience in Opposition

ROBERT DYLLINA, Resident, Merced, CA

CHRISTIAN AMADO, Resident, Merced, CA

Speaker from the Audience (Neutral)

ARIEL MANN, Resident, Merced, CA

Public Testimony was closed at 6:42 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 #25-0038, and approve Vesting Tentative Subdivision Map #25-0013, subject to the Findings and forty-nine (49) Conditions as set forth in Staff Report #25-919 (RESOLUTION #4167).

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

No: 0

Absent: 1 - Member Swiggart

F. INFORMATION ITEMS

F.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.

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

Nov.	3	City Council, 6:00 p.m.
	5	Planning Commission, 6:00 p.m.
	17	City Council, 6:00 p.m.
	19	Planning Commission, 6:00 p.m.
Dec.	1	City Council, 6:00 p.m.
	3	Planning Commission, 6:00 p.m.
	9	Bicycle and Pedestrian Advisory Committee, 4:00 p.m.
	15	City Council, 6:00 p.m.
	17	Planning Commission, 6:00 p.m.

G. ADJOURNMENT

Clerk's Note: The Regular Meeting adjourned at 6:53 PM.

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

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

No: 0

Absent: 1 - Member Swiggart

BY:



JONNIE LAN, SECRETARY
MERCED CITY PLANNING COMMISSION

APPROVED:

ANTHONY GONZALEZ, CHAIRPERSON
MERCED CITY PLANNING COMMISSION

CITY OF MERCED
Planning Commission

Resolution #4170

WHEREAS, On September 17, 2025, the Merced City Planning Commission at its regular meeting, held a public hearing to consider **General Plan Amendment #24-02 and Site Utilization Plan Revision #3 to Planned Development (P-D) #20**, initiated by Eric Gonsalves, on behalf of Yosemite 1380 LLC, property owner for the property located at 1380 E Yosemite Avenue and 3595 Parsons Avenue. The General Plan Amendment proposed changing the General Plan land use designation from Commercial Office (CO) to Business Park (BP) for 3.19 acres and from Commercial Office (CO) to Low-Medium Density Residential (LMD) for the remaining 4.86 acres. The Site Utilization Plan Revision proposed changing the land use designation within Planned Development (P-D) #20 from Commercial Office to Self-Storage for 3.19 acres and to Residential for the remaining 4.86 acres. The approximate 8.05-acre subject site is generally located on the southwest corner of E. Yosemite Ave and Parsons Ave. The property being more particularly described as Lots “A” and “B”, as shown on that certain map entitled “Oakmount Village Unit No. 5,” recorded in Volume 46, Page 38 of Merced County Records; also known as Assessor’s Parcel Number (APN) 006-050-068 and 006-050-072; and,

WHEREAS, at this meeting the Merced City Planning Commission voted 3-2 in favor of a motion to recommend denial of General Plan Amendment #24-02, Site Utilization Plan Revision #3 to Planned Development #20, and Environmental Review #24-25 (Negative Declaration) ; and,

WHEREAS, the motion failed to obtain the required four (4) affirmative votes and therefore was deemed denied pursuant to Municipal Code section 20.82.040(B).

WHEREAS, a resolution of denial was prepared for the Planning Commission and brought back to the Planning Commission for their meeting of November 5, 2025; and,

NOW THEREFORE, after reviewing the project and fully discussing all the issues, the Merced City Planning Commission does resolve to hereby recommend that City Council deny General Plan Amendment #24-02, Site Utilization Plan Revision #3 to Planned Development (P-D) #20.

PLANNING COMMISSION RESOLUTION #4170

Page 2

November 5, 2025

Upon motion by Vice Chair Greggains, seconded by Chairperson Gonzalez, and carried by the following vote:

AYES: Commissioners Ochoa, Greggains, Thao, Smith, Vue, and Chairperson Gonzalez

NOES: None

ABSENT: Commissioner Swiggart

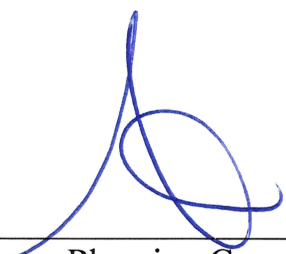
ABSTAIN: None

PLANNING COMMISSION RESOLUTION #4170

Page 3

November 5, 2025

Adopted this 5th of November 2025



Chairperson, Planning Commission of
the City of Merced, California

ATTEST:



Secretary

CITY OF MERCED
Planning Commission

Resolution #4171

WHEREAS, on September 17, 2025, the Merced City Planning Commission at its regular meeting held a public hearing and considered **Site Plan Review Permit #551 and Minor Use Permit #24-13**, initiated by Eric Gonsalves, on behalf of Yosemite 1380 LLC, property owner for the property located at 1380 E Yosemite Avenue and 3595 Parsons Avenue. The Minor Use Permit would be for interface review to allow commercial development adjacent to or across from a Low Density Residential (R-1-6) Zone. The Site Plan Review Permit would allow the development a self-storage facility (approximately 500 storage units). The approximate 8.05-acre subject site is generally located on the southwest corner of E. Yosemite Ave and Parsons Ave. The property being more particularly described as Lots “A” and “B”, as shown on that certain map entitled “Oakmount Village Unit No. 5,” recorded in Volume 46, Page 38 of Merced County Records; also known as Assessor’s Parcel Number (APN) 006-050-068 and 006-050-072; and,

WHEREAS, at this meeting, the Merced City Planning Commission voted 3-2 in favor of a motion to approve the Vesting Tentative Subdivision Map, Site Plan Review Permit, and Minor Use Permit; and,

WHEREAS, Vesting Tentative Subdivision Map #1332 and Environmental Review #24-25 (Negative Declaration) were deemed approved as these items required a simple majority vote by the Planning Commission and a separate resolution was prepared for this entitlement; and

WHEREAS, Site Plan Review Permit #558 and Minor Use Permit #24-13 failed to obtain the required four (4) affirmative votes and therefore was deemed denied pursuant to Municipal Code section 20.64.040(e); and

WHEREAS, this resolution of denial for Site Plan Review Permit #551 and Minor Use Permit #24-13 was brought to the Planning Commission for their consideration at their meeting of November 5, 2025; and,

NOW THEREFORE, after reviewing the project and fully discussing all the issues, the Merced City Planning Commission does resolve to hereby deny Site Plan Review Permit #551, Minor Use Permit #24-13.

Upon motion by Vice Chair Greggains, seconded by Chairperson Gonzalez, and carried by the following vote:

PLANNING COMMISSION RESOLUTION #4171

Page 2

November 5, 2025

AYES: Commissioners Ochoa, Greggains, Thao, Smith, Vue, and Chairperson
Gonzalez

NOES: None

ABSENT: Commissioners Swiggart

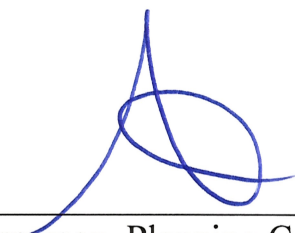
ABSTAIN: None

PLANNING COMMISSION RESOLUTION #4171

Page 3

November 5, 2025

Adopted this 5th of November 2025



Chairperson, Planning Commission of
the City of Merced, California

ATTEST:



Secretary

CITY OF MERCED
Planning Commission

Resolution #4172

WHEREAS, on September 17, 2025, the Merced City Planning Commission at its regular meeting held a public hearing to consider **Vesting Tentative Subdivision Map #1332 and Environmental Review #24-25 (Negative Declaration)** initiated by Eric Gonsalves, on behalf of Yosemite 1380 LLC, property owner for the property located at 1380 E Yosemite Avenue and 3595 Parsons Avenue. The Vesting Tentative Subdivision Map would divide the self-storage from the residential lots and create 28, single-family, residential lots. The approximate 8.05-acre subject site is generally located on the southwest corner of E. Yosemite Ave and Parsons Ave. The property being more particularly described as Lots “A” and “B”, as shown on the certain map entitled “Oakmount Village Unit No. 5”, recorded in Volume 46, page 38 of Merced County Records; also known as Assessor’s Parcel Number (APN) 006-050-068 and 006-050-072; and,

WHEREAS, at this meeting, the Merced City Planning Commission voted 3-2 in favor of approving Vesting Tentative Subdivision Map #1332, Site Plan Review #558, Minor Use Permit #24-13 and Environmental Review #24-25 (Negative Declaration); and,

WHEREAS, Vesting Tentative Subdivision Map #1332 and Environmental Review #24-25 (Negative Declaration) were deemed approved as these item required a simple majority vote by the Planning Commission; and

WHEREAS, Site Plan Review #558, and Minor Use Permit #24-13 were deemed denied since they failed to receive the required four (4) affirmative votes pursuant of Merced Municipal Code section 20.64.040 (e) and a separate resolution was prepared for this entitlement; and,

WHEREAS, the resolution for approval of Vesting Tentative Subdivision Map #1332 and Environmental Review was updated to reflect the approval of this entitlement only, and brought back to the Planning Commission for their meeting on November 5, 2025; and,

WHEREAS, the Merced City Planning Commission concurs with Findings/Considerations A through J of Staff Report #25-835 (Exhibit B of Planning Commission Resolution #4153); and,

WHEREAS, the Merced City Planning Commission concurs with the Findings for Tentative Subdivision Map Requirements in Merced Municipal Code Section 18.16.80, 18.16.90, and 18.16.100 as outlined in Exhibit B ; and,

NOW THEREFORE, after reviewing the City’s Initial Study and Draft Environmental Determination, and fully discussing all the issues, the Merced City Planning Commission does resolve to hereby adopt a Negative Declaration regarding Environmental Review #24-

PLANNING COMMISSION RESOLUTION #4172

Page 2

November 5, 2025

25, and approve Vesting Tentative Subdivision Map #1332, subject to the Conditions set forth in Exhibit A attached hereto and incorporated herein by this reference.

Upon motion by Vice Chair Greggains, seconded by Chairperson Gonzalez, and carried by the following vote:

AYES: Commissioners Ochoa, Greggains, Thao, Smith, Vue, and Chairperson Gonzalez

NOES: None

ABSENT: Commissioner Swiggart

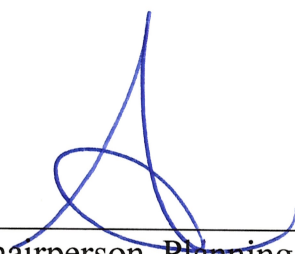
ABSTAIN: None

PLANNING COMMISSION RESOLUTION #4172

Page 3

November 5, 2025

Adopted this 5th day of November 2025



Chairperson, Planning Commission of
the City of Merced, California

ATTEST:



Secretary

Exhibits:

Exhibit A – Conditions of Approval

Exhibit B – Findings/Considerations