



CITY OF MERCED

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

Minutes Planning Commission

Wednesday, July 23, 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.

Present: 7 - Chair Anthony Gonzalez, Member Yang Pao Thao, Member Walter Smith, Member Emanuelle Ochoa, Vice Chair Jeremiah Greggains, Member Conchita Swiggart, and Member Jerry Vue

Absent: 0

C. PUBLIC COMMENT

There were no public comments.

D. CONSENT CALENDAR

D.1. **SUBJECT:** Planning Commission Minutes of July 9, 2025

ACTION:

Approving and filing the Planning Commission Minutes of July 9, 2025

A motion was made by Member Greggains, seconded by Member Ochoa and carried by the following vote, to approve the Consent Agenda.

Aye: 7 - Chair Gonzalez
Member Pao Thao
Member Smith
Member Ochoa
Vice Chair Greggains
Member Swiggart
Member Vue

No: 0

Absent: 0

E. PUBLIC HEARINGS AND ACTION ITEMS

E.1.

SUBJECT: Conditional Use Permit #25-0010, initiated by Golden Valley Engineering, applicant for TTA Lawler, LLC, property owner. This application involves a request to convert an existing 4,950-square-foot industrial building into a fitness center at 2241 Cessna Way. The subject site is generally located at the northwest corner of Beechcraft Avenue and Cessna Way. The subject site has a General Plan designation of Industrial (IND) and a zoning classification of Light Industrial (I-L). **PUBLIC HEARING**

ACTION: Approve/Disapprove/Modify

- 1) Environmental Review #25-0014 (*Categorical Exemption*)
- 2) Conditional Use Permit #25-0010

SUMMARY

Golden Valley Engineering is requesting conditional use permit approval to convert a 4,950-square-foot industrial building into a fitness center to be operated by Students With Aspiring Goals (SWAG). The subject site is approximately 0.48-acres and is generally located at the northwest corner of Beechcraft Avenue and Cessna Way. Fitness Centers are considered a conditional use within a Light Industrial (I-L) 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 #25-0014 (Categorical Exemption) and Conditional Use Permit #25-0010, including the adoption of the Draft Resolution at Attachment A subject to the conditions in Exhibit A and the findings/considerations in Exhibit B.

Assistant Planner LIVINGSTON reviewed the report on this item. For further information, refer to Staff Report #25-649.

Public Testimony was opened at 6:11 PM.

Speaker from the Audience in Favor

DEVON HILLARD, Applicant, SWAG, Merced, CA

There were no speakers in opposition to the project.

Public Testimony was closed at 6:15 PM.

A motion was made by Member Greggains, seconded by Member Ochoa and carried by the following vote, to adopt a Categorical Exemption regarding Environmental Review #25-0014, and approve Conditional Use Permit #25-0010, subject to the Findings and twenty-eight (28) Conditions set forth in Staff Report #25-649 (RESOLUTION #4159).

Aye: 7 - Chair Gonzalez
Member Pao Thao
Member Smith
Member Ochoa
Vice Chair Greggains
Member Swiggart
Member Vue

No: 0

Absent: 0

E.2.

SUBJECT: Conditional Use Permit #25-0011, and Restaurant Encroachment Permit #25-0001 initiated by Sair Lara, applicant for Michael Dale McCutcheon, Trustee, property owner. This application involves a request to operate a bar that serves beer and wine for on-site and off-site consumption with a front patio area at 521 West Main Street, and to operate a food truck in the parking lot behind the building. The subject site is generally located on the north side of West Main Street, approximately 150 feet west of Canal Street. The subject site has a General Plan designation of Regional/Community Commercial (RC), and a Zoning classification of Central Commercial (C-C). **PUBLIC HEARING**

ACTION: Approve/Disapprove/Modify

- 1) Environmental Review #25-0018 (*Categorical Exemption*)
- 2) Conditional Use Permit #25-0011
- 3) Restaurant Encroachment Permit #25-0001

SUMMARY

Sair Lara is requesting conditional use permit approval to operate a bar with a front patio area and a food truck in the private parking lot behind the site at 521 West Main Street (Merced Lofts). Per Merced Municipal Code Land Use Table 20.10-1 - Permitted Land Uses in Commercial Districts, "bars" and alcohol sales for off-site consumption in buildings smaller than 20,000 square feet are considered a conditional use within a Central Commercial (C-C) Zone. The Planning Commission will be reviewing this

proposal to ensure that the business and 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 #25-0018 (Categorical Exemption), Conditional Use Permit #25-0011, and Restaurant Encroachment Permit #25-0001, including the adoption of the Draft Resolution at Attachment A subject to the conditions in Exhibit A and the findings/considerations in Exhibit B.

Assistant Planner LIVINGSTON reviewed the report on this item. For further information, refer to Staff Report #25-650.

Public Testimony was opened at 6:26 PM.

Speakers from the Audience in Favor

SAIR LARA, Applicant, Valley Public House, Merced, CA

MICHAEL GOMEZ, Resident, Merced, CA

Speaker from the Audience in Opposition

E.J. LORENZI, Resident, Merced, CA

Speaker from the Audience (Neutral)

GLORIA VALDOVINOS, Resident, DMD, Merced, cA

Public Testimony was closed at 6:52 PM.

A motion was made by Member Ochoa, seconded by Member Greggains and carried by the following vote, to adopt a Categorical Exemption regarding Environmental Review #25-0018, and approve Conditional Use Permit #25-0011, subject to the Findings and forty-one (41) Conditions set forth in Staff Report #25-650 (RESOLUTION #4160).

Aye: 5 - Chair Gonzalez
Member Pao Thao
Member Ochoa
Vice Chair Greggains
Member Vue

No: 2 - Member Smith
Member Swiggart

Absent: 0

F. ACTION ITEMS

There were no action items.

G. INFORMATION ITEMS

G.1. **SUBJECT:** Report by Acting Planning Manager of Upcoming Agenda Items

ACTION

Information only.

Acting Principal Planner MENDOZA-GONZALEZ went over items for the next several Planning Commission meetings.

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

Jul.	21	City Council, 6:00 p.m.
	23	Planning Commission, 6:00 p.m.
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. ADJOURNMENT

Clerk's Note: The Regular Meeting adjourned at 7:04 PM in honor of Jose Delgadillo's service on the Planning Commission.

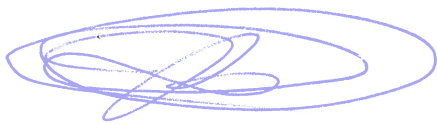
A motion was made by Commissioner Greggains, seconded by Commissioner Swiggart and carried by the following vote, to adjourn the Regular Meeting.

Aye: 7 - Chair Gonzalez
Member Pao Thao
Member Smith
Member Ochoa
Vice Chair Greggains
Member Swiggart
Member Vue

No: 0

Absent: 0

BY:



JONNIE LAN, SECRETARY
MERCED CITY PLANNING COMMISSION

APPROVED:



ANTHONY GONZALEZ, CHAIRPERSON
MERCED CITY PLANNING COMMISSION