



CITY OF MERCED

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

Minutes Planning Commission

Wednesday, December 17, 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 SWIGGART led the Pledge of Allegiance to the Flag.

B. ROLL CALL

Acting Director of Development Services QUINTERO welcomed Planning Manager SAM RASHE and thanked JONNIE LAN and FRANCISCO MENDOZA GONZALEZ for their work in their acting positions.

Clerk's Note: The Planning Commission has 1 vacancy at this time.
Commissioner VUE was absent, excused.

Present: 5 - Chair Anthony Gonzalez, Member Walter Smith, Member Emanuelle Ochoa, Vice Chair Jeremiah Greggains, and Member Conchita Swiggart

Absent: 1 - Member Jerry Vue

C. PUBLIC COMMENT

There were no public comments.

D. CONSENT CALENDAR

D.1 **SUBJECT:** Planning Commission Minutes of November 5, 2025

ACTION:

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

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

Aye: 5 - Chair Gonzalez
Member Smith
Member Ochoa
Vice Chair Greggains
Member Swiggart

No: 0

Absent: 1 - Member Vue

E. PUBLIC HEARINGS AND ACTION ITEMS

E.1

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

Osvaldo 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).

Assistant Planner LIVINGSTON reviewed the report on this item. For further information, refer to Staff Report #25-1058.

Public Testimony was opened at 6:12 PM.

Speakers from the Audience in Favor

OSVALDO REYES, Applicant, Merced, CA

ARSHVIR SINGH, Property Owner, Merced, CA

There were no speakers in opposition to the project.

Public Testimony was closed at 6:17 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 #25-0039, and approve Conditional Use Permit #25-0017, subject to the Findings and thirty-five (35) Conditions set forth in Staff Report #25-1058 (RESOLUTION #4173)

Aye: 4 - Chair Gonzalez
Member Ochoa
Vice Chair Greggains
Member Swiggart

No: 1 - Member Smith

Absent: 1 - Member Vue

E.2

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.

Associate Planner RENTERIA reviewed the report on this item. For further information, refer to Staff Report #25-1074.

Public Testimony was opened at 6:34 PM.

Staff received 6 emails from AIDEN NEVELL, FILIP BUCA, JALAL AHMAD, JAY CHAUDHARY, JULIAN CHATMAN, and MICHAEL WANG. 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

RICK ROWLAND, Engineer, Golden Valley Engineering, Modesto, CA

There were no speakers in opposition to the project.

Public Testimony was closed at 6:37 PM.

Staff modified Condition #25 as follows: (Note: Strikethrough deleted language, underline added language.)

"The project shall comply with all the Post Construction Standards required to comply with State requirements for the City's Phase II MS-4 Permit (Municipal Separate Storm Sewer System) or as otherwise required by the

City Engineer."

A motion was made by Chairperson Gonzalez, seconded by Member Swiggart and carried by the following vote, to adopt a Categorical Exemption regarding Environmental Review #25-0040, and approve Conditional Use Permit #25-0018, Site Plan Review Permit #25-0010, and Minor Use Permit #25-0017, subject to the Findings and thirty-one (31) Conditions set forth in Staff Report #25-1074, with Condition #25 amended as shown above (RESOLUTION #4178).

Aye: 5 - Chair Gonzalez
Member Smith
Member Ochoa
Vice Chair Greggains
Member Swiggart

No: 0

Absent: 1 - Member Vue

F. BUSINESS

F.1

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.

Senior Planner MENDOZA-GONZALEZ provided information and updates regarding the Virginia Smith Trust Specific Plan and its upcoming applications and invited STEPHEN PECK and STEVE TIETJEN to provide insight into the project.

Speaker from the Audience (Neutral)

ASHLEY MARIE SUAREZ, Leadership Counsel for Justice and Accountability, Merced, CA

F.2

SUBJECT: Report by Acting Planning Manager of Upcoming Agenda Items

ACTION

Information only.

Planning Manager RASHE went over the items for the next several

Planning Commission meetings.

F.3**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. (Tuesday)
	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. (Tuesday)
	18	Planning Commission, 6:00 p.m.
	24	Bicycle and Pedestrian Advisory Committee, 4:00 p.m.

F.4**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.

Commissioners shared recent events that they have attended in relation to the Planning Commission.

G. ADJOURNMENT

Clerk's Note: The Regular Meeting adjourned at 7:14 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: 5 - Chair Gonzalez
Member Smith
Member Ochoa
Vice Chair Greggains
Member Swiggart

No: 0

Absent: 1 - Member Vue

BY:



SAM RASHE, SECRETARY
MERCED CITY PLANNING COMMISSION

APPROVED:

ANTHONY GONZALEZ, CHAIRPERSON
MERCED CITY PLANNING COMMISSION