



CITY OF MERCED

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

Minutes Planning Commission

Wednesday, May 6, 2026

6:00 PM

A. CALL TO ORDER

Vice Chair GREGGAINS called the meeting to order at 6:00 PM.

A.1. Moment of Silence

A.2. Pledge of Allegiance to the Flag

Commissioner SMITH led the Pledge of Allegiance to the Flag.

B. ROLL CALL

Clerk's Note: The Commission has 1 vacancy at this time. Chairperson GONZALEZ was absent, excused.

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

Absent: 1 - Chair Anthony Gonzalez

C. PUBLIC COMMENT

ARTURO MARTINEZ JR, Resident, Merced, CA

D. CONSENT CALENDAR

D.1 **SUBJECT:** Planning Commission Minutes of April 8, 2026

ACTION:

Approving and filing the Planning Commission Minutes of April 8, 2026

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

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

No: 0

Absent: 1 - Chair Gonzalez

E. PUBLIC HEARINGS AND ACTION ITEMS

E.1 **SUBJECT:** Conditional Use Permit #25-0020, Site Plan Review Permit #25-0015, and Environmental Review #25-0047.

ACTION: Approve/Disapprove/Modify

- 1) Conditional Use Permit #25-0020
- 2) Site Plan Review #25-0015
- 3) Environmental Review #25-0047 (*Categorical Exemption*)

RECOMMENDATION

Planning staff recommends that the Planning Commission approve Conditional Use Permit #25-0020, Site Plan Review Permit #25-0015, and Environmental Review #25-0047 (Categorical Exemption), including the adoption of the Resolution subject to the conditions in Exhibit A at Attachment A of this report (“Planning Commission Staff Report #26-255”).

Development Services Technician II LEE reviewed the report on this item. For further information, refer to Staff Report #26-255.

There was no one present wishing to speak regarding the project; therefore, public testimony was opened and closed at 6:14 PM.

A motion was made by Member Ochoa, seconded by Member Swiggart and carried by the following vote, to adopt a Categorical Exemption regarding Environmental Review #25-0047, and approve Conditional Use Permit #25-0020 and Site Plan Review Permit #25-0015, subject to the Findings and thirty-three (33) Conditions as set forth in Staff Report #26-255 (RESOLUTION #4179).

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

No: 0

Absent: 1 - Chair Gonzalez

E.2 **SUBJECT:** Conditional Use Permit #26-0021 and Environmental Review #26-0051.

ACTION: Approve/Disapprove/Modify

- 1) Conditional Use Permit #26-0021
- 2) Environmental Review #26-0051 (*Categorical*)

Exemption)

RECOMMENDATION

Planning staff recommends that the Planning Commission approve Environmental Review #26-0051 (Categorical Exemption) and Conditional Use Permit #26-0021 including the adoption of the Resolution subject to the conditions in Exhibit A at Attachment A of this report (“Planning Commission Staff Report #26-258”).

Development Services Technician II LEE reviewed the report on this item. For further information, refer to Staff Report #26-258.

There was no one present wishing to speak regarding the project; therefore, public testimony was opened and closed at 6:20 PM.

A motion was made by Member Vue, seconded by Member Ochoa and carried by the following vote, to adopt a Categorical Exemption regarding Environmental Review #26-0051, and approve Conditional Use Permit #26-0021, subject to the Findings and thirty-three (33) Conditions as set forth in Staff Report #26-258 (RESOLUTION #4180).

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

No: 0

Absent: 1 - Chair Gonzalez

F. BUSINESS

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

ACTION

Information only.

Planning Manager RASHE went over the items for the next several Planning Commission meetings.

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

May	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.

Jun.	1	City Council, 6:00 p.m.
	3	Planning Commission, 6:00 p.m.
	15	City Council, 6:00 p.m.
	17	Planning Commission, 6:00 p.m.

F.3

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.

Vice Chair GREGGAINS provided direction for staff to address the Commission's concerns regarding food trucks and their approvals.

G. ADJOURNMENT

Clerk's Note: The Regular Meeting adjourned at 6:33 PM.

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

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

No: 0

Absent: 1 - Chair Gonzalez

BY:



SAM RASHE, SECRETARY
MERCED CITY PLANNING COMMISSION

APPROVED:

ANTHONY GONZALEZ, CHAIRPERSON
MERCED CITY PLANNING COMMISSION