



CITY OF MERCED

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

Minutes Planning Commission

Wednesday, June 17, 2026

6:00 PM

NOTICE TO PUBLIC

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: The Planning Commission has 1 vacancy at this time.
Commissioner SMITH was absent, excused.

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

Absent: 1 - Member Walter Smith

C. PUBLIC COMMENT

There were no public comments.

D. CONSENT CALENDAR

D.1. [26-538](#) SUBJECT: Planning Commission Minutes of June 3, 2026

ACTION:

Approving and filing the Planning Commission Minutes of June 3, 2026

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

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

No: 0

Absent: 1 - Member Smith

E. PUBLIC HEARINGS AND ACTION ITEMS

E.1 [26-344](#)

SUBJECT: Recommendation to City Council to Adopt General Plan Amendment #24-06 Adopting the Merced Multijurisdictional Housing Element and Appendix G, Zoning Ordinance Amendment #26-0001, adding language to the Regional Housing Needs Allocation Rezones, Environmental Review #26-0068 and the City of Merced's SB 244 Analysis.

ACTION: Approve/Disapprove/Modify Recommendation to City Council to adopt:

- 1) General Plan Amendment #24-06 - 6th Cycle Housing Element;
- 2) Zoning Ordinance Amendment #26-0001, Regional Housing Needs Allocation (RHNA) Rezone language;
- 3) Environmental Review #26-0068 (Statutorily Exempt)
- 4) SB 244 Analysis;

RECOMMENDATION

Planning staff recommends that the Planning Commission make a motion to adopt Resolution #4181 recommending the City Council consider and adopt:

- General Plan Amendment #24-06 - 6th Cycle Housing Element
- Zoning Ordinance Amendment #26-0001 - adding required language for RHNA rezones;
- Environmental Review #26-0068 (Statutorily Exempt); and
- SB 244 Analysis;

A motion was made by Member Ochoa, seconded by Chair Gonzalez, and carried by the following vote to recommend to City Council the adoption of General Plan Amendment and Zoning Ordinance Amendment, as set forth in Staff Report #26-344 (Resolution #4181):

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

No: 0

Absent: 1 - Member Smith

E.2. [26-541](#)

SUBJECT: Minor Modification #26-0008 and Environmental Review #26-0061

REPORT IN BRIEF

Staff recommends that this item be tabled, to allow staff additional time to conduct research.

RECOMMENDATION

Planning staff recommends that the Planning Commission table this item.

This Planning Commission tabled this Public Hearing Item.

F. BUSINESS ITEMS

F.1. [26-539](#) 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. [26-540](#) SUBJECT: Calendar of Meetings/Events

Jun. 15 City Council, 6:00 p.m.
17 Planning Commission, 6:00 p.m.
Jul. 6 City Council, 6:00 p.m.
8 Planning Commission, 6:00 p.m.
20 City Council, 6:00 p.m.
22 Planning Commission, 6:00 p.m.
Aug. 3 City Council, 6:00 p.m.
5 Planning Commission, 6:00 p.m.

G. ADJOURNMENT

CLERK'S NOTE: The Regular Meeting adjourned at 06:44 PM.

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

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

No: 0

Absent: 1 - Member Smith

BY:

APPROVED:

SAM RASHE, SECRETARY
MERCED CITY PLANNING COMMISSION

ANTHONY GONZALEZ, CHAIRPERSON
MERCED CITY PLANNING COMMISSION