



CITY OF MERCED

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

Meeting Agenda

Planning Commission

Wednesday, January 21, 2026

6:00 PM

City Council Chamber, 2nd Floor, Merced Civic
Center, 678 W. 18th Street, Merced, CA 95340

NOTICE TO PUBLIC

WELCOME TO THE MEETING OF THE MERCED PLANNING COMMISSION

At least 72 hours prior to each regular Planning Commission meeting, a complete agenda packet is available for review on the City's website at www.cityofmerced.gov or at the Planning Division Office, 678 W. 18th Street, Merced, CA 95340. All public records relating to an open session item that are distributed to a majority of the Commission will be available for public inspection at the Planning Division Office during regular business hours. The Planning Commission also serves as the Board of Zoning Adjustment and the Design Review/Historic Preservation Commission. Assisted hearing devices are available for meetings held in the Council Chamber.

PUBLIC COMMENT: OBTAIN SPEAKER CARD FROM THE CLERK

Members of the audience who wish to address the Planning Commission are requested to complete a speaker card available at the podium against the right-hand side of the Council Chamber. Please submit the completed card to the Clerk before the item is called, preferably before the meeting begins. Speakers will be called up, 3 to 5 at a time, in the order in which the forms are received. Please use the microphone and state your name and city of residence for the record. For permits, licenses, and other entitlements, the applicant will be allowed 15 minutes (including rebuttal), the appellant/leader of the opposition will be allowed 15 minutes (including rebuttal), and all other speakers shall have 3 minutes each, unless the number of speakers is over 10, which in that case, comments shall be limited to 2 minutes each. For all other issues, for 3 or less speakers, 3 minutes each and for over 10 speakers, 2 minutes each shall be allotted. A timer clock is located above the City Council dais illuminating the remaining time. Once the buzzer sounds, please be courteous and conclude your remarks.

Material may be emailed to planningweb@cityofmerced.gov no later than 1 PM on the day of the meeting. Please specify which portion of the agenda you are commenting on, for example, Item # or Oral Communications. Your comments will be presented to the Planning Commission at the appropriate time. Any correspondence received after 1 PM will be distributed to the Planning Commission and retained for the official record.

A. CALL TO ORDER

A.1. Moment of Silence

A.2. Pledge of Allegiance to the Flag

B. ROLL CALL

C. PUBLIC COMMENT

Members of the public who wish to speak on any matter not listed on the agenda may speak during this portion of the meeting and will be allotted 3 minutes. The Chairperson may, at their discretion, reduce the time to 2 minutes if there are more than 10 speakers, in order to accommodate as many speakers as possible. State law prohibits the Planning Commission from acting at this meeting on any matter raised during the public comment period. Members of the public who wish to speak on a matter that is listed on the agenda will be called upon to speak during discussion of that item. Please submit a Request to Speak card prior to the item being called.

D. CONSENT CALENDAR

Adoption of the Consent Calendar may be made with one motion of the Planning Commission provided that any Planning Commission member, individual, or organization may request removal of an item from the Consent Calendar for separate consideration. If a request for removal of an item from the Consent Calendar has been received, the item will be discussed and voted on separately. With Consent items, there is generally no staff presentation but staff is available for questions.

D.1 [26-061](#) **SUBJECT:** Planning Commission Minutes of December 17, 2025

ACTION:

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

E. PUBLIC HEARINGS AND ACTION ITEMS

Members of the public who wish to speak on public hearings listed on the agenda will be heard when the Public Hearing is opened, except on Public Hearing items previously heard and closed to public comment. After the public has commented, the item is closed to further public comment and brought to the Commission for discussion and action. Further comment will not be received unless requested by the Commission.

E.1 [25-985](#) **SUBJECT:** Vesting Tentative Subdivision Map #25-0008 ("Large Lot Map for Virginia Smith Trust Specific Plan (VST) Phase 1") and Environmental Review #25-0029 (Categorical Exemption) initiated by applicant, Board of Education of the County of Merced, Trustee, property owner. This application involves a request to subdivide approximately 654 acres into 53 lots, with a Designated Remainder of approximately 285 acres. The subject site is generally located on the east side of Lake Road, approximately 5,000 feet north of E. Yosemite Avenue, with a General Plan designation of Virginia Smith

Trust Specific Plan (VST SP) and a Zoning classification of Planned Development (P-D) #80; *PUBLIC HEARING*

- ACTION:** Approve/Disapprove/Modify
- 1) Environmental Review #25-0029 (CEQA Section 15162 and Categorical Exemption)
 - 2) Vesting Tentative Subdivision Map #25-0008

RECOMMENDATION

Planning staff recommends that the Planning Commission approve Environmental Review #25-0029 (CEQA Section 15162 Findings and Categorical Exemption) and Vesting Tentative Subdivision Map #25-0008 - "Large Lot Map for VST Phase 1" (including the adoption of the Draft Resolution) subject to the conditions in Exhibit A, Standard Tentative Subdivision Map Condition in Exhibit B, and the findings/considerations in Exhibit C of Draft Resolution #4168 at Attachment A of this report ("Planning Commission Staff Report #25-985").

E.2 [25-986](#)

SUBJECT: Vesting Tentative Subdivision Map #25-0007 ("Virginia Smith Trust (VST) Phase 1A") and Environmental Review #25-0033 (Categorical Exemption) initiated by applicant. Board of Education of the County of Merced, Trustee, property owner. This application involves a request to subdivide approximately 78.1 acres into 167 lots. The subject site is generally located on the east side of Lake Road, approximately 5,000 feet north of E. Yosemite Avenue, within Planned Development (P-D) #80, with a General Plan designation of Virginia Smith Trust Specific Plan (VST SP); *PUBLIC HEARING*

- ACTION:** Approve/Disapprove/Modify
- 1) Environmental Review #25-0033 (CEQA 15162 Findings and Categorical Exemption)
 - 2) Vesting Tentative Subdivision Map #25-0007

RECOMMENDATION

Planning staff recommends that the Planning Commission approve Environmental Review #25-0033 (CEQA Section 15162 Findings and Categorical Exemptions) and Vesting Tentative Subdivision Map #25-0007 - "VST Phase 1A " (including the adoption of the Draft Resolution) subject to the conditions in Exhibits A, , Standard Tentative Subdivision Map Condition in Exhibit B, and the findings and considerations in Exhibit C of Draft Resolution #4169 at Attachment A of this report ("Planning Commission Staff Report #25-986").

E.3 [25-1016](#)

SUBJECT: Vesting Tentative Subdivision Map #25-0009 (“Virginia Smith Trust (VST) Phase 1B”) and Environmental Review #25-0034 (Categorical Exemption) initiated by applicant. Board of Education of the County of Merced, Trustee, property owner. This application involves a request to subdivide approximately 78.1 acres into 167 lots. The subject site is generally located on the east side of Lake Road, approximately 5,000 feet north of E. Yosemite Avenue, within Planned Development (P-D) 80, with a General Plan designation of Virginia Smith Trust Specific Plan (VST SP); *PUBLIC HEARING*

ACTION:

Approve/Disapprove/Modify

- 1) Environmental Review #25-0034 (CEQA Section 15162 Findings and Categorical Exemption)
- 2) Vesting Tentative Subdivision Map #25-0009

RECOMMENDATION

Planning staff recommends that the Planning Commission approve Environmental Review #25-0034 (CEQA Section 15162 Findings and Categorical Exemption) and Vesting Tentative Subdivision Map #25-0009 - “VST Phase 1B ” (including the adoption of the Draft Resolution) subject to the conditions in Exhibit A and the Findings and Considerations in Exhibit C of Draft Resolution #4174 at Attachment A of this report (“Planning Commission Staff Report #25-1016”).

E.4 [25-1069](#)

SUBJECT: Vesting Tentative Subdivision Map #25-0010 (“Virginia Smith Trust (VST) Phase 1C”) and Environmental Review #25-0035 (Categorical Exemption) initiated by applicant. Board of Education of the County of Merced, Trustee, property owner. This application involves a request to subdivide approximately 75.57 acres into 66 lots. The subject site is generally located on the east side of Lake Road, approximately 5,000 feet north of E. Yosemite Avenue, within Planned Development (P-D) #80, with a General Plan designation of Virginia Smith Trust Specific Plan (VST SP); *PUBLIC HEARING*

ACTION:

Approve/Disapprove/Modify

- 1) Environmental Review #25-0035 (CEQA Section 15162 Findings and Categorical Exemption)
- 2) Vesting Tentative Subdivision Map #25-0010

RECOMMENDATION

Planning staff recommends that the Planning Commission approve Environmental Review #25-0035 (CEQA Section 15162 Findings and Categorical Exemption) and Vesting Tentative Subdivision Map #25-0010 - "VST Phase 1C " (including the adoption of the Draft Resolution) subject to the conditions in Exhibit A and the findings and considerations in Exhibit C of Draft Resolution #4176 at Attachment A of this report ("Planning Commission Staff Report #25-1069").

E.5 [25-1071](#)

SUBJECT: Vesting Tentative Subdivision Map #25-0011 ("Virginia Smith Trust (VST) Phase 1D") and Environmental Review #25-0036 (Categorical Exemption) initiated by applicant. Board of Education of the County of Merced, Trustee, property owner. This application involves a request to subdivide approximately 58.17 acres into 197 lots. The subject site is generally located on the east side of Lake Road, approximately 5,000 feet north of E. Yosemite Avenue, within Planned Development (P-D) #80, with a General Plan designation of Virginia Smith Trust Specific Plan (VST SP); *PUBLIC HEARING*

ACTION: Approve/Disapprove/Modify
 1) Environmental Review #25-0036 (CEQA Section 15162 Findings and Categorical Exemption)
 2) Vesting Tentative Subdivision Map #25-0011

RECOMMENDATION

Planning staff recommends that the Planning Commission approve Environmental Review #25-0036 (CEQA Section 15162 Findings and Categorical Exemption) and Vesting Tentative Subdivision Map #25-0011 - "VST Phase 1D " (including the adoption of the Draft Resolution) subject to the conditions in Exhibit A and the Findings and Considerations in Exhibit C of Draft Resolution #4177 at Attachment A of this report ("Planning Commission Staff Report #25-1071").

E.6 [25-1059](#)

SUBJECT: Vesting Tentative Subdivision Map #25-0012 ("Virginia Smith Trust (VST) Phase 1E") and Environmental Review #25-0037 (Categorical Exemption) initiated by applicant. Board of Education of the County of Merced, Trustee, property owner. This application involves a request to subdivide approximately 89.58 acres into 300 lots. The subject site is generally located on the east side of Lake Road, approximately 5,000 feet north of E. Yosemite Avenue, within Planned Development (P-D) #80, with a General Plan designation of Virginia Smith Trust Specific Plan (VST SP); *PUBLIC HEARING*

ACTION: Approve/Disapprove/Modify
 1) Environmental Review #25-0037 (CEQA

Section 15162 Findings and Categorical Exemption)
 2) Vesting Tentative Subdivision Map #25-0012

RECOMMENDATION

Planning staff recommends that the Planning Commission approve Environmental Review #25-0037 (CEQA Section 15162 Findings and Categorical Exemption) and Vesting Tentative Subdivision Map #25-0012 - "VST Phase 1E " (including the adoption of the Draft Resolution) subject to the conditions in Exhibit A and the Findings and Considerations in Exhibit C of Draft Resolution #4175 at Attachment A of this report ("Planning Commission Staff Report #25-1059").

F. BUSINESS

F.1 [26-062](#) **SUBJECT:** Report by Planning Manager of Upcoming Agenda Items

ACTION

Information only.

F.2 [26-063](#) **SUBJECT:** Calendar of Meetings/Events

Jan.	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.
	18	Planning Commission, 6:00 p.m.
	24	Bicycle and Pedestrian Advisory Committee, 4:00 p.m.
Mar.	2	City Council, 6:00 p.m.
	4	Planning Commission, 6:00 p.m.
	16	City Council, 6:00 p.m.
	18	Planning Commission, 6:00 p.m.

F.3 [26-064](#) **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.

G. ADJOURNMENT

