



# CITY OF MERCED

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

## Meeting Agenda

### Planning Commission

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Wednesday, November 5, 2025

6:00 PM

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

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#### 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](http://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](mailto: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 [25-982](#)      **SUBJECT:** Planning Commission Minutes of September 17, 2025

**ACTION:**

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

D.2 [25-989](#)

**SUBJECT:**

Adopt a Resolution Recommending Denial to the City Council of General Plan Amendment #24-02, and Site Utilization Plan Revision #3 to Planned Development (P-D) #20, a Resolution Denying Site Plan Review Permit #551, Minor Use Permit #24-13, and Environmental Review #24-25, and a Resolution Approving Vesting Tentative Subdivision Map #1332, and Environmental Review #24-25 initiated by Eric Gonsalves, on behalf of Yosemite 1380 LLC, property owner.

**ACTION:**

**PLANNING COMMISSION:**

Adopt a Resolution to Recommend Denial to City Council for:

- 1) General Plan Amendment #24-02
- 2) Site Utilization Plan Revision #3 to Planned Development (P-D) #20

Adopt a Resolution Denying:

- 1) Site Plan Review Permit #551
- 2) Minor Use Permit #24-13

Adopt a Resolution Approving:

- 1) Vesting Tentative Subdivision Map #1332
- 2) Environmental Review #24-25 (*Negative Declaration*)

### SUMMARY

On September 17, 2025, the Planning Commission (“Commission”) held a public hearing regarding General Plan Amendment #24-02, Site Utilization Plan Revision #3 to Planned Development (P-D) #20, Vesting Tentative Subdivision Map #1332, Site Plan #551, and Minor Use Permit #24-13 for a request to develop a self-storage facility with 500 storage units and gated residential subdivision with 28 lots at 1380 Yosemite Avenue and 3595 Parsons Avenue.

At the Commission Hearing, the Commission made a motion to recommend denial to the City Council for General Plan Amendment #24-02, and Site Utilization Plan Revision #3 to Planned Development (P-D) #20. The Commission failed to reach the requisite four (4) vote threshold for denial of recommendation of General Plan Amendment #24-02 and Site Utilization Plan Revision #3 to Planned Development (P-D) #20. Therefore, the recommendation is automatically deemed to be a recommendation of denial pursuant to Municipal Code Section 20.82.040 (B). In addition, the Commission denied recommendation of Site Utilization Plan Revision #3 to Planned Development (P-D) #20.

By separate motion, the Commission voted 3-2 in favor of approving Vesting Tentative Subdivision Map #1332, Site Plan Review Permit #551, and Minor Use Permit #24-13 and Environmental Review #24-25 (Negative Declaration). Pursuant to City of Merced Municipal Code Section 20.64.040(e), the Site Review Permit and Minor Use Permit are deemed denied by the Commission, since those two entitlements failed to receive the required four (4) affirmative votes. However, the Vesting Tentative Subdivision Map is deemed approved, since approval of a Vesting Tentative Subdivision Map only requires a simple majority approval.

Additional details and background information about the project can be found at Attachment D (staff report from Planning Commission Meeting of September 17, 2025).

### RECOMMENDATION

General Plan Amendment Site Utilization Plan Revision to Planned Development

Planning staff recommends the Planning Commission adopt the Resolution to Recommend Denial for Environmental Review #24-25 (Negative Declaration), General Plan Amendment #24-02 and Site Utilization Plan Revision #3 to Planned Development #20 in accordance with the Commission's action taken at the September 17, 2025 Commission meeting and pursuant to Municipal Code Section 20.82.040(B).

Site Plan Review Permit and Minor Use Permit

Planning staff recommends that the Planning Commission adopt the Resolution to deny Site Plan Review Permit #551, Minor Use Permit #24-13, and Environmental Review #24-25 (Negative Declaration) in accordance with the Commission's action taken at the September 17, 2025 Commission meeting and pursuant Municipal Code Section 20.64.040 (E).

Vesting Tentative Subdivision Map

Planning staff recommends the Commission adopt the Resolution to approve Vesting Tentative Subdivision Map #1332, and Environmental Review #24-25 (Negative Declaration) subject to the conditions set forth in Exhibit A of Attachment B, and based on the reasoning provided by the Planning Commission at their meeting of September 17, 2025, and the Findings found at Exhibit B of Attachment B.

## E. PUBLIC HEARINGS

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**    [25-919](#)

**SUBJECT:** Vesting Tentative Subdivision Map #25-0013, initiated by Paramjit Singh and Jaswinder Kaur, property owners. This application involves a request to subdivide approximately 3.38 acres of land at 2500 E Childs Avenue, into 17 residential lots generally ranging in size between 5,565 square feet and 14,579 square feet. This proposed project would create a new cul-de-sac going south off East Childs Avenue. This subject site is generally located south of East Childs Avenue, approximately 500 feet east of Brimmer Road, with a General Plan designation of Low Density Residential (LD), and a Zoning classification of Low Density Residential (R-1-5). \*\*PUBLIC HEARING\*\*

**ACTION:**            Approve/Disapprove/Modify  
                                 1) Environmental Review #25-0038 (Categorical)

Exemption)  
 2) Vesting Tentative Subdivision Map #25-0013

**SUMMARY**

The applicant is proposing a vesting tentative subdivision map for 17 low density residential lots at 2500 E. Childs Avenue. The subject site is generally located south of East Childs Avenue, approximately 500 feet east of Brimmer Road (Attachment B). The proposed subdivision would subdivide approximately 3.38 acres of land into 17 residential single-family lots generally ranging in size from 5,565 square feet to 14,579 square feet. Planning staff, along with other City staff, have reviewed the project and recommend approval subject to conditions.

**RECOMMENDATION**

Planning staff recommends that the Planning Commission approve Environmental Review #25-0038 (Categorical Exemption) and Vesting Tentative Subdivision Map #25-0013 (including the adoption of the Draft Resolution) subject to the conditions in Exhibit A and the findings/considerations in Exhibit B of Draft Resolution #4167 at Attachment A.

**F. INFORMATION ITEMS**

F.1 [25-983](#) **SUBJECT:** Report by Acting Planning Manager of Upcoming Agenda Items

**ACTION**  
 Information only.

F.2 [25-984](#) **SUBJECT:** Calendar of Meetings/Events

- Nov. 3 City Council, 6:00 p.m.
- 5 Planning Commission, 6:00 p.m.
- 17 City Council, 6:00 p.m.
- 19 Planning Commission, 6:00 p.m.
- Dec. 1 City Council, 6:00 p.m.
- 3 Planning Commission, 6:00 p.m.
- 9 Bicycle and Pedestrian Advisory Committee, 4:00 p.m.
- 15 City Council, 6:00 p.m.
- 17 Planning Commission, 6:00 p.m.

**G. ADJOURNMENT**

