



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:



SAM RASHE, SECRETARY
MERCED CITY PLANNING COMMISSION

APPROVED:

ANTHONY GONZALEZ, CHAIRPERSON
MERCED CITY PLANNING COMMISSION

CITY OF MERCED
Planning Commission

Resolution #4181

WHEREAS, the Merced City Planning Commission, at its regular meeting of June 17, 2026, held a public hearing and considered **General Plan Amendment #24-06 – Adoption of the Merced Multijurisdictional Housing Element and Appendix G, Zoning Ordinance Text Amendment #26-0001, Adoption of the SB 244 Analysis, and Environmental Review #26-0068**, initiated by the City of Merced. This application involves revisions to the Housing Element of the General Plan (adopted on July 18, 2016) in response to comments received from the California Department of Housing and Community Development (HCD) and the public; and,

WHEREAS, the Housing Element is one of seven required elements of the General Plan. The Housing Element sets forth policies and programs for the provision of affordable housing throughout the community. Once the Planning Commission makes a recommendation on the revised element, it will be forwarded to the City Council at a later date for final adoption. The revised element will then be forwarded to the State Department of Housing and Community Development (HCD) for final certification; and,

WHEREAS, the General Plan Amendment and Zone Text Amendment is necessary to meet the State of California Housing laws. The state recognizes that we have rezoned 27 parcels to meet our Regional Housing Needs Allocation (RHNA), however additional language must be added to that ordinance to meet state requirements. The proposed City-initiated General Plan Amendment #24-06, Zoning Ordinance Text Amendment #26-0001, and SB244 Analysis are described in the Exhibits; and,

WHEREAS, pursuant to the California Environmental Quality Act (CEQA) Section 15164, California Code of Regulation, Title 14, the City prepared and adopted an Addendum to the General Plan EIR on April 7, 2025, for the Merced Housing Element Update and Rezoning in which it was determined that the Housing Element rezoning as described will not cause any significant environmental impacts. An addendum is the appropriate environmental document under CEQA as the proposed project would not require revisions to the 2012 General Plan EIR; and

WHEREAS, pursuant to the California Environmental Quality Act (CEQA) Section 15162 California Code of Regulation, the current action is exempt and no subsequent EIR shall be prepared for the project since no substantial changes are proposed since the adopted addendum; and

WHEREAS, the Merced City Planning Commission concurs with Findings of Planning Commission Staff Report as outlined in Exhibit A.

PLANNING COMMISSION RESOLUTION #4181

Page 2

June 17, 2026

NOW THEREFORE, after reviewing the City's Draft Environmental Determination, and discussing all the issues, the Merced City Planning Commission does resolve to hereby take independent action and recommend adoption of the General Plan Amendment #24-06 the Housing Element, approval of the ZOTA # 26 - 0001, adoption of the SB 244 Analysis, and adoption of the Environmental Review #26-0068 to the City Council for action.

Upon motion by Commissioner OCHOA, seconded by Chairperson GONZALEZ, and carried by the following vote:

AYES: Members VUE, SWIGGART, OCHOA, GREGGAINS, and Chairperson GONZALEZ

NOES:

ABSENT: Member SMITH

ABSTAIN:

PLANNING COMMISSION RESOLUTION #4181

Page 3

June 17, 2026

Adopted this 17th day of June 2026.

A stylized, handwritten signature in blue ink, consisting of several overlapping loops and a sharp peak at the top.

Chairperson, Planning Commission of
the City of Merced, California

ATTEST:

A handwritten signature in black ink, appearing to be a cursive name, positioned above a horizontal line.

Secretary

Exhibits:

Exhibit A – Planning Commission Staff Report