



CITY OF MERCED

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

Minutes Planning Commission

Wednesday, June 4, 2025

6:00 PM

A. CALL TO ORDER

Chairperson GONZALEZ called the meeting to order at 6:00 PM.

A.1. Moment of Silence

A.2. Pledge of Allegiance to the Flag

Vice Chair GREGGAINS led the Pledge of Allegiance to the Flag.

B. ROLL CALL

Clerk's Note: Commissioners OCHOA and SMITH were absent, excused. Deputy City Attorney TANIGUCHI attended the meeting via Microsoft Teams.

Present: 5 - Member Jose Delgadillo, Chair Anthony Gonzalez, Member Yang Pao Thao, Vice Chair Jeremiah Greggains, and Member Conchita Swiggart

Absent: 2 - Member Walter Smith, and Member Emanuelle Ochoa

C. PUBLIC COMMENT

There were no public comments.

D. CONSENT CALENDAR

D.1 **SUBJECT:** Planning Commission Minutes of May 21, 2025

ACTION:

Approving and filing the Planning Commission Minutes of May 21, 2025

Chairperson GONZALEZ recessed the meeting at 6:05 PM due to technical issues. The meeting resumed at 6:10 PM.

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

Aye: 5 - Member Delgadillo
Chair Gonzalez
Member Pao Thao
Vice Chair Greggains
Member Swiggart

No: 0

Absent: 2 - Member Smith
Member Ochoa

E. PUBLIC HEARINGS

E.1

SUBJECT: Conditional Use Permit #25-0003, initiated by Arvin Kainth, applicant for Valley Prime Hospitality, Inc., property owner. This application involves a request to operate a food truck parking area for multiple food trucks on an approximately 1-acre lot at 720 Motel Drive. The subject site is generally located at the southwest corner of Yosemite Parkway and Motel Drive. The subject site has a General Plan designation of Thoroughfare Commercial (CT) and a zoning classification of Thoroughfare Commercial (C-T). **PUBLIC HEARING**

ACTION: Approve/Disapprove/Modify
1) Environmental Review #25-0008 (*Categorical Exemption*)
2) Conditional Use Permit #25-0003

SUMMARY

Arvin Kainth is requesting conditional use permit approval to establish a food truck parking area to allow multiple food truck vendors and outdoor seating. The subject site is an approximately 1-acre lot at 720 Motel Drive. The subject site is generally located at the southwest corner Yosemite Parkway and Motel Drive. Food truck parking lots are considered a conditional use within a Thoroughfare Commercial (C-T) Zone. The Planning Commission will be reviewing this proposal to ensure that the site plan is designed in a manner that minimizes negative impacts to the existing site and promotes compatible and orderly development with the surrounding uses. Staff is recommending approval with conditions.

RECOMMENDATION

Planning staff has reviewed this request and recommends that the Planning Commission approve Environmental Review #25-0008 (Categorical Exemption) and Conditional Use Permit #25-0003, including the adoption of the Draft Resolution at Attachment A subject to the conditions in Exhibit A and the findings/considerations in Exhibit B.

Assistant Planner LIVINGSTON reviewed the report on this item. For further information, refer to Staff Report #25-499.

Public Testimony was opened at 6:15 PM.

Speaker from the Audience in Favor

ARVIN KAINTH, Applicant, Merced, CA

There were no speakers in opposition to the project.

Public Testimony was closed at 6:16 PM.

Staff modified Condition #10 as follows: (Note:Strikethrough deleted language, underline added language.)

"10. This approval allows for the request to extend the hours of operation from ~~7:00 a.m. to 2:00 a.m.~~ 9:00 a.m. to 10:00 p.m. on Sundays through Thursdays, and 9:00 a.m. to 11:00 p.m. on Fridays and Saturdays. Hours may be adjusted with approval from the Director of Development Services. However, if the business is open after dark, lights shall be provided on the vehicle or on the property that are sufficient to light the vehicle and the site at least a 50-foot radius around each. If lights are not provided, the food trucks shall close at sundown."

A motion was made by Vice Chair Greggains, seconded by Chairperson Gonzalez and carried by the following vote, to adopt a Categorical Exemption regarding Environmental Review #25-0008, and approve Conditional Use Permit #25-0003, subject to the Findings and thirty-seven (37) Conditions set forth in Staff Report #25-499, with Condition #10 amended as shown above (RESOLUTION #4158)

Aye: 5 - Member Delgadillo
Chair Gonzalez
Member Pao Thao
Vice Chair Greggains
Member Swiggart

No: 0

Absent: 2 - Member Smith
Member Ochoa

E.2

SUBJECT: Conditional Use Permit #25-0004, initiated by Michael Chen, applicant for 1700 Investors, LLC, property owner. This application involves a request to establish a Massage Therapy Spa at 2975 G Street. The subject site is generally located on the west side of G Street, approximately 230 feet south of East Alexander Avenue. The subject site has a General Plan designation of Neighborhood Commercial (CN) and a zoning classification of Planned Development (P-D) #2. **PUBLIC HEARING**

ACTION: Approve/Disapprove/Modify

- 1) Environmental Review #25-0009 (*Categorical Exemption*)
- 2) Conditional Use Permit #25-0004

SUMMARY

Michael Chen is requesting conditional use permit approval to convert a retail suite into a massage center. The proposed massage establishment would be located in a 1,200-square-foot suite within an approximately 6,300 square foot building that includes two other commercial establishments. The subject site is currently developed and is located on a 9.92 acre parcel commonly known as Bear Creek Plaza at the southwest corner of west Alexander Avenue and G Street. Massage establishment uses are allowed in the Neighborhood Commercial designation with approval of a conditional use permit pursuant to Merced City Zoning Ordinance Table 20.10-1. The Planning Commission will be reviewing this proposal to ensure that the proposal is designed in a manner that minimizes negative impacts to the existing site and promotes compatible and orderly development with the surrounding uses. Staff is recommending approval with conditions.

RECOMMENDATION

Planning staff has reviewed this request and recommends that the Planning Commission approve Environmental Review #25-0009 (Categorical Exemption) and Conditional Use Permit #25-0004, including the adoption of the Draft Resolution at Attachment A subject to the conditions in Exhibit A and the findings/considerations in Exhibit B.

Associate Planner RENTERIA reviewed the report on this item. For further information, refer to Staff Report #25-462.

There was no one present wishing to speak regarding the project; therefore, public testimony was opened and closed at 6:31 PM.

A motion was made by Vice Chair Greggains, seconded by Member Delgadillo and carried by the following vote, to adopt a Categorical Exemption regarding Environmental Review #25-0009, and approve Conditional Use Permit #25-0004, subject to the Findings and sixteen (16) Conditions as set forth in Staff Report #25-462 (RESOLUTION #4157).

Aye: 5 - Member Delgadillo
Chair Gonzalez
Member Pao Thao
Vice Chair Greggains
Member Swiggart

No: 0

Absent: 2 - Member Smith
Member Ochoa

F. ACTION ITEMS

There were no Action items.

G. INFORMATION ITEMS**G.1** **SUBJECT:** Report by Acting Planning Manager of Upcoming Agenda Items**ACTION**

Information only.

Acting Principal Planner MENDOZA-GONZALEZ went over the items for the next several Planning Commission meetings.

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

Jun.	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.
	24	Bicycle and Pedestrian Advisory Committee, 4:00 p.m.

Jul.	7	City Council, 6:00 p.m.
	9	Planning Commission, 6:00 p.m.
	21	City Council, 6:00 p.m.
	23	Planning Commission, 6:00 p.m.

H. ADJOURNMENT

Clerk's Note: The Regular Meeting adjourned at 6:38 PM.

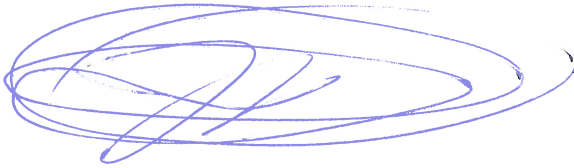
A motion was made by Vice Chair Greggains, seconded by Member Swiggart and carried by the following vote, to adjourn the Regular Meeting.

Aye: 5 - Member Delgadillo
Chair Gonzalez
Member Pao Thao
Vice Chair Greggains
Member Swiggart

No: 0

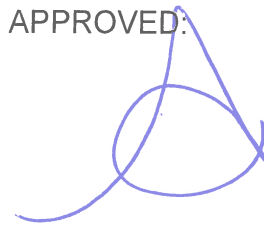
Absent: 2 - Member Smith
Member Ochoa

BY:



JONNIE LAN, SECRETARY
MERCED CITY PLANNING COMMISSION

APPROVED:



ANTHONY GONZALEZ, CHAIRPERSON
MERCED CITY PLANNING COMMISSION