



# CITY OF MERCED

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

## Minutes Planning Commission

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Wednesday, June 3, 2026

6:00 PM

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### 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:** The 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

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

**Aye:** 4 - Chair Gonzalez  
Member Ochoa  
Vice Chair Greggains  
Member Vue

**No:** 0

**Absent:** 1 - Member Smith

**Abstain:** 1 - Member Swiggart

D.1. **SUBJECT:** Planning Commission Minutes of May 6, 2026, and May 20, 2026

**ACTION:**

Approving and filing the Planning Commission Minutes of May 6, 2026, and May 20, 2026

**D.2.**

**SUBJECT:** Vacation #26-0002

**ACTION:** Adopt a Resolution

- 1) Finding Vacation #26-0002 consistent with the City of Merced's General Plan; and
- 2) Recommend the City Council Grant Vacation #26-0002

**RECOMMENDATION**

Planning Staff recommends the Planning Commission adopt a Resolution finding Vacation #26-0002 consistent with the City of Merced's General Plan and Recommend the City Council grant Vacation #26-0002.

**E. PUBLIC HEARINGS**

**E.1.**

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

**REPORT IN BRIEF**

Staff recommends that this item be continued to the Planning Commission meeting of June 17, 2026, to allow staff additional time to conduct research.

**RECOMMENDATION**

Planning staff recommends that the Planning Commission continue this item to the Planning Commission meeting of June 17, 2026, at 6:00 p.m., or soon thereafter, in the City of Merced Council Chambers.

Planner ABARCA informed the Commission that staff needs time to conduct more research into the project.

There was no one present wishing to speak regarding the project; therefore, public testimony was opened at 6:06 PM.

**A motion was made by Vice Chair Greggains, seconded by Chairperson Gonzalez and carried by the following vote, to continue the public hearing to the Planning Commission Meeting of June 17, 2026.**

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

**No:** 0

Absent: 1 - Member Smith

**F. ACTION ITEMS**

F.1.

SUBJECT: Annual Review of the Five-Year (2026-2031) Capital Improvement Program (CIP), Determination of Whether the Individual Projects are Consistent with the General Plan Maps, Policies, and Principles and Recommendation to the City Council Regarding the Consistency with the Merced Vision 2030 General Plan

**ACTION** Adopt a finding that the CIP is consistent with the General Plan

**SUMMARY**

A function of the Planning Commission is the annual review of the Capital Improvement Program (CIP). The CIP is a list of the physical improvements the City plans on funding and constructing over the next five years. The Planning Commission’s role is to determine whether the individual projects are consistent with the General Plan maps, policies, and principles. The Draft Project List for the 2026-2027 Capital Improvement Program document is provided at Attachment A with the entire 2026 -2031 CIP provided at Attachment B. Please note that the budget numbers are still being finalized so they are subject to change prior to City Council consideration.

**RECOMMENDATION**

Staff recommends that the Planning Commission recommend to the City Council that the Draft Five- Year Capital Improvement Program is consistent with the “*Merced Vision 2030 General Plan*” and related master plans.

City Engineer JORDAN reviewed the report on this item. For further information, refer to Staff Report #26-505.

**A motion was made by Member Ochoa, and seconded by Vice Chair Greggains and carried by the following vote, to recommend that the City Council adopt a finding that the Five-Year Capital Improvement Program (2026-2031) is consistent with the Merced Vision 2030 General Plan.**

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

**No:** 0

**Absent:** 1 - Member Smith

**G. BUSINESS**

**G.1.**                    **SUBJECT: Report by Planning Manager of Upcoming Agenda Items**

**ACTION**

Information only.

Planning Manager RASHE went over items for the next several Planning Commission meetings.

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

Jun.	1	City Council, 6:00 p.m.
	3	Planning Commission, 6:00 p.m.
	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.

**G.3.**                    **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.

**H. ADJOURNMENT**

**Clerk's Note:** The Regular Meeting adjourned at 6:17 PM.

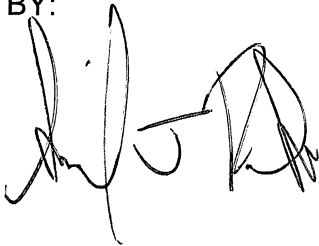
**A motion was made by Member Swiggart, seconded by Vice Chair Greggains and carried by the following vote, to adjourn the Regular Meeting.**

**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