CITY OF MERCED

Meeting Agenda

Planning Commission

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

Wednesday, April 8, 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 Public Comments. 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.

To view video (if available) or listen to the City Council meeting live, go to the City's website www.cityofmerced.gov, YouTube, or Comcast Public Access Channel 96.

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. 26-224

SUBJECT: Abandonment #25-0001, to vacate an undeveloped street easement spanning 20 feet at 400 West 7th Street, more specifically the Westerly portion of the property described as Parcel 1 in the grant deed recorded January 27, 2020, in Volume 10 of Official Plats at pages 23-30 Official Records, Merced County, lying in section 25, Township 7 South, Range 13 East, Mount Diablo Base & Meridian, otherwise known as Assessor's Parcel Number (APN) 032-162-014.

ACTION: Approve/Disapprove/Modify:

1) Abandonment #25-0001, to vacate an undeveloped street easement spanning 20 feet at 400 West 7th Street, more specifically the Westerly portion of the property describe as Parcel 1, Assessor's Parcel Number (APN) 032-162-014

SUMMARY

Leo Ramirez Roofing INC. is requesting a vacation of a 20-foot-wide public utility easement at the eastern portion of 400 West 7th Street. (Attachment

1). This public utility easement was originally included in the plans for continuance of K Street, but it was never completed, and the City has vacated this portion of K Street. City engineering and planning have agreed that the proposed easement is no longer needed and can be returned to the property owner. The General Plan does not address the abandonment or vacation of easements, and thus, the General Plan is not applicable. Given this public utility easement is no longer needed because the City has vacated this portion of K street, the vacation is considered "consistent" with the infrastructure needs of the City. The area to be vacated is 20 feet wide and runs from the southern property line to the northern property line. (Attachment 3)

RECOMMENDATION

Planning and Engineering staff have reviewed this request and recommend that the Planning Commission approve Abandonment #25-0001.

D.2. 26-145

SUBJECT: Planning Commission Annual Attendance Report

ACTION

Reviewing and approving the Annual Attendance Report.

D.3. 26-242

SUBJECT: Planning Commission Minutes of March 4, 2026

ACTION:

Approving and filing the Planning Commission Minutes of March 4, 2026

E. BUSINESS

E.1. 26-243

SUBJECT: Report by Planning Manager of Upcoming Agenda Items

ACTION

Information only.

E.2. 26-244

SUBJECT: Calendar of Meetings/Events

Apr.	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.
May	4	City Council, 6:00 p.m.
	6	Planning Commission, 6:00 p.m.
	18	City Council, 6:00 p.m.

20 Planning Commission, 6:00 p.m.

E.3. 26-245 **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.

F. ADJOURNMENT