CITY OF MERCED

Meeting Agenda

Planning Commission

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

Wednesday, May 20, 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. 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.

D.1. 26-440

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 3, 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 3, 2026, at 6:00 p.m., or soon thereafter, in the City Council of Chambers.

E. ACTION ITEMS

E.1. 26-314

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.

E.2. 26-435 SUBJECT**:** Recommendation to City Council to adopt an Urgency Ordinance Establishing a Temporary Moratorium on Food Trucks in Fixed Locations Pursuant to Government Code Section 65858 to Consider Amending Merced Municipal Code (MMC) Chapter 20.44.020 - Food Trucks in Fixed Locations

ACTION: Approve/Disapprove/Modify

1) Resolution to recommend the Merced City Council adopt an Urgency Ordinance Establishing a Temporary Moratorium on Food Trucks in Fixed Locations Pursuant to California Government Code Section 65858

RECOMMENDATION

Planning Staff recommends that the Planning Commission adopt a Resolution recommending that the City Council:

• Adopt an urgency notice to establish a temporary moratorium on new approvals under Merced Municipal Code (MMC) Chapter 20.44.020, Food Trucks in Fixed Locations; and

• Direct staff to prepare comprehensive amendments to MMC Chapter

20.44.020 to address concentration, location, land-use compatibility, and community impacts associated with food trucks operating in fixed locations.

F BUSINESS

F.1. 26-437

SUBJECT: Report by Planning Manager of Upcoming Agenda Items

ACTION

Information only.

F.2. 26-438

SUBJECT: Calendar of Meetings/Events

May	18	City Council, 6:00 p.m.
	20	Planning Commission, 6:00 p.m.
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.
July	6	City Council, 6:00 p.m.
	8	Planning Commission, 6:00 p.m.

G. ADJOURNMENT