CITY OF MERCED

Minutes
Planning Commission

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

Wednesday, August 5, 2026 **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: The Commission has 1 vacancy at this time.
Commissioners SMITH and SWIGGART were absent, excused.

Present: 4 - Member Emanuelle Ochoa, Vice Chair Jeremiah Greggains, Member Jerry Vue, and Anthony Gonzalez

Absent: 2 - Member Walter Smith, and Member Conchita Swiggart

C. PUBLIC COMMENT

There were no public comments.

D. CONSENT CALENDAR

D.1. 26-666 SUBJECT: Planning Commission Minutes of June 17, 2026, July 8, 2026, and July 22, 2026

ACTION:
Approving and filing the Planning Commission Minutes of June 17, 2026, July 8, 2026, and July 22, 2026

A motion was made by Vice Chair Greggains, seconded by Member Ochoa, that this agenda item be approved. The motion carried by the following vote:

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

No: 0

Absent: 2 - Member Smith
Member Swiggart

E. PUBLIC HEARINGS ITEMS

E.1. 26-634

SUBJECT: Adopt a Resolution Approving Minor Modification #26-0008 and Adopting Environmental Review #26-0061

ACTION: Adopt Resolution #4182
1) Appproving Minor Modification #26-0008
2) Adopting Environmental Review #26-0061 (Categorical Exemption)

RECOMMENDATION
Planning staff recommends that the Planning Commission adopt Resolution #4182 approving Minor Modification #26-0008 and adopting Environmental Review #26-0061 (Categorical Exemption based on CEQA Section 15183 Findings).

There was no one present wishing to speak regarding the project; therefore, public testimony was opened and closed at 6:15 PM.

A motion was made by Vice Chair Greggains, seconded by Member Vue, that this agenda item be approved. The motion carried by the following vote:

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

No: 0

Absent: 2 - Member Smith
Member Swiggart

F. STUDY SESSION ITEMS

F.1. 26-341

SUBJECT: Study Session - Draft Vision Statement of the Comprehensive General Plan Update

ACTION: Study Session - Draft Vision Statement of the Comprehensive General Plan Update

RECOMMENDATION

This item is a Study Session regarding the Draft Vision Statement of the Comprehensive General Plan Update. Planning Commission feedback is requested prior to the Draft Vision Statement being presented to City Council for their consideration.
Because this matter is a study session and discussion item - rather than a discretionary permit application or entitlement action - no formal environmental review file number, draft resolution, conditions of approval,

or findings are applicable. The Planning Commission is not being asked to take formal approval action at this time; rather, the Commission is asked to review and comment on the Draft Vision Statement and make recommendations to the City Council, which will ultimately consider adoption of the Vision Statement as part of the Comprehensive General Plan Update

Accordingly, the standard recommendation format requiring approval of an environmental review determination, adoption of a draft resolution with conditions and findings, and related exhibits does not apply to this study session item.

Planning staff recommend that the Planning Commission review the Draft Vision Statement of the Comprehensive General Plan Update, provide comments and suggested edits. Staff will forward Planning Commission's edits to the City Council for consideration and adoption as part of the Merced 2050 General Plan.

G. BUSINESS

G.1. 26-667 SUBJECT: Report by Planning Manager of Upcoming Agenda Items

ACTION
Information only.

G.2. 26-668 SUBJECT: Calendar of Meetings/Events

Aug. 3 City Council, 6:00 p.m.
5 Planning Commission, 6:00 p.m.
17 City Council, 6:00 p.m.
19 Planning Commission, 6:00 p.m.
Sept. 8 City Council, 6:00 p.m. (Tuesday)
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 6:45 PM

A motion was made by Member Ochoa, seconded by Member Vue, that this agenda item be approved. The motion carried by the following vote:

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

No: 0

Absent: 2 - Member Smith
Member Swiggart

BY:

SAM RASHE, SECRETARY
MERCED CITY PLANNING COMMISSION

APPROVED:

ANTHONY GONZALEZ, CHAIRPERSON
MERCED CITY PLANNING COMMISSION