

# NEWSLETTER

## CITY OF MERCED

### Downtown Merced is Getting a Major Upgrade

Downtown Merced is undergoing a series of exciting infrastructure improvements this summer aimed at enhancing safety, accessibility, and the overall experience for residents, visitors, and businesses.

Crews are currently hard at work resurfacing Main Street, 16th Street, and 18th Street, including crack sealing, slurry sealing, and repaving efforts. In addition to road improvements, crews are replacing aging waterlines and reconstructing crosswalks—particularly at the intersection of Main and Canal Streets.

One of the most notable elements of this project is the directional change on Main Street, designed to calm traffic, improve pedestrian safety, and create space for future enhancements.

This work represents a major investment in Merced's downtown core and will continue through late June/early July. Thank you to all departments involved in keeping the community informed and the project running smoothly.



## Merced Airport Terminal Renovation Nearing Completion

**The Merced Yosemite Regional Airport is preparing to open its newly renovated terminal in the coming months. This update will enhance travel options for the community, including direct flights to Los Angeles and Las Vegas.**

**Regional airports like Merced's play an important role in local connectivity, tourism, and economic development. With shorter lines, free parking, and easier access for travelers—including UC Merced students and their families—the improvements aim to make air travel more convenient for residents and visitors alike.**

**Fun fact: Our new Airport Manager, Rhett Williams, is also a certified pilot, bringing hands-on experience to airport operations.**

**Stay tuned for more details as the opening date approaches.**





## Applegate Zoo Sign Restored Thanks to Community Generosity

We're so excited to share that the Applegate Zoo sign is officially back—and it's all thanks to the incredible support from our community. After the original sign was stolen, residents, supporters, and local organizations came together almost immediately to help fund a replacement. In just a short time, we raised enough to fully cover the cost—nearly \$4,000—including installation.

This quick turnaround really shows how much the zoo means to Merced. Applegate Zoo isn't just a place to visit animals—it's a special part of our community, filled with memories and meaning for so many. The response from the public was overwhelming (in the best way!) and speaks volumes about how much people care.

To help protect the sign moving forward, new security cameras have been installed at the zoo with support from the Merced Police Department. While the investigation into the original theft continues, we're focusing on what matters most—keeping the zoo welcoming and safe for everyone.

Thanks again to everyone who stepped up. You brought the sign—and the community spirit—back stronger than ever.



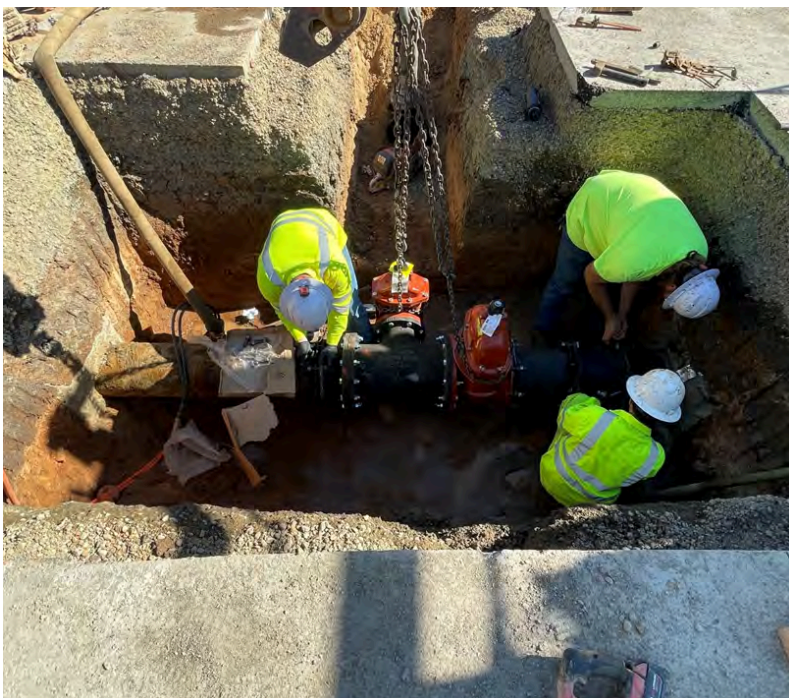
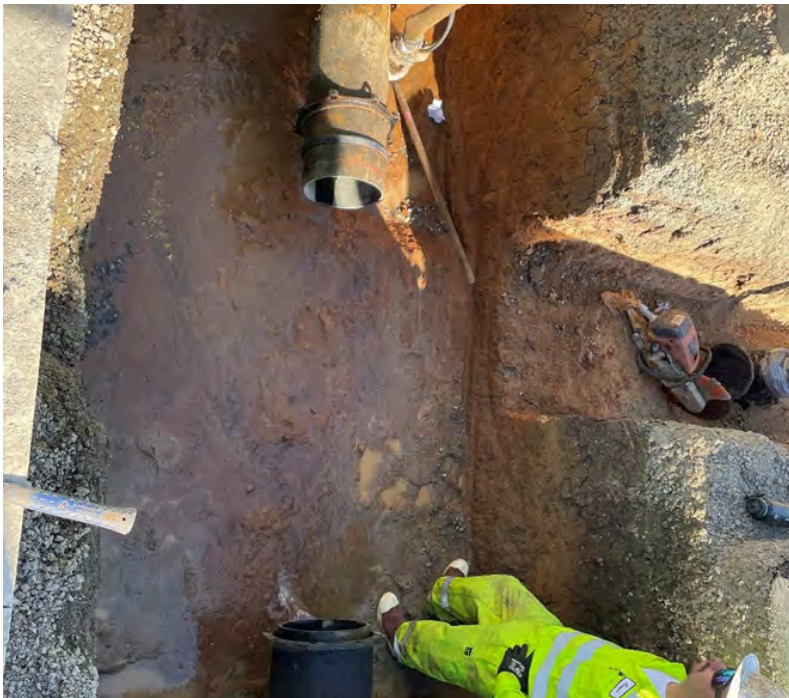


**Race Communications' crews are placing fiber optic conduits in South Merced**





**The City's Water department is working alongside Ranchwood Construction to tie in the water main for 23 A/B.**





## McGregor and Parkwest Sidewalks

The Kroeger concrete crew has been pouring sidewalk along Parkwest Ave and Woodward Ave, south of Home Ave.





# FREE Yoga in the Park

Every First & Third Sunday  
of the Month : 9:30am -10:30am

Location: Bear Creek Park Strip  
on 28th & H Street

Instructors:

Aron Scott & Jamie Pangelina



\*Bring a Towel or Mat\*

For more information contact:

City of Merced  
Parks and Community Services  
(209)385-6235

Parks  
Make  
Life  
Better!





# JUNE

## DOWNTOWN CONSTRUCTION SCHEDULE

SUN	MON	TUE	WED	THU	FRI	SAT
1	<b>16th Street (MLK- M St) Closed</b>					7
8	<b>Main Street (MLK- K St) Closed</b> Beginning of Directional Change Implementation					14
15	<b>Expect Traffic Delays and Intermittent Closures</b>					21
22	23	24	25	26	27	28
29	30					

### Project Contact

Rom Robinson  
(209) 930- 5280  
RobinsonR@cityof  
merced.org

### Important Dates

#### June 2<sup>nd</sup>-6<sup>th</sup>

16<sup>th</sup> Street closure for water main repairs, median work, and final pavement.

#### June 9<sup>th</sup> -13<sup>th</sup>

Main Street closure for crosswalk repair and directional change

#### June 16<sup>th</sup> -27<sup>th</sup>

Expect Traffic Delays on W 18<sup>th</sup> Street and Main as the project finalizes



CITY OF MERCED

# BOARDS & COMMISSIONS

## CURRENT VACANCIES LISTING

ARTS AND CULTURE ADVISORY COMMISSION	→	1 Vacancy, Ex-Officio* (*Nonvoting)
BICYCLE AND PEDESTRIAN ADVISORY COMMISSION	→	3 terms ending (At-Large, District 1 & 4) 4 vacancies, District 2, 3, 6, & Ex- Officio* (*Nonvoting)
PERSONNEL BOARD	→	2 terms ending (Council Appointed & Board Nominated)
PLANNING COMMISSION	→	2 terms ending (District 4 & 6)
RECREATION AND PARKS COMMISSION	→	2 terms ending (District 2 & 5)
REGIONAL AIRPORT AUTHORITY	→	2 terms ending, 1 vacancy
TAX TRANSPARENCY COMMISSION	→	1 vacancy, District 2 1 term ending (District 6)

**Deadline: June 27, 2025 & Council Appointments: July 7, 2025**

Contact the City Clerk's Department for more Info!

[cityclerk@cityofmerced.org](mailto:cityclerk@cityofmerced.org) or (209) 388-8650







# CITY OF MERCED

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

## Meeting Agenda

### Planning Commission

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Wednesday, June 4, 2025

6:00 PM

City Council Chamber, 2nd Floor, Merced Civic  
Center, 678 W. 18th Street, Merced, CA 95340

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#### 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.org](http://www.cityofmerced.org) 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.org](mailto:planningweb@cityofmerced.org) 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 Oral Communications. 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.

#### 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**     [25-553](#)                      **SUBJECT:** Planning Commission Minutes of May 21, 2025

**ACTION:**

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

**E. 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.

**E.1**     [25-499](#)                      **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.

**E.2**     [25-462](#)

**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.

#### F. ACTION ITEMS

#### G. INFORMATION ITEMS

- G.1 [25-554](#)      **SUBJECT:** Report by Acting Planning Manager of Upcoming Agenda Items

#### ACTION

Information only.

- G.2 [25-555](#)      **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