



CITY OF MERCED ZONING ORDINANCE UPDATE FOCUS GROUP

MINUTES

Merced Civic Center
First Floor Sam Pipes Room

678 W. 18th Street
Thursday, November 14, 2013
8:15 a.m.

Mission of Focus Group

Update the Zoning Ordinance to be more user-friendly and easier to understand for the Community.

A. CALL TO ORDER

Chairperson LOGUE called the meeting to order at 8:15 a.m.

B. ROLL CALL

Members Present: Ann Andersen, Kenra Bragonier, Loren Gonella, Flip Hassett, Jack Lesch, Bruce Logue, Elmer Lorenzi, Michelle Paloutzian, Garth Pecchenino, Joe Ramirez, and Stan Thurston

Members Absent: Jim Abbate, Christina Alley, Todd Bender, Adam Cox, Tony Dossetti, Ron Ewing, Forrest Hansen, Guy Maxwell, Carole McCoy, Mike Salvadori, Brandon Williams, and Jim Xu

Staff Present: Director of Development Services David Gonzalves, Planning Manager Kim Espinosa, and Recording Secretary Terri Lucas

C. APPROVAL OF ACTION MINUTES

M/S LORENZI-ANDERSEN, and carried by unanimous voice vote (12 absent), to approve the Minutes of October 31, 2013, as submitted.

D. ITEMS

1. Review of Modified Ordinance for Commercial, Industrial, Public Use/Agricultural, and Special Use Zoning Districts.

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Chairperson LOGUE asked to reopen the discussion from the last meeting regarding pay day loan services and whether the code should be more restrictive to deter these types of businesses in the downtown area. The Focus Group discussed that and whether they should then include other types of businesses (pawn shops, tattoo parlors and hookahs). Group Members RAMIREZ and THURSTON both provided information that there are other changes in the works (at the State or Federal level) that would be restrictive and make it difficult for the payday loan types of businesses to continue. The Group suggested the following regarding payday loan businesses:

CO/CT/CG: Conditional Use

CN/BP: Not allowed (those existing would be non-conforming uses)

Central Core: More restrictive with conditional uses.

Shopping Center Commercial (CSC): Not allowed. Very restrictive use.

The Group continued their discussion regarding the land use table. Ms. ESPINOSA explained that the consultant proposed a downtown residential zone to address the smaller residential lots in that area. Currently, most downtown residential lots are 50x150' lots, but are zoned R-1-6 because that was the closest zoning designation that fit.

Regarding Pawn Shops, the Committee made the following recommendation:

CO/CN//CSC/CT/BP: Not Allowed

CC: Conditional Use

CG: Permitted Use

Regarding Personal Services, the Group recommended the following change to the table:

BP: Site Plan with Footnote 6

Regarding Street and Sidewalk Vendors, the Group discussed exploring the idea of having an area established specifically for food trucks. Currently they are only allowed in the CT zone. Ms. ESPINOSA asked if the Group thought it appropriate that they are allowed to locate in a Business Park or Industrial zone with a use permit. She further explained that the definition only refers to food and drink and asked if the Group thought that the definition should include merchandise.

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The Group agreed that the definition should only be for food and drink so the category should be changed to “Mobile Food Vendors” and should be a conditional use in Business Parks.

Regarding Vehicle Parts and Accessories Sales, the Group agreed that they should be a permitted use in a C-G zone.

Regarding Large Recycling Collection Facilities the Group agreed that they should be a Conditional Use in the CT and CG zones.

Regarding Parking Facilities, the Group said they should be permitted in all zones.

Group Member BRAGONIER said that she didn't think vehicles sales should be allowed in the downtown core area and Ms. ESPINOSA said that the table would include Footnote 12 which defined the downtown core area and restricted that use from that area.

2. Schedule Additional Meetings in January and February 2014.

Planning Manager ESPINOSA explained the need for additional meetings, adding January 9, January 30, and February 13, 2014, to the calendar of meetings in order to complete the work. There were no objections to the meeting dates and they will be added to the schedule.

E. ADJOURNMENT

The meeting was adjourned at 9:32 a.m. to the next meeting on Thursday, December 12, 2013, at 8:15 a.m.

Respectfully submitted,

David Gonzalves

David Gonzalves, Secretary
Zoning Ordinance Update

APPROVED:

Bruce Logue, Chairperson
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