



CITY OF MERCED ZONING ORDINANCE UPDATE FOCUS GROUP

MINUTES

Merced Civic Center
First Floor Sam Pipes Room

678 W. 18th Street
Thursday, February 20, 2014
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: Jim Abbate, Ann Andersen, Todd Bender, Kenra Bragonier, Tony Dossetti, Jack Lesch, Bruce Logue, Elmer Lorenzi, Guy Maxwell, Carole McCoy, Michelle Paloutzian, Joe Ramirez, and Stan Thurston

Members Absent: Christina Alley, Adam Cox, Ron Ewing, Loren Gonella, Forrest Hansen, Flip Hassett, Garth Pecchenino, 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-LESCH, and carried by unanimous voice vote (10 absent), to approve the Minutes of January 30, 2014, as submitted.

D. ITEMS

1. Questions on Draft Parts 3 (General Regulations) & 4 (Permits & Administration)

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The Focus Group discussed the twenty-one (21) questions outlined in staff's memo dated February 7, 2014. Refer to the memo for further detail regarding the questions. The Focus Group consensus is outlined in the table below:

Question No.	MMC Section	*Page No.	Consensus
Part 3 – General Regulations			
Chapter 20.30 – Walls and Fences			
1	20.30.010(D)	89	Use “highest finished grade” to measure maximum height.
2	20.30.020(A)(2)	90	Concurred with recommendation with standards for lattice.
3	20.30-1 (Note 2 of Table) and 20-30-020(B)(2)	90 92	Concurred with recommendation for increased height with approval process.
4	20.30.030	92	Concurred with recommended changes and specifically noted the issues around school sites.
5	20.30.040	93	Okay with razor wire by permit only.
Chapter 20.32 – Interface Regulations			
6	20.32	95	Concurred with recommendation.
Chapter 20.34 – Creek Buffers			
7	20.34		Concurred with recommendation with standards for landscaping creek buffer.
Chapter 20.36 – Landscaping			
8	New Chapter		Concurred with new requirements and handouts providing information regarding drought resistant and native plants.

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Chapter 20.38 – Parking and Loading			
9	20.38-1	106	Concurred with recommended changes and need for a standard that is easier to measure.
10	20.38/080	121	Consensus is to model the Green Code and not require more than State requires.
Chapter 20.44 – Special Land Use Regulations			
11	20.44	131	Concurred with proposed changes except Section 20.44.020 should not be specific to Auto Wrecking Yards. It should be “wrecking establishment” so can include salvage and junk yards.
Chapter 20.48 – Home Occupations			
12	20.48	149	Concurred with recommendation.
Chapter 20.58 – Wireless Communications Facilities			
13	20.58-2	186	Concurred with recommendation.
Part 4 – Permits and Administration			
14	20.64-1	194	Concurred with recommendation.
15	20.68.020	203	Concurred with recommendation.
16	20.68.040	207	Concurred with recommendation.
17	20.68.050	209	Concurred with recommendation.
18	20.68.040	210	Concurred with recommendation.
19	20.72.030	217	Concurred with recommendation.
20	20.72.080	220	Concurred with recommendation to apply to all applications.
21	20.74.030(B)	221	Agreed should be 5 business days, excluding state and federal holidays.

*From Attachments 2 and 3 of January 21, 2014 Memo – Homework Assignment #3

2. Scheduling Future Meetings

The Focus Group decided that they would next meet once staff has had an opportunity to prepare a complete draft of the Zoning Ordinance for their review and prior to a Public Review Draft being released.

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The Focus Group requested that they be provided the Bellevue Corridor Community Plan when it is ready for review and staff advised they would email a link to that plan when the draft is sent out for review.

E. ADJOURNMENT

The meeting was adjourned at 9:43 a.m.

Respectfully submitted,

/s/ David Gonzalves

David Gonzalves, Secretary
Zoning Ordinance Update

APPROVED:

Bruce Logue, Chairperson
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