CITY OF MERCED
DESIGN REVIEW BOARD/
HISTORIC PRESERVATION COMMISSION

M I N U T E S

CITY COUNCIL CHAMBERS
678 WEST 18TH STREET
MERCED, CALIFORNIA

WEDNESDAY
September 14, 2011

Chairperson LOPES called the meeting of the Design Review Board and Historic Preservation Commission to order at 4:03 p.m.

(B) ROLL CALL

Present: Walter Lopes (Chairperson)
Harlan Dake
Carole Luhring
John Hofmann (*Arrived at 4:06 p.m.)
Jack Lemen (Vice-Chairperson)

Absent: None (two vacancies)

Staff Present: Kim Nutt, Planning Technician/Recording Secretary
Josh Ewen, Redevelopment Technician

(C) ADDITIONS/DELETIONS TO THE AGENDA

There were no additions or deletions to the agenda.

(D) APPROVAL OF MINUTES

M/S LUHRING/DAKE, and carried by unanimous voice vote (two vacancies), to approve the Minutes of June 15, 2011, as submitted.

(E) ORAL COMMUNICATIONS

There were no persons in the audience wishing to speak on any matter which was not listed on the agenda.

(F) DESIGN REVIEW ITEMS

1. DR# 11-03 - 2nd REVIEW of the Design for New Downtown Parking Lot Signs

Planning Technician NUTT introduced the item, noting a mistake in the report regarding the recommended motion, stating that since a Categorical Exemption was not approved upon the first review of this item last year, today's motion would need to include the adoption of a Categorical Exemption.

Ms. NUTT referred further explanation of project details to Redevelopment Technician EWEN. He stated that the project would be completed in two phases

Following his presentation, Mr. EWEN answered questions from the Commission. Commissioner HOFMANN commented that the international "P" parking symbol might be helpful for visitors to Merced to be able to identify parking areas easily.

Chairperson LOPES commented that the redesigned signs were a decided improvement over the initial design.

There were no members of the public who wished to comment on this project.

M/S LUHRING/HOFMANN for adoption of a Categorical Exemption #10-18 (Attachment E) and Approval of DR #11-03, for both Phase One and Phase Two of the project, subject to the following conditions:

1. The proposed project shall be generally constructed/designed as shown on Exhibit 1 and Exhibit 2 -- Attachments B, C, and D of Staff Report DR #11-03.

2. The project shall comply with all applicable State laws and local codes and regulations of the current Editions of the Uniform Building and Fire Codes, California Building and Fire Codes, Plumbing and Mechanical Codes, National Electrical Codes, and State Accessibility (ADA) requirements including, but not limited to, bathrooms, parking, and site accessibility. A building permit is required prior to construction.

3. The proposed project shall comply with all standard Municipal Code and Subdivision Map Act requirements as applied by the City Engineering

Department. All other applicable codes, ordinances, policies, etc., adopted by the City of Merced shall apply.

4. The developer/applicant shall construct and operate the project in strict compliance with the approvals granted herein, City standards, laws, and ordinances, and in compliance with all State and Federal laws, regulations, and standards. In the event of a conflict between City laws and standards and a State or Federal law, regulation, or standard, the stricter or higher standard shall control.

5. Any signage shall comply with the requirements of the City's Redevelopment Area Sign Ordinance. Prohibited signs, including moving, moveable, flashing, or other such signs, shall not be permitted at any time and shall be subject to immediate removal by the City of Merced Development Services Director or his designee.

6. Anti-graffiti coating shall be applied to the signage.

7. The applicant shall maintain a clean and respectable appearance of the signage at all times, and any graffiti or other vandalism done to any signage shall be rectified or repaired within a reasonable amount of time.

8. This approval is in effect for one year. The applicant shall apply for a building permit within one year of this approval, with all work to be completed within eighteen (18) months.

AYES: Commissioners DAKE, LUHRING, HOFMANN, LEMEN, and Chairperson LOPES
NOES: None
ABSENT: None (two vacancies)
ABSTAIN: None

2. ELECTION OF OFFICERS

Chairperson LOPES nominated Commissioner LEMEN for Chairperson for the 2011-2012 year (nomination accepted).

M/S HOFMANN/LUHRING, and carried by unanimous voice vote (two vacant seats), to elect Commissioner LEMEN for Chairperson for the 2011-2012 year.

Commissioner HOFMANN nominated Commissioner DAKE for Vice-Chairperson for the 2011-2012 year (nomination accepted).

M/S HOFMANN/LUHRING, and carried by unanimous voice vote (two vacant seats), to elect Commissioner DAKE for Vice-Chairperson for the 2011-2012 year.

(G) HISTORIC PRESERVATION ITEMS

There were no Historic Preservation items to report on at this time.

(H) INFORMATION ITEMS

1. Newsletter - Redevelopment Update: August 2011

There was no discussion regarding this item.

2. Upcoming projects/applications (discussion with staff)

Ms. NUTT reviewed pending applications, indicating that there have been no applications received for the next scheduled meeting.

(I) ADJOURNMENT

There being no further business, Chairperson LOPES adjourned the meeting at 4:36 p.m.

Prepared by:

Kimberly Nutt
Recording Secretary

Approved by:

Walter Lopes
Chairperson

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