

**CITY OF MERCED
Planning Commission**

MINUTES

Merced City Council Chambers
Wednesday, October 21, 2015

Chairperson COLBY called the meeting to order at 7:00 p.m., followed by a moment of silence and the Pledge of Allegiance.

ROLL CALL

Commissioners Present: Kevin Smith, Bill Baker, Peter Padilla, and Chairperson Travis Colby

Commissioners Absent: Kurt Smoot and Robert Dylina (both excused, one vacancy)

Staff Present: Planning Manager Espinosa, Senior Deputy City Attorney Rozell, and Recording Secretary Lane

1. **APPROVAL OF AGENDA**

M/S SMITH-PADILLA, and carried by unanimous voice vote (two absent, one vacancy), to approve the Agenda as submitted.

2. **MINUTES**

M/S PADILLA-BAKER, and carried by unanimous voice vote (two absent, one vacancy), to approve the Minutes of September 23, 2015, as submitted.

3. **COMMUNICATIONS**

None.

4. **ITEMS**

- 4.1 Vacation #15-01, initiated by Raymond and Rebecca Abarca, property owners, to abandon a 10-foot-wide Public Utilities Easement (PUE) located along the eastern property line of the property located at 2936 Crestwood Court.

As a Consent item, there was no staff presentation. For further information, refer to Staff Report #15-19.

M/S COLBY-SMITH, and carried by the following vote, to adopt a Finding that the proposed vacation is consistent with the *Merced Vision 2030 General Plan*.

AYES: Commissioners Smith, Baker, Padilla, and Chairperson Colby

NOES: None

ABSENT: Commissioners Smoot and Dylina (one vacancy)

ABSTAIN: None

- 4.2 Study Session on Public Review Draft of the New Merced Zoning Ordinance, initiated by the City of Merced, to give the Planning Commission an opportunity to discuss the recently-released Public Review Draft of the Zoning Ordinance, which is a comprehensive update of Title 20 of the Merced Municipal Code.

Planning Manager ESPINOSA reviewed the report on this item. For further information, refer to Staff Report #15-17 - Addendum.

The Commission discussed various aspects of the new Zoning Ordinance including its flexibility, parking requirements, student housing, multi-family dwellings, density bonuses, and building heights.

5. **INFORMATION ITEMS**

5.1 **Calendar of Meetings/Events**

Planning Manager ESPINOSA announced that the City Council had set the Joint City Council/Planning Commission Study Session on the Public Review Draft of the new Zoning Ordinance for December 7, 2015, at 5:30 p.m. Chairperson COLBY and Commissioner SMITH expressed their regret that they both would most likely not be able to attend. Ms. ESPINOSA also noted that the City Council had appointed a new Planning Commissioner and briefed the Planning Commission on items for the next few Planning Commission meetings.

6. **ADJOURNMENT**

There being no further business, Chairperson COLBY adjourned the meeting at 8:23 p.m.

Respectfully submitted,



KIM ESPINOSA, Secretary
Merced City Planning Commission

APPROVED:



TRAVIS COLBY, Chairperson
Merced City Planning Commission