

**CITY OF MERCED**  
**Planning & Permitting Division**

**STAFF REPORT:** #15-17 Addendum

**AGENDA ITEM:** 4.2

**FROM &  
PREPARED BY:** Kim Espinosa,  
Planning Manager

**PLANNING COMMISSION  
MEETING DATE:** Oct. 21, 2015

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**SUBJECT:** **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.

**ACTION:** Questions/Discussion

**SUMMARY**

**Purpose of Study Session**

At the September 9, 2015, Planning Commission meeting, City staff presented an overview and provided copies of the Public Review Draft of the new Merced Zoning Ordinance. This is the first comprehensive update of the Zoning Ordinance since its adoption in the early 1960's and represents a complete redesign, update, and modernization of the Zoning Ordinance in order to make the Ordinance easier to use and understand for the general public and to provide specific guidance to developers, making the development process simpler and faster. The goal was to facilitate the City's overall growth and development and enhance the community's overall appearance, access to services, and economic health.

Along with the Public Review Draft, the Planning Commission was provided with a summary of the Focus Group's recommendations, a summary table of the major changes proposed to the existing ordinance in the Draft, and a cover memo with a list of possible review questions. **Please bring your copy of those materials along with the Public Review Draft to the Planning Commission meeting.** The purpose of tonight's study session is to provide a more extensive overview of the Draft and to give the Planning Commission an opportunity to ask staff questions about the Draft. The Planning Commission should also provide guidance regarding any additional information they would like staff to present at future study sessions to help the Commission in their review of the Ordinance. The City Council has been asked to set a date for a joint study session with the Planning Commission, which will be scheduled in the near future. Public hearings to consider adoption of the new ordinance are expected in early 2016.