



CITY OF MERCED ZONING ORDINANCE UPDATE FOCUS GROUP

MINUTES

Merced Civic Center
First Floor Sam Pipes Room

678 W. 18th Street
Thursday, March 26, 2015
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: Kenra Bragonier, Tony Dossetti, Loren Gonella, Jack Lesch, Elmer Lorenzi, Des Johnston, Joe Ramirez, Stan Thurston, and Chairperson Bruce Logue

Members Absent: Jim Abbate, Christina Alley, Ann Andersen, Todd Bender, Adam Cox, Flip Hassett, Guy Maxwell, Carole McCoy, Michelle Paloutzian, Mike Salvadori, Brandon Williams, and Jim Xu

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

C. APPROVAL OF ACTION MINUTES

M/S LORENZI-RAMIREZ, and carried by unanimous voice vote (12 absent), to approve the Minutes of March 12, 2015, as submitted.

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D. ITEMS

1. Questions/Comments on Focus Group Review Draft of Zoning Ordinance (Questions #20 through #25 outlined in Memo of December 19, 2014)

The Focus Group continued their review and comments on the questions outlined by Staff in the December 19, 2014, memo.

Small Lot Single Family Homes (Chapter 20.40).

Question #20: Planning Manager ESPINOSA explained this would be a new chapter based on the Small Lot Design Guidelines adopted in 2008. Following discussion and questions, the Group Members concurred with the changes and did not suggest any other zones to apply the standards to.

Special Land Use Regulations Districts (Chapter 20.44).

Question #21: Staff responded to several questions from the Group Members regarding current requirements for mobile food trucks and the proposed language in the Draft Zoning Ordinance.

The Group Members also discussed the language and requirements for shelters.

M/S LESCH- BRAGONIER, and carried by the following vote, to accept the language as proposed:

AYES: Group Members BRAGONIER, GONELLA, LESCH, LORENZI, JOHNSTON, RAMIREZ, and Chairperson LOGUE

NOES: NONE

ABSENT: Group Members ABBATE, ALLEY, ANDERSEN, BENDER, COX, HASSETT, MAXWELL, MCCOY, PALOUTZIAN, SALVADORI, WILLIAMS and XU

ABSTAIN: Group Members DOSSETTI and THURSTON

Permits and Administration

Question #22-#25: The Focus Group agreed with the Draft Ordinance language as proposed.

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Final Recommendation on Zoning Ordinance.

M/S LESCH-GONELLA, and carried by the following vote, to support City staff in moving forward with a Public Review Draft of the Zoning Ordinance as written with the changes as recommended by the Focus Group during past meetings.

AYES: Group Members BRAGONIER, GONELLA, LESCH, LORENZI, JOHNSTON, RAMIREZ, and Chairperson LOGUE

NOES: NONE

ABSENT: Group Members ABBATE, ALLEY, ANDERSEN, BENDER, COX, HASSETT, MAXWELL, MCCOY, PALOUTZIAN, SALVADORI, WILLIAMS and XU

ABSTAIN: Group Members DOSSETTI and THURSTON

Secretary's Note: Group Members DOSSETTI and THURSTON abstained from the votes since the City Council would be making the final decision on adopting the Zoning Ordinance at a later date.

E. ADJOURNMENT

The meeting was adjourned at 9:20 a.m.

Respectfully submitted,



David Gonzalves, Secretary
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APPROVED:

Bruce Logue, Chairperson
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