



CITY OF MERCED ZONING ORDINANCE UPDATE FOCUS GROUP MINUTES

Merced Civic Center
First Floor Sam Pipes Room

678 W. 18th Street
Wednesday, July 17, 2013,
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

Development Services Director David Gonzalves called the meeting to order at 8:20 a.m.

B. ROLL CALL

Members Present: Christina Alley, Ann Andersen, Kenra Bragonier, Ron Ewing, Loren Gonella, Forrest Hansen, Flip Hassett, Jack Lesch, Elmer Lorenzi, Carole McCoy, Michelle Paloutzian, Garth Pecchinino, Joe Ramirez, Stan Thurston, and Brandon Williams

Members Absent: Jim Abbate, Todd Bender, Tony Dossetti, Bruce Logue, Guy Maxwell, and Mike Salvadori

Staff Present: City Manager John Bramble, Director of Development Services David Gonzalves, Planning Manager Espinosa, Director of Economic Development Frank Quintero, Associate Planner Julie Sterling, and Development Associate Maria Mendoza

C. APPROVAL OF ACTION MINUTES

None.

D. ITEMS

1. Welcome Members - Introductions

Director of Development Services Gonzalves and Planning Manager Espinosa welcomed the group and proceeded with introductions.

2. Communications and Follow-up

Planning Manager Espinosa requested each member to review the Roster to make sure that staff had current contact information. She advised that since the Focus Group is not subject to the Brown Act, that members could get together outside the meetings to discuss the various sections of the zoning ordinance.

3. Election of Chairperson and Vice-Chairperson

Mr. Gonzalves and Ms. Espinosa inquired if the Focus Group preferred a Chairperson and Vice-Chairperson or a staff-run meeting, and the consensus was to select a Chair and Vice Chair. Although Bruce Logue was not in attendance, there were several who liked his Chairperson skills and suggested him as the Chairperson. Loren Gonella agreed to be the Vice-Chairperson and suggested staff continue running the current meeting.

4. Set Tentative Calendar of Meetings

Planning Manager Espinosa inquired if the meeting schedule met with everyone's schedule, noting that the first two meetings were scheduled on Wednesdays and subsequent meetings will be on Thursdays. She advised that the City has a consultant working on the Zoning Ordinance who is preparing the document in parts, so the Focus Group will review the document in smaller pieces so people have time to review and comment between meetings.

5. Overview of Comprehensive Zoning Ordinance Update and Why It is Important

Mr. Gonzalves and Ms. Espinosa explained the need for a Zoning Ordinance Update noting that the Zoning Code was adopted in the early 1960's, gave examples of land uses that were problematic in the 1960's but are no longer an issue, and explained the difference between Zoning and the General Plan (expressing that inconsistencies between the two would be corrected). Goals of the update process were presented such as making it more user friendly and streamlining the development process.

6. Overview of Existing Zoning Ordinance (Part 1)

Ms. Espinosa explained several examples of current Code requirements and questioned if some of them still made sense. She also gave examples of proposed changes including the use of tables, diagrams, and photos to help illustrate the Code. (Secretary's Note: Due to the time, the subject matter will continue on July 31, 2013, beginning with page 15 of the presentation).

E. ADJOURNMENT

The meeting was adjourned at 9:37 a.m. to the next meeting on Wednesday, July 31, 2013, at 8:15 a.m.

Respectfully submitted,

/s/ David Gonzalves

DAVID GONZALVES, Secretary
Zoning Ordinance Update

APPROVED:

Loren Gonella, Vice-Chairperson
Zoning Ordinance Update