

**Planning Commission Minutes Excerpt**  
**July 6, 2016**

- 4.2 Zoning Ordinance Amendment #16-01, initiated by the City of Merced. This application involves the adoption of a new Zoning Ordinance for the City of Merced (Title 20 of the Merced Municipal Code). 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. The Zoning Ordinance addresses such issues including, but not limited to, allowed land uses in each zoning district, development standards (setbacks, minimum lot sizes, maximum heights of buildings and fences, etc.), procedures for development permits, and land use definitions.

Planning Manager ESPINOSA reviewed the report on this item. She noted a memo from staff which showed a revised table of the overview of the purposed changes to the ordinance. Ms. ESPINOSA also noted 4 letters from the public. For further information, refer to Staff Report #16-16.

Public testimony was opened at 7:27 p.m.

Speakers from the Audience in Favor:

NECOLA ADAMS, Merced  
MONIKA GRASLEY, Merced  
CHAUNTEL NUGENT, Merced  
MARYAM GROGMAN, Merced  
ALYSSA CASTRO, Merced  
STEVE ROUSSOS, Merced  
SHANE ROSS, Merced  
CHANEL WEAVER, Merced

Speakers from the Audience in Opposition:

KATIE BUTTERFIELD, Merced  
ZACK VAN HOUTTEN, Merced  
KATILYN McINTIRE, Merced  
BARBARA RICHEY, Merced  
CLAUDIA G. CORCHADO, Merced

Speakers from the Audience (Neutral):

STEPHANIE RUSSELL, Merced  
BRITTANY OAKES, Merced  
DAISY AGUAYO, Merced  
STEPHANIE NATHAN, Madera  
MARIE PICKNEY, Merced  
AARON LEGUIA, Merced  
STEPHANIE MILLER, Merced  
CHRIS MEDINA, Merced

Speakers from the audience voiced their appreciation for the efforts made by Planning staff and related parties and they voiced their support for the addition of community gardens in the ordinance and expressed how beneficial it would be to Merced and its residents. However, they voiced their concern regarding the application fees for conditional use permits for community gardens in residential zones, as purposed in the amended Zoning Ordinance, and asked for a reduction in fee costs, especially for non-profits.

Public testimony was completed at 8:21 p.m.

The Commission discussed the project, they stated the necessity for community gardens to be under the scope of a Conditional Use Permit, which would require input from residents of the surrounding area on how the purposed garden should be regulated. Commissioner SMOOT purposed that there could be other avenues that would be available to groups interested in starting community gardens that would alleviate some of the application costs.

M/S COLBY-SMITH, and carried by the following vote, to recommend to the City Council adoption of a Negative Declaration regarding Environmental Review #16-20, and approval of Zoning Ordinance Amendment #16-01, as shown in Attachment A, in addition to the changes presented by staff at the meeting, subject to the Findings set forth in Staff Report #16-16 (RESOLUTION #3071):

AYES: Commissioners Baker, Dylina, McLeod, Smith, Smoot, and  
Chairperson Colby  
NOES: None  
ABSENT: Commissioner Padilla  
ABSTAIN: None