



JOINT BOARD OF  
SUPERVISORS & PLANNING  
COMMISSION STUDY SESSION

Rodrigo Espinoza, *District 1*

Lee Lor, *District 2*

Daron McDaniel, *District 3*

Chairman Lloyd Pareira, *District 4*

Scott Silveira, *District 5*

Phone: (209) 385-7366 Fax: (209) 726-7977

**SUMMARY ACTION MINUTES**

TUESDAY, FEBRUARY 26, 2019

Regular Meeting – 1:30 p.m.

Merced County Administration Building

2222 M Street

Board Room, Third Floor

Merced CA 95340

[www.countyofmerced.com](http://www.countyofmerced.com)

***The Board of Supervisors welcomes you to its meetings which are regularly held on a scheduled Tuesday and your interest is encouraged and appreciated.***

**PUBLIC COMMENT PERIOD:** Public opportunity to speak on any matter of public interest within the Board's jurisdiction including items on the Boards' agenda, except for those items specifically scheduled as public hearings (testimony limited to three (3) minutes per person).

**The Agenda is divided into three sections:**

- **CONSENT CALENDAR:** These matters include routine financial and administrative action and usually are approved by a single vote.
- **SCHEDULED ITEMS:** These items are noticed hearings, work sessions and public hearings.
- **REGULAR CALENDAR:** These items include significant policy and administrative actions. Immediately after approval of the CONSENT CALENDAR, if the time of the hearing of SCHEDULED ITEMS has not arrived, the REGULAR CALENDAR will be considered.

**CLOSED SESSION:** Is the portion of the meeting conducted in private without the attendance of the public or press to discuss certain confidential matters specifically permitted by the Brown Act. The public will be provided an opportunity to comment on any matter to be considered in closed session prior to the Board adjourning into the closed session.

**ANY MEMBER OF THE AUDIENCE DESIRING TO ADDRESS THE BOARD ON A MATTER ON THE AGENDA:**

Please raise your hand or step to the podium at the time the item is announced by the Board Chairperson. In order that interested parties have an opportunity to speak, any person addressing the Board will be limited to a maximum of three (3) minutes.

**BOARD AGENDA AND MINUTES:** Board agendas, minutes, and copies of items to be considered by the Board of Supervisors are posted on the Internet at least 72 hours preceding a Tuesday meeting at the following website [www.countyofmerced.com/boardagenda/](http://www.countyofmerced.com/boardagenda/)

**AUDIO/VIDEO BROADCAST:** All Board meetings are normally broadcast live and replayed on local cable television. A list of cable channels and broadcast times are available at the following website: [www.countyofmerced.com](http://www.countyofmerced.com)

**REASONABLE ACCOMMODATIONS:** Persons who require accommodation for any audio, visual or other disability in order to review an agenda, or to participate in a meeting of the Board of Supervisors per the American Disabilities Act (ADA), may obtain assistance by requesting such accommodation in writing. Please address your written request to the Clerk of the Board, 2222 M Street, Merced, CA 95340 or telephonically by calling (209) 385-7366. Any such request for accommodation should be made at least 48 hours prior to the scheduled meeting for which assistance is requested.

*Spanish and Hmong interpreters are available.*

*Interpretes de espanol y hmong estan disponibles.*

*Peb muaj tug paab txhais lug Mev hab Hmoob.*

SCHEDULED ITEMS

1:30 P. M.

**THE PUBLIC IS INVITED TO SPEAK ON ANY ITEM ON THE AGENDA-  
TESTIMONY IS LIMITED TO THREE MINUTES PER PERSON**

**GOVERNMENT CODE SECTION 54954.2 COMPLIANCE (LATE AGENDA  
ITEMS)**

**JOINT BOARD OF SUPERVISORS & PLANNING COMMISSION STUDY  
SESSION ON THE MERCED COUNTY ZONING CODE UPDATE:**

**PRESENTATION ON THE ZONING CODE UPDATE, RECEIVE PUBLIC  
COMMENT ON THE DRAFT ZONING CODE AND/OR DISCUSSION ITEMS,  
AND PROVIDE STAFF DIRECTION AS APPROPRIATE.**

**REVIEW BOARD ORDER – SEE PAGE 3 AND 4**

## **BOARD ORDERS – SUMMARY ACTION MINUTES – FEBRUARY 26, 2019 – JOINT MEETING**

### **1:30 P.M. JOINT MEETING**

**2019-02-26**

The Clerk states there is a presentation on the zoning code update, to receive public comment on the draft zoning code and/or discussion items, and provide staff direction as appropriate and that all Planning Commissioners and Board Members are present except for Supervisor McDaniel.

Mark Hendrickson, Director of Community and Economic Development opens the study session and gives an overview of what to expect and introduces their consultants, Jim Harnish with Mintier Harnish, Bruce Jacobsen with Jacobsen & Wack and Brent Gibbons with Mintier Harnish.

Jim Harnish gives a powerpoint presentation covering the following: Overview of Zoning Code Changes, Purpose of the Update. Brent Gibbons covers Changes to the Code, Web-based Zoning Code.

Steve Maxey, Deputy Director of Planning continues powerpoint presentation covering: Off-Premise Signs/Billboards-Current Regulations, Off-Premise Signs/Billboards-Best Practices.

The Chairman opens public comment and asks if there is anyone present wishing to speak.

The following speak:

Eric Pluim, commercial property owner at Highway 99 and Campus Parkway speaks about signage and asks the Board/Commission for flexibility in regards to signage regulations.

Jeff Ashlock with A+ Signs of Fresno, questions the 60 foot maximum height of signs. He states he would like the Board/Commission to look at this carefully and not to restrict it too much. He further states the report is contradictory as far as what is written versus what is shown and would like to see those cleaned up as well.

The Chairman closes the public comment.

The Board and Planning Commission have lengthy discussion on Off-Premise Signs/Billboards regulations in the County.

Mr. Maxey continues the Powerpoint covering: Off-Premise Signs/Billboards-Policy Questions, Off-Premise Signs/Billboards-Regulation, Vacation Rentals, Vacation Rentals-Board Subcommittee Input, Vacation Rentals-Zoning Considerations, Vacation Rentals-Operational Considerations.

The Board and Planning Commission have lengthy discussion on Vacation Rentals in the County.

The Chairman opens public comment and asks if there is anyone present wishing to speak.

The following speak:

Araseli Garica with the Leadership Council for Justice & Equality speaks about the Vacation Rental Ordinance they are working on.

The Chairman closes the public comment.

Powerpoint continues covering: Castle-Design Guidelines and Next Steps.

The Board and Planning Commission have discussion about the Castle Design Guidelines.

Mr. Hendrickson thanks the Board and Planning Commission for their input and states they have received a lot of good feed-back and will also be working with the County Executive Office and the Ad Hoc Committee as well.

Present: Pareira, Espinoza, Lor, Silveira

Absent: McDaniel