

**Zoning & Planning Commission**  
**MUNICIPAL BUILDING**  
**3800 UNIVERSITY BOULEVARD**

**MEETING MINUTES**

**April 14, 2022**

MEMBERS PRESENT: John Cutrer, Richard Wilson, Bob Powell, Matthew Fisher, Sam Mazzu, Myrenda Takashima and John Howard

STAFF PRESENT: Legal Counsel Scott Bounds, Public Works Director Gerardo Barrera, Administrative Coordinator Josie Hayes and Zoning Officials Evan Duvall and Joe Newton

GUEST: Robert Grossman and Dick Yehle

1. **Notices, Rules, Etc.** John Cutrer; Presiding Officer, called the meeting to order at 6:17 p.m. and asked commission members and staff to introduce themselves. John Cutrer asked staff to confirm that appropriate notices were given. Josie Hayes stated notices were posted per state and local laws.
2. **Public Comments** Robert Grossman, 4103 Ruskin spoke regarding issues with regards to definitions to the various commercial categories; parking at AT&T and zoning districts.
3. **Zoning Ordinance Presentation.** Evan Duvall gave a presentation of the current Zoning Ordinance that pertains to residential and commercial properties. Items discussed were the following: Permitted Uses, Standard Setbacks to houses and garages, 3/7 Exemption, Open Pervious Areas, Rotated Corner Lots, Building Height, Rotated Corner Lots, Framed Area and Parking. Additional information will be provided at the next meeting to discuss in detail.
4. **Discussion Items from City Council.** John Cutrer stated there was no action to be taken on this agenda item at this time; just items to be discussed to determine what needs to be reviewed at the next meeting. ZPC asked that staff provide additional information regarding the following topics: Two Curb Cuts, Side-Garage Setbacks, Recreational Courts Setbacks, Permitted Commercial Uses, Zoning Ordinance Format and Old Stock Housing.



5. **Discussion on 3/7 Exception from Table 7-2: Yards.** There was general discussion the criteria a lot needs to meet in order to take the 3/7 Exemption. Corner lots do not apply; this is only for interior lots. ZPC asked for additional information at the next meeting.
  
6. **Minutes.** The commission reviewed the minutes of the meeting held on March 11, 2021. Richard Wilson made a motion to approve the meeting minutes. Second by John Cutrer. **AYES:** John Cutrer, Richard Wilson, Bob Powell, Matthew Fisher, Sam Mazzu, Myrenda Takashima and John Howard.. **NOES:** None. **ABSTAIN:** None. **Motion carried.**

[Adjournment]

Sam Mazzu made a motion to adjourn. Second by Richard Wilson. **AYES:** John Cutrer, Richard Wilson, Bob Powell, Matthew Fisher, Sam Mazzu, Myrenda Takashima and John Howard. **NOES:** None. **ABSTAIN:** None. Meeting adjourned at 7:51 p.m.

PASSED THIS 12 DAY OF May, 2022.

  
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John Cutrer, Chairman

ATTEST: Josie M. Hayes  
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Ms. Josie M. Hayes, Administrative Coordinator