

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE OF THE CITY COUNCIL OF  
THE CITY OF MERCED, CALIFORNIA,  
AMENDING THE OFFICIAL ZONING MAP BY  
REZONING APPROXIMATELY 0.88 ACRES OF  
LAND GENERALLY LOCATED ON THE WEST  
SIDE OF Q STREET, DIRECTLY SOUTH OF  
WEST 6TH STREET, FROM LOW-DENSITY  
RESIDENTIAL (R-1-6) TO MEDIUM-DENSITY  
RESIDENTIAL (R-3-1.5) WITH URBAN  
RESIDENTIAL (UR) OVERLAY**

**THE CITY COUNCIL OF THE CITY OF MERCED DOES ORDAIN  
AS FOLLOWS:**

SECTION 1. AMENDMENT TO CODE. The property described in Exhibit "A," and shown on the map at Exhibit "B," attached hereto, and by this reference made a part hereof, is hereby rezoned as shown on said map from Low-Density Residential (R-1-6) to Medium-Density Residential (R-3-1.5) with Urban Residential (UR) Overlay.

SECTION 2. CHANGE OF MAP. The Director of Development Services is hereby directed to make the appropriate markings on the Official Zoning Map in conformance with this Ordinance and the provisions of Title 20 of the Merced Municipal Code.

SECTION 3. EFFECTIVE DATE. This Ordinance shall be in full force and effect thirty (30) days after its adoption.

SECTION 4. SEVERABILITY. If any section, subsection, subdivision, sentence, clause, phrase, or portion of this Ordinance, is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have adopted this Ordinance, and each section, subsection, subdivision, sentence, clause, phrase, or portion thereof, irrespective of the fact that any one or more sections, subsections, subdivisions, sentences, clauses, phrases, or portions thereof be declared invalid or unconstitutional.

SECTION 5. PUBLICATION. The City Clerk is directed to cause a summary of this Ordinance to be published in the official newspaper at least once within fifteen (15) days after its adoption showing the vote thereon.

The foregoing Ordinance was introduced at a regular meeting of the City Council of the City of Merced on the \_\_\_\_ day of \_\_\_\_\_ 2022, and was passed and adopted at a regular meeting of said City Council held on the \_\_\_\_ day of \_\_\_\_\_ 2022, by the following called vote:

AYES: Council Members:

NOES: Council Members:

ABSTAIN: Council Members:

ABSENT: Council Members:

APPROVED:

\_\_\_\_\_  
Mayor

ATTEST:  
STEPHANIE R. DIETZ, CITY CLERK

BY: \_\_\_\_\_  
Assistant/Deputy City Clerk

(SEAL)

APPROVED AS TO FORM:

Kimberly C. Madox 1/7/22  
City Attorney Date

Starting with Northern-most lot, legal description on deed describes two lots at a time.

APN 032-183-039

Legal Description

All that portion of Lot 2, in Block 525, according to "MAP OF THE CITY OF MERCED AND SUBDIVISIONS OF ADJOINING ACREAGE PROPERTY, MERCED COUNTY, CALIFORNIA" recorded May 15, 1901, in Book 2 of Maps, page 59, Merced County records, described as follows:

APN 032-183-040

Legal Description

Beginning at a point on the northeasterly line of said Lot 2, that is South 65° 20' East, 200 feet from the northwest corner of said Lot 2; thence South 65° 20' East, along the northeasterly line of said Lot 2, 200 feet, to a point on the northwesterly line of Q Street in the City of Merced; thence South 24° 40' West, along said line of Q Street, 64.7 feet; thence North 85° 20' West, 200 feet; thence North 24° 40' East, 94.7 feet, to the point of beginning.

APN 032-183-041

Legal Description

Also known as Parcels 1 and 2 of Parcel Map filed in the Office of the County Recorder of Merced County, on August 08, 2006, in Book 103 of Parcel Maps Page 42 and 43.

APN 032-183-042

Legal Description

All that portion of Lot 2, in Block 525, according to "MAP OF THE CITY OF MERCED AND SUBDIVISIONS OF ADJOINING ACREAGE PROPERTY, MERCED COUNTY, CALIFORNIA" recorded May 15, 1901, in Book 2 of Maps, page 59, Merced County records, described as follows:

COMMENCING at a point located South 24° 40' West, 84.7 feet and South 65° 20' East, 200 feet from the Northwest corner of said Lot 2; thence South 24° 40' West, 84.7 feet; thence South 65° 20' East, 200.0 feet parallel to the Northerly line of said Lot 2 to the Easterly line of said Lot 2; thence North 24° 40' East, 84.7 feet along the Easterly line of said Lot 2; thence North 85° 20' West, 200.0 feet and parallel to the Northerly line of said Lot 2, to the place of beginning.

EXCEPTING THEREFROM, the interest of the City of Merced in and to the Easterly 80 feet, as acquired for a public highway, etc., by Deed recorded September 11, 1942, in Book 730 of Official Records, page 447, Merced County Records.

Also known as Parcels 3 and 4 of Parcel Map filed in the Office of the County Recorder of Merced County, on August 08, 2006, in Book 103 of Parcel Maps Page 42 and 43.



Subject Site from Current Low-Density Residential (R-1-6) to Medium-Density Residential (R-3-1.5) with Urban Overlay (UR)