

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

**AN ORDINANCE OF THE CITY COUNCIL OF  
THE CITY OF MERCED, CALIFORNIA,  
AMENDING THE OFFICIAL ZONING MAP BY  
REZONING APPROXIMATELY 9.91 ACRES OF  
LAND AT 385 SOUTH COFFEE STREET,  
GENERALLY LOCATED ON THE WEST SIDE OF  
SOUTH COFFEE STREET, 300 FEET NORTH OF  
EAST GERARD AVENUE, FROM URBAN  
TRANSITION (U-T) TO LOW-DENSITY  
RESIDENTIAL (R-1-5)**

**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 Urban Transition (U-T) to Low-Density Residential (R-1-5).

**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 \_\_\_\_\_ 2023, and was passed and adopted at a regular meeting of said City Council held on the \_\_\_\_ day of \_\_\_\_\_ 2023, by the following called vote:

AYES: Council Members:

NOES: Council Members:

ABSTAIN: Council Members:

ABSENT: Council Members:

APPROVED:

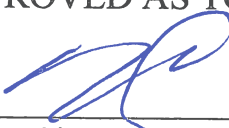
\_\_\_\_\_  
Mayor

ATTEST:  
STEPHANIE R. DIETZ, CITY CLERK

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

(SEAL)

APPROVED AS TO FORM:

  
\_\_\_\_\_  
City Attorney

1/5/23  
Date

BEING A PROPOSED SUBDIVISION OF ALL THAT PORTION OF LOTS 163 AND 165, ACCORDING TO MAP ENTITLED, "MERCED COLONY", RECORDED FEBRUARY 3, 1910 IN VOL. 4 OF OFFICIAL PLATS, PAGE 24, MERCED COUNTY RECORDS, DESCRIBED AS FOLLOWS, TO WIT:

THE NORTH ONE-HALF OF LOT 165 AND ALL THAT PORTION OF LOT 163 LYING SOUTH OF THE WESTERLY PROJECTION OF THE NORTH LINE OF SAID LOT 165 TO ITS POINT OF INTERSECTION WITH THE WEST LINE OF SAID LOT 13.

EXCEPTING THEREFROM THE SOUTH 5 ACRES OF LOT 163, THE SOUTH LINE OF SAID 5 ACRES BEING THE CENTER LINE OF AVENUE SHOWN AS LOT J ON SAID MAP OF MERCED COLONY.



Subject Site from current  
Urban Transition (U-T) to  
Low-Density Residential (R-1-5)