

ORDINANCE NO. _____

**AN ORDINANCE OF THE CITY COUNCIL OF
THE CITY OF MERCED, CALIFORNIA,
AMENDING ORDINANCE NO. 2577, AND
ADOPTING ENVIRONMENTAL REVIEW #26-
0068 (STATUTORY EXEMPTION)**

WHEREAS, on April 21, 2025, the City Council adopted Ordinance 2577 rezoning 27 parcels to meet the RHNA needs; and

WHEREAS, pursuant to California Government Code Section 65580 et seq., the City of Merced ("City") is required to update its September 2016 Housing Element for the Sixth Cycle planning period of January 31, 2024 through January 31, 2032 and implement the Sixth Cycle Housing Element of the General Plan; and

WHEREAS, on March 17, 2026, California Department of Housing & Community Development ("HCD") notified the City that the revised draft Housing Element meets the statutory requirements with necessary rezones to accommodate the Regional Housing Needs Allocation (RHNA) and include certain statutory language in the City's Ordinance 2577; and

WHEREAS, to satisfy HCD and comply with state law, Ordinance 2577 must be amended as depicted in Exhibit A, attached hereto and incorporated herein by reference; and

WHEREAS, after a duly noticed public hearing on June 17, 2026, the Planning Commission adopted Resolution #4181 recommending to the City Council of the City of Merced to adopt Zoning Ordinance Amendment #26-0001 and Environmental Review #26-0068 (Statutory Exemption); and

WHEREAS, the City Council conducted a duly noticed public hearing on July 20, 2026, to consider introducing this Ordinance No. 26-_____ thereby approving and adopting Zoning Ordinance Amendment #26-0001 and to consider its associated Environmental Review # 26-0068 (Statutory Exemption).

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

SECTION 1. AMENDMENT TO CODE. The Rezone Site List of Ordinance 2557 is amended as depicted in Exhibit A, attached hereto and incorporated herein by this reference. In introducing this Ordinance, the City Council acknowledges its intent to concurrently adopt General Plan Amendment #24-06 to become effective upon the effective date of this Ordinance.

SECTION 2. ENVIRONMENTAL REVIEW. The City Council finds that Environmental Review #26-0068 has been conducted for the project in accordance with the requirements of the California Environmental Quality Act (CEQA).

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 _____, 2026, and was passed and adopted at a regular meeting of said City Council held on the ____ day of _____, 2026, by the following called vote:

AYES: Council Members:

NOES: Council Members:

ABSTAIN: Council Members:

ABSENT: Council Members:

APPROVED:
MATTHEW SERRATTO, MAYOR

Mayor

ATTEST:
D. SCOTT MCBRIDE, CITY CLERK

BY: _____
Assistant/Deputy City Clerk

(SEAL)

APPROVED AS TO FORM:
CRAIG J. CORNWELL, CITY ATTORNEY

 7-13-2026
City Attorney Date

NOTICE OF POTENTIAL INTRODUCTION OF ORDINANCE

CITY OF MERCED

NOTICE IS HEREBY GIVEN that on _____, 2026, the City Council of the City of Merced is scheduled to consider the introduction of an Ordinance entitled:

**AN ORDINANCE OF THE CITY COUNCIL OF
THE CITY OF MERCED, CALIFORNIA, AMENDING
ORDINANCE NO. 2577 AND ADOPTING
ENVIRONMENTAL REVIEW # 26-0068 (STATUTORY
EXEMPTION)**

at its regular meeting to be held at 6:00 pm in the City Council Chambers at 678 West 18th Street, Merced, California. The public is invited to provide any oral or written comments regarding this proposed Ordinance.

If adopted, this Ordinance would amend Ordinance No. 2577 by adding additional language to ensure adequate housing sites consistent with Government Code Sections 65583(c)(1)(A) and 65583.2 as required by the State of California.

A copy of the full text of the proposed Ordinance is available for review in the Office of the City Clerk, City of Merced, 678 West 18th Street, Merced, California, and on the City's website at www.cityofmerced.org.

ASSISTANT CITY CLERK

PUBLISH:

PUBLIC NOTICE OF ADOPTION OF ORDINANCE

CITY OF MERCED

ORDINANCE NO.

NOTICE IS HEREBY GIVEN that on _____, 2025, the City Council of the City of Merced adopted Ordinance No. _____, entitled:

**AN ORDINANCE OF THE CITY COUNCIL OF
THE CITY OF MERCED, CALIFORNIA, AMENDING
ORDINANCE NO. 2577 AND ADOPTING
ENVIRONMENTAL REVIEW # 26-0068 (STATUTORY
EXEMPTION)**

Ordinance No. _____ would amend Ordinance No. 2577 by adding additional language to ensure adequate housing sites consistent with Government Code Sections 65583(c)(1)(A) and 65583.2 as required by the State of California..

Ordinance No. _____ was adopted by the following roll call vote of the City Council:

AYES: Council Members:

NOES: Council Members:

ABSTAIN: Council Members:

ABSENT: Council Members:

A copy of the full text of Ordinance No. _____ is available for review in the Office of the City Clerk, City of Merced, 678 West 18th Street, Merced, California, and on the City's website at www.cityofmerced.org.

ASSISTANT CITY CLERK

PUBLISH:

Rezone Sites List

A. Permit owner-occupied and rental multi-family uses by-right for developments in which 20 percent or more of the units are affordable to lower-income households. By-right means approval without discretionary review.

B. Permit the development of at least 16 units per site.

C. Establish a minimum density of 20 units per acre and a maximum density of at least 24 units per acre for all rezone sites to accommodate lower income RHNA.

D. Ensure that either: a) at least 50 percent of the shortfall of low- and very-low-income regional housing need can be accommodated on sites designated for exclusively residential uses; or b) if accommodating more than 50 percent of the low- and very-low-income regional housing need on sites designated for mixed uses, all sites designated for mixed uses must allow 100 percent residential use and require that residential uses occupy at least 50 percent of the floor area in a mixed-use project.

E. ~~A~~:A General Plan Amendment #24-17-A from Low-Medium Density (LMD) Residential to High Density Residential (HD) and Zone Change #436-A from Low Medium Density Residential (R-2) to High Density Residential (R-4) for approximately 2.07 acres of land more particularly described as Assessor's Parcel Number (APN) 035-140-016 (Site A on Exhibit B).

F. ~~B~~:A General Plan Amendment #24-17-B from General Commercial (CG) to Regional/Community Commercial (RC) and Zone Change #436-B from General Commercial (C-G) to Regional/Central Commercial (C-C) for approximately 0.52 acres of land more particularly described as Assessor's Parcel Number (APN) 035-160-016 (Site B on Exhibit B).

G. ~~C~~:A General Plan Amendment #24-17-C from Low Density (LD) Residential to High Density Residential (HD) and Zone Change #436-C from Low Density Residential (R-1-6) to High Density Residential (R-4) for approximately 0.68 acres of land more particularly described as Assessor's Parcel Number (APN) 032-054-003 (Site C on Exhibit B).

H. ~~D~~:A General Plan Amendment #24-17-D from Low Density (LD) Residential to High Density Residential (HD) and Zone Change #436-D from Low Density Residential (R-1-5) to High Density Residential (R-4) for approximately 0.99 acres of

land more particularly described as Assessor's Parcel Number (APN) 059-270-008 (Site D on Exhibit B).

I. ~~E.~~A General Plan Amendment #24-17-E from General Commercial (CG) to RC Regional/Community Commercial (RC) and Zone Change #436-E from General Commercial (C-G) to Regional/Central Commercial (C-C) for approximately 0.86 acres of land more particularly described as Assessor's Parcel Number (APN) 032-072-011 (Site E on Exhibit B).

J. ~~F.~~A General Plan Amendment #24-17-F from Low Density (LD) Residential to High Density Residential (HD) and Zone Change #436-F from Residential Planned Development (RP-D) #40 to High Density Residential (R-4) for approximately 4.93 acres of land more particularly described as Assessor's Parcel Number (APN) 061-710-016 (Site F on Exhibit B).

K. ~~G.~~A General Plan Amendment #24-17-G from Open Space-Park Recreation (OS-PK) to High Density Residential (HD) and Zone Change #436-G from Residential Planned Development (RP-D) #40 to High Density Residential (R-4) for approximately 4.41 acres of land more particularly described as Assessor's Parcel Number (APN) 061-710-015 (Site G on Exhibit B).

L. ~~H.~~A General Plan Amendment #24-17-H from Low Density (LD) Residential to High Density Residential (HD) and Zone Change #436-H from Low Density Residential (R-1-6) to High Density Residential (R-4) for approximately 1.03 acres of land more particularly described as Assessor's Parcel Number (APN) 030-163-008 (Site H on Exhibit B).

M. ~~I.~~A General Plan Amendment #24-17-I from Low Density (LD) Residential to High Density Residential (HD) and Zone Change #436-I from Low Density Residential (R-1-6) to High Density Residential (R-4) for approximately 3.79 acres of land more particularly described as Assessor's Parcel Number (APN) 033-060-024 (Site I on Exhibit B).

N. ~~J.~~A General Plan Amendment #24-17-J from Low Density (LD) Residential to High Density Residential (HD) and Zone Change #436-J from Low Density Residential (R-1-6) to High Density Residential (R-4) for approximately 2.23 acres of land more particularly described as Assessor's Parcel Number (APN) 033-210-062 (Site J on Exhibit B).

O. ~~K.~~A General Plan Amendment #24-17-K from Low Density (LD) Residential to High Density Residential (HD) and Zone Change #436-K from Low Density Residential (R-1-6) to High Density Residential (R-4) for approximately 0.63 acres of

land more particularly described as Assessor's Parcel Number (APN) 034-021-002 (Site K on Exhibit B).

P. ~~L~~-A General Plan Amendment #24-17-L -from Low Density (LD) Residential to High Density Residential (HD) and Zone Change #436-L from Low Density Residential (R-1-10) to High Density Residential (R-4) for approximately 0.55 acres of land more particularly described as Assessor's Parcel Number (APN) 034-072-030 (Site L on Exhibit B).

Q. ~~M~~-A General Plan Amendment #24-17-M from General Commercial (CG) to Regional/Community Commercial (RC) and Zone Change #436-M from General Commercial (C-G) to Regional/Central Commercial (C-C) for approximately 0.69 acres of land more particularly described as Assessor's Parcel Number (APN) 031-251-030 (Site M on Exhibit B).

R. ~~N~~-A General Plan Amendment #24-17-N from Low Density (LD) Residential to High Density Residential (HD) and Zone Change #436-N from Low Density Residential (R-1-5) to High Density Residential (R-4) for approximately 2.11 acres of land more particularly described as Assessor's Parcel Number (APN) 059-330-021 (Site N on Exhibit B).

S. ~~O~~-A General Plan Amendment #24-17-O from Low Density (LD) Residential to High Density Residential (HD) and Zone Change #436-O from Residential Planned Development (RP-D) #54 to High Density Residential (R-4) for approximately 1.62 acres of land more particularly described as Assessor's Parcel Number (APN) 061-310-006 (Site O on Exhibit B).

T. ~~P~~-A General Plan Amendment #24-17-P from General Commercial (CG) to High Density Residential (HD) and Zone Change #436-P from General Commercial (C-G) to High Density Residential (R-4) for approximately 3.77 acres of land more particularly described as Assessor's Parcel Number (APN) 031-231-005 (Site P on Exhibit B).

U. ~~Q~~-A General Plan Amendment #24-17-Q from General Commercial (CG) to High Density Residential (HD) and Zone Change #436-Q from General Commercial (C-G) to High Density Residential (R-4) for approximately 0.73 acres of land more particularly described as Assessor's Parcel Number (APN) 031-094-005 (Site Q on Exhibit B).

V. ~~R~~-A General Plan Amendment #24-17-R General Commercial (CG) to High Density Residential (HD) and Zone Change #436-R from General Commercial (C-G) to High Density Residential (R-4) for approximately 0.82 acres of land more

particularly described as Assessor's Parcel Number (APN) 031-171-001 (Site R on Exhibit B).

W. ~~S~~-A General Plan Amendment #24-17-S General Commercial (CG) to High Density Residential (HD) and Zone Change #436-S from Thoroughfare Commercial (C-T) to High Density Residential (R-4) for approximately 0.60 acres of land more particularly described as Assessor's Parcel Number (APN) 031-094-006 (Site S on Exhibit B).

X. ~~T~~-A General Plan Amendment #24-17-T from Low Density (LD) Residential to High Density Residential (HD) and Zone Change #436-T from Low Density Residential (R-1-6) to High Density Residential (R-4) for approximately 4.73 acres of land more particularly described as Assessor's Parcel Number (APN) 231-040-010 (Site T on Exhibit B).

Y. ~~U~~-A General Plan Amendment #24-17-U from Low Density (LD) Residential to High Density Residential (HD) and Zone Change #436-U from Residential Planned Development (RP-D) #54 to High Density Residential (R-4) for approximately 1.91 acres of land more particularly described as Assessor's Parcel Number (APN) 061-600-001 (Site U on Exhibit B).

Z. ~~V~~-A General Plan Amendment #24-17-V from Low Medium Density (LMD) Residential to High Density Residential (HD) and Zone Change #436-V from Low Medium Density Residential (R-2) to High Density Residential (R-4) for approximately 2.28 acres of land more particularly described as Assessor's Parcel Number (APN) 058-110-044 (Site V on Exhibit B).

AA. ~~W~~-A General Plan Amendment #24-17-W and Site Utilization Plan Revision #19 to Planned Development (P-D) #4. The General Plan Amendment would change the General Plan designation from Commercial Office (CO) to High Density Residential (HD). The Site Utilization Plan Revision would change the Site Utilization Plan designation from Commercial Office to High Density Residential for approximately 1.23 acres of land more particularly described as Assessor's Parcel Number (APN) 007-250-029 (Site W on Exhibit B).

BB. ~~X~~-A General Plan Amendment #24-17-X and Site Utilization Plan Revision #8 to Planned Development (P-D) #46. The General Plan Amendment would change the General Plan designation from Commercial Office (CO) to High Density Residential (HD). The Site Utilization Plan Revision would change the Site Utilization Plan designation from Commercial Office to High Density Residential for approximately 10.00 acres of land more particularly described as Assessor's Parcel Number (APN) 206-040-020 (Site X on Exhibit B).

CC. ~~Y.~~A General Plan Amendment #24-17-Y and Site Utilization Plan Revision #14 to Planned Development (P-D) #42. The General Plan Amendment would change the General Plan designation from Neighborhood Commercial (CN) to Regional/Community Commercial (RC). The Site Utilization Plan Revision would change the Site Utilization Plan designation from Neighborhood Commercial to Central Commercial (C-C) for approximately 8.69 acres of land more particularly described as Assessor's Parcel Number (APN) 230-010-016 (Site Y on Exhibit B).

DD. ~~Z.~~A General Plan Amendment #24-17-Z and Site Utilization Plan Revision #14 to Planned Development (P-D) #42. The General Plan Amendment would change the General Plan designation from High Medium Density Residential (HMD) to High Density Residential (HD). The Site Utilization Plan Revision would change the Site Utilization Plan designation from High Medium Density Residential to High Density Residential for approximately 10.00 acres of land more particularly described as Assessor's Parcel Number (APN) 224-020-006 (Site Z on Exhibit B).

EE. ~~AA.~~A General Plan Amendment #24-17-AA and Site Utilization Plan Revision #14 to Planned Development (P-D) #42. The General Plan Amendment would change the General Plan designation from High Medium Density Residential (HMD) to High Density Residential (HD). The Site Utilization Plan Revision would change the Site Utilization Plan designation from High Medium Density Residential to High Density Residential for approximately 10.00 acres of land more particularly described as Assessor's Parcel Number (APN) 224-020-008 (Site AA on Exhibit B).

FF. ~~BB.~~A General Plan Amendment #24-17-BB and Site Utilization Plan Revision #14 to Planned Development (P-D) #42. The General Plan Amendment would change the General Plan designation from High Medium Density Residential (HMD) to High Density Residential (HD). The Site Utilization Plan Revision would change the Site Utilization Plan designation from High Medium Density Residential to High Density Residential for approximately 8.11 acres of land more particularly described as Assessor's Parcel Number (APN) 170-060-050 (Site BB on Exhibit B).

GG. ~~CC.~~A General Plan Amendment #24-17-CC and Site Utilization Plan Revision #14 to Planned Development (P-D) #42. The General Plan Amendment would change the General Plan designation from High Medium Density Residential (HMD) to High Density Residential (HD). The Site Utilization Plan Revision would change the Site Utilization Plan designation from High Medium Density Residential to High Density Residential for approximately 5.16 acres of land more particularly described as Assessor's Parcel Number (APN) 170-060-051 (Site CC on Exhibit B).

HH. ~~DD.~~A General Plan Amendment #24-17-DD and Site Utilization Plan Revision #14 to Planned Development (P-D) #42. The General Plan Amendment would change the General Plan designation from High Medium Density Residential (HMD) to High

Density Residential (HD). The Site Utilization Plan Revision would change the Site Utilization Plan designation from High Medium Density Residential to High Density Residential for approximately 6.09 acres of land more particularly described as Assessor's Parcel Number (APN) 170-060-052 (Site DD on Exhibit B).