

ORDINANCE NO. 2579

**AN ORDINANCE OF THE CITY COUNCIL OF
THE CITY OF MERCED, CALIFORNIA, AMENDING
THE OFFICIAL ZONING MAP BY REZONING
APPROXIMATELY 5.0 ACRES OF LAND GENERALLY
LOCATED ON THE SOUTH SIDE OF EAST CHILDS
AVENUE, APPROXIMATELY 780 FEET OF EAST
COFFEE STREET, FROM NEIGHBORHOOD
COMMERCIAL (C-N) 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 generally described as a portion of Assessor's Parcel Number 061-710-026, and shown on the map at Exhibit A, attached hereto, and by reference made a part of this Ordinance, is hereby rezoned as shown on said map from Neighborhood Commercial (C-N) to Low Density Residential (R-1-5) as shown on Exhibit B.

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 21st of July 2025, and was passed and adopted at a regular meeting of said City Council held on the 4th day of August 2025, by the following called vote:


AYES: 5 Council Members: BOYLE, DEANDA, DUPONT, HARRIS
SERRATTO,

NOES: 1 Council Members: XIONG

ABSTAIN: 1 Council Members: SMITH

ABSENT: 0 Council Members: NONE

APPROVED:
MATTHEW SERRATTO, MAYOR



Mayor

ATTEST:
D. SCOTT MCBRIDE, CITY CLERK

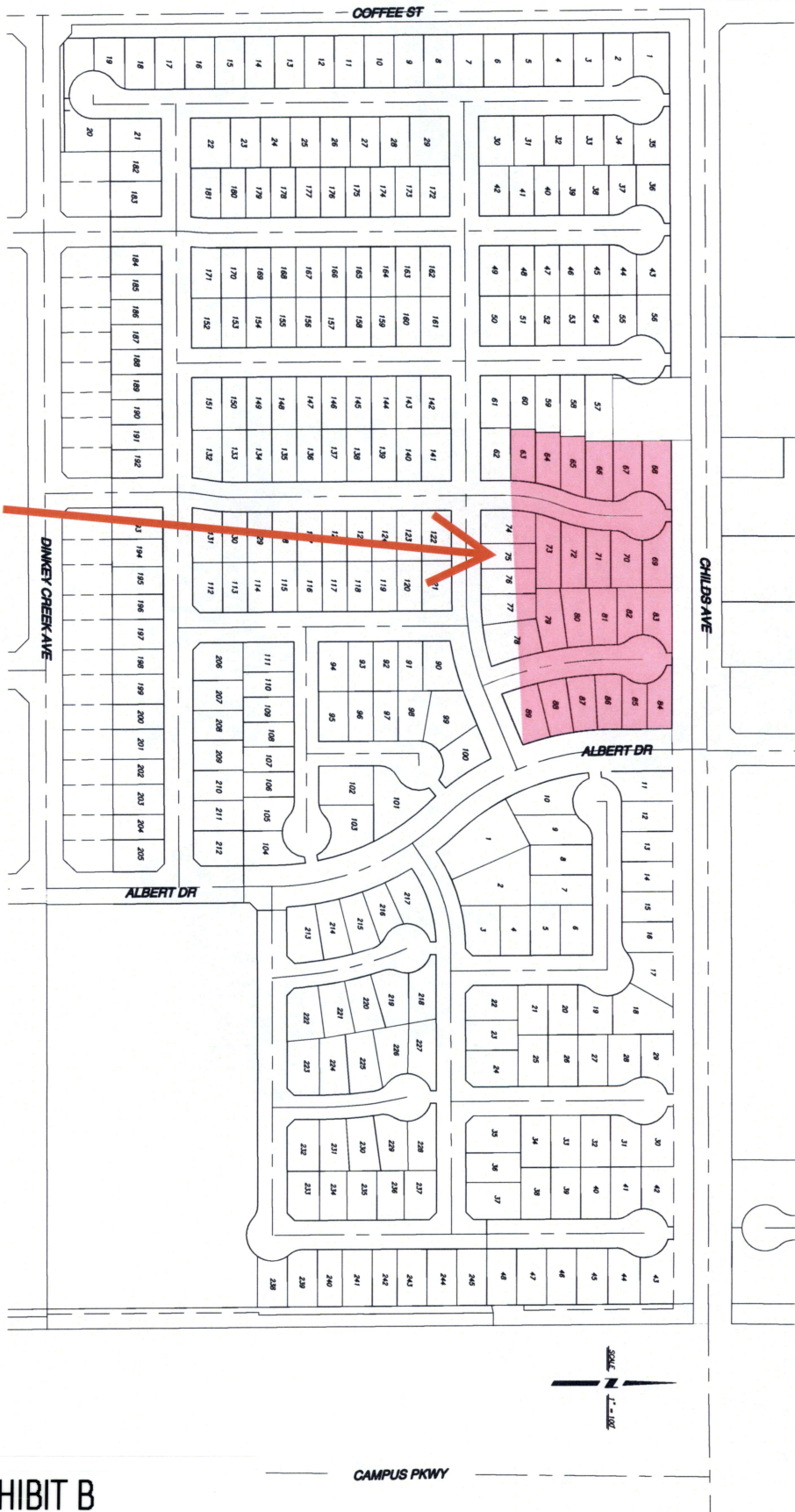
BY: *Deborah Medina*
Assistant/Deputy City Clerk



(SEAL)

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

Craig Cornwell *7/8/2025*
City Attorney Date



General Plan Amendment from Neighborhood Commercial (CN) to Low Density Residential (LD) and Zone Change from Neighborhood Commercial (C-N) to Low Density Residential (R-1-5)

LEGEND
 EXISTING IMPROVEMENTS
 TO BE CONVERTED
 TO LOW DENSITY RESIDENTIAL

EXHIBIT B

TEL: 415-228-8888 - WE DESIGN & BUILD (WWW.BENCHMARKENGINEERING.COM) VISUAL DESIGN

OF 1 SHEETS

REVISIONS
 NO. DESCRIPTIONS DATE APPROVED
 1
 2
 3

ZONING EXHIBIT
CROSSING AT RIVER OAKS
 MERCED, CALIFORNIA

BENCHMARK ENGINEERING, INC.
 CIVIL ENGINEERING & LAND SURVEYING
 4205 BRYAN WAY SUITE A MODESTO, CALIFORNIA 95358
 (209) 548-8300 BMENG.NET

PREPARED UNDER THE DIRECTION OF:
 DATE:
 NO. DESCRIPTIONS DATE APPROVED