

**ORDINANCE NO. 2440**

**AN ORDINANCE OF THE CITY COUNCIL OF  
THE CITY OF MERCED, CALIFORNIA,  
AMENDING THE OFFICIAL ZONING MAP BY  
REZONING FOUR (4) PARCELS LOCATED ON  
WEST 23RD STREET BETWEEN O AND P  
STREETS (815, 820, 825 AND 830 WEST 23RD  
STREET) FROM LOW DENSITY RESIDENTIAL  
(R-1-6) TO COMMERCIAL OFFICE (C-O) AND  
APPROVING THE DEVELOPER AGREEMENTS  
THEREFORE**

**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 Commercial Office (C-O).

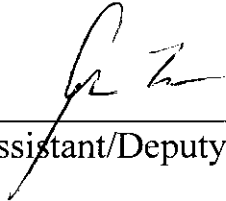
SECTION 2. CHANGE OF MAP. The Director of Development Services is hereby directed to make the appropriate markings on the Official Zoning Map in conformance with this Ordinance and the provisions of Title 20 of the Merced Municipal Code.

SECTION 3. DEVELOPER AGREEMENT. The Developer Agreements between the City of Merced and Jeffrey A. Tenebaum, Carlos Fuentes, and Marc and Esa McCulloch, property owners, pertaining to the approvals granted herein, and by Ordinance approving Zone Change #420 is hereby approved. These approvals are contingent upon the property owners executing and returning the Developer Agreements. The City Manager is hereby authorized to execute the Developer Agreements on behalf of the City of Merced.

SECTION 4. EFFECTIVE DATE. This Ordinance shall be in full force and effect thirty (30) days after its adoption.



ATTEST:  
JOHN M. BRAMBLE, CITY CLERK

BY:   
Assistant/Deputy City Clerk



(SEAL)

APPROVED AS TO FORM:

 4/7/14  
City Attorney Date