

ORDINANCE NO. 2475

**AN ORDINANCE OF THE CITY COUNCIL OF
THE CITY OF MERCED, CALIFORNIA,
APPROVING SITE UTILIZATION PLAN REVISION
#2 TO PLANNED DEVELOPMENT (P-D) #72
CHANGING THE LAND USE DESIGNATION
FROM “POLICE STATION” TO
“NEIGHBORHOOD COMMERCIAL” FOR A 4.54
ACRE PARCEL GENERALLY LOCATED AT THE
NORTHWEST CORNER OF YOSEMITE AVENUE
AND MANSIONETTE DRIVE**

**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 reference made a part of this Ordinance, is hereby re-designated as shown on said Official Site Utilization Plan from “Police Station” to “Neighborhood Commercial.”

SECTION 2. CHANGE OF MAP. The Director of Development Services is hereby directed to make the appropriate markings on the Official Site Utilization Plan for Planned Development #72 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.

EXHIBIT "A"

DESCRIPTION

All that portion of Remainder D as shown on "Final Map for Mansionette Estates Unit 2", recorded in Volume 55 of Official Plats at pages 12, 13 and 14, Merced County Records, being more particularly described as follows:

COMMENCING at the northwest corner of said Remainder D;

Thence South 00°42'36" West, 283.54 feet along the west line of said Remainder D to **TRUE POINT OF BEGINNING**;

- (1) thence North 89° 56' 09" East, 612.97 feet parallel with the north line of said Remainder D to the east line of said Remainder D;
- (2) thence South 00° 42' 17" West, 352.11 feet along the said east line of Remainder D;
- (3) thence along a curve concave to the northwest through a central angle of 89° 13' 31", having a radius of 15.00 feet, and whose long chord bears South 45° 19' 03" West, 21.07 feet to the south line of said Remainder D;
- (4) thence South 89° 55' 48" West, 583.00 feet along the said south line of Remainder D;
- (5) thence North 44° 40' 48" West, 21.36 feet along the southwest line of said Remainder D;
- (6) thence North 00° 42' 36" East, 351.77 feet along the west line of Remainder D to the **TRUE POINT OF BEGINNING**.

Containing 224747 square feet, more or less.

General Plan Amendment #17-01 - Changes to General Plan and Site Utilization Plan Land Use Designations

Change General Plan designation from High-Medium Density Residential (HMD) to Neighborhood Commercial (CN).

SUBJECT SITE

Change Site Utilization Plan (SUP) land use designation from "Police Station" to "Neighborhood Commercial."

SANDPIPER

MANSIONETTE

YOSEMITE

DONNA

