

June 25, 2025

Dear members of the city council,

I am writing to express my strong support for the planning departments decision to deny the proposed rezoning amendment #24-02 at 1380 East Yosemite Ave and 3595 Parsons Ave from low density commercial property to medium to high density residential, within our established low density neighborhood.

Our community was built with thoughtful planning that ensures a peaceful, safe, and cohesive environment for families. Allowing a high-density residential development would significantly disrupt the balance. It introduces a dramatic increase in traffic, noise, and population density-factors that are inconsistent with the character and design of our area. Moreover, the introduction of such a project would likely lead to a decline in existing property values. Homeowners have made significant investments in their properties with the understanding that the zoning and surrounding land use would remain stable. Changing that now undermines the confidence and trust that residents have in the city's planning process.

We welcome responsible growth, but it must be compatible with the existing fabric of the community. This proposal is not. Upholding the Planning Department's denial is not only a matter of protecting current residents' investments-it is a decision in favor of thoughtful, sustainable development.

I respectfully urge you to support the Planning Department's decision and protect the character, value, and integrity of our neighborhood.

Sincerely,

David and Kathy Miller

June 24, 2025

Public Hearing General Plan Amendment #24-02, Site Plan Revision #3 to Planned Development #20, Minor Use Permit #24-13, Site Plan #551, Vesting Tentative Subdivision Map #13332 and Environmental Review Checklist #24-25 and Notice of Intent to Adopt a Negative Declaration

Dear Merced City Council,

We are in opposition to the approval of the above General Plan Amendment for the following reasons:

1. The proposal wants to change to Business Park (BP) and High Medium Density (HMD) residential. This is NOT consistent with the surrounding R-1-6 lots on all four sides of the site. The residential community immediately to the West and South are all single story in the highly desirable Oakmont Village. 2 story houses should not be allowed on this site. These proposed changes will lower the value of our neighborhood homes.
2. The lot sizes and roads per Site Plan drawing on page 53 are much smaller than the surrounding neighborhoods. Starting with access to the residential area from Parsons Ave. The entrance is too small to allow the Merced City Fire ladder truck easy access to the proposed 2 story houses in the event of a fire. Is this supposed to be a gated community? Looks like gates on the drawing. The main road appears to be only 35' wide and the roads to the 2 story houses appear to be only 20' wide. These narrow roadways will be a disaster just like the Moraga Subdivision on Yosemite Ave. to the East. The proposed lot sizes vary from 2,160 to 5,374 sf. The existing lots to South and West in Oakmont Village are 6,360 to 13,860 sf.
3. According to the city's own report and I quote "This Project is not consistent with the Merced Vision 2030 General Plan but generates less than 500 daily trips." The traffic study was conducted on only one day, November 19, 2024. This hardly represents a true study of the existing traffic on Yosemite Ave and Parson Ave.
4. We purchased the property in 2009 as our last home only to see a developer come in and try to rezone and ruin the continuity of our community. They purchased the site in 2022 knowing that it was zoned C-O and now want to change to Business Park and High Medium Residential. These proposed changes will lower the value of our neighborhood homes.

Tom & Debbie Clendenin

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