

August 21, 2019

City of Merced Planning Commission  
C/O Ms. Julie Nelson  
678 W. 18<sup>th</sup> Street  
Merced, CA 95340

Subject: Conditional Use Permit # 1231

Dear Ms. Nelson,

We are writing to express our disapproval to the application for Conditional Use Permit #1231 scheduled for Public Hearing as Item 4.2 of the Planning Commissions Agenda for the meeting on August 21, 2019.

As you know Bright Development is currently building in the area at the Summer Creek Phase 1 Subdivision and is preparing to start land development activities on Phase 2 of the same project.

Bright Development was looking forward to the development of a retail commercial project on the southeast corner of Yosemite Avenue and McKee Road. We feel that a Retail Commercial Center at that location will be convenient and beneficial to the many existing and future single-family residents of the area. We support the General Plan Amendment and Rezone Application to change the property designation to Neighborhood Commercial.

Bright Development does not support the proposal to add 428 Efficiency Dwelling Units to the site via Conditional Use Permit #1232 for the following reasons:

- The density of the proposed project at 72 Units Per Acre is out of scale with the single-family residences in the area.
- The retail portion of the project will no longer be Neighborhood Commercial.
- Projects of this nature should be located adjacent or within the boundaries of the institutions they serve, where prospective residents can easily take advantage of school amenities.
- What will happen to this facility when student housing facilities planned within the University Community are constructed?

The project does not seem well thought out and does not look like it will be beneficial for prospective tenants, surrounding residents, or the City of Merced. For these reasons we strongly encourage the Planning Commission to deny Conditional Use Permit #1232.

Sincerely,



David W. Butz  
Bright Development

