

From: cityclerk
Sent: Mon May 04 16:01:05 2020
To: Greene, Kirk; Levesque, Jennifer
Subject: FW: Permit # 1238 Site Plan Review #455
Importance: Normal

Meeting Backup

-----Original Message-----

From: Dene Silveira [REDACTED]
Sent: Sunday, May 03, 2020 12:11 PM
To: cityclerk <cityclerk@cityofmerced.org>
Subject: Permit # 1238 Site Plan Review #455

Dear City Council,

I reside on Pebble Beach Ct. directly across from the proposed site. I have previously attended meetings and have written response to Planning Commission special meeting held on April 13, 2020. At and on each of those occasions I have voiced opposition to proposed site plan development changes. I still stand in opposition to these proposed changes with regard to the density of entire build. These proposed apartment units are extremely compact in size with each requiring parking. I cannot see the need in Merced to "guinea pig" this project on such a small parcel of land adjacent to an already busy intersection at Yosemite Ave. and McKee Rd. I urge the City Council to take into consideration neighborhood concerns. As a neighboring resident I am not against developing said parcel for the good of ALL concerned and hope the city council enforces the already in place zoning ordinance and deny this proposed change. This certain project as designed would be better suited within walking distance of campus, not here. It very well may not be leased to only students and potentially could be a problem in later years. Do what is favorable to all. There should be a fair compromise here.

Sincerely, Daralene Silveira

[REDACTED]
Merced, CA 95340

[NOTICE: This message originated outside of City of Merced -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

ATTACHMENT 1

From: cityclerk
Sent: Mon May 04 16:11:33 2020
To: Greene, Kirk; Levesque, Jennifer
Subject: FW: PUBLIC COMMENT ON CUP 1238 TONIGHT'S MEETING
Importance: Normal
Attachments: Planning Commission CUP 1238 SHORTENED.docx

backup

From: Michael Belluomini [REDACTED]
Sent: Monday, May 04, 2020 12:33 PM
To: cityclerk <cityclerk@cityofmerced.org>; Tresidder, John <TresidderJ@cityofmerced.org>;
Levesque, Jennifer <LevesqueJ@cityofmerced.org>
Subject: PUBLIC COMMENT ON CUP 1238 TONIGHT'S MEETING

Attached is my comment to be read at the public hearing for CUP 1238 at tonight's city council meeting.
Michael Belluomini

[NOTICE: This message originated outside of City of Merced -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Date: May 4, 2020

To: Merced City Council Members

From: Michael Belluomini, former Council Member

Ref: CUP #1238 for 214 Apartments

I am writing you to urge you to approve CUP #1238 contingent on several significant changes.

Density - The project is still too dense at 214 units. Traffic congestion and insufficient parking are problems. The General Plan designation of Medium Density Housing is a more appropriate density for this project at 24 units per acre instead of the High Density use of 36 units per acre. Therefore, I recommend the Council reduce the density and number of apartments to 24 units per acre to yield a project of 144 units instead of 214, (70 less) as follows:

- 1) Building #1 Convert the ground floor apartments to neighborhood commercial shops or offices. This decreases project apartments by 22.
- 2) Delete the third floor. This decreases the project apartments by 34 units.
- 3) Unit Sizes - Reduce the number of the one bedroom units to achieve a maximum of 144 apartments.
- 4) Delete some units to create tenant common courtyards (explained in 5 & 6 below)

Safe and Healthy Environment - In 2016, the City Council approved a major revision of the zoning ordinance. After much discussion, the council approved Residential Design Standards for Multi-Family Dwellings as part of the zoning ordinance (pages 171 and 172) Section 20.46.030 (Attached). These Design Standards are critical to making apartments safe, healthy and an enjoyable living environment for citizens of Merced. Therefore, I urge you to change the design of the apartment portion of the project as follows:

- 5) Building #1 Create common courtyard for tenants at the landing of the apartment stairs by converting three apartments to a courtyard. Convert one apartment area to a laundry. (See Attached Plan)
- 6) Building #2 and #3 Similarly, create a common courtyard for tenants at the landing of the apartment stairs by converting three apartments to a courtyard.
- 7) Change the design so that EVERY apartment has a balcony of a minimum size of 5 feet by 8 feet..

Shops and Services - Though the developer has designed this project for UC student tenants, you as City Council members must have a long-term view and broader view to all the citizens of Merced using this project. The site is designated a Neighborhood Commercial Center because it meets the General Plan Policy spacing of being one mile from the nearest shopping center of the Promenade/Raley's. Therefore, I urge you to designate the ground floor of all buildings to be retail businesses or offices as follows:

- 8) Building #2 Convert the ground floor, non-business uses to retail commercial shops or business offices.

The role of the City Council is to allow the land developer to succeed in a profitable project **while protecting** the citizens of Merced .

RECOMMENDATION - I recommend you approve CUP #1238 with the addition of Items 1 through 8 above as conditions of approval for the project.