

GlaserWeil

June 12, 2020

Elisa L. Paster

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VIA E-MAIL

Mayor Murphy & Councilmembers
City of Merced
678 West 18th Street
Merced, CA 95340
cityclerk@cityofmerced.org

Re: Revised Plans Per Community and Appellant Input for Use Permit (CUP) #1238
and Site Plan Review #455

Dear President Murphy and Councilmembers:

We write on behalf of our client, Merced Holdings LP (“Applicant”), with regards to its request for Conditional Use Permit (CUP) #1238, Site Plan Review #455 and the associated CEQA clearances (“Project”). At your June 1, 2020 meeting you provided a continuance in order to allow Applicant to process what was heard at the hearing and potentially make changes to the Project.

In the spirit of compromise, we are pleased to present to this Council, the appellant, and the community with the following changes to the Project, which are reflected in the revised set of plans attached to this letter:

- Bus Stop: The Project now clarifies the bus stop turnout on Yosemite Avenue.
- Ride Share: The Project now provides an Uber/Lyft Ride share drop off-pick up in front of Building 4, immediately accessible from McKee Road.
- Additional Seating: The Project added seating in the promenade area as a resident amenity.
- Roof Deck: The Project incorporated the following changes to the roof deck:
 - The overall size of the roof deck has been decreased, substantially decreasing the overall potential impacts to the neighborhood.

- The roof deck has been shifted 15 feet to the south, farther from the neighborhood to the north, further reducing potential for noise and privacy impacts.
- To accommodate a further privacy measure requested by City Council members, a privacy screen/wall was added to the northern side of the roof deck.
- A canopy was added to further shield the Project's activities from the neighborhood.
- Seating capacity for the roof deck is now reflected in the plans.

We respectfully request that you re-open the public hearing so that you can hear public comments on and consider these revisions made by Applicant in a good faith effort to compromise with the appellant and the community.

Sincerely yours,

Elisa Paster

ELISA L. PASTER
of GLASER WEIL FINK HOWARD AVCHEN & SHAPIRO LLP

ELP:sd

Enclosure
Revised Project Plans

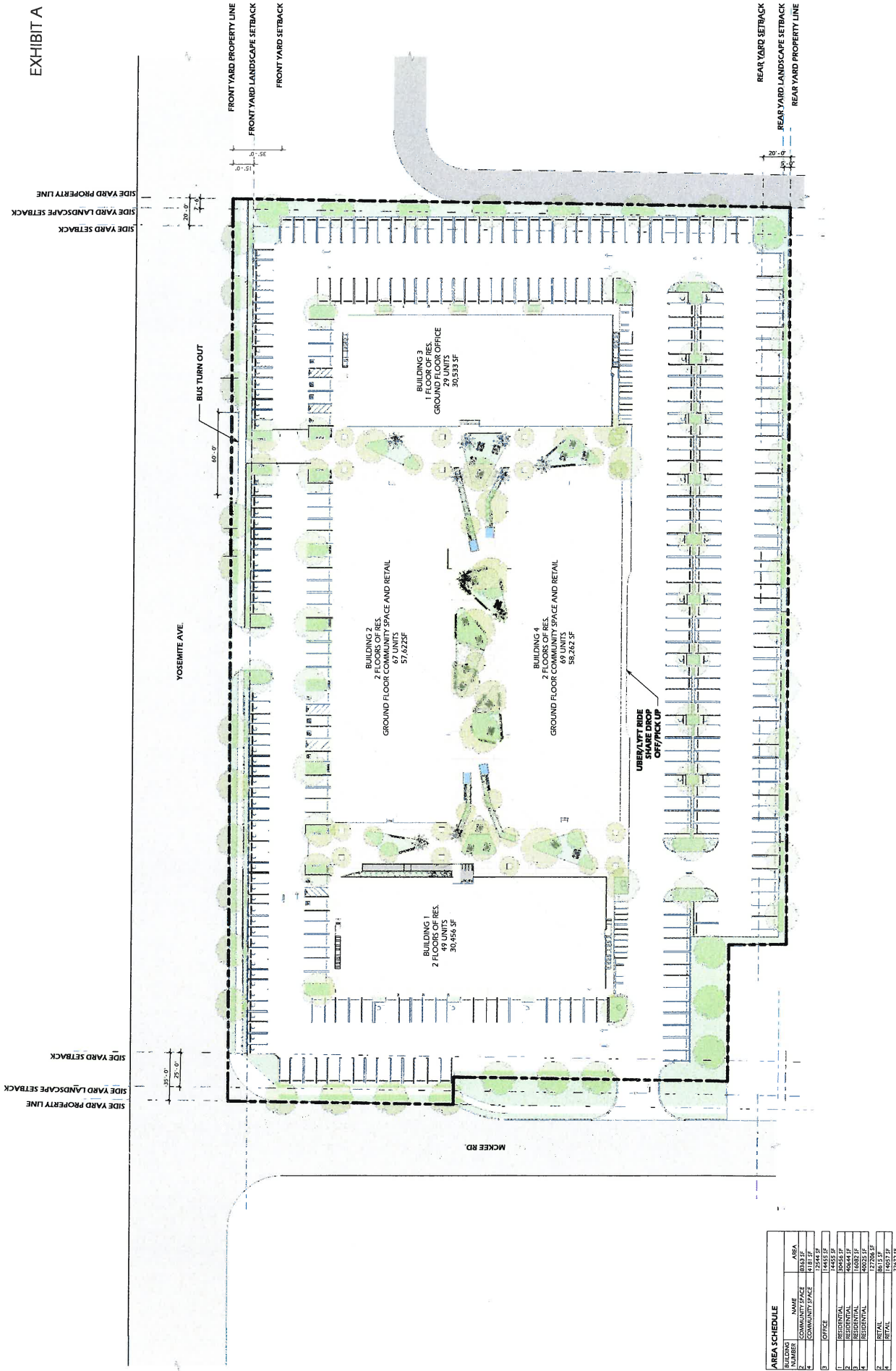
cc: Scott McBride, Merced Planning Department, McBrideS@cityofmerced.org
Julie Nelson, Merced Planning Department, NelsonJ@cityofmerced.org
Phaedra Norton, Merced City Attorney, nortonp@cityofmerced.org

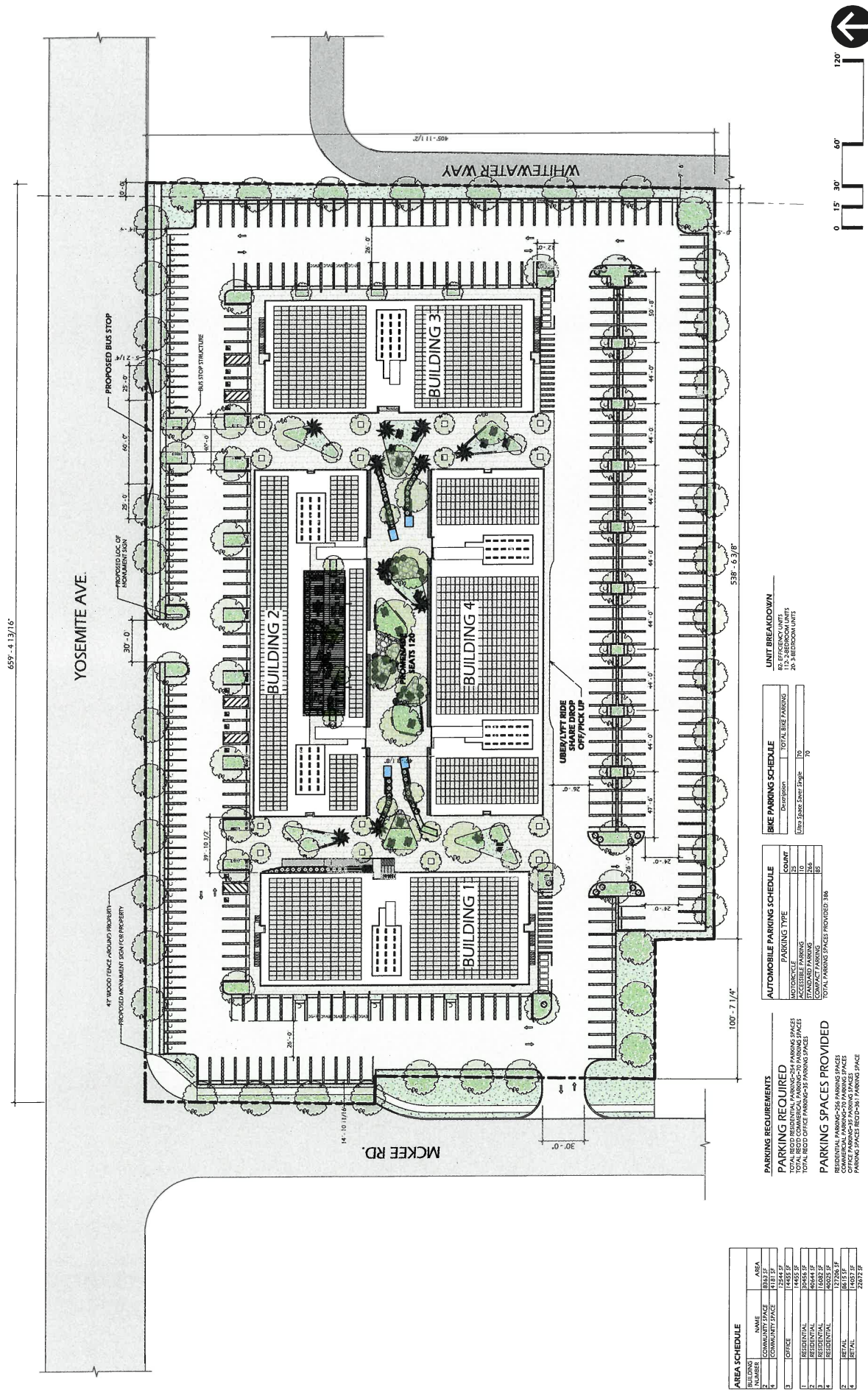
Attachment: Revised Project Plans

MERCED MIXED USE
SW CORNER OF YOSEMITE AND MCKEE RD

prepared for:
MERCED HOLDING LP
9701 W PICO BLVD #201A
LOS ANGELES, CA 90035

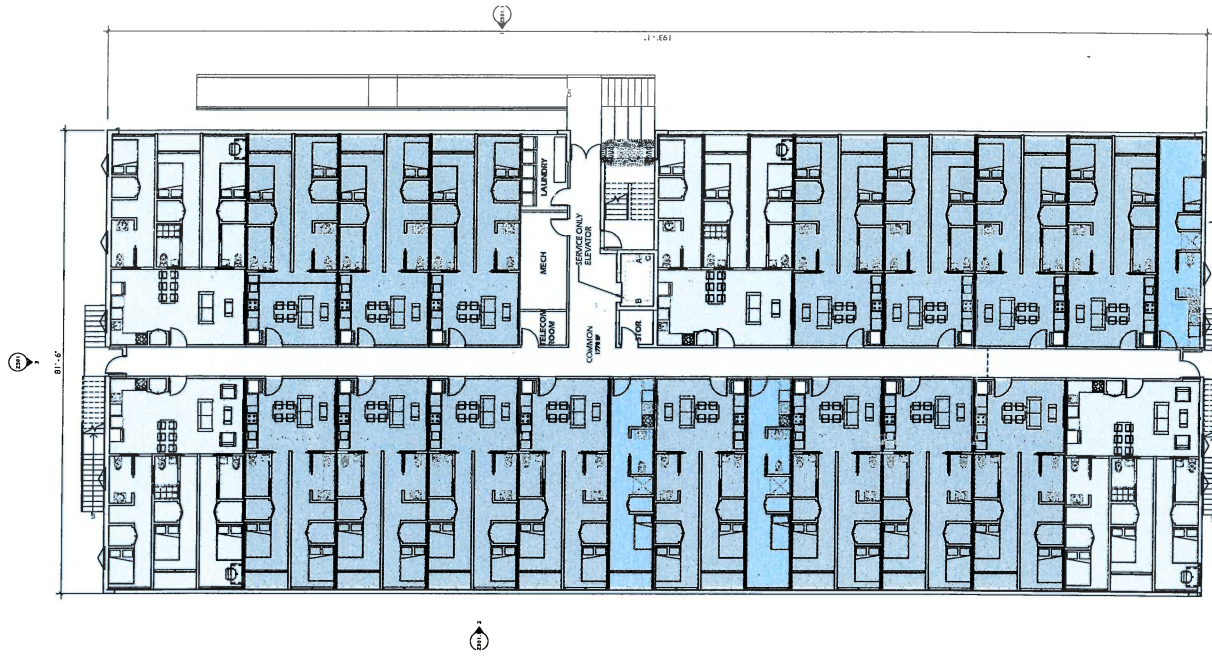
CONDITIONAL USE PERMIT SET





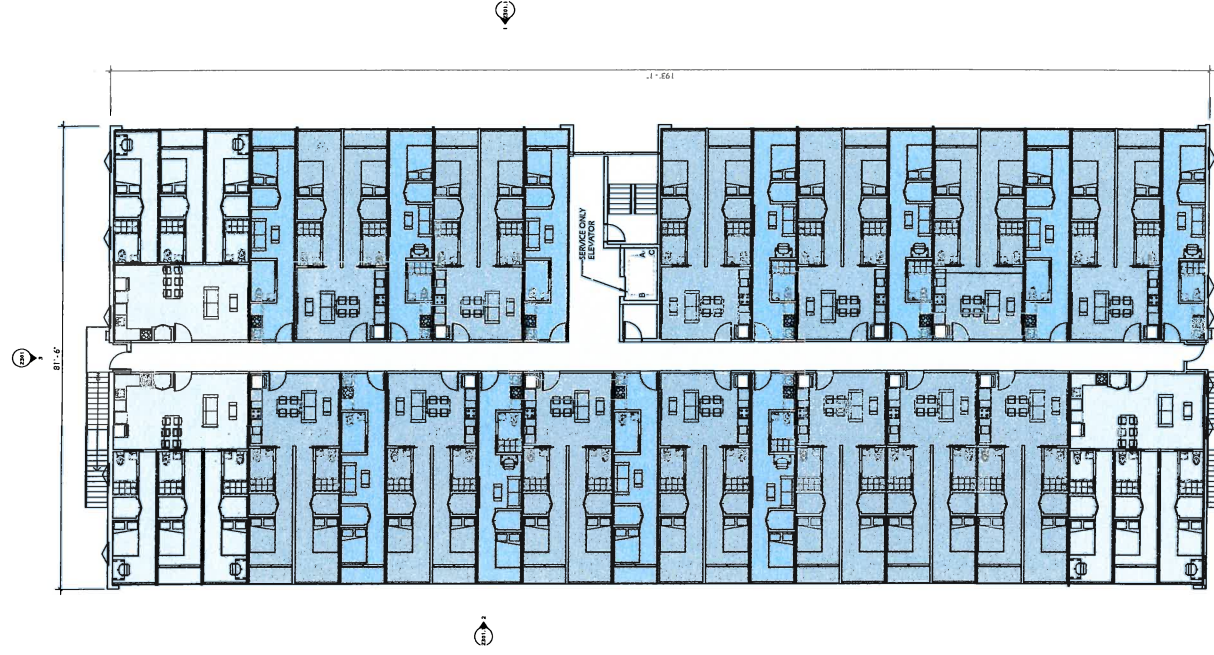
Legend

- EFFICIENCY UNIT
- 2 BED/2 BATH
- 3 BED/3 BATH
- COMMON



Legend

- EFFICIENCY UNIT
- 2 BED/2 BATH
- 3 BED/3 BATH
- COMMON



ferrierArchitectureStudio

MER

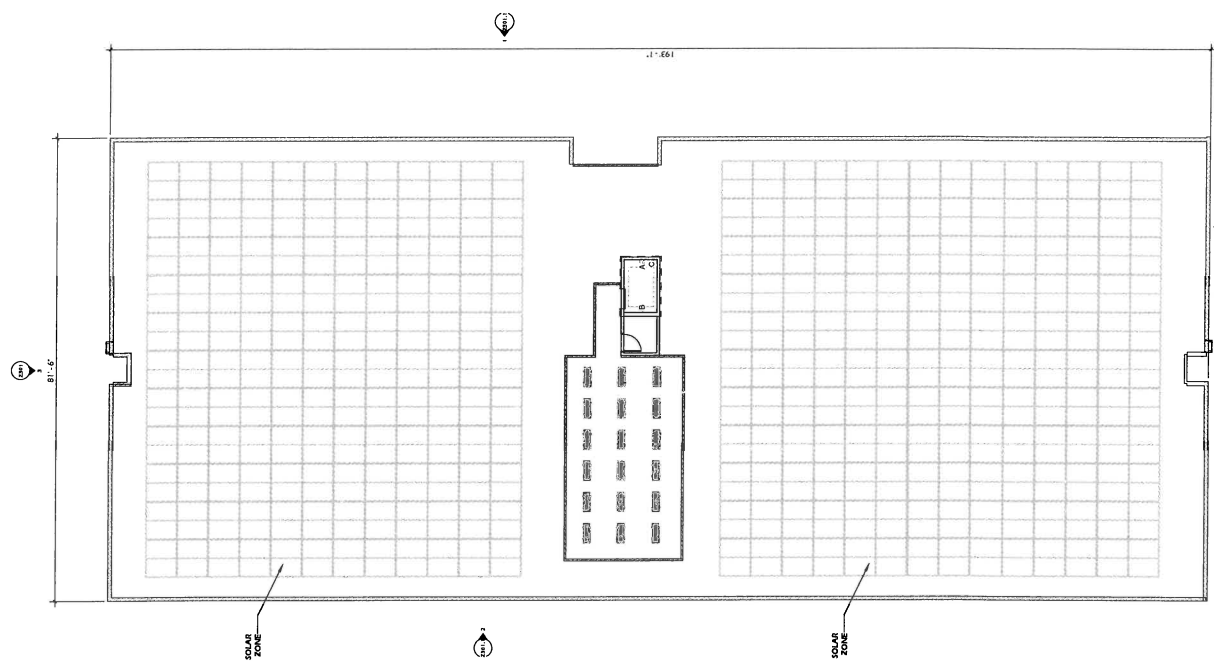
MERCED HOLDINGS LP

CONDITIONAL USE PERMIT

JUNE 11, 2020

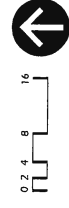
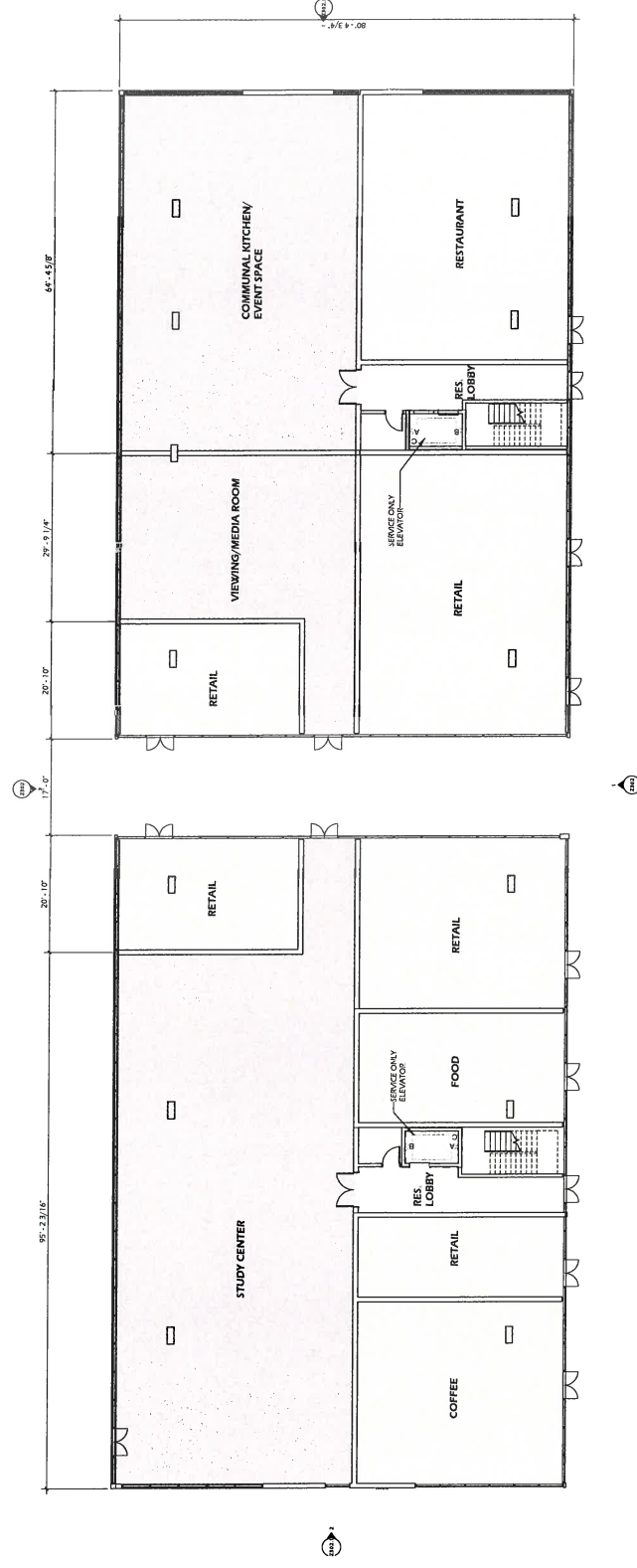
02 APTS - BLDG 1

Z101.2
1-19-07



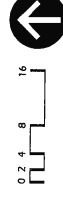
LEGEND

- COMMON
- COMMUNITY SPACE
- RETAIL



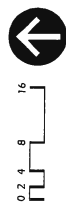
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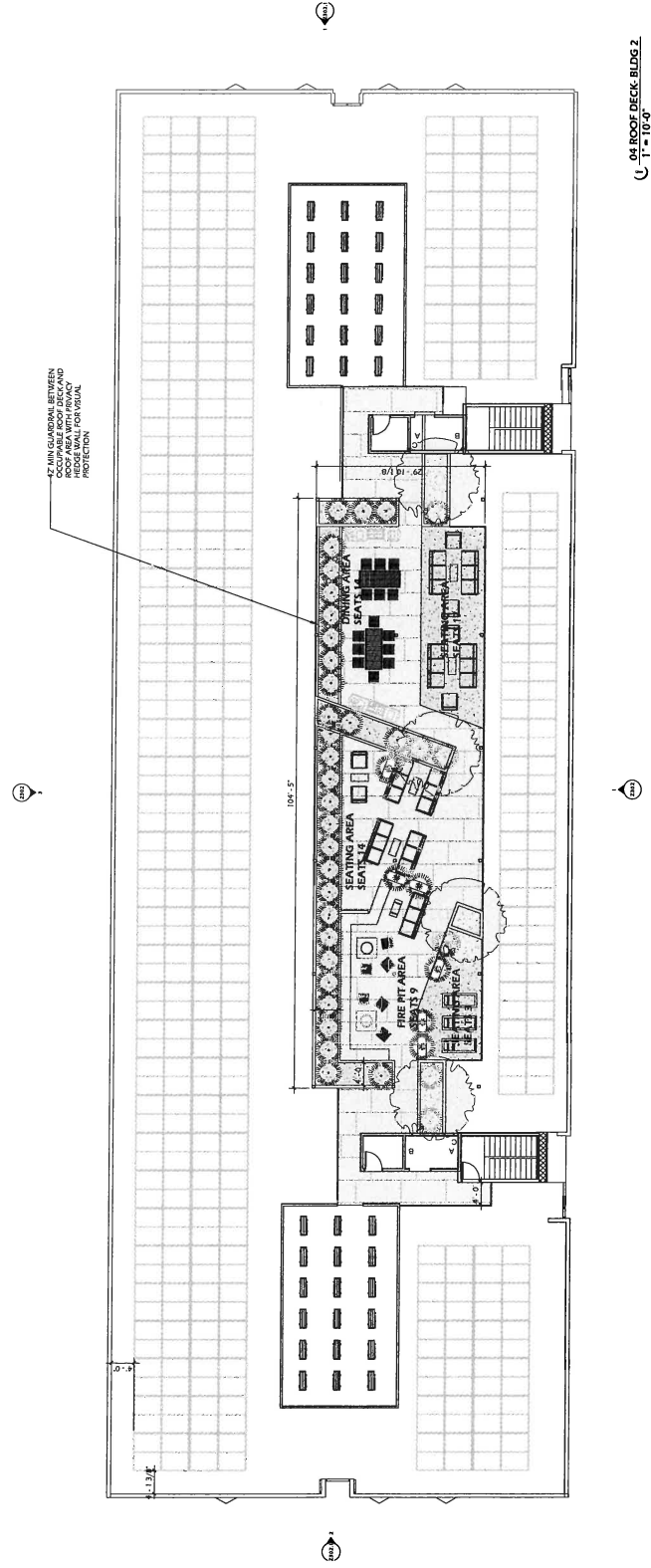
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- 2 BED/2 BATH
- 3 BED/3 BATH
- COMMON



Legend

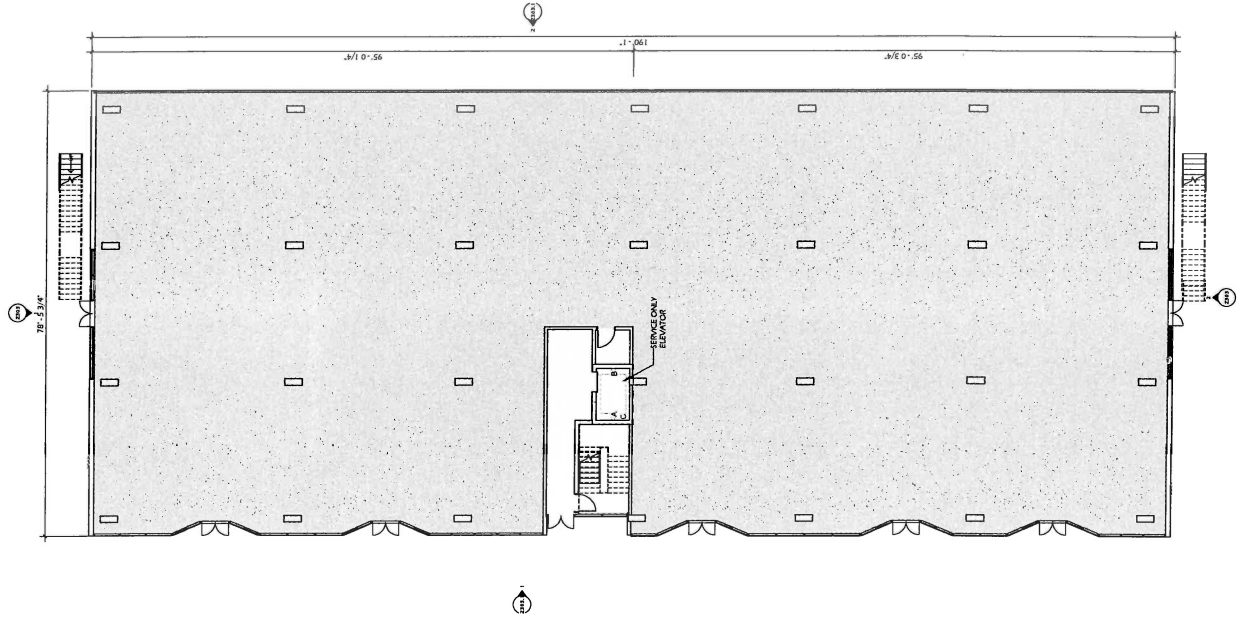
- EFFICIENCY UNIT
- 2 BED/2 BATH
- 3 BED/3 BATH
- COMMON





04 ROOF DECK BLDG 2
1" = 10'-0"

Legend
 COMMON
 OFFICE



ferrierArchitectureStudio

MER

MERCED HOLDINGS LP

CONDITIONAL USE PERMIT

JUNE 11, 2020

01 OFFICE-BLDG 3

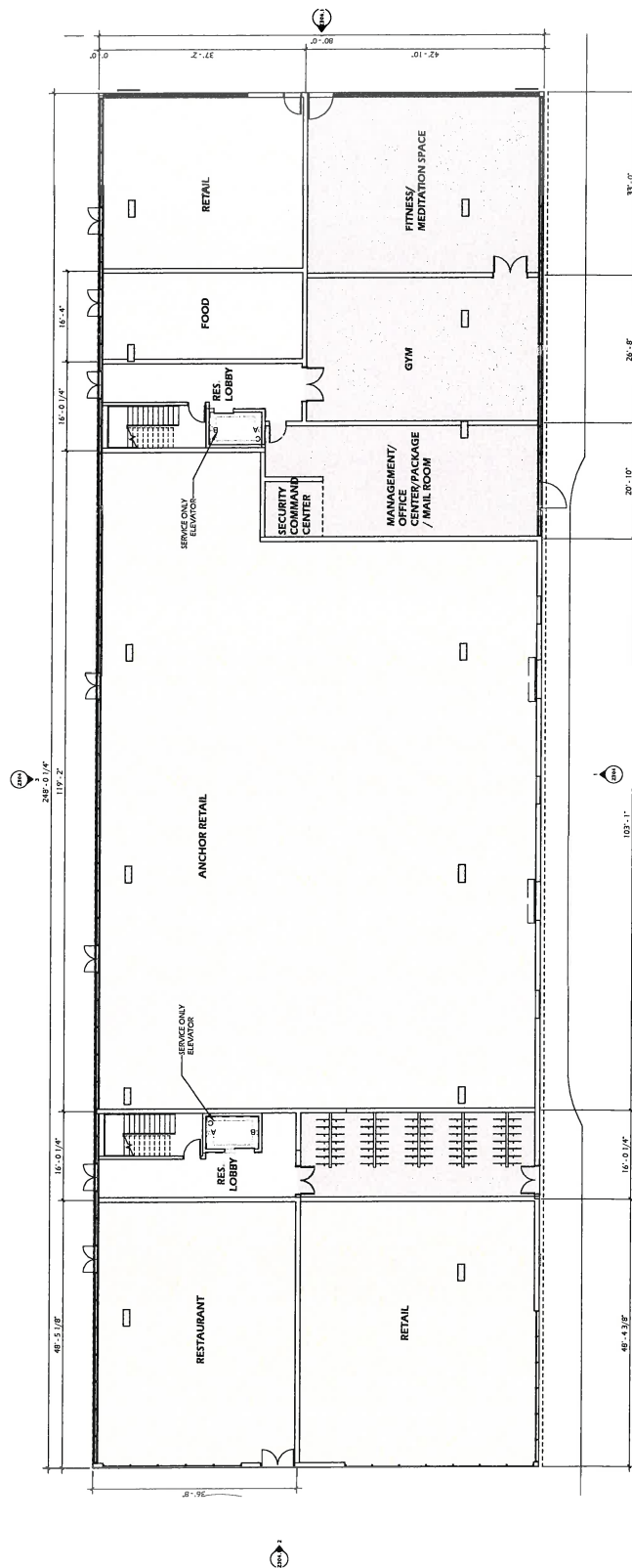
Z103.1
1" = 16'-0"

Legend

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- 3 BED/3 BATH
- COMMON

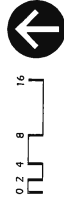


ATTACHMENT 10 - Page 16



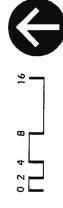
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- 2 BED/2 BATH
- 3 BED/3 BATH
- COMMON



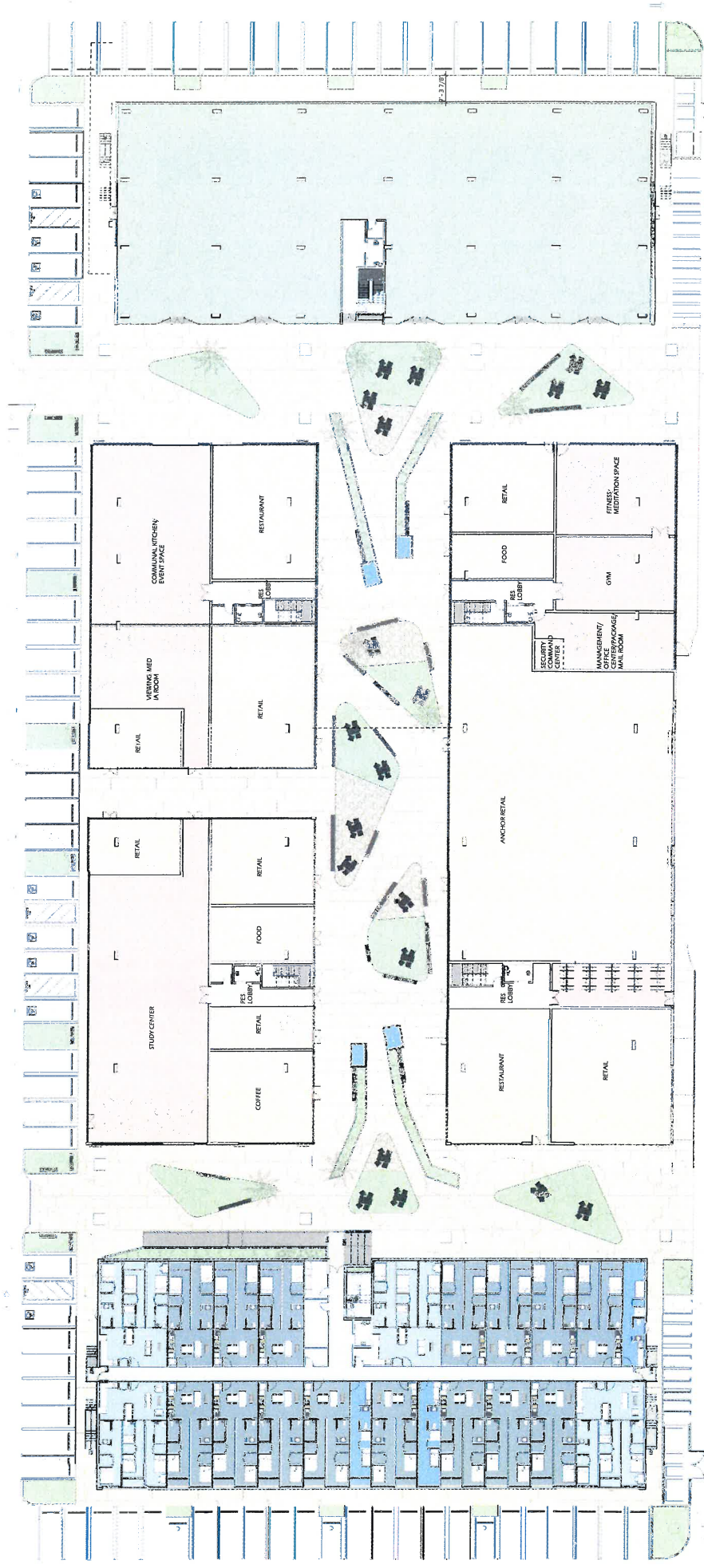
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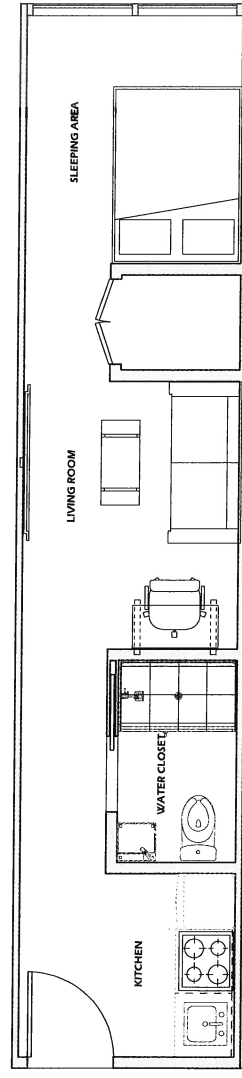
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- 2 BED/2 BATH
- 3 BED/3 BATH
- COMMON



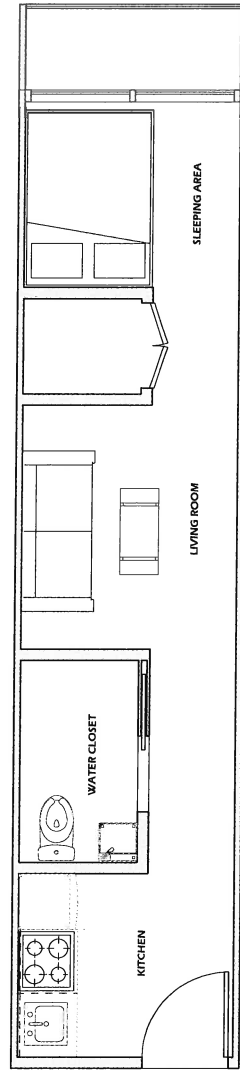
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- EFFICIENCY UNIT
- 2 BED/2 BATH
- 3 BED/3 BATH
- COMMON
- COMMUNITY
- OFFICE
- RETAIL

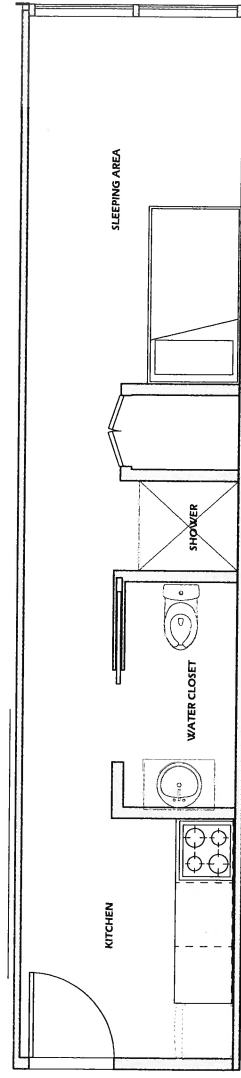




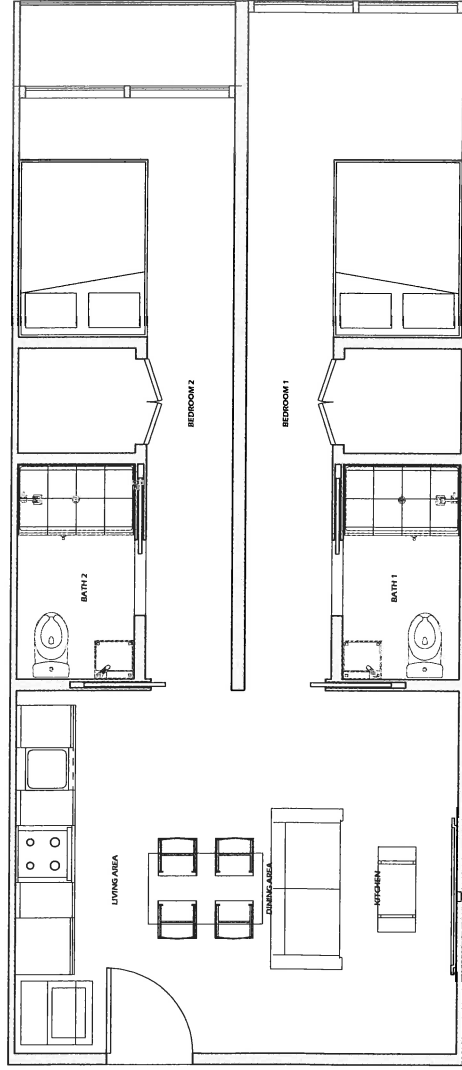
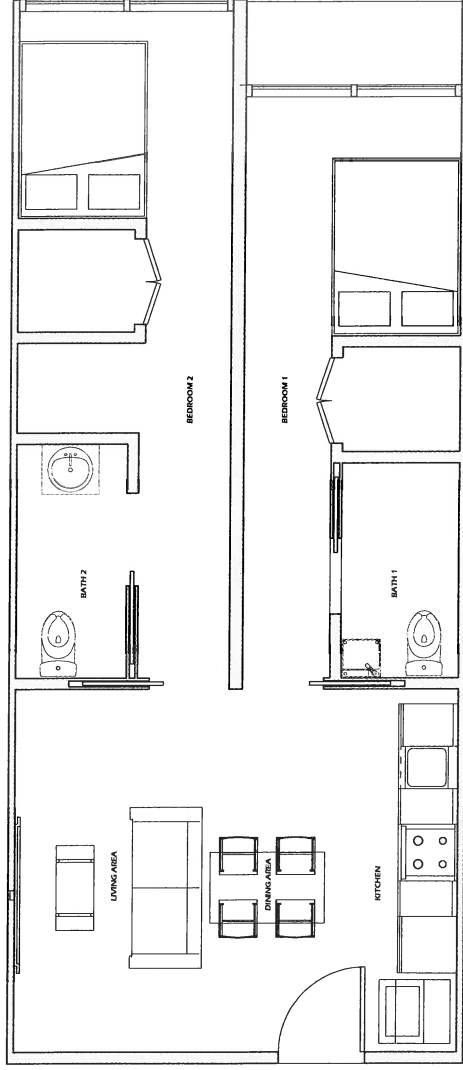
STUDIO W/O BALCONY



STUDIO W/ BALCONY



ACC. STUDIO





3 BED/3 BATH ACCESSIBLE



3 BED / 3 BATH NON ACCESSIBLE



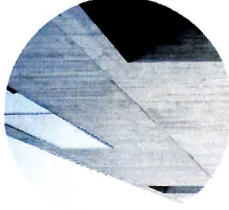
1 EQUITONE PANEL OR ECV



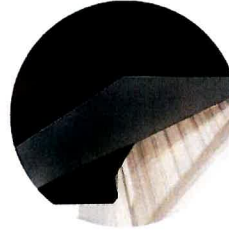
2 COMMERCIAL STOREFRONT



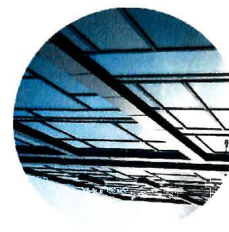
3 RESIDENTIAL WINDOWS



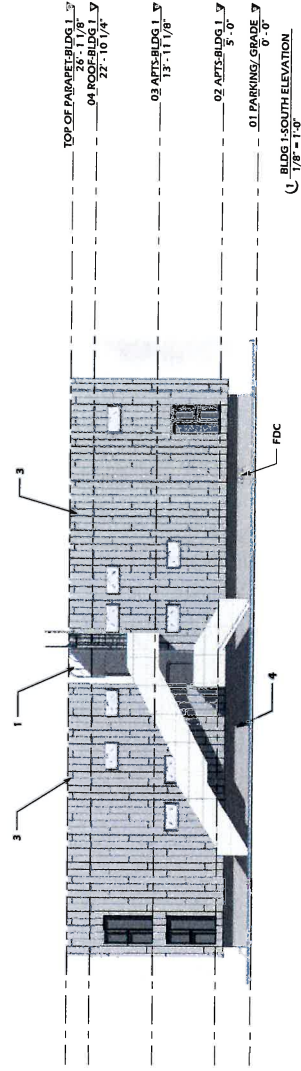
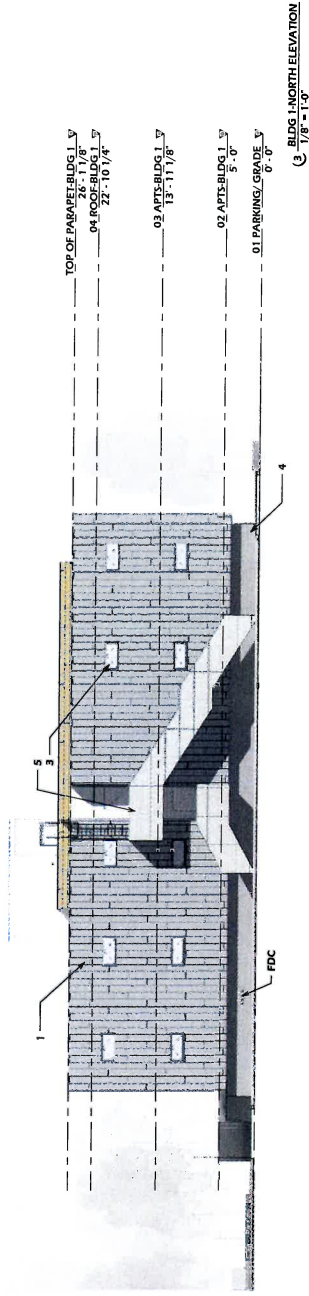
4 BOARD FORM CONCRETE



5 METAL PANEL RAILING



6 BRAKE METAL STOREFRONT





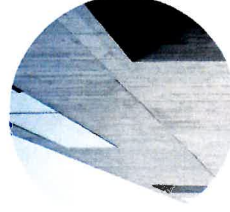
1 EQUITONE PANEL OR EQV



2 COMMERCIAL STOREFRONT



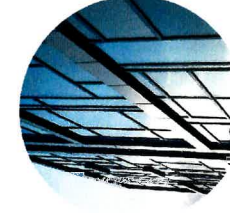
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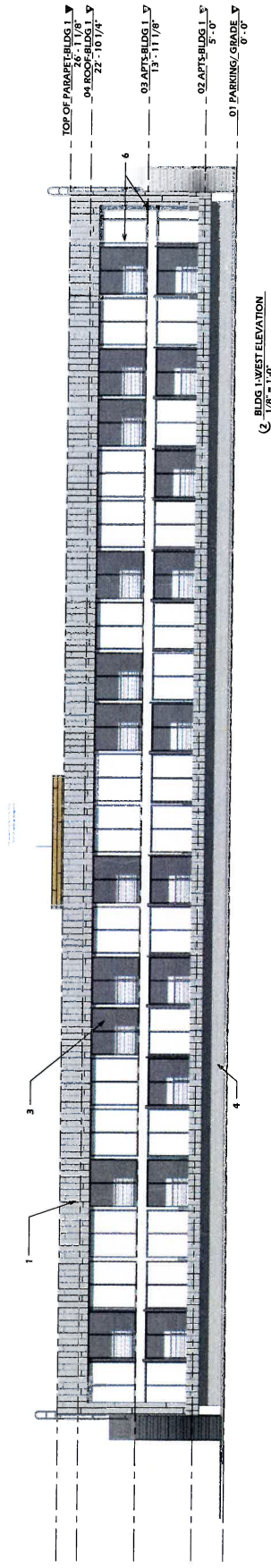
4 BOARD FORM CONCRETE



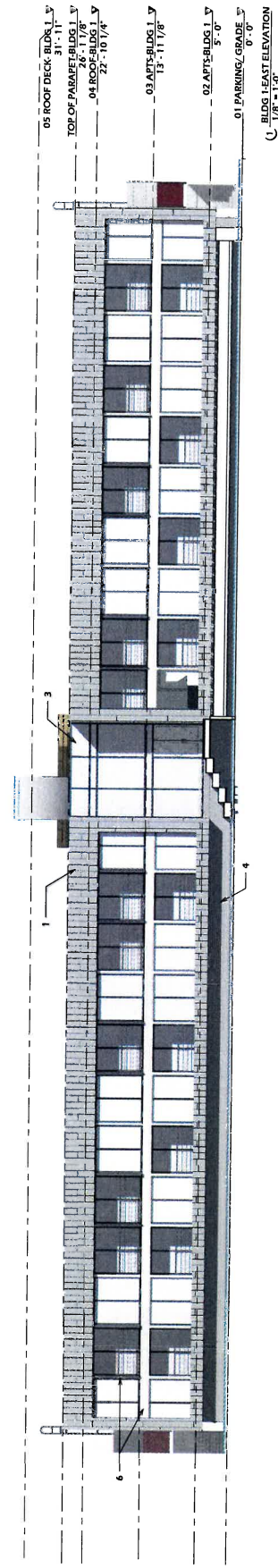
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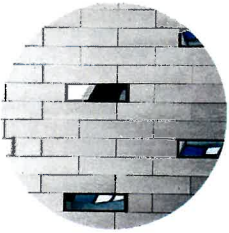
6 BRONZE METAL STOREFRONT



BLDG 1-WEST ELEVATION
1/8" = 1'-0"



BLDG 1-EAST ELEVATION
1/8" = 1'-0"



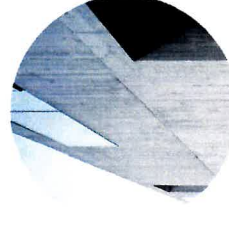
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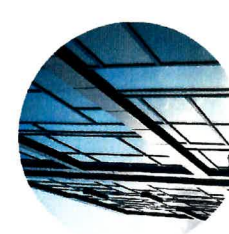
2 COMMERCIAL STOREFRONT



3 RESIDENTIAL WINDOWS



4 BOARD FORM CONCRETE



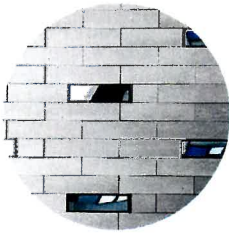
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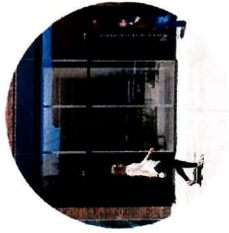
1/8" = 1'-0"



1/8" = 1'-0"



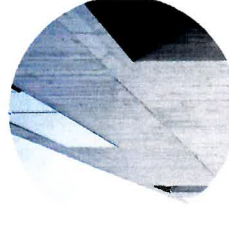
1 EQUITONE PANEL OR EOV



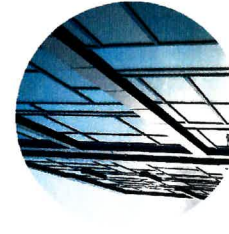
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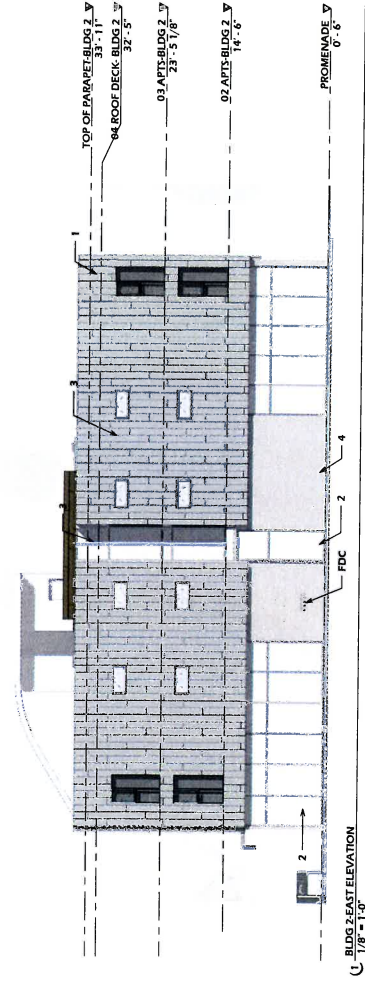
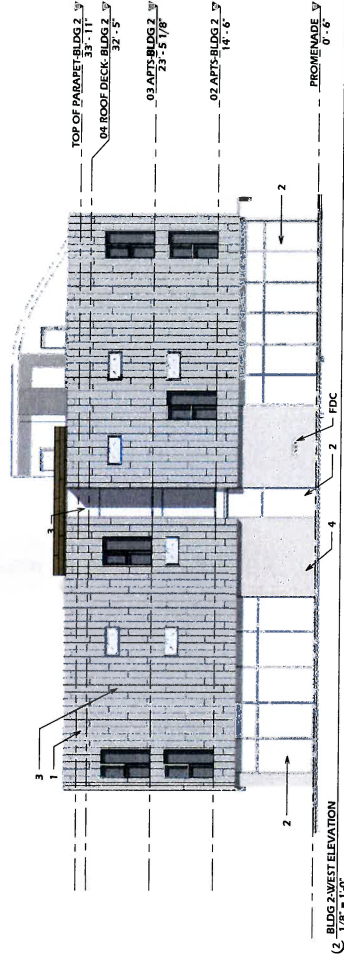
3 RESIDENTIAL WINDOWS

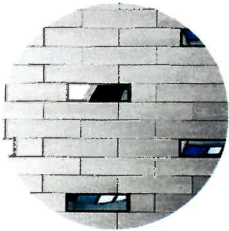


4 BOARD FORM CONCRETE

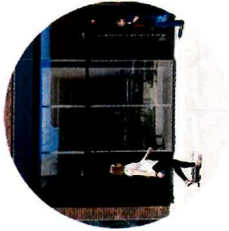


6 BRAKE METAL STOREFRONT





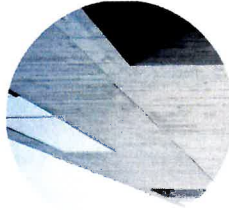
1 EQUITONE PANEL OR ECV



2 COMMERCIAL STOREFRONT



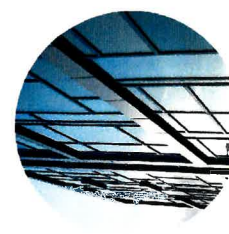
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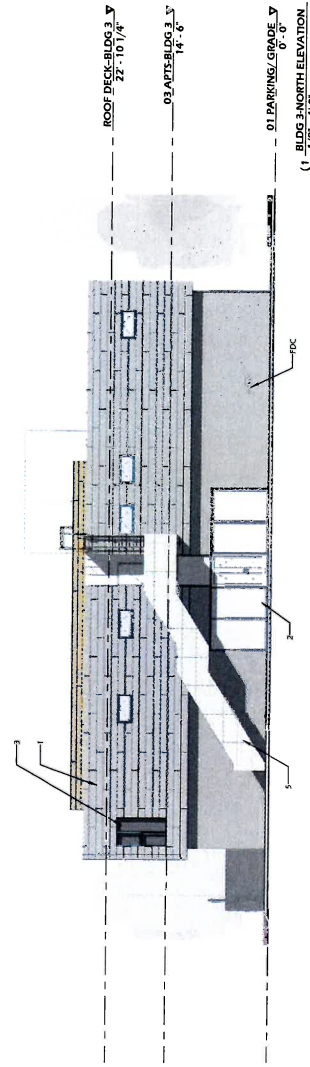
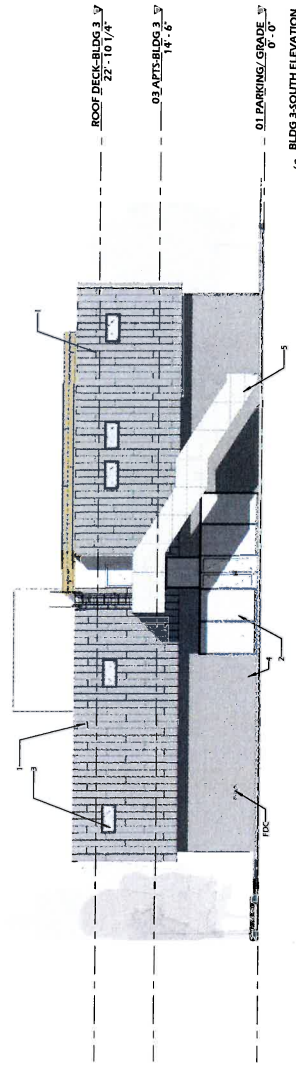
4 BOARD FORM CONCRETE



5 METAL PANEL RAILING



6 BRAKE METAL STOREFRONT





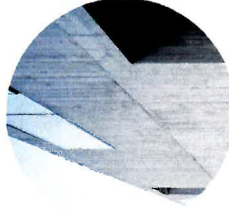
1 EQUITONE PANEL OR FOV



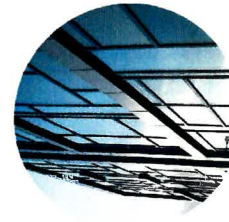
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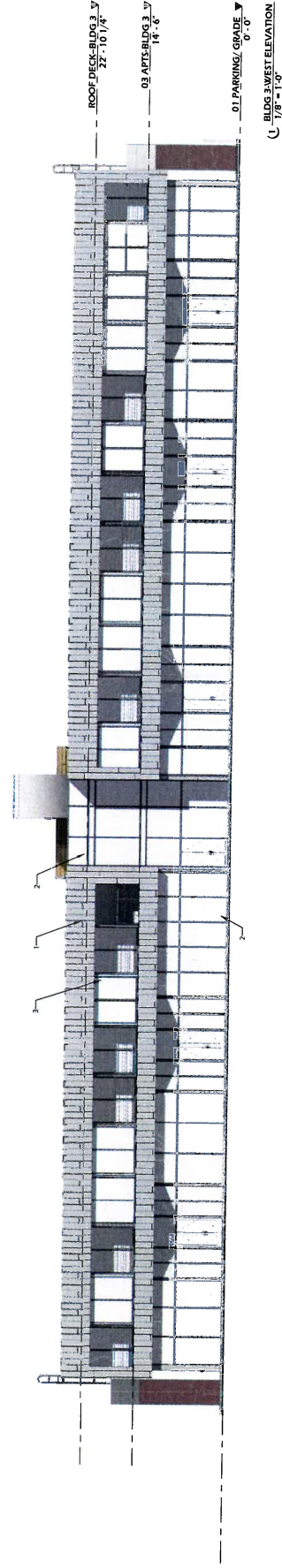
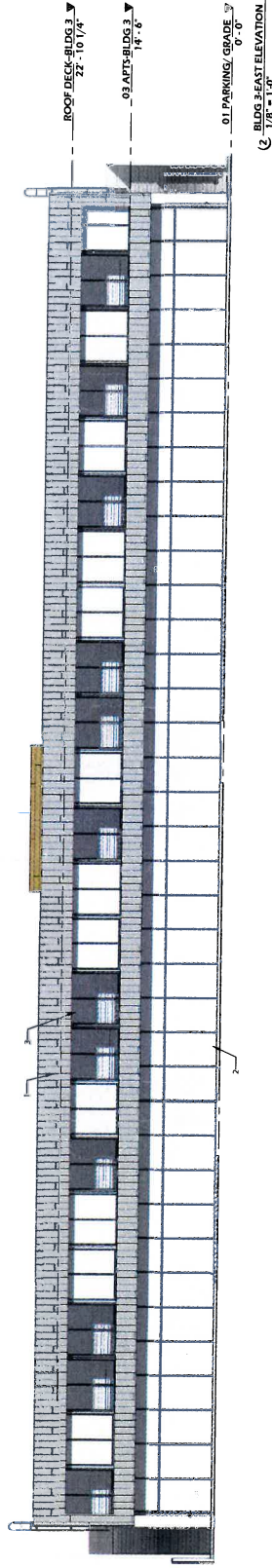
3 RESIDENTIAL WINDOWS



4 BOARD FORM CONCRETE

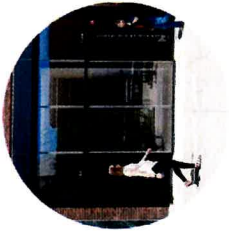


6 BRASS METAL STOREFRONT





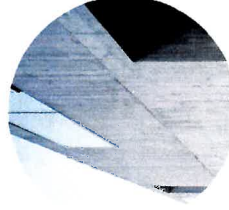
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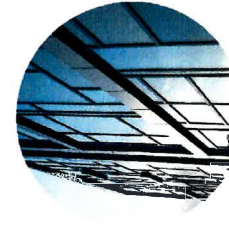
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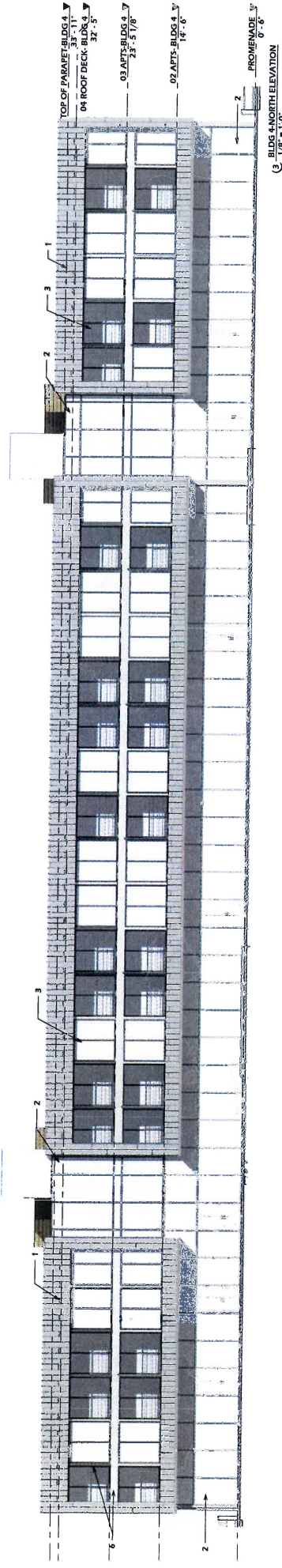
3 RESIDENTIAL WINDOWS



4 BOARD FORM CONCRETE

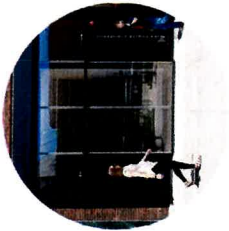


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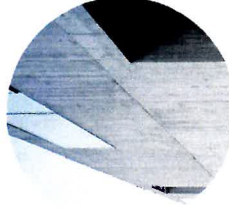
1 EQUITONE PANEL OR EQV



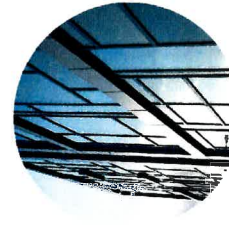
2 COMMERCIAL STOREFRONT



3 RESIDENTIAL WINDOWS



4 BOARD FORM CONCRETE



6 BRAKE METAL STOREFRONT

