

January 29th, 2020

Casey Steed

[REDACTED]

Merced, Ca 95344

RECEIVED

By City of Merced at 2:54 pm, Jan 29, 2020

Director of Development Services

City of Merced

678 W 18th Street

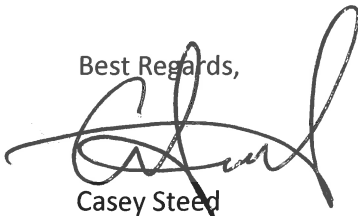
Merced, Ca 95340

Subject: Request for appeal hearing. Merced City Planning Commission meeting of Jan 22nd 2020 and subsequent approval of agenda item 4.1 "The Hub2.0" project. SE corner of Yosemite Ave and McKee Rd. Conditional Use Permit #1238, Initial Study 19-37. City of Merced Planning Commission resolution #4035. Previous CUP #1231. CEQA review and reports. Owner: Merced Holdings, LP.

Dear Director of Development Services,

The submission of this letter along with the appropriate fees will serve as our request to schedule an appeal hearing of the Merced City Planning Commissions approval on Jan 22nd 2020 of the above subject project CUP. Please advise if additional information is required for the submission of this appeal request and fees. Additionally advise when the written transcript of the subject planning commission meeting will be available. Please call if you have any questions.

Best Regards,



Casey Steed

[REDACTED]

January 29th, 2020

Casey Steed



Merced, Ca 95344

RECEIVED

By City of Merced at 4:25 pm, Jan 29, 2020

Director of Development Services

C/O Julie Nelson

City of Merced

678 W 18th Street

Merced, Ca 95340

Subject: Request for appeal hearing. Merced City Planning Commission meeting of Jan 22nd 2020 and subsequent approval of agenda item 4.1 "The Hub2.0" project. SE corner of Yosemite Ave and McKee Rd. Conditional Use Permit #1238, Initial Study 19-37. City of Merced Planning Commission resolution #4035. Previous CUP #1231. CEQA review and reports. Owner: Merced Holdings, LP.

Dear Director of Development Services/ Julie Nelson,

Thank you for accepting our request for an appeal of the Merced city Planning Commission decision on the above subject project. As we discussed, we will forward additional suggested mitigation measures, environmental, traffic, density and other information we are concerned about by this coming Friday. Today we are submitting a five pages of hand written notes, "Project Notes-The Hub" dated 01-22-2020 addressing some but not necessarily all of our concerns with the project and our appeal. . Thank you for your time this afternoon. Please call if you have any questions.

Best Regards,

A handwritten signature in black ink, appearing to read 'Casey Steed', written over the text 'Best Regards,'.

Casey Steed



CASEY STEED

STAFF REPORT

2001

CUP # 1238

MERCED, CA 95340

PROJECT NOTES - THE HUB 1/22/2020 1 of 5

WANT TO SEE POSITIVE DEVELOPMENT

• ORIGINALLY ZONED R-1 WHEN ANNEXED INTO CITY

• 2014 - THE SHOPPES @ UNIV VILLAGE. RED ZONE TO CM - SHOPPING CTR 62K III 216 PARKING SPACES

• 2019 - CUP - 428 UNITS ALL 1 BEDROOM W/ A BATH - PLANNING COMM DENIED CITY COUNCIL 10/7 UPHOLD DENIAL -

REASONS FOR DENIAL 4 REASONS

FINDINGS OF DENIAL OF CUP #1231 EXHIBIT A-C W/O PREJUDICE - WAIT 1 YEAR - CAN'T

• NEW PROJECT - CUP DEFINITION - BROAD INTERPRET

• 366 DORMS - REDUCTION OF 62 BEDROOMS FROM PREVIOUS 428. CITY BASED DENSITY ON 1 BEDROOM = 1 UNIT. DESIGN HAS NOT SUBSTANTIALLY CHANGED. UNIT PER ACRE CALCULATIONS SHOULD BE SIMILAR. ONLY COMMON HALL/KITCHEN IN MULTI-BEDROOM UNITS. REDUCTION OF KITCHENS.

- MERCED STATION 270 UNITS 17 AC = 15 UNITS/AC

80% OF FLOOR SPACE IS FOR RESI USE

20% ↓ ↓ ↓ ↓ OFFICE/RETAIL USE

(13% OF # IS RETAIL)

NOT MUCH # FOR

THE HUB 1-22-2020 2 OF 5

- UCM PARTICIPATION - PAGE 6 OF STAFF REPORT.
35 MIN CONVO WITH TUE 1/21/20 9AM
 - VICE CHANCELLOR MCLEOD - NOT A LETTER OF INTENT. LETTER OF INTEREST DOES NOT RISE TO INTENT LEVEL
 - 49% MAX SET ASIDE FOR UCM
 - NO GUARANTEE TO NEGOTIATE
 - UCM IS CUSTOMER - PROVIDES NO BUDG SERVICES OR SECURITY.
 - NOT PLANNING ON RENTING OFFICE - HOURS OF OPERATION 5PM
 - UCM JUST COMPLETED 2000 BIDS
 - DEMAND ^{CANT FORCE PEOPLE TO RENT} BASED ON ENROLLMENT
 - CURRENTLY HAVE AGREEMENT W/ HERITAGE APARTMENTS - SECURITY
 - SAYS STAFF REPORT IS NOT CORRECT
- PAGE 6
 - LAST PARAGRAPH DISCLAIMER
 - COULD BE STUDENTS & /OR FACULTY
 -
- LAST PARAGRAPH DISCLAIMER - GOOD NEIGHBOR LETTER

THE HUB 1-22-2020 3 of 5

GO TO
SECURITY

- NO SECURITY CAMERAS - TALK ABOUT 100 MONITORED BY OTHERS. KEY FOB POWER TO UNIT. CALL BOXES - 911 - PATROLS

GO TO
PARKING

- PARKING - ON SITE DROP OFF USER/ RIDE SHARING. RENTAL CARS - TAKE AWAY FROM PARKING. SHOULD HAVE A TRANSIT STOP ON SITE.

- # OF PARKING SPOTS NOT ENOUGH 30% REDUCTION + 5% FOR TRANSIT STOP CREDIT - TOO MUCH. TRASH ENCL. TAKE PARKING - WILL PARK OFFSITE
- TRAFFIC STUDY - BUS STOP BOTH SIDES OF YOSEMITE - NORTH SIDE. HARD TO GET

TRAFFIC
STUDY

- MOVE EXIST UCM BUS STOP @ VIA MORAGA TO THIS PROJECT. WHAT ABOUT THAT STOP - NOW WALK TO THIS ONE? NEED ON SITE TRANSIT STOP. PED TRAFFIC TO GET TO THIS ONE.
- HOW DO YOU PREVENT UNAUTHORIZED PARKING
- INTERSECTIONS IN AREA LOS "F"
- POSSIBLE PARKING STRUCTURE - ABOVE GROUND OR BELOW GROUND.

OFFSITE PARKING A PROBLEM NOW.
VIA MORAGA.

BUILDINGS

- BLDG #2 - ROOF TOP DECK - NO
- HOURS OF OPERATION
USE SHOWS DINING FIRE PIT, SEATING
FOR ALL FOUR BUILDINGS.
- NOISE, LIGHT POLLUTION - LOUD
PARTIES - NOISE CARRIES UP HIGH.
- NO RESTROOMS FOR COMMON
AREAS - GROUND FLOOR OR ROOF.
TENANT TO PROVIDE.
- LAUNDRY ON 1 FLOOR NOT ALL
- TRASH CHUTE - COLLECTION. WALK ALL
THE WAY TO DUMPSTER.
- NEIGHBORS WANTED COMM USE - ~~DAY~~ &
NIGHT USES/REST, COFFEE ETC. NEED TO
DESIGNATE PARKING FOR RETAIL/COMM
USERS.
- PROJECT GENERATES LOTS OF TRAFFIC,
WASTEWATER, OCCUPANCY CONCERNS.
HIGH DENSITY IN THE MIDDLE OF
LOW DENSITY RESIDENTIAL. REASON 4
DENIAL. INFILL DEVELOPMENT, NOT
OVERFILL DEVELOPMENT.

THE HUB 1-22-2020

50F5

- IF ALL DORMS HAVE 4 PER ~~100~~ - OCCUPANCY IS OVER 1400 PEOPLE NOT COUNTING COMM/RETAIL USE & VISITORS.
- VISUAL BUILT FROM SOLAR PANEL ARRAYS. ANY PARKING LOT SOLAR POSSIBLE HEAT ISLAND WITH SUCH LITTLE GREENSPACE.
- ENVIRO / CEQA / NEG MITIGATED DEC. SHOULD HAVE A COMPLETE NEW PROJECT EIR DUE TO NUMEROUS CHANGES. APPENDIX "C" TOO OLD. GHG ANALYSIS 2014. ALSO TRAFFIC STUDY SHOULD TAKE IN CAMPUS PARKWAY IMPACT
- MUST ASK TO DENY BASED ON THE LARGE # OF UNANSWERED QUESTIONS AND INSUFFICIENT CEQA REVIEW.