

March 12, 2025

Dear Merced Planning Commission,

I am writing to recommend the development of condensed single story senior living homes at 1380 Yosemite Ave, rather than two story condensed homes. This development would be adjacent to the medium-to-upper class low density neighborhood known as Oakmont Estates. I believe this approach would better align with the character of the area and meet the needs of the community, while preserving its unique qualities. The current neighborhood is defined by its low density spacious environment where residents value privacy, tranquility, and aesthetic harmony of single story homes.

Introducing two story condensed homes could dramatically alter the character of the area, leading to a higher population density, increased traffic, and a lose of the open suburban feel that makes this community so desirable. On the other hand, single story senior living homes would provide much needed housing options for other residents while maintaining the neighborhood's quite residential atmosphere. This type of development would have a lower visual impact preserving the overall spaciousness that defines the community.

Additionally, single story homes are more suitable for seniors offering ease of mobility and greater accessibility. Furthermore, this approach respects the existing architectural style and low density nature of the neighborhood. Senior living homes would integrate well with the surrounds, serving as a thoughtful addition to the community without overwhelming its character. I strongly encourage you to consider the benefits of single story senior living homes over two story condensed housing. This would not only preserve the neighborhoods unique charm, but also provide valuable housing for seniors, while minimizing disruption to the areas peaceful environment.

Thank you for you time and consideration,

Mr. and Mrs. David Miller