

March, 9 2025

Dear Merced Planning Commission,

We are writing to express our strong opposition for the proposal to re-zone the commercial property at 1380 Yosemite Ave Merced, CA from currently low-density office spaces to medium or high-density residential use. This change would significantly disrupt the character of our predominantly retired, upper class community where residents value peace, privacy, and a quiet low-density environment. The introduction of a higher density residential development into our neighborhood would result in increased traffic, noise, and overcrowding. All of which would negatively impact our quality of life. Our community is home to individuals who have invested in this area for its tranquility and exclusivity. The proposed change threatens to undermine the atmosphere we have worked hard to preserve. Furthermore, such a development could lead to a decrease in property values, as a high-density residential area typically does not align with the preferences of potential buyers who are drawn to quiet, more spacious neighborhoods. The loss of our community's character would be detrimental to both residents and the overall appeal of the area. While growth is important, we believe it should be carefully considered and implemented in a way that preserves the integrity of existing neighborhoods. The proposed rezoning is not in the best interest of our community, and would disrupt the peaceful, upscale environment that defines this area. We urge the planning commission to reject this rezoning proposal and preserve the current zoning, which better aligns with the character and values of our neighborhood. Thank you for your consideration.

Sincerely,

The residents of Oakmont Estates

Upon short notice of the proposed change to the zoning on 1380 Yosemite Ave from commercial to medium and high density residential, we were unable to contact all residents of the Oakmont Estates. Attached is a list of signatures from the people whom we were able to contact in our neighborhood who strongly oppose the change.

ADDRESS

name	ADDRESS
Sam Miller	1321 Ahwahnee Ct
Kathy Miller	1321 Ahwahnee Ct
John Diaz	1321 Ahwahnee Ct
Paul Diaz	1321 Ahwahnee Ct
Cellina	1339 Ahwahnee Ct
Debbie R.	1339 Ahwahnee Ct
John L. Lusk	1371 Ahwahnee Ct
Benton	1359 Ahwahnee Ct
EO	1337 Ahwahnee Ct
Liana Price	1337 Ahwahnee Ct
Jeffrey Sparks	1337 Ahwahnee Ct
GL	1290 Ahwahnee Dr.
Jimmy Neal	1290 Ahwahnee Dr.
CD ^{dean} Carlos Diaz	1278 Ahwahnee Dr.
Michelle MICHELLE POMVAS.	1278 Ahwahnee Dr.
Lillian	1281 Ahwahnee Dr.
Xmiller	1281 Ahwahnee Dr.
Jandia McCullough	1285 Ahwahnee Dr.
Theresa Waden	1359 Ahwahnee Ct
Peter Street	1297 Ahwahnee Dr. Merced
Uday Lush / VIKAS KARCHA	1294 AHWAHNEE DR, MERCED 95340
Kastur / KASTURU GAL	1394 Tahorack Creek, Merced

Name

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Carol L. Cole	1323 Donna Ct.
Neil Glass	1379 Donna Ct.
Ralph R. Myers	1339 Donna Ct.
K.S. Q.	1377 Donna Ct.
Jacqueline Spier	1377 Donna Ct.
Margaret Franklen	1384 Donna Ct.
John A. Miller	1356 Donna Ct.
Lorraine K. Withers	1356 Donna Ct.
Tymer Pedretti	3487 Cascade Creek Ave.
Laena Nasher	3493 Cascade Creek Ave
TREVOR HIRST	1355 Ahwahnee Ct.
Linda Hirst	1355 Ahwahnee Ct.
Rick, Lori Kamm	1398 El Portal Dr.
Ronald White	3506 Soledad Ave
Letitia	3451 Cascade Creek Ave
Melissa Gonzalez	1327 Indian Ridge Ct.
Bonnie Sam	1355 INDIAN RIDGE CT.
Ardena Sano	1355 Indian Ridge Ct
Off	1379 Indian Ridge Ct
Elvira	3452 Cascade Creek Ave
Betty Inza	345 Cascade Creek Ave
Donna Pistori	1375 Moraine Dome Ct.
GLADYS HALL	3444 CASCADE CREEK AVE
RODNEY HALL	3444 CASCADE CREEK AVE


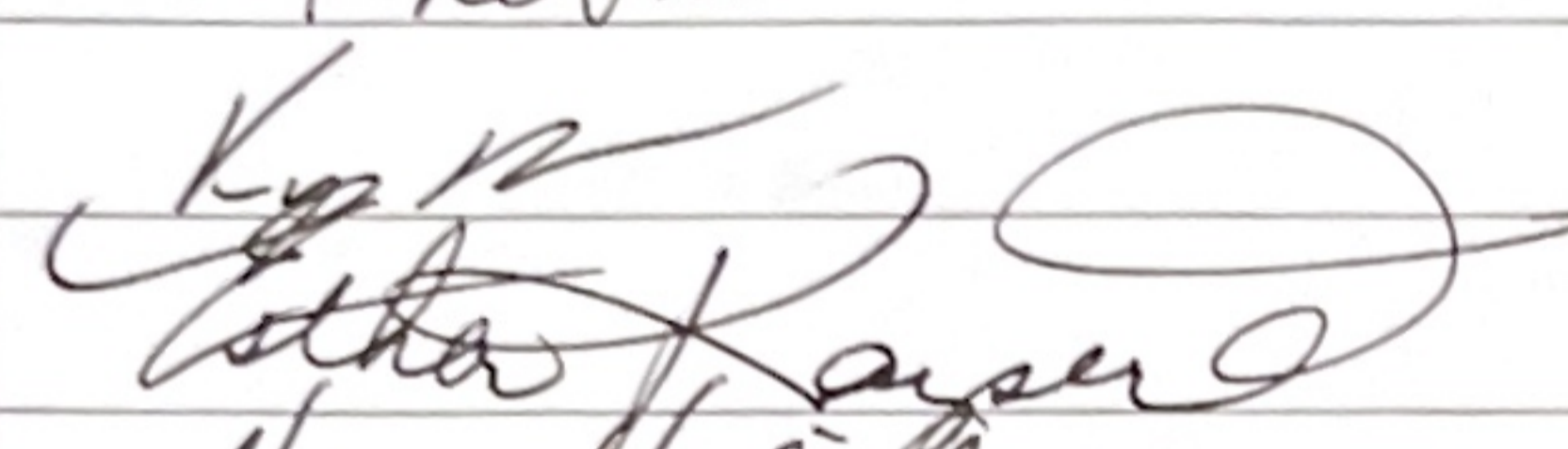
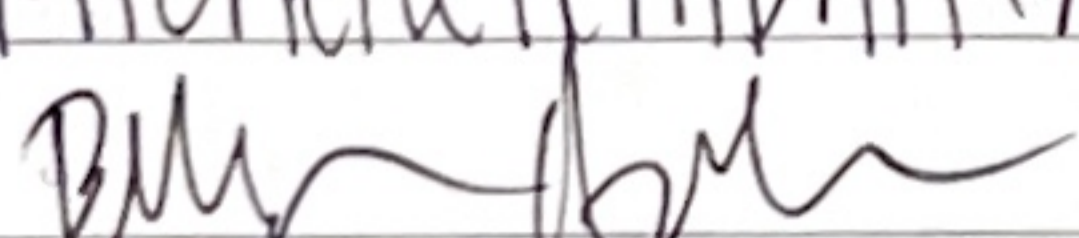
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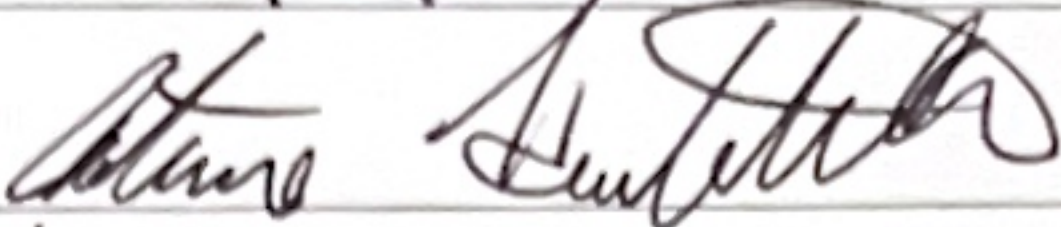

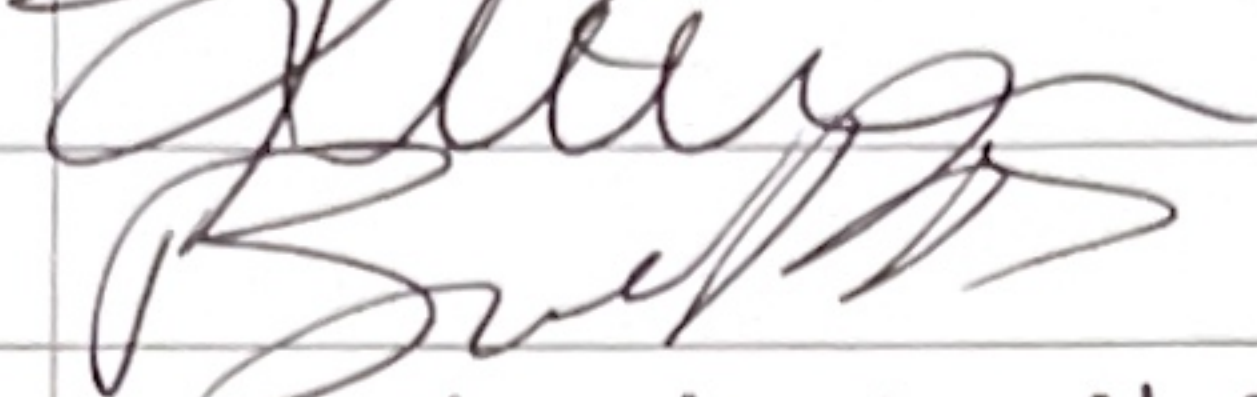
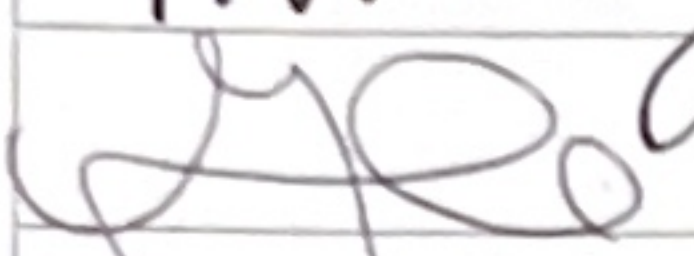
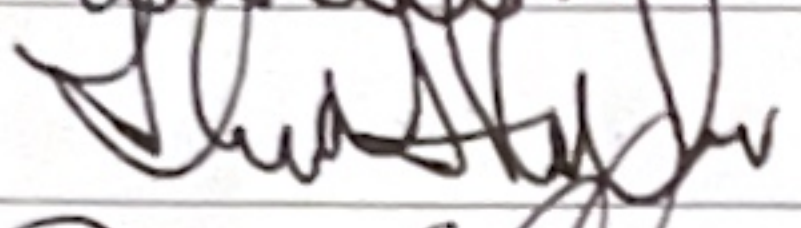
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Lalo RODRIGUEZ	1370 Ahwahnee CT.
Kelly RODRIGUEZ	1370 Ahwahnee CT.
Monique Drew	1255 Ahwahnee Dr.
Jerrico Streama	1255 Ahwahnee Dr.
	1235 Ahwahnee Dr.
Russell Vana	1164 Inspiration Pt Ct
El Relum	1154 Inspiration Pt Ct
	1144 Inspiration Pt Ct
Kathy Kaiser	1175 Inspiration Pt Ct.
Kelly Porter	1186 Merced Lake
Robert Merced	1257 Panorama Pt. Ct.
Frank Ayala	2197 El Portal Drive
Nancy Ayala	2197 El Portal Drive
Jandia Nava	1359 Silhouette CT
GEARD DOVER	1320 Silhouette # CT
ROBERT DINUZZO	1282 Ahwahnee Dr.
Carol Dinuzzo	1282 Ahwahnee Dr.
Linda Dobbs	1283 Oakmont Ct
Mike Dobbs	1283 Oakmont Ct
Michelle Hemphill	1395 Donna Ct.
	1395 Donna Ct.
MARTHA MARTINEZ	1356 TAMARACK CREEK CRT
ROSENDO MARTINEZ	1356 TAMARACK CREEK CT.

name	Address
Arthur Hurtado 3454 Cascade Creek Ave Merced	
William Villanueva 1134 Inspiration Point Ct	
KRISTIN CULLEN 1345 AHWAHNEE DR Brandon School 1245 Ahwahnee DR	
Wuttapatt	1390 E Yosemite Ave. St. C.
Mully	1390 E. Yosemite Ave St C.
	1390 E. Yosemite Ave Ste. C.
Aug Baese	1281 Ahwahnee Dr.
Zu Ben	1289 Ahwahnee Dr.
Kattiyang S. Kulan	1274 Ahwahnee Drive
	1274 AHWAHNEE DR
Rogel Cae	1274 Ahwahnee Dr.
Carlos Sanchez	1204 Ahwahnee Ct
Dary Masengale	3540 Joerg Ave
Selvia Lirap	3540 Joerg Ave
Genevieve & Tim Garcia	1216 North Dome Ct.
DAVID DRAKE	1236 NORTH DOME CT
Ronald Liffert	1257 North Dome ct
Dani C. Villanueva	1237 N. Dome Ct.
Alvin Espinola	1227 N Dome Ct.
Gaye Cowley	1217 N Dome Ct.
Charity Woodward	3574 Joerg Ave
Teri Parker	3582 Joerg Ave
Mary Haslower	1265 Ahwahnee Dr
Amy Burningham	3738 Whitewater Way

Name _____

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