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1282 Ahwahnee Drive  
Merced, CA 95340

March 10, 2025

Planning Commission  
City of Merced

Subject: Strong Opposition to Rezoning of Commercial Property to High-Density Residential Use

Dear Members of the Planning Commission,

I am writing to express my strong opposition to the proposed rezoning of the property at 1380 Yosemite Ave, Merced, CA from commercial to high-density residential use. This decision is not in the best interest of our community, and I urge you to reject this proposal for the following reasons:

1. **Infrastructure Strain:** Our local roads, schools, and utilities are already operating at or near capacity. The influx of new residents will significantly burden these essential services, leading to congestion, overcrowded schools, and potential water and sewer system failures.
2. **Traffic and Safety Concerns:** Increased residential density will undoubtedly lead to more traffic congestion, worsening already problematic conditions. This raises serious safety concerns for pedestrians, cyclists, and motorists alike.
3. **Loss of Commercial Viability and Economic Impact:** Rezoning this property will remove valuable commercial space that could provide jobs, goods, and services to our community. Converting it into residential use undermines economic development and limits opportunities for local businesses.
4. **Decline in Property Values:** The introduction of high-density housing in an area not suited for such development could negatively impact property values for current homeowners. This is unfair to long-term residents who have invested in their homes and neighborhoods, with the understanding that this property was zoned for something entirely different than what is being proposed.
5. **Community Character and Quality of Life:** The proposed rezoning is incompatible with the surrounding areas and would fundamentally alter the character of our community. High-density developments bring increased noise, parking shortages, and a reduction in green space, all of which degrade our quality of life.

I strongly urge the Planning Commission to consider the long-term consequences of this rezoning and to prioritize responsible, community-focused development. I request that you reject this proposal and explore alternative solutions that balance growth with sustainability and resident interests.

Thank you for your attention to this critical matter. I look forward to your response and to participating in any upcoming hearings regarding this issue.

Sincerely,  
Robert & Carol Dinuzzo