

March 11, 2025

RE: Plan Amendment #24-02

Dear Merced City Planning Commission:

I would like to express my concerns about the request to change the zoning on property APN: 006-050-068 AND 006-050-072.

When my husband and I purchased our lot at 1297 Ahwahnee the parcel behind ours was zoned Commercial Office (CO). The existing businesses in this area are well designed and maintained. The parcels which are requested for a change in zoning were advertised as a medical complex, which would be welcome addition to the current neighborhood.

When we received the letter from the City requesting changes to property's zoning we were surprised and disappointed. Prior to engaging in construction we checked the zoning on the adjacent parcels regularly to confirm that it was zoned CO.

I understand change is important with our growing City. If the commission were to change the zoning from CO to residential/business, I feel It is important that the construction of the new residential homes be consistent with surrounding residential lots in terms of size and elevation. Our neighborhood has specific lots sizes and construction restrictions that should be consistent with all adjacent development.

After reviewing the submitted Negative Mitigated Declaration the proposed development is not consistent with adjacent parcel standards. We feel that this is important and ask the Commission to not recommend the construction of a storage facility as it does not enhance the neighborhood, may lead to increased crime, and could have a negative effect on property values in our neighborhood. Should new residential construction proceed, we request the City require the developer to create single story homes with lots sizes consistent with the surrounding neighborhoods.

This area is located between both the Merced College and the UC Merced and should be an addition to the neighborhood and not a deterrent to our great City.



Loretta & Steve Stout

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