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June 24, 2021

Department of Planning and Building Services Commission Staff  
860 N Bush Street  
Ukiah, CA 95482  
pbs@mendocinocounty.org  
Attn: Susan H. Summerford, Planner III

Case # \_2019-0005/UM 2019-0003

Owner: Dharma Realm Buddhist Association(DRBA)

Re: Height Variance of the International Institute for Philosophy and Ethics (IIPE)

Dear Ms. Summerford:

I am a resident of Mendocino County and work as an administrator at Dharma Realm Buddhist University. Over the time I have spent with the City of Ten Thousand Buddhas community, I have become familiar with the campus and its surroundings.

I wish to express support for the IIPE project and this height variance application. Having this extra height will be important for the envisioned spiritual and educational facility. It does not pose a significant negative impact to the neighborhood as evidenced by the photomontages and visual simulation in the staff report.

Also, due to the special site conditions (wetlands and topography), the applicant, in order to maximize protection of the natural environment, shifted the Assembly Hall's location 400' north. This is what led to the hall being located 38' below the road, which is to the detriment of the original vision and overall design. I understand that if the variance is granted, the hall would be only 27' above the closest public road.

In summary, I believe that granting the height variance would allow the applicant to build the hall in accord with the project's objectives, which would provide long-term benefit to the county and beyond without negative impacts to the community.

Sincerely,

Yuen-Lin Tan

Mendocino County

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Planning & Building Services