

**James Feenan - Public Comment / July 15 / CASE#: U\_2021-0001DATE FILED: 1/13/2021  
OWNER: CINDY KUNG**

**From:** "Roberta Belson" <roberta@mcn.org>  
**To:** <pbscommissions@mendocinocounty.org>, <pbs@mendocinocounty.org>, <pbs@co...>  
**Date:** 7/9/2021 4:09 PM  
**Subject:** Public Comment / July 15 / CASE#: U\_2021-0001DATE FILED: 1/13/2021 OWNER:  
 CINDY KUNG  
**Cc:** <williams@mendocinocounty.org>

Mendocino County

JUL 12 2021

To Whom it may Concern,

Planning & Building Services

re: **CASE#: U\_2021-0001DATE FILED: 1/13/2021OWNER: CINDY KUNG APPLICANT:  
FRANK MA & CINDY KUNG REQUEST: Use of the existing single family residence as a  
short-term rental per Mendocino County Code Section 20.164.015 (L): Room and  
Board.LOCATION: 1.7± miles east of Albion City center, lying on the west side of Albion  
Ridge "G" Road (Private), 300± feet south of its intersection with Albion Ridge Road (CR  
402), located at 32125 Albion Ridge "G" Road, Albion; APN: 123-232-03.**

*County Planning & Building Services is soliciting your input, which will be used in staff analysis and forwarded to the appropriate public hearing. You are invited to comment on any aspect of the proposed project(s). Please convey any requirements or conditions your agency requires for project compliance to the project coordinator at the above address, or submit your comments by email to [pbs@mendocinocounty.org](mailto:pbs@mendocinocounty.org).*

**To Whom it May Concern:**

**I live on "south G road" on the neighboring property to the case in question. I am a long time Albion resident and am concerned about the proposed vacation rental application indicated above. Please deny the Major Use Permit to operate a vacation home rental in an existing single family residence U\_2012\_))1 (Kung). Here are my concerns:**

**1. The landlord is not on site. As a result, the neighborhood is vulnerable to disrespectful and dangerous behavior by vacationers, with no legal recourse to mitigate the behavior. What shall the County do to protect neighbors from the following behavior by visiting vacationers which will inevitably occur?**

- visitors having loud parties after hours which is amplified by the forest/trees
- visitors bringing motorbikes and ride them on "S.G" Road. South G road has already been significantly damaged due to the clear-cutting work authorized by the owners. A neighbor and I spent close to \$10,000 to bring the road up to standard only 1 year ago
- visitors lighting fires outside without fire permits, in a proposed fire ring !!! visitors leave the fires unattended, potentially endangering the neighborhood with potential fire spreading to nearby homes  
visitors leaving trash on the property
- visitors bringing dogs that run free in the neighborhood
- the number of visitors in one month could total 90 / their impact would not be negligible for the neighbors
- visiting children running unattended on the road could cause a hazard for themselves and neighbors
- visitors trespassing on mine and neighboring properties which would be problematic

**2. *The property has now been virtually clear cut and looks like it has been raped.*** Were permits allowed for this? Unfortunately as a result of the property being virtually denuded, immediate neighbors have lost privacy and sound buffering that the trees afforded them previously.

**3. Last but most importantly, we are losing much needed professionals as a result of the proliferation of vacation rentals and *lack of housing for those who wish to work and live here.*** There are teachers, nurses, doctors, dentists, firefighters, restaurant and retail workers who need housing and cannot find it, so they don't settle here. Dentists and dental hygienists on the coast are in short supply, for example. Teachers and nurses are struggling to find housing. Some have had to leave the area. This is a definite concern for the well being of coastal residents and existing businesses who cannot find employees due to lack of housing. Ultimately allowing so many vacation rentals could seriously impact the local economy and quality of life on the coast of Mendocino County.

**I strongly encourage you to deny this permit. Permitting another unsupervised vacation rental in a residential neighborhood is not in the interests of residents of Albion or the coast.**

**In addition, I urge you to consider writing an ordinance limiting vacation rentals going forward. Thanks kindly.**

Sincerely,  
Roberta & David Belson  
32101 Albion Ridge Road ("S. G Road")  
937-3989  
Roberta@mcn.org

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