

JUL 14 2021

From: Julie Rumble <jrubble@mcn.org>
Re: U 2021-0001 Frank Ma and Cindy Kim
Subject: DENY Major Use Permit proposal

Mendocino Planning Commission:

I am an Albion resident living close to the proposed G Road use permit. I oppose this project for many reasons, but particularly its real impact on our small community.

The planner approval cites *Room and Board Use* claiming that it doesn't "alter the *character* of the area where there are similar uses on similarly zoned properties". However, correspondence from neighbors reflect long term resident concern for their safety and ability to continue to live as they have for years.

Which area "*character*" is being addressed and prioritized?

Is it that of visitor needs for an overnight stay with a real crackling 'campfire' experience?

Or is it validating the needs of a residential community-neighbors, wanting to live with trust in and knowledge of their neighbors?

The neighboring residents cite concern that the property has lacked oversight and maintenance-including a fire incident requiring a call to our fire department.

The permit allows three visitors per stay, without limit for annual visitation. At what number, do those visits affect the *character* of this community? Thirty people a month? Sixty people? Who will oversee their activities to ensure that safety measures are followed?

This is a residential neighborhood. It values its rural quiet nature. Permitting a major use permit will alter this neighborhood and serve as precedent for others in its wake. It is a *rural-residential* designation not a *visitor facility*.

Please deny this permit.

Julie Rumble
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