

**From:** Annemarie <aweibel@mcn.org>  
**To:** James Feenan <feenanj@mendocinocounty.org>  
**Date:** 8/30/2021 1:46 PM  
**Subject:** public comments U\_2021-0001 (Kung) item 6a, 9-2-2021

Mendocino County

AUG 31 2021

Planning & Building Services

Hi James,  
I wonder when my public comments will be posted? I sent the public comments on the 26th. and so far they have not been posted.  
Thanks, Annemarie

----- Forwarded Message -----

Subject: public comments U\_2021-0001 (Kung) item 6a, 9-2-2021  
Date: Thu, 26 Aug 2021 23:40:28 -0700  
From: Annemarie <aweibel@mcn.org>  
To: PBS <pbs@mendocinocounty.org>

Dear Commissioners,

I am sending you the below mentioned article as you might understand after you read it how Airbnb's or any other vacation rental businesses are effecting the whole community. This is becoming an issue everywhere where short term rentals are setting up shop.

This is an open letter from July, 2021 to Airbnb titled The pitchforks are coming by Jared A. Brock (Surviving Tomorrow).

While reading the below article especially focus on the part that highlights the importance that hosts are owner-occupiers only and limit the number of rental nights to 14/year.

Ensure all your hosts are owner-occupiers only

You must revert to your original model. When an owner occupies a house, they take care of it. They know their neighbors. They keep the noise down. They shop locally. They keep the local schools open by sending their kids. They set down roots.

Absentee landlords kill communities. They don't have roots. They don't care about noise or safety or cleanliness. They don't care about schools. They don't care about neighbors. All they care about is extracting wealth.

Worst of all, the huge proliferation of holiday investors is skyrocketing house prices beyond all affordable values. This means that the real societal contributors — productive workers — have to relocate to less desirable locations further away from their places of work. This is already robbing millions of people of billions of hours of life due to extra commuting, and the environmental toll of all that pollution is yours to bear.

All of this could be ameliorated by ensuring that every single one of your hosts is only renting out space in a housing unit that they own and live in full-time.

Limit the number of rental nights to 14/year

Obviously, high year-round commercial availability removes a house from the residential market. The average American gets two weeks of vacation per year. As such, it seems reasonable to limit the number of rental nights to the number of vacation days of the average owner-occupier.



Kung property is located in a high fire hazard zone.

It would be great if Commissioners who represent the inland districts would come to Albion and see how this property got denuded (without a permit) and how it feels to have a business venture of this nature in the middle of a quiet rural residential neighborhood with a landlord that needs to drive for 4 hours to get to Albion. Security cameras will not cover a 1.22 acre property.

Sincerely, Annemarie Weibel