

pbscommissions - Case #: U_ 2021-0001

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Mendocino County

OCT 12 2021

Planning & Building Services

Case #: U_ 2021-0001
Date Filed: 1/12/2021
Cindy Kung/Frank Ma

Dear Commissioners:

I am writing as a neighbor of this Major Use Application for Vacation Rental and am strongly objecting to it as follows:

1- I am a member of Albion/Little River Firesafe Council. We have been working hard on forming neighborhood groups to deal with emergency/evacuation contingencies.

These groups are exchanging email addresses/phone numbers and familiarizing ourselves with numbers of residents, special mobility issues, medical needs, animals on premises, evacuation routes etc. to try and prepare for wildfire, earthquake or other area emergencies.

Having unknown residents with unknown needs, who are not connected to any of these issues just complicates and undermines our efforts.

Albion Ridge Road and G Road South are both dead end roads. Should evacuation become necessary, we have BIG problems that are only exacerbated by non-residents.

On these grounds alone, this application should be denied.

2 - Cindy Kung and Frank Ma have now additionally purchased a second home at 32291 Albion Ridge Road. They have stated to me that this second home is where they intend to retire. At this time they live principally in Vallejo and are not residents in Albion. They are an LLC property development company.

If they do retire to the 32291 property, the G Rd S property becomes a purely commercial enterprise inserted into a residential community, with no one in favor of it.

It would NOT be owner occupied - it would be an unsupervised commercial venture coming at the expense of neighborhood needs.

With the purchase of a second property here, one is left to wonder about their intentions re vacation housing.

Actually, it is their third purchase of Mendocino County property - the third having been red-tagged on Navarro Bluffs Rd, in violation of permitting.

3 - Housing stock throughout the coast is extremely limited. Years ago there were over 300 airbnb' ads for vacation rentals at the Mendocino coast. The number is larger now and there are additional sites listing rentals, not just airbnb.

4-Cindy Kung and Frank Ma have clearcut the G Road S property, creating an eyesore and destroying the privacy of neighbors as well as of their own property. They claim to be using the destroyed trees to build an additional house on that property - and now they've purchased another property? How many places do they intend to occupy?

I urge you to deny this application and in so doing, prevent the removal of local housing options for people who actually live and work here and participate in the community. and to create a safe, engaged environment.

Most sincerely,

Sydelle Lapidus
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