

Mendocino County

OCT 13 2021

Planning & Building Services

From: <zattu@mcn.org>
To: <pbscommissions@mendocinocounty.org>
Date: 10/13/2021 1:21 PM
Subject: Case # U2021-0001, Albion Ridge G Rd. South Vacation rental application

Hello Planning Commissioners,

In Reference to Case # U 2021-0001
Owner: Cindy Kung
Applicants: Cindy Kung and Frank Ma

I am once again writing to voice my objections about the application for a Major Use Permit for a vacation rental at the G Rd. South and 32125 Albion Ridge Road location. The applicants, Cindy Kung and Frank Ma are seeking a permit to operate a vacation rental on their property. I have resided at 32130 Albion Ridge Road since 1985, which is opposite the Kung and Ma property, on the North side of Albion Ridge Road. I have been here since long before the property was bought by Cindy Kung. This has been a peaceful and quiet neighborhood until about 2 years ago when the property across the road from me was logged, and the amount of tree cutting and brush burning that has taken place at the Kung property has been very detrimental to the peace and tranquility of this neighborhood. The property owner has not demonstrated that she understands good management of a rural residential property, as she has employed people to cut trees and burn brush and huge tree stumps, who have not been experienced professionals. There have been multiple issues of burn piles left unattended and trees left leaning against other trees because the tree faller was unprepared to deal with a dangerous issue which he created, due to a lack of experience and or adequate logging equipment.

Additionally, I am concerned about the shortage of affordable long term rental properties in our area, and feel strongly that if people want to invest in local properties with no intention of living there that they should consider renting their house to someone who wants to live and work in this area. There are more than enough vacation rentals in this area, and we don't need another vacation rental on Albion Ridge. There are many local businesses trying to hire people who need long term places to live, including our hospital in Fort Bragg.

I am also concerned about increasing traffic, increased noise, water usage, and fire safety, Please deny this application for another vacation rental in a residential neighborhood. I value my rural surroundings, and if I wished to live in an area that caters to serving visitors to our beautiful Mendocino County I would move to Fort Bragg or Mendocino. I understand that tourism is a mainstay of our local communities, and I welcome the visitors from out of the local area who are happy to come here and spend money on lodging, dining out, shopping, walking on our beautiful beaches and trails and other kinds of recreational activities. There are many places closer to the towns of Mendocino and Fort Bragg for visitors to rent short term places to enjoy this area. There is not a need for more short term rentals here in Albion. There is, however, an acute shortage of available long term rentals, as I have previously stated.

Thank you for your attention, and I hope you will consider the feelings of the many residents of this neighborhood who object to having a vacation rental at that location.

Sincerely,

Zattu Kadan
32130 Albion Ridge Rd.
PO Box 457
Albion, CA 95410