

James Feenan - Fwd: Opposition to planning commission project U_2021_0001

From: PBS PBS
To: James Feenan
Date: 10/18/2021 8:52 AM
Subject: Fwd: Opposition to planning commission project U_2021_0001

Mendocino County

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Planning & Building Services

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>>> "Tim Scully" <timothyscully@yahoo.com> 10/18/2021 5:48 AM >>>

My partner Alice Einhorn and I are writing to comment on planning commission project U_2021_0001.

We both are longtime residents of Albion. Alice is 76 and I'm 77 and we both have medical issues. We have been unable to find a local dentist since the retirement of Dr Baker and we have been told that the shortage of housing even for professionals, much less affordable housing for ordinary workers, is a major factor in discouraging professionals such as dentists from coming to the coastal area to practice. We have been to the local hospital many times and have been told many times that one of the reasons that the hospital makes extensive and exceedingly expensive use of locums is the same shortage of housing that makes it difficult or impossible for medical workers and professionals to move to our area.

We both subscribe to the MCN announce Listserv and frequently see desperate pleas from people on the coast seeking housing of any kind.

We have not heard of any pressing need for more vacation rentals.

We are sympathetic to the needs of some low income people for additional income who seek it by renting out a room temporarily as an Airbnb but we are not sympathetic to a professional organization which has been seeking to acquire multiple properties in our neighborhood and turn them into vacation rentals seeking to maximize income.

We believe that most of the planning staff are inland residents and may be less aware of the acute severity of the coastal housing shortage and the other issues in the coastal area. We ask you to please consider the special needs of our region and discourage the unchecked proliferation of vacation rentals.

We are also very concerned about whether any Airbnb would be managed responsibly. Any short-term rental in this area would need responsible and diligent management. Most short-term visitors will be completely unaware of the issues of the wildlife in the neighborhood and the wildfire risks. We are concerned that trash and garbage will not be properly managed and will end up attracting more predators such as bears as well as polluting the neighborhood with widely scattered trash. We already are sharing our neighborhood with predators of the four-legged variety but we don't need to add more predators of the two legged variety.

We are also concerned that short-term visitors may be careless with fire in a neighborhood that's a very high fire risk area, close to where we live. We would much rather have long-term residents in preference to unsupervised short-term visitors.

Albion Ridge road is narrow and in spite of the 30 mile-per-hour speed limit up to G Road, all too many drivers speed past us at speeds of 50 mph or more. We are concerned that short-term visitors may tend to be still more careless on our local roads.

We have heard a rumor that we've been unable to substantiate that the same couple who owns the property subject to this application also owns a property on Navarro Ridge which they have turned into a vacation rental and which allegedly is the subject of a red tag for permit violations. You are in a far better position than we are to look into this allegation and see if it is based at all on facts. If it is, this should weigh very heavily against this application because it provides very strong evidence that the applicants are not responsible property managers.

We both believe that the zoning ordinance should be updated to sharply limit vacation rentals and to encourage more moderate and low income housing on the coast.

Thank you for your attention.

Tim Scully and Alice Einhorn
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