

Brooke Larsen - Fwd: re: Major Use Permit // Case #U_2021-0001 (Kung)

From: PBS PBS
To: pbscommissions; Brooke Larsen; James Feenan
Date: 10/20/2021 9:35 AM
Subject: Fwd: re: Major Use Permit // Case #U_2021-0001 (Kung)

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Mendocino County
 OCT 20 2021
 Planning & Building Services

>>> Peter Temple <ptemple2@mcn.org> 10/19/2021 2:10 PM >>>
 re: Major Use Permit // Case #U_2021-0001 (Kung)

Dear Commissioners,

I am once again writing to share my objections regarding the application of a Major Use Permit for a vacation rental at the G Road South property. My concern about more vacation rentals in our residential neighborhood has not changed since my last correspondence to you in July. In fact, now that I am aware that Ms. Kung and Mr. Ma's **LLC property development company:**

- has purchased **yet another property at 32125 Albion Ridge Road** just west of the G Road property,
- is planning to **build another home on the G Rd property,**
- and owns **a third property on Navarro Bluffs Rd** that has been red-tagged due to permit violations, I am even more alarmed. Clearly these are not just second homes that they will reside in!

I urge the Planning Department to evaluate the zoning in our rural residential neighborhoods and pass an ordinance limiting vacation rentals in such areas of the County, especially given the fire risk, the stress of drought, and the lack of regular housing for our teachers, dentists, doctors, hospitality workers, and their families. In addition the nuisance and danger of transient occupancy by visitors and their children - from out of town - occurring year round, with their noise, use of our narrow dead end rural roads, their lack of fire awareness, their neglected trash, and inadvertent trespassing on adjacent properties, are all troublesome.

I ask you to kindly read my original comments below. They are still 100% relevant today.

<https://www.mendocinocounty.org/home/showpublisheddocument/44273/637617054431870000>

Thank you for carefully reviewing this proposed project, taking into consideration the challenges this sort of project poses to the neighborhood that I have listed in my comments, as well as the urgent need for housing on the Mendocino Coast for actual residents! I strongly encourage you to deny a Major Use Permit for this Vacation Rental.

Sincerely,

Peter Temple

30911 Albion Ridge Road

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