

Brooke Larsen - Fwd: Opposition to proposed major use permit on G Rd S, Albion

From: PBS PBS
To: pbscommissions; Brooke Larsen; James Feenan
Date: 10/20/2021 9:36 AM
Subject: Fwd: Opposition to proposed major use permit on G Rd S, Albion

Mendocino County

OCT 20 2021

Planning & Building Services

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>>> Karen <nerak@mcn.org> 10/19/2021 8:50 PM >>>

I strongly oppose the proposed major use permit on G Rd S in Albion that would allow the property to be a vacation rental. The owners Cindy Kung and Frank Ma, do not seem to intend to live there.

The owners are part of a property development company that owns three properties in our area. They are not showing themselves to be interested in the health and well-being of our community.

Their property on Navarro Bluffs Road has been red-tagged.

They have clear cut trees on the property on G Rd S which has, consequently, destroyed the privacy of the neighboring properties. The owners are saying that they intend to replant with trees such as ginkgo and sycamore which use tremendous amounts of water. G Rd N and S are both residential communities. Although the owners initially said that they planned to live on the G Rd S property, that certainly does not seem to be the case (see below). Therefore, they are creating a completely commercial situation in the midst of a residential community. Many close neighbors have expressed strong disapproval of this action.

Although Kung and Ma live in Vallejo and are part of property development company, they have said they intend to retire on the third property that they bought in Albion at 32291 Albion Ridge Road. Initially, they said they'd live on G Road S. Do they intend to make this third property a vacation rental, too?

As all local residents know, housing on the coast is very scarce. There have been medical personnel interested in working here who decided not to do so because they couldn't find homes to rent or own. Current residents have a great deal of difficulty finding homes when they need to leave their current residences. Vacation rentals are not in the best interest of our community.

I urge you to deny this application. We need to increase the housing stock for people who want to live and work on the Mendocino Coast, not create more vacation rentals.

Thank you,
Karen Rakofsky
resident of Albion since 1975

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