

Brooke Larsen - Fwd: Major Use Permit U_2021-0001 (Kung)

From: PBS PBS
To: pbscommissions; Brooke Larsen; James Feenan
Date: 10/20/2021 9:45 AM
Subject: Fwd: Major Use Permit U_2021-0001 (Kung)

Planning & Building Services Staff

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Planning & Building Services

>>> <dobie@tenacatita.org> 10/20/2021 9:27 AM >>>

Re: Case # U_2021-0001

Owner Cindy Kung

Applicants: Cindy Kung and Frank Ma

To the Planning Commissioners:

I'm writing to urge the Planning Commissioners to deny the Kung application for a Major Use Permit and for a vacation rental on G Rd in Albion. This application does not meet the requirements for a Major Use Permit for several reasons.

1. The property is zoned Rural Residential. The Mendocino County General Plan includes principal permitted uses as residential, light agriculture and home occupations. The County Code lists primary uses for rural residential property as single family residences, certain limited civic uses and agriculture uses. The Kung applications fails to meet any of these primary uses.
2. The owner has no intention of living on the property, but only using it as a transient rental. With no land owner present, there is no one to keep out of town renters from wandering onto neighboring properties, having noisy parties, not understanding the need to conserve water and practice fire safety, driving too fast on narrow, curvy Albion Ridge Rd. and generally disrupting the peace and quiet of this neighborhood.
3. The owner has cut many native trees (was there a permit issued for this?) with the idea of planting non-native trees which would require more water. The trees that were cut down provided a visual and sound barrier which now no longer exists. I happened to be walking on Albion Ridge Rd. when trees were being cut on this property. A huge tree fell and a neighbor ran out of her house to see what was happening. She told me her whole house shook and she had not received any notice of logging on that parcel.
4. There's a major housing shortage in this area. Medical and dental services and our volunteer Fire Department are all impacted by the lack of housing. This affects the quality of life here. Having a vacation rental facility adds nothing positive to the community.
5. To approve a Major Use Permit, it must be shown that the project will not be detrimental to the health, safety, peace, morals, comfort or general welfare of persons residing or working in or passing through the

neighborhood of such proposed use. I don't see how it can be shown that this project would not have a detrimental impact on a neighborhood of long time residents who live peaceful, quiet lives, respectful of the environment and of each other.

6. The owner's development company LLC, has purchased another property just west of the property applying for the Major Use Permit, and owns a third property on Navarro Bluffs Road which has been red tagged due to permit violations. The owner does not plan to live on any of these properties.

For all these reasons, the Planning Commission should deny this Major Use Permit. The Planning Commission should support long term residential housing and not vacation rentals.

Thank you

Dobie Dolphin

Resident, D Rd. Albion