

Brooke Larsen

From: HOLLIS HUGHES <hugheshollis@gmail.com>
Sent: Sunday, June 5, 2022 12:41 PM
To: pbscommissions
Subject: Case#: U_2021-0007

Department of Planning and Building Services, County of Mendocino

Major Use Permit for property located at 31201 Thomas Lane.

Comments:

As an immediate neighbor, I have concerns regarding the use of the property. Residing next door, we are well aware of most activities taking place and already worry about who will show up next. The owner cannot determine if the current renter is becoming a nuisance to the neighborhood which leaves the monitoring of the renter to neighbors who would prefer to avoid involvement.

Thomas Lane is a private road and neighbors have worked together to maintain the road surface through a series of donations; there is no established Road Maintenance Agreement and such, the maintenance of this roadway and associated cost is absorbed by the individual home owners. This is a very big concern as we have each spent many thousands of dollars in just the past few years.

The new owners are not living in the house one week per month. The previous renter was there for 8 months having just vacated the premises on April 30, 2022. New people have since showed up. The new owners claiming they plan to move here permanently is questionable given the pattern of occupation by owner observed so far.

We are opposed to this property being used as a rental and agree completely with the denial recommendation.

Rentals are acceptable in many cases but not on a private road habited by full time owners.

Thank you for understanding our concerns.

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Mendocino County
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Planning & Building Services

