

10/5/23
Received during
PC meeting

Dear Planning and Building,

I've reviewed the use permit report and have responses to address each issue. I care deeply about my property and its surroundings.

My house has extra rooms, which I occasionally rent out on Airbnb to help with expenses.

Addressing the lack of signs:

I'll install three clear directional signs with my address, conforming to Fire Safe Regulation Standards, to guide guests, firefighters, and safety officers.

Regarding approval from the environmental health department:

We're collaborating with Sam Pope Engineering and Mendocino County Environmental Health to develop a septic plan. Soil tests have gone well.

Regarding neighbor complaints:

The main issue is unclear address markings.

Airbnb rentals actually generate less traffic compared to long-term tenants, even if fully occupied. I have friends and roommates in my large house, and the neighborhood dogs (mine and my roommates Marcella's) are unrelated to Airbnb guests.

I'm always present, and Airbnb guests have caused no problems except for occasional navigation issues.

I value a peaceful neighborhood and am open to improvement suggestions, but I need roommates given my house's size.

Improving address markings is the solution, as Rancheria Road's numbering system was confusing. I'll install signs. Airbnb guests won't have friends over.

Regarding traffic:

Short-term rentals reduce traffic compared to long-term renters. Long-term renters often have visitors and multiple vehicles, while short-term renters have limited traffic.

I have long-term renters alongside proposed Airbnb rooms, and Airbnb enforces no-party policies, screens users, and provides insurance coverage.

My residence has residential entitlement, and traffic impact will be reduced or remain the same.

Sincerely,

Chester Collins