

Marlyn and Bonnie Lorenzi

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Department of Planning and Building Services Commission Staff

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Oct 31,2020

Mendocino County

NOV 03 2020

Planning & Building Services

To whom it may concern in reference to 527 S State St Dispensary Case# ALUS_2020-0003

We are the property owners for 533 and 575 S State St as well as the Business owners for DFM Auto Repair. We are not crazy about the dispensary being so close to us. Particularly if there will be smoking on the premises. The wind will blow the odor into our business at 575 S State DFM Auto Repair. Because of the nature of our business our doors are always open. We can not imagine dealing with the smell all day, with no way to avoid it.

Our major issue with this proposed store is parking. All of 527 S State Sts parking is at the rear of their building. This location is set up as an office with the parking at the rear for employees. You can tell employees where to park and they will. The customer is another story. Customers will park in the closest location to the front door, which are the spots along the South side of our building and the street parking. It doesn't matter if signs tell them not to park there "they are only going to be a minute". They then dismiss the sign and walk away. Automotive repair needs parking for both finished cars and ones waiting to be worked on. We should not have to fight for parking when we own the parking lot

The plan states they will have 5 parking spaces and up to 4 employees. So how much actual customer parking is there? Additionally, the plan shows a garbage area which will further block the view of their parking spaces. The plan says they will have an ADA compliant parking space. The ADA parking spot is at the rear of the building. I would think it would need to be closer to the front door than 120 feet away. The plan states they will have "an accessible path of travel to the front door" I am not sure how they plan to accomplish this when the property line sits roughly one foot from the building which would allow for no improvements to the path of travel. In the middle of this path sets a ramp which I believe is partially on my property.

We have experience with this parking issue. We dealt with this for several years. When that location was the Doctor that issue 215 cards it was a parking nightmare and continued to be a problem until the Doctors office closed. Their customers would take up as many of our parking spots as were empty. Because our parking spaces are so long, we often park one car behind the other. We were responsible for both cars and had the keys. Their customers however, saw the double deep parking and would park behind one of the vehicles DFM was repairing. We actually on more than one occasion had their customers parked blocking the entrance to our lower lot, blocking all lower lot cars at once. DFM would finish a car in the shop and go to park it in our lot and the lot would be full. Not with our cars or 533 S State cars but cars from 527 S State. Then our employees would need to go looking for the owner of the

car to get it moved so they could do their job. I was paying my technicians to be parking lot attendants! This happened often enough that the Doctor told us to stop interrupting her patients, we could wait. At this point we began towing them away instead of trying to locate owners. Can't tell you how many vehicles we towed but it was a bunch. DFM Auto Repair needs to get the customers cars in and repaired in a timely manner and be able to park them in our lot. Having to find car owners to make this happen should not be part of this equation.

We had signs galore, including signs to direct 527 S State customers where to park. The sign had an arrow and Big bold letters that said "PARK THIS SIDE AND YOU WILL BE TOWED". Funny how people think the signs do not apply to them. You can't blame the customers for taking the closest parking spots, that is human nature but we were unable to find a solution. As I said before 527 S State St is set up as an office with employee parking in the rear. We will not go to the extent we did last time. Our solution will be to have the cars parked in our parking spots immediately towed, period.

As a property owner of the rentals at 533A and B S State I allot 3 parking spots for their use, plus they can use the street parking. Their spots are the "prime spots" to take because they are the closest to the street. They were left with no parking for their customers or their cars. They too were left to search for car owners to get them moved.

My third issue is the ability to rent these rentals. There are businesses which can not or will not be close to a dispensary, thus narrowing the field of potential tenants. Add in the parking nightmare, my rentals could not be attractive to potential tenants.

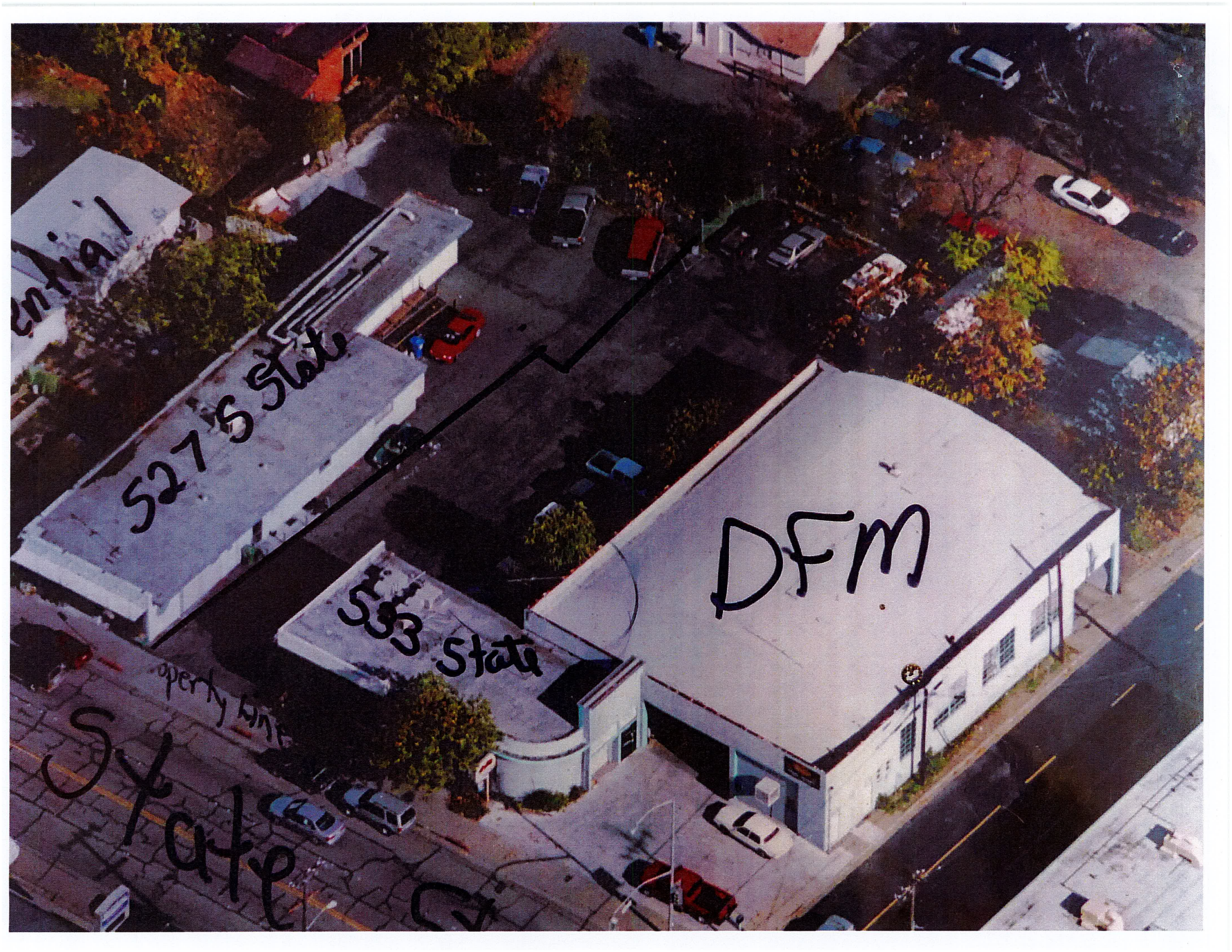
Please do not approve this project.

I have enclosed a picture for reference.

Respectfully Submitted,

A handwritten signature in blue ink that reads "Bonnie & Marlin Lorenzi". The signature is written in a cursive, flowing style.

Bonnie and Marlin Lorenzi



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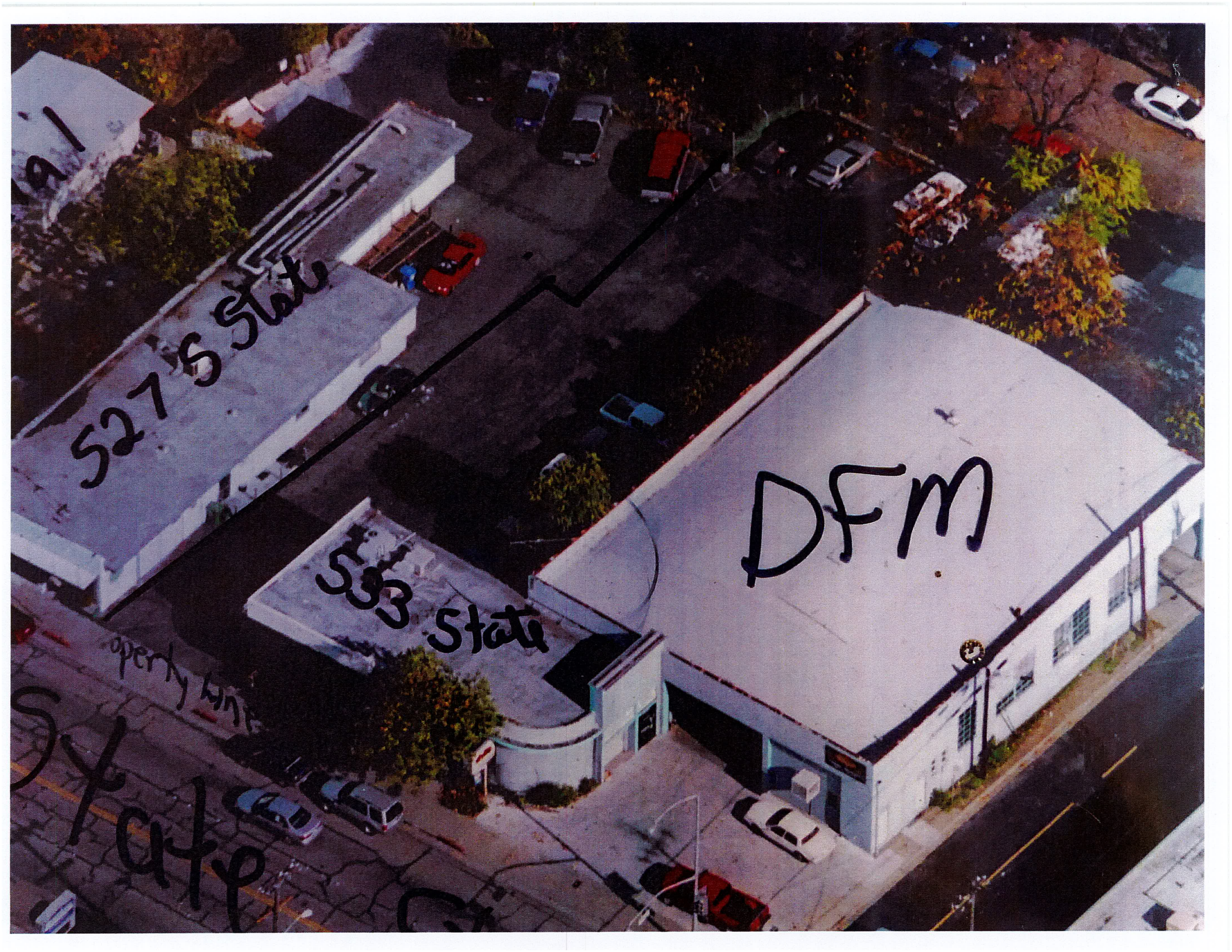
527 S State

533 State

DFM

Property line

S State



91

527 S State

593 State

DFM

property line

S State