

TO: pbscommissions@mendocinocounty.org

Date: July 6, 2022

Regarding: MHRB\_2020-0012 Patterson's Pub Mendocino LLC and Spring Pond LLC

RECEIVED

To Planning Commission and MHRB:

JUL 06 2023

We live in the surrounding residential neighborhood and have been adversely impacted by this applicant. This is a letter written in strong protest against this applicant's request to extend a 2-year extension of MHRB\_2020-0012 to temporarily assemble two tents for outdoor dining for reasons of the following points. We are requesting that their request be denied until they can meet what is required of everyone who would request such a change. Anyone requesting such a change would have to do the following before an application of this kind could be approved.

1. A change in lot coverage. Their current use exceeds their current lot coverage that is allowed.
2. A change in use requires a major use permit as well as a new CDP as to their expansion as well as using a portion of the lot that was never intended for outdoor dining. This must be approved by the California Coastal Commission.
3. A CEQA, and an environmental impact study as well as a traffic study by the Department of Transportation. There has been a huge increase in demand for water as well as on our fragile sewer system to provide these services to the increased numbers of patrons putting a huge strain on our local resources. Additionally due to the increase in traffic and parking needs a traffic study needs to be done first before this could ever be approved.
4. Nearby Zoning is MMU and the hours of commercial operation are between the hours of 7:00 a.m. and 6:00 p.m. and delivery trucks for the restaurants begin their **DAILY** offloading on the residential street of Calpella and Lansing Street as early as 5:00 a.m. and often remain idling for up to 30 minutes at a time when many trucks arrive and depart throughout the course of the day. This makes it outside the norm for hours of operation as well as being extremely noisy often blocking the traffic view corridor when entering Lansing Street from Calpella Street. Idling for much of the day throughout the day also increases air pollution making it unhealthy for nearby residents and unsafe for the intersection due to the large trucks blocking the traffic flow or the ability to even ingress or egress Calpella Street. As one driver of these large semi-delivery trucks recently said as they were making their delivery and blocking the access to the corner of Lansing and Calpella Street, "Sorry to be blocking the street, but Patterson's has become the busiest restaurant up and down the north coast, they have increased their delivery needs 4x's since before Covid and this is what we have to do because we have to make so many deliveries and it's hard for us to offload our deliveries on Lansing Street, there is no room for us to offload due to other delivery trucks plus it's just easier so we just use Calpella Street to offload".

5. Patrons are expected to leave at closing but will often remain on nearby residential streets drunk and disorderly, engaging in public urination against the walls of buildings along Lansing Street and Calpella Street, and will attempt to engage local nearby residents with inappropriate conversations attempting to solicit female residents for sex.
6. Patron parking has been very difficult and patrons will often park their vehicles in driveway entrances blocking residents of their own use of their driveway on nearby streets often having to resort to calling the local sheriff to remove parked vehicles that have been left blocking driveway entrances for many hours of the day and into the night up until the when the Patterson's bar closes. Since no parking signs are prohibited it makes it extremely challenging for residents, especially on weekends when the patron count at Patterson's is at it highest and parking is at a premium to find.
7. The Tents are unsightly, dirty and are not historical and take away from the historical nature of the community. It was understandable in the times of Covid but we are now past that and they must conform to the Mendocino Town Plan guidelines and remain in keeping with the historical nature of our community in order to preserve the National Historical Designation or we risk losing that designation
8. The MHRB as well as Planning and Building, and all other governmental agencies cannot play favorites to one. What is done for one, must be done for all.

A big fat **NO** to this applicant as well as to all other restaurants in Mendocino requesting any extension of the use of their temporary tents for any application requesting approval as they all must meet the same criteria as noted above. But specific to Patterson's Pub and their application for approval, they do not demonstrate their care or concern for this community or how this request negatively impacts our community. This is all about greed and their ability to increase their commercial profits at their residential neighbors expense!!!!!!!!!!!!!!!!!!!!!!

