

James Feenan

Mendocino County

From: David Kehoe <dkehoe777@gmail.com>
Sent: Wednesday, February 21, 2024 3:59 PM
To: pbscommissions
Subject: Case#CDP_2021-0011 - Trulee Lee
Attachments: Trulee - Mendocino #2.odt

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Planning & Building Services

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Mr. Keith Gronendyke - attached are supplemental comments relative to the aforementioned Case. Please advise us of the findings and determination of the Coastal Permit Administrator as the appeal period is limited. Thank you for your attention to this matter...Judith and David Kehoe (02/21/24)

County of Mendocino
Case # CDP-2021-0011
Trulee Lee & Yoshiyuki Karahashi

Mr. Keith Gronendyke - in our correspondance/appeal to the department dated 01/23/24 we outlined four quality of life and environmental concerns associated with the aforementioned case – apropos to the expansion of rental property proposed by the applicant. Those concerns, in brief, are as follows:

- 1) Increased traffic considerations**
- 2) Water usage and availability**
- 3) Septic system adequacy**
- 4) Growth Inducement Impact**

Relative to our strenuous written opposition to the applicipant's proposal - we have yet to receive a formal reply from you as of 02/21/24. Please provide information/findings to us relative to the status of the case and the proposed path forward?

A second matter of consequence that has recently come to our attention -- by observing increased vehicle traffic on Pacific Way, listening to the observations of our neighborhood friends and numerous requests from rental guests for directions to the property -- is centered on the aggressive marketing of the “Tidepools Red Guesthouse” –

Hosted by Trulee. As you may know, the description of the property and associated details may be found on “Guesthouses for Rent in Fort Bragg, California, United States -Airbnb”.

This listing is of course of grave concern to us and our Pacific Way neighborhood, for it exacerbates the intensity and scope of a myriad of serious problems previously discussed in our 01/23/24 letter to you.

It is imperative that we be informed if the subject development/expansion of the “Work Shop” was done under the egis of an approved county building permit and consistent with current building requirements and standards (UBC and CBC). If it was, there is a serious flaw in the manner in which public business is conducted by the department. For how can approval be granted in advance of determining the outcome of our appeal? If this was the path that the County chose to embrace, please forward to us a dated and signed copy of the final inspection report.

If , in the alternative, a building permit was not secured by the applicant prior to construction, it is nothing short of unbridled business anarchy. Thus, ipso facto, the applicant is thumbing her nose at the neighbors and the County building/planning department – for such blatant and egregious conduct undermines the very integrity of the planning/permit process and will give rise to a litany of

serious problems for the County. If this was the case, please outline in specific terms what course of action/remedies Mendocino County intends to pursue with the applicant.

Mr. Gronendyke – Again, we thank you for the opportunity to express our viewpoint. We look forward to your timely response and resolution of our comments and observations. Our best regards...Judith and David Kehoe, 02/21/24