

James Feenan

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From: Teresia Haase <teresiahaase@yahoo.com>
Sent: Wednesday, March 6, 2024 2:16 PM
To: pbscommissions
Subject: Re: Public Comment for March 7th Meeting, Agenda Item 6c Case U-2023-0011

Planning & Building Services

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March 7, 2024 Meeting Agenda Item 6c
Case U-2023-0011

The proposed project would potentially create nuisances to neighboring properties, the owners of which purchased and maintain their properties for the purposes of peaceful and quiet enjoyment of the natural surroundings. Allowing short term rentals diminishes the existing owners rights to the peaceful and quiet enjoyment of their property. The conversion of residential properties to short term rental use also reduces the availability of residential housing to County residents such as teachers and medical workers. Go and speak to any of the hospital workers here on the Coast on a contract basis who would love to stay and live here permanently but who cite the lack of affordable housing as the reason they cannot. I would request that enforcement of any conditions be explained, if one part of the property is allowed for short term rental, how does the County intend to enforce that the second dwelling on the property is also not used for short term rentals? How would the County know if both housing units are being rented as short terms rentals? It appears from the application that that was the original intention of the applicant, that both units were "involved" in the application. This is a large property, potentially housing dozens of short term renters, potentially with many vehicles and/or RV's traveling on a private road. How does the County intend to enforce the no camping condition? How does the County intend to enforce the "no parking on O'Bayley Drive" condition? If County representatives must witness the prohibited actions, how does one go about contacting and getting a representative of the County out here in the middle of the night? This proposed project is on a privately maintained road, excessive occupancy by non-property owner short term renters puts the road condition and safety at risk. The lack of concern over fire safety by potentially careless short term renters/partiers in the middle of a forested area puts the lives and property of surrounding owners at risk. Fire insurance is already nearly impossible to obtain. A short term rental of this size is likely to attract large numbers for social events, what classifies as a "special event"? A family party consisting of dozens can be just as much a noise, traffic and camping nuisance as a "wedding". The property next door to this one applied for and was refused the right to use their property as a short-term rental (parcel -07), what makes this property different? If the Mendocino County Planning department has any concern whatsoever for the actual residents of this County and their right to the safe and quiet peaceful enjoyment of their property, we respectfully request that this application be denied.

We are the property owners at 32181 O'Bayley Drive.