

Larry & Abbie Colbert  
34561 Pelican Way  
Fort Bragg, CA 95437  
[abbiecolbert@comcast.net](mailto:abbiecolbert@comcast.net)  
7/14/20

Mendocino Co. Clerk of the Board  
[cob@mendocinocounty.org](mailto:cob@mendocinocounty.org)  
Mendocino Co. Board of Supervisors  
[bos@mendocinocounty.org](mailto:bos@mendocinocounty.org)

Dear Sir or Madam:

We have been waiting to submit this request knowing that there are such important concerns with the Pandemic. Alas, it has been over five years since we were promised a resolution of this issue so here it is: **PLEASE FIX THE DISCRIMINATORY COASTAL ZONING CODE REGARDING VACATION RENTALS.**

We have owned a prominent business, Pelican Storage, along with a home in the Mendocino County Coastal Zone for close to 30 years. During that time we have lived next to &/or within close proximity to seven different vacation rentals. All of these have been located on privately shared and maintained roads. These were in Mendocino on Pinewood Road in Surfwood, and just South of Fort Bragg in the unincorporated area along Pelican Way, Sunset Way and Schoefer Lane. Allowing commercial activity in a residential zone has not been positive for our neighbors and us.

Unfortunately we have two Zoning Codes in the County – one is the Inland Zoning Code and the other is the Coastal Zoning Code. Probably since 1987 the Inland Zoning Code has regulated the use of short-term rentals:

*Mendocino County Code Section 20.164.015(L) states:*

*Room and Board. The renting of not more than two (2) rooms for occupancy by transient guests for compensation or profit, provided the parcel has frontage on a publicly maintained road. A Major Use Permit is required if the parcel does not have frontage on a publicly maintained road.*

However, in the Coastal Zone property owners have no such protection. The only requirement in our RR2 zoning where the property is on a private shared road is a Business Permit and registering to pay TOT.

We do not want to live in a Hotel Zone. This type of use destroys our security, privacy and property value. There is always an increase in traffic and no way to know if that activity is legitimate or trespassing. When you have 14 occupants, 7 cars, dogs, housekeeping staff, service people, managers etc. from one house alone, that ends up being way more use than what a typical SFR would generate. How can the rest of us that share the road require that the business owner pay for an increase in wear on our

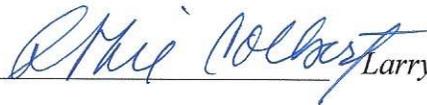
private road? If they don't pay, why are the rest of us subsidizing an activity that we don't want and that reduces our property value? A significant number of visitors historically trespass onto surrounding properties despite multiple postings. On more than

*one occasion we've had uninvited guests climb over our perimeter fencing to enter our yard and stare into our living room. They bring their dogs off leash to leave unwanted "presents". There is frequently loud noise during the night including illegal fireworks. We've had groups of motorcyclists zooming around. Vehicles drive cross country on adjacent properties, park illegally & leave trash. There has been a long history of ocean poaching in our neighborhood as Fish and Game can confirm. I can go on & on.*

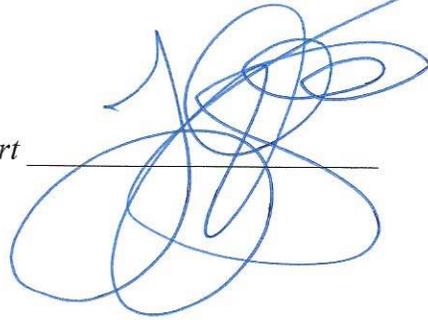
*Over five years ago I was told by Julia Acker of Mendo. Co. Planning that the Zoning Code was being looked at and to expect a change in the not too distant future. The only change we've seen is a proliferation of vacation rentals near us. It is prejudicial that our Zoning Code is not the same as the Inland Zoning Code. I believe that it's reasonable to request that we are afforded the same protection that the rest of the residents in the County enjoy. Please put us on your Board of Supervisors Agenda and kindly consider our plight.*

*Sincerely,*

*Abbie Colbert*



*Larry Colbert*



Robert & Shirley Clauss  
34401 Sunset Way  
Fort Bragg, CA 95437

Mendocino Co. Clerk of the Board  
[cob@mendocinocounty.org](mailto:cob@mendocinocounty.org)  
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We live on Sunset Way, which has 12 parcels. The adjacent Schoefer Lane and Pelican Way have 18 parcels. All 30 parcels are on privately maintained roads with shared access. None of our parcels have frontage on a publicly maintained road.

We do not want to live in a Hotel Zone. This type of use destroys our security, privacy and property value. There is always an increase in traffic and no way to know if that activity is legitimate or trespassing. When you have 14 occupants, 7 cars, dogs, housekeeping staff, service people, managers etc. from one house alone, that ends up being way more use than what a typical SFR would generate. How can the rest of us that share the road require that the business owner pay for an increase in wear and tear on the private road? If they don't pay, why are the rest of us subsidizing an activity that we don't want and that reduces our property value? A significant number of visitors historically trespass onto surrounding properties despite multiple postings. They bring their dogs off leash to leave unwanted "presents". There is frequently loud noise during the night including illegal fireworks. We've had groups of motorcyclists zooming around. Vehicles drive cross-country on adjacent properties, park illegally & leave trash. There has been a long history of ocean poaching in our neighborhood as Fish and Game can confirm.

At least five years ago some of us requested that the Mendocino County Planning Dept. rectify this inconsistency in the Zoning Code. We were told that this was already being discussed and that the change would be implemented shortly. It is long past time to have uniformity in the Mendocino County Zoning Codes for the Inland & Coastal Zones. The number of Vacation Rentals in our neighborhood has steadily increased.

Thankyou so much for your consideration,

Signature: Robert C. Clauss Date: May 26, 2020  
Shirley L. Clauss

Ronna Peckich & Donna Vigil  
34250 Sunset Way  
Fort Bragg, CA 95437

Mendocino Co. Clerk of the Board  
[cob@mendocinocounty.org](mailto:cob@mendocinocounty.org)  
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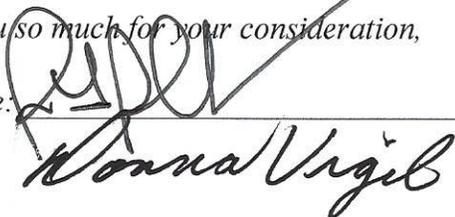
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Thankyou so much for your consideration,

Signature:



Date:

5.20.2020

5-20-2020

Rex Samson & Becky Stilling  
9050 Leland Ave.  
Sacramento, CA 95829

Mendocino Co. Clerk of the Board  
[cob@mendocinocounty.org](mailto:cob@mendocinocounty.org)  
Mendocino Co. Board of Supervisors  
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We own a home at 34350 Sunset Way Fort Bragg, CA. Our road has 12 parcels. The adjacent Schoefer Lane and Pelican Way have 18 parcels. All 30 parcels are on privately maintained roads with shared access. None of our parcels have frontage on a publicly maintained road.

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Thankyou so much for your consideration,

Signature: Rex K. Samson Date: 05/26/2020  
Becky Stilling

Roy Young & Rosa Venezia  
3564 Pearl St.  
Boulder, CO 80301

Mendocino Co. Clerk of the Board  
[cob@mendocinocounty.org](mailto:cob@mendocinocounty.org)  
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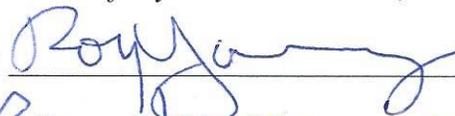
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Thankyou so much for your consideration,

Signature:  Date: 5/27/2020  
Rosa Venezia 5/27/2020

Evan Domenici  
18000 Ocean Dr.  
Fort Bragg, CA 95437

Mendocino Co. Clerk of the Board  
[cob@mendocinocounty.org](mailto:cob@mendocinocounty.org)  
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Signature: \_\_\_\_\_

Date: \_\_\_\_\_

5-25-20

Anne Fitch & Connie Scherer  
33590 Schoefer Lane  
Fort Bragg, CA 95437

Mendocino Co. Clerk of the Board  
[cob@mendocinocounty.org](mailto:cob@mendocinocounty.org)  
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Signature: Connie Scherer Date: 6-15-20