

Board of Supervisors - 8/1/2017 BOS Meeting (CORRECTED) AGENDA #17-0661

From: Glenn Schein <gaschein@mcn.org>
To: <bos@mendocinocounty.org>
Date: 7/31/2017 4:19 PM
Subject: 8/1/2017 BOS Meeting (CORRECTED) AGENDA #17-0661

for AGENDA #17-0661 8/1/2017 BOS Meeting

July 29th, 2017

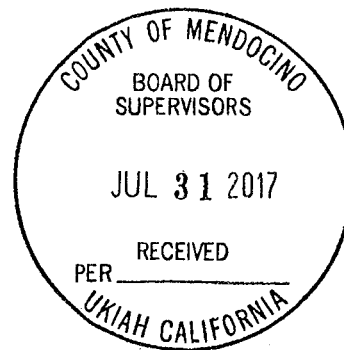
Supervisor Dan Hamburg

5th District Supervisor

Mendocino Board of Supervisors

501 Low Gap Road

Ukiah, CA 95482



Dear Supervisor Hamburg,

My family has lived in Mendocino since 1999. We built our home here and after raising a family now find ourselves retired/semi-retired empty nesters. We regularly offer "short term room rental" at our owner occupied full time home and it has been rewarding in many ways. These types of short term room rentals, in an owner's home do not decrease or take away from affordable housing stock or damage the character of the County. It is not compatible for long term housing in any way shape or form.

In June, we received a letter from Cathy Harpe, Deputy Treasurer-Tax Collector, informing us of requirements to pay Mendocino County occupancy taxes and obtain a Business License. Following conversations with the Tax Collectors office we have complied by paying all taxes due and applied for a Business License. Later that month, we received a letter from Building and Planning stating we needed a Major Use Permit (even though we are NOT making ANY changes to our home or property). Our Business License was placed on Hold.

We looked at the Mendocino County web site and saw a Major Use Permit would cost approximately \$2600 and would take 6 to 9 months to complete. We talked to a planner in Ft Bragg Office of Planning and Building and were informed the new rate for Major Use Permit was \$4800. We traveled to the Planning and Building office in Ukiah and were given an estimate of \$6800 plus costs of possible Caltrans and other reviews that could bring to costs to \$10,000 plus, plus, plus. All

this for a room we rent, to no more than 2 people, in our home while we here are at home. Two short-term guests occasionally in our home have less impact than family members that previously lived at home with us.

We live on a 5 acre property (RR5), Inland Zone. Our road is approximately 4/10th of a mile from a County Maintained Road. We are told that not being on a publicly maintained road is the reason we need a Major Use Permit and the hold up for our Business License.

Researching as to why a Major Use Permit is required for the minimal impact of hosting two guests in our home, we uncovered a number of approved short term rental Business Licenses in our immediate area that are on non publicly maintained roads. These short term room rental licensed properties matching our RR5 zoning, inland zone, no frontage on a publicly maintained road were quickly approved without a Major Use Permit or any Use Permit requirement.

Planners in the Planning and Building Department have given the rational that the code is confusing and outdated and inexperienced planners have granted and approved Business Licenses without good reason. We feel not only frustrated but discriminated against. As Mendocino County has granted Business Licenses to other property owners with exactly the same conditions as ours, we request our Business License be approved as well. We have voiced these concerns to Mary Lynn Hunt, Chief Planner who seemed to be aware of the issue.

As short term room rental hosts, sharing our full time owner occupied home with guests allows us to remain living in Mendocino as we would so like to do. Undue discretionary burden and outdated Mendocino County Planning Department code should not keep us from obtaining a Room and Board Business License and if others have been granted Business Licenses with the same conditions (RR5, inland zone, short term room rental, no frontage on publicly maintained road, no need for Major or any Use permits), in fairness and without discrimination we respectfully request our Business License be approved without conditions or delay.

Thank you for your time and consideration.

Glenn and Suzanne Schein

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CC:

Cathy Harpe, Mendocino County, Deputy Treasurer/Tax Collector

Mary Lynn Hunt, Mendocino Department of Planning and Building, Chief Planner

Jesse Davis, Planner

Carre Brown, 1st District Supervisor

John McCowen, 2nd District Supervisor

Georgeanne Crosky, 3rd District Supervisor

Dan Gjerde, 4th District Supervisor

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