

Presented at 8.01.2017 Mendocino County Board of Supervisors Meeting

Per: File#17-0661, 5 (c)

Subject: Discussion and Possible Adoption of Urgency Ordinance Establishing Interim Restrictions on Establishment of Short-Term/Vacation Rentals of Residential Property Pending the Study and Consideration of Land Use and Other Regulations Pertaining to Such Rentals

Mendocino County Board of Supervisors,

First of all, let's be clear.

Homeowners, that's two people, permanent residents living on a five acre parcel, that welcome two guests per night, no matter how many nights a year, has no more impact on the surroundings than a family of four. Watching deer bound through the forest, birdwatching, and night stargazing are quiet endeavors that do not in anyway, pose an immediate threat to health, safety and welfare of citizens. The peaceful exchange in sharing nature and our home may in fact impact this world in giving others a reprieve from a bustling world, an opportunity to relax and appreciate the true beauty of our area and community; a healthy wellness.

Requiring a Use Permit, Minor or Major, for this type of use, when a property is not requiring any changes and additionally at the cost of \$6800 ++++ is absurd.

Planning and Zoning Criteria in the Inland Zone has been applied incongruently. Numerous parcels throughout the County have expediently been approved for "Room and Board" and VHR Business Licenses even though these parcels are located on "non-publicly maintained roads" and do not have frontage on a publicly maintained road while others, with the exact same zoning and conditions, including paying TOT/BID, have been told they must cough up thousands of dollars to apply for consideration. That is an immense impactful disparity and discrepancy.

All too often the call and loud voice about affordable housing erroneously assumes all alternative accommodations are taking away from "housing stock" or are conducive for long term housing but.... that clearly, and simply is not the case. Due to the size and potential lack of kitchen and facilities, many units simply are not appropriate for long term occupancy.

As social turns to technology connection, the human connection becomes a luxury. When traveling, we no longer ask strangers for the time or directions that used to provide an opening for engagement between cultures.

Mendocino County recognizes and is dependent on Tourism, investing sums to grow this important sector. To ensure continued success in growing this sector, it is important to stay relevant, and current in meeting the needs of travelers.



Today's Tourists demand choice in reflecting the individual personalities of travelers including camping, small homestays, hotels, vacation rentals, and a variety in between.

Some travelers prefer the familiar comfort of a hotel with expected amenities while equally important travelers search out a truly different and individual experience; an added value in immersion in something new.

It is not uncommon for hotel properties in our area of Mendocino to sell out in advance for weddings and events. The dollars spent for large events and destination weddings are often primarily spent on the hotel property site through the restaurants and other provided services. While it is an important boom for that establishment, their investors (many from out of the area), and that establishment's success, the ripple effect is that fewer accommodations are available for additional tourists to stay in our community that spend their money on locally owned restaurants and businesses where the money stays in the community

There is room in our County for all levels of hospitality, working together, adding to our communities without negative impact.

Let's bring the Code up to date and be consistent in compliance.

I request in County Code 20.164.015, Item "L" removing "Major Use Permit required if parcel does not have frontage on a publicly maintained road".

Planning and Building has been applying that inconsistently with undue burden and this would clean up those discriminatory measures.

In the sixth paragraph of the ordinance "That may allow additional (I would like to recommend adding) "individuals", families, or groups to vacation within "all areas" of the County; thus increasing Tourism, stimulating the economy, (adding) "providing supplemental income for fixed income individuals", and remove ~~"and filling otherwise empty vacation homes."~~

Guest hosts, permanent owner occupied residence, opening their homes to two people at a time, are a benefit to Mendocino county in being welcoming ambassadors for our communities, being good neighbors and community volunteers, and providing additional tax revenue contributing to further promotion of Mendocino County Tourism for all to share.

Thank you for your dedication, time, and consideration.

Respectfully,

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