

To the Supervisors,

More than fifty years ago my mother, Jade Pier, bought the house located at 45260 Albion Street, next door to what was then the Silva property. From then on, until her death in 2012, Mendocino was her home. She cared deeply about the town and was an active participant in projects that protected the land in and around Mendocino. Since the 1960's Mendocino has changed, but has maintained its beauty and charm. This is primarily because the full-time residents of the town understand that maintenance is an ongoing process.

The Mendocino Historical Review Board (MHRB) has been and continues to be, one of the most important reasons why Mendocino has grown with integrity. If the Board of Supervisors overrule the MHRB decision, Mr. Maxwell would be allowed to build without following current building codes.

We strongly oppose his appeal for the following reasons:

1. Since the previous owner, Joe Silva, died over 25 years ago, the property has been neglected. Joe's nephew would come up about once a year and put tar on some of the structures, and the grass would be trimmed. Other than that the buildings were left unattended and uncared for. Skunks, rats, possums and raccoons lived in and around the buildings. My mother would complain about the teenagers partying in the main house. There were also vagrants who would use the house for a night or two. She had to call the sheriff frequently.
2. At one of the MHRB meetings Mr. Maxwell's own architect stated that the structures do not have 50% worth of salvageable material. With that in mind, it is unclear to us why Mr. Maxwell is appealing the MHRB ruling.
3. If the Board of Supervisors votes to deny the MHRB decision this will allow Mr. Maxwell to use the existing plans that he has now. These plans have his structures only several inches away from those on our property. This is also true for the fence shared with his neighbors to the north. Please see the attached pictures taken from our property on 7/12/2020.
4. A volunteer from the Mendocino Fire Department has gone on record with his concerns about the close proximity of neighboring structures. It is his professional opinion that there would not be enough space to effectively combat a fire.
5. If allowed to build, we would expect Mr. Maxwell to follow the current building codes and setback rules. Because many of the structures on Albion

and Ukiah Streets are closely situated, it is imperative that we all work together to keep our properties safe from fire.

We respectfully ask that you uphold the decision by the MHRB.

Thank you,
Virginia Pier and Michael Hopper