

U- 2019-0027/R- 2019-0010

Mendocino County

APR 15 2020

Planning & Building Services

From: Rex Eiffert <eiffertinca@comcast.net>
To: <pbscommissions@mendocinocounty.org>
Date: 4/15/2020 9:32 PM
Subject: 131 Whitmore Lane

Whitmore Lane, Meadowbrook Drive and Gobalet are ALL 100% single family housing. To approve this would be the first non-single housing in the area. When this building was a nursing home before the clients wondered around the neighborhood and there was parking problems, so visitors and employees parked in private driveways.

Sincerely,

Rex L. Eiffert

68 Whitmore Lane

Sent from my iPhone

Sydney H. Dearborn, Jr.
12 Whitmore Lane
Ukiah, CA.

Mendocino County

APR 08 2020

Planning & Building Services

April 8, 2020

Mendocino County
Department of Planning and Building Services
860 North Bush Street

CASE#: U_2019-0027/R_2019-0010
DATE FILED: 10/25/2019
OWNER: JOSEPH PALLIVATHUCAL
APPLICANT: STEVE CHOU

Mendocino County Planning Commission:

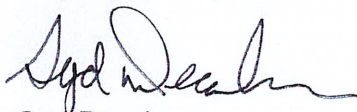
I am submitting the following comments in relation to your virtual public hearing scheduled for April 16, 2020 at 9:00 a.m.

I have resided at the above address since the mid 1980's and have seen the property at 131 Whitmore Lane operate as a nursing facility in the past. The property stopped operations some time ago and has been vacant a number of years. Work has been done on the property over the last several years and ceased over the last two years only to start up again since mid March 2020. This led me to conclude that this project had already been approved by your commission.

I will start by stating that my preference for the zoning of this property would be that it remain Single Family Residential and be rebuilt as such.

It appears your intention is to allow for this property to be rezoned for a Major Impact Facility (Skilled Nursing Facility) under a Conditional Use Permit. The applicant, Steve Chou, described the project on his application form as "We're trying to get it licensed for 77 non-ambulatory beds for the elderly, non-medical assisted living facility. (since it has already 39 bedroom)". My concern is that this description means that the future use of this property is at minimum consistent with its prior use. I am against any use of the property for sheltering the homeless or covid-19 patient care as both would present obvious dangers to the adjacent property owners and would not be in their best interest. I am also against any plan that may include removal of this property from private ownership and loss from county tax rolls.

Thank you for your consideration in these most trying of times.



Syd Dearborn



March 12, 2020

Susan H. Summerford, Planner III
County of Mendocino Planning Department
860 N Bush Street
Ukiah, CA 95482

Re: 131 Whitmore Lane

Dear Ms. Summerford,

This letter is written to support the request for a reduction in the amount of required parking for Subject property based upon our target population being seniors who no longer drive. At the Subject Property there are currently 25 parking spaces, 2 of which are designated ADA. It is our understanding that the zoning code stipulates 45 parking spaces. Our intended use is an Assisted Living facility. Our residents do not drive. Our need for parking is only for staff and visitors, not our residents.

For 30+ years we have operated and consulted on over 20 such facilities and based upon our operating experience, 45 parking spaces is well in excess of our needs.

In addition to our experience, the following quote is from a parking study of senior housing communities concluded the need for parking was, "...a weighted average rate of 0.404 vehicles per unit/bed.

Employee, resident, and visitor parking is included. This rate is one third to one half the parking rate of other residential uses." (SENIOR HOUSING TRIP GENERATION AND PARKING DEMAND

CHARACTERISTICS by Stephen B. Corcoran, P.E. (M)^a presented at the Institute of Transportation Engineers 66th Annual Meeting)

In addition, please see this article put out by Smart Growth America, dated October 12 2015, regarding 2015 changes in the law regarding parking for senior housing,

"It also amends the parking ratio for affordable housing and senior housing to require no more the 0.5 parking spaces per unit, and amends the ratio for special needs housing to require no more than 0.3 parking spaces per unit."

<https://smartgrowthamerica.org/california-governor-signs-bill-to-ease-parking-requirements-and-create-more-affordable-housing/>

Based upon the unit size of 39 units, using the higher ratio of 0.5 parking spots per unit, there appears to be plenty of parking spot for the intended use as an Assisted Living facility.

I would be happy to address any other questions on this regard.

Sincerely,

Mark J. Cimino, CEO

ATTACHMENT O