

Property: 14900 Navarro Way
Manchester, CA 95459

Mendocino County
NOV 07 2018
Planning & Building Services

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Victoria Davis
Mendocino Planning Commission
501 Low Gap Road
Ukiah, CA 95482

Victoria Davis
Mendocino County Department of Planning and Building Services
860 North Bush Street
Ukiah, CA 95482

Dear Ms. Davis,

I understand that you are the correct person to express thoughts about the proposal by William and Tona Moores to rezone several properties within the Coastal Plan at Irish Beach. The current recommendation is to deny the requests for rezoning of all four sections of property. I would like to support the recommendation to deny this rezoning request, which will be heard on Nov 15, 2018.

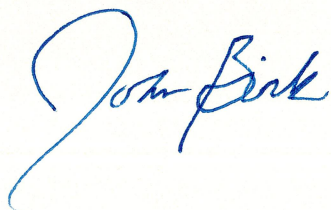
Here are my reasons in brief:

1. The plan of 152 pages is entirely too all encompassing. For example, the proposal talks about developing an inn. This issue alone should be discussed separately. A local inn would affect the vacation rental business in the area, which is a primary source for property owners to bring revenue into the area.

2. We don't need additional properties for development. There are already a very large number of vacant properties. Property owners would like to get a return on their investment some day, which is hard with the abundant supply.
3. The argument that they need more parking space for their real estate office isn't valid. I have been driving past the real estate offices for 29 years and parking was never a problem. Besides, the street does not have a "No Parking" sign, so if there ever were more customers, they could park on the street, as is done for most other businesses.
4. Property owners at Irish Beach overwhelmingly chose other, even remote, real estate agents to manage the sale of their property. Just look at the real estate resale signs in the neighborhood. Bill Moores has sued our local water board and crushed the ability of the community to make decisions. See http://www.irishbeachinformation.com/concerned_citizens_of_irish_beach.htm He can vote according to the number of parcels owned.
5. Timber production property should not be expanded, particularly within sight of scenic Route 1, along the ocean.
6. It is illegal in Mendocino County to develop the bluff. Sections of the "Northwest Property" are clearly bluff. There also is an area currently designated as a Vista Point overlooking the ocean, with a paved parking area for the public, which might be impacted by development/rezoning of the Northwest Property.
7. Residents are already required to pay for the infrastructure to provide water to the entire community, as if it were fully built out. Additional properties might require additional water infrastructure that this underdeveloped community would have to pay for annually.
8. As stated in the proposal, the current real estate offices are located on a parcel which is not zoned for that use. So what is it doing there? How about enforcing existing zoning laws. These offices (both Moore's brothers) should be moved to Point Arena in keeping with the American tradition of non-monopolistic companies competing for business. Please keep Irish Beach commercial free. It is and should be entirely a residential community.

Sincerely yours,

John Birk



Alleta Birk

