
Gary Levenson-Palmer

14840 Navarro Way
PO Box 22
Manchester, CA 95459
(707) 882-1750
glevpalmer@gmail.com

Mendocino County

NOV 13 2018

5th November 2018

Planning & Building Services

Victoria David

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

Dear Ms. Davis,

RE: Comment on **R2006-008 & R2006-0012 (Moore's)**

I am writing to SUPPORT the recommendation of staff to DENY the request to rezone multiple parcels around the Irish Beach subdivision in Manchester.

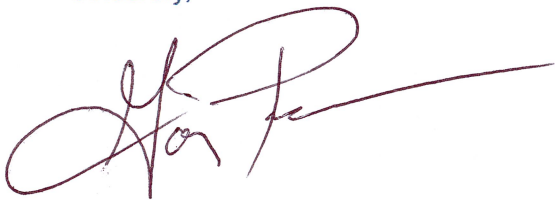
There is no need for a lodging establishment on vacant land an approximate mile south of the subdivision. There are at least three lodging establishments in Elk, less than ten miles to the north, and several lodging establishments in Point Arena to the south. The infrastructure for lodging establishments is best met in these locations than on open land away from any services. The current inn site that was approved many years ago on a cliff at the north of the subdivision is unbuildable and this appears to me an attempt to trade it for property where it may be possible, but not practical, to build a lodging establishment.

A second part of the zoning request involves moving the real estate and rental offices to a site approximately a mile south of the subdivision instead of the middle of the subdivision. The real estate office should be located in an area with more population density; there is no rationale for having it in an open unpopulated area. The current nonconforming office should be closed. I see no rationale to have a real estate office in the middle of a residential area. Almost 100% of real estate sales the last several years involve real estate offices located in Mendocino, Point Arena and Gualala; there is no need for a real estate office around the Irish Beach subdivision and there clearly is not a need for a larger parking lot to serve the real estate business that does exist.

Given the rangelands proximity to the subdivision, I also do not feel the conversion from range land to timber land is appropriate. The range land abuts the development and as such, should remain range land and not be opened to potential timber harvests. It should be pointed out that as part of a previous rezoning approval the community was to be given access to the forested land to the east of the subdivision and that has not occurred in violation to the Mendocino County approval.

In closing, I am urging the Commission to support the denial of this poorly developed rezoning proposal. Thank you for the opportunity to comment. .

Sincerely,

A handwritten signature in red ink, appearing to read 'Gary Levenson-Palmer', with a long horizontal flourish extending to the right.

Gary Levenson-Palmer