

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:

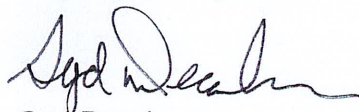
I am submitting the following comments in relation to your virtual public hearing scheduled for April 16, 2020 at 9:00 a.m.

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