

James Feenan - Planning Commission Item UM-2019-0004

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JUN 18 2020

From: "highpt@mcn.org" <highpt@mcn.org>
To: <feenanj@mendocinocounty.org>
Date: 6/17/2020 7:10 PM
Subject: Planning Commission Item UM-2019-0004
Cc: Diana Wiedemann <dweed@mcn.org>, Leonardo Bowers <leonardo@mcn.org>

Planning & Building Services

Good evening,

I am writing as a soon to be homeowner at the Woods. I am also and a resident of Supervisorial District 5 and pay a parcel tax to the Albion-Little River Fire District. The application for a Modification to the Use Permit for the former Assisted Living Lodge (the "Project") to provide affordable housing to seniors is a good idea. Assisted living for seniors in our area is also quite important and entirely not served.

With concerns outlined below about the Project, I am asking that the Commission consider some additional Conditions of Approval before approving the Project. In addition, I would appreciate some clarifications on several points.

1. Fire Services.

I would like to offer that as a Condition of Approval for this Use Permit modification application that the Woods, including the Project, be included in the Albion-Little River Fire District. Page 25 of the staff report shows the Woods as being outside the District, yet applicant's agent claims that there is adequate fire service in this High Fire Area.

Those of us who depend on the services of the District and pay tax to support it would like to see the Woods as part of that financial support. After all, with more seniors living at the Woods, there will be more services needed that our first responders now accommodate. I believe that current residents of the Woods take up a collection for a donation to the District on a yearly basis. The District needs support and not just from private donations.

2. Affordable Housing.

I do not see anything in the staff report that would illuminate what is meant by affordable and how it is to be maintained over time. Are these units rental apartments? Who is the actual landlord?

3. Water and Sewer.

The residents at the Woods just had an increase in their monthly fees that support the new sewer system. Will the support of services at the Project be solely placed on the prospective residents of these units either through their rental fees or otherwise? Please be clear that the residents of the Woods are excluded from the support of these utilities for the Project.

In closing, I had tried to open up the link to provide this comment letter prior to 5 pm this evening. However, the links on the County's website were not operable for this purpose. I also tried to fill out the form required for speaking through tele comment at tomorrow's Commission meeting. This link did not open either.

I thank Commissioner Wiedemann for answering my phone call this evening and providing the staff report to me. I look forward to hearing what steps will be taken regarding my concerns. Just to add, I did not see any notice on this Project on the door at the Woods in the last few weeks.

Thank you for your consideration,

Karen Bowers
707 937-3163