

Close Neighbors in Support of 909 1st Ave "Moonstone House" as a Vacation Rental
(plus their letters in support):

Kim Wright, homeowner: [REDACTED]

Angela Owen, long-term renter: [REDACTED]

Paul Hanks, homeowner: [REDACTED]

Ronnie Morton, homeowner: [REDACTED]

For your information, here are three letters of support from our closest proximity neighbors at 909 First Ave, each sent to the Planning Department within days of Emily (my daughter and secretary...) informing them of the '30-days to rezone/permit or shut down' letter I'd received. A fourth neighbor, Ronnie Morton, has not yet submitted a letter to the County, but assures us that she has ZERO problems with noise, traffic, or anything else, and supports our house as a vacation rental.

Ronnie, along with the Kim, Paul, and Angela from the emails below, all live closer to our house than Brendan Brisker does.

Hoping you see that very closest in to our vacation rental house, there are four neighbors in support and one neighbor, Brendan Brisker, opposed. That being said, I am VERY committed to continuing to work to address Brendan's reasonable concerns and look forward to finding middle ground with him when this Petition hopefully passes forth towards the stage of input before the Planners.

Sincerely,

Diana Anzini, owner of 909 1st Ave vacation rental

| | |
|----------------------|----------------------------|
| <p>Kim Hanks</p> | <p>Jul 23 (7 days ago)</p> |
|----------------------|----------------------------|

to khamblin, rwall, swerner, sasantos,
rsundberg

Good Morning,

I wanted to write an email supporting our neighbor's vacation rental at 909 1st Ave, Trinidad 95570. I live at 881 st Ave, next door to Emily's rental and have never experienced any behavior from her renters that would cause me to call and complain; on the contrary, even on holidays her renters are pretty quiet, and any noise at all stops well before the noise ordinance requirements.

I also want to express my deep disappointment and embarrassment of a few of our neighbors who are chronic complainers. I feel compelled to give names; Susan Edwards, who is also a renter, has complained consistently to all surrounding neighbors for noise. She is unemployed and stays at home all day. She has complained to us mid-day for using a loud lawn mower, her other neighbor for working on his car at 6:30pm,(she wanted to go to bed early) to another neighbor for having builders come at 9:00am and she likes to sleep in until 10am, yet another neighbor for a loud radio during the day.

Mara Parker lives around the corner and has become over the past year so aggressive about multiple subjects on our neighborhood website that most of the group had to file complaints to the webmaster this month and she lost her lead status for being consistently divisive of the community. I have never met John Graves, he does not live in my neighborhood.

The renters for the vacation rentals on our street and on Haven Way have been easy; no noise, no complaints and really, they behave much better than many of our home owners and our long-term renter in our neighborhood.

I sincerely hope you will consider often the most provincial neighbors are the most vociferous and allow 909 1st Ave to remain a vacation rental.

Thank you for your time,

Kimberly Hanks(Wright)

From: Angela Owen [REDACTED]

Date: Sat, Jul 25, 2015 at 8:43 AM

Subject: Vacation Rentals Trinidad

I am writing to express my opinions about the vacation rental situation in Trinidad. Though we have been long term renters in West Haven, we recently moved to 941 1st Street. There are several vacation rentals in our new neighborhood. Though we have heard a lot of discussion about other rentals, our direct next door neighbor is 909 1st Street. We have had no issues with the property being a vacation rental. It is actually a very private residence with a beautiful exterior, and we rather enjoy watching visitors come and go and enjoy of neck of the woods. The owner, Emily Wood, has been very gracious and gave us all her contact information if we were to ever have an issue. This particular rental is an asset to our neighborhood.

In general, vacation rentals are an asset to our area, bringing money into the economy. Trinidad is bustling this summer, and many people from out of the area are spending much needed money here. We have lots of friends and family out of the area and appreciate the variety of residences they can use while visiting.

One issue that is of concern to us being long term renters is the lack of actual rentals for full time citizens in our area. We were in this position recently, and desperately wanted to stay in this community so our son could continue in Trinidad school. It was difficult to find available rentals here, along with affordable real-estate. Perhaps a cap on the total number of vacation rentals in our area would alleviate some of this pressure.

Thank you for your time,

Angela Owen

941 1st Street

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Dear All

In support of Emily and her vacation rental of 909 1st Avenue, Trinidad

I live directly next door at 881 1st Avenue and have had no issues with any of the renters using 909, our bedroom is at the front of the house and the windows are open all the time and to date we have not been disturbed by excessive noise at any time day or night.

Also there is no noticable increase in traffic on our single lane approach road. Its actually rather pleasant hearing folk chat and enjoying the surroundings especially the children.

There are some folk in the neighbourhood that seem to want to complain about everything and anything so I believe its important to add the other side of the coin. Visitors also bring much needed income into the community which can only be a good thing.

Emily has been very considerate of the neighbourhood taking time to introduce herself, her husband and kids while being very open of her plans as well as her love of this area. I have to say sharing this space with people who dont get to stay in such scenic surroundings should be encouraged in a responsible manner which Emily is doing.

Yours Sincerly
Paul Wright.

Tom Davies and Kathleen Lake

Trinidad CA 95570

Re: Vacation Rentals

Dear Humboldt County Supervisors,

We are writing in regards to your upcoming agenda item on Vacation Rentals. Allowing Commercial Non-Owner Occupied Vacation Rentals in residential zones is not in the Public Interest. These Commercial operations are not a compatible land use nor do they support the interest of public health and welfare. These are commercial tourist accommodations with transient occupants coming and going in a revolving door operation, followed by employees, cleaning crews, hot tub operators, and property managers. There is NO ONE home at these properties. Therefore, there is no oversight and problems of noise and safety that occur are left for the neighbors to handle. Property Managers if they do respond, often minimize noise, dogs and other issues. Neighbors are destroyed as residents suffer stress over who might arrive next to spend the night. These issues are not enforceable and create incompatible land use issues.

If action is taken, request to send the petition to the County Planning Commission for full public hearings. The public must have the opportunity to fully review and provide input on all of the details of the petition, particularly details of the "Special Permit". Our community neighborhoods take a direct impact from this commercialization. We must advance a plan, not just a reaction to what is happening and reclaim, rebuild and protect our neighborhoods by enforcing the current Long Term Rental ordinance.

Illegal commercial non-owner occupied rentals in residential zones require effective enforcement and fines sufficient to cover enforcement costs. Accommodating current illegal short term rentals non-owner occupied due to **inadequate enforcement** or to bailout a poorly financed property only encourages more violations and may reveal a larger issue, i.e., the inability of Humboldt County to manage basic laws and regulations.

In Humboldt County, we all enjoy a certain relaxed, flexible lifestyle. However, the basic threshold of respect for the General Plan and residential neighborhood integrity has been sacrificed for non-owner occupied short term rentals. We must uphold the language and intent of the general plan - the product of thousands of dollars in staff time and decades of community resources. Non-Owner Occupied vacation rentals are Commercial operations.

Tourists don't vote or have a long-term stake in the health and welfare of Humboldt County. Residents are the ones who suffer when opportunists seek to exploit our town with rotating illegal short-term rentals. New single family development homes are also quickly being converted to Commercial non-owner occupied vacation rentals. There is nothing charming about round the clock arrivals and departures from tourists or the loss of affordable rentals for residents, including seniors, artists and others.

Please follow the rules clearly set forth in the general plan for residential neighborhoods or revise the plan with an appropriate, comprehensive CEQA review to determine the full impacts of Non-Owner Occupied or "peripheral lodging" outside of commercial zones to Humboldt County.

Many cities and counties in California and the across the nation are recently choosing to ban Non-Owner Occupied short term rentals. There are many reasons for this action. Let's work together, create policies to rebuild our neighborhoods.

Thank you for respecting the integrity of our general plan and neighborhoods in Humboldt County.

Tom Davies and Kathleen Lake
Trinidad residents

Hartwell, Ana

From: Hayes, Kathy
Sent: Monday, February 08, 2016 11:52 AM
To: Bass, Virginia; Bohn, Rex; Fennell, Estelle; Lovelace, Mark; Sundberg, Ryan
Cc: Hartwell, Ana
Subject: FW: vacation rentals

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Board Members: please see attached.

Ana: this goes with the others for printing. Thanks

Kathy Hayes
Administrative Support Manager/Clerk of the Board County of Humboldt
707-476-2396
khayes@co.humboldt.ca.us

-----Original Message-----

From: Sundberg, Ryan
Sent: Monday, February 08, 2016 11:33 AM
To: 'Carol and John Wiebe'
Cc: Hayes, Kathy
Subject: RE: vacation rentals

Hello, thank you for the email. I will make sure this goes to the other Supervisors and into the public record.
My best,

Ryan Sundberg
Humboldt County 5th
District Supervisor
707-476-2395

-----Original Message-----

From: Carol and John Wiebe [REDACTED]
Sent: Monday, February 08, 2016 11:31 AM
To: Sundberg, Ryan
Subject: vacation rentals

Dear Supervisor Sundberg,

Hi end tourism is preeminent to Humboldt County, as you are aware. A modest vacation rental is absolutely essential to our survival as residents in Westhaven and our commitment to Westhaven Center for the Arts. Please do assist us in this concern.

Sincerely, John and Carol Wiebe

Hartwell, Ana

From: Hayes, Kathy
Sent: Monday, February 08, 2016 7:44 AM
To: Bass, Virginia; Bohn, Rex; Fennell, Estelle; Lovelace, Mark; Sundberg, Ryan
Cc: Hartwell, Ana
Subject: FW: Vacation rentals

And, a few more comments. Thanks

Kathy Hayes
Administrative Support Manager/Clerk of the Board
County of Humboldt
707-476-2396
khayes@co.humboldt.ca.us

From: Sundberg, Ryan
Sent: Monday, February 08, 2016 4:53 AM
To: Hayes, Kathy
Subject: FW: Vacation rentals

Can you pass this to the other supervisors and make sure it is part of the public record?
Thanks,

Ryan Sundberg
Humboldt County
5th District Supervisor
707-476-2395

-----Original Message-----

From: Dorothy Cox [REDACTED]
Sent: Sunday, February 07, 2016 06:50 PM Pacific Standard Time
To: Sundberg, Ryan
Cc: "crabby2-suddenlink.net" Cox
Subject: Vacation rentals

Dan and I would like to go on record as being opposed to ANY form of non-owner occupied vacation rentals in residential areas. We are currently experiencing the problems this creates right here in our own neighborhood in Trinidad. Vacation rentals are simply un-permitted businesses.....in areas not zoned for businesses. We implore you, and your fellow supervisors, to consider every impact that vacation rentals will have throughout the county. Just here in Trinidad our neighborhoods and neighbors are divided. At planning commission meetings and city council meetings homeowners have had to hear from property managers that their clients have "invested" in the propertiesand our response is "what about our investments?" At times we feel like second class citizens. We have worked very, very hard to have the properties we own. We are very good neighbors, to the very few neighbors we have left on our street. Neighborhood structure is defeated when every other house on a very short street is subjected to the comings and goings of the tourists and the employees of these mini-hotels. As the process before you evolves, there are many, many vacation rentals already operating.....illegally. The cart is literally before the horse. Please consider everyone..... Think about your own neighborhoods, your own homes, who your neighbors are....and put yourself in

our place..... Think about increased traffic, the parking issues, the noise generated by large gatherings.
While we realize this will be a long, involved process we must let you know how we are already impacted.

Thank you,
Dan and Dorothy Cox
[REDACTED]
Trinidad

Sent from my iPad

Hartwell, Ana

From: Hayes, Kathy
Sent: Monday, February 08, 2016 7:43 AM
To: Hartwell, Ana
Subject: FW: Vacation Rentals Petition

Ana: I'm going to send you a few more emails with comments. Thanks

Kathy Hayes
Administrative Support Manager/Clerk of the Board
County of Humboldt
707-476-2396
khayes@co.humboldt.ca.us

From: Sundberg, Ryan
Sent: Sunday, February 07, 2016 8:38 AM
To: Hayes, Kathy
Subject: FW: Vacation Rentals Petition

Can you forward this to the board for public comment for Tuesday.
Thank you,

Ryan Sundberg
Humboldt County 5th
District Supervisor
707-476-2395

Sent from iPad

-----Original Message-----

From: John Garland Graves [REDACTED]
Sent: Sunday, February 07, 2016 08:21 AM Pacific Standard Time
To: Sundberg, Ryan
Subject: Vacation Rentals Petition

Hello Supervisors,

We're writing in favor of the Petition to allow Vacation Rentals countywide. Others can testify regarding the economic benefits to our area, not the least of which is collection of the county bed tax. The issue of Vacation Rentals has been sadly lacking in the Current and Draft County General Plan. This petition provides the citizens a means to address this.

We recommend that the Board refer this petition to the County Planning Commission for a full vetting of the issues associated.

We also strongly urge you to provide instructions to the Planning Commission regarding existing vacation rentals. Those that operate in areas where they are not listed as an allowed use in the current General Plan should NOT be granted any

form of "Grandfather" protection. These are non-conforming uses and do not qualify for any special privilege or protection. They should be required to be brought into conformance with the regulations you ultimately adopt.

The Petition calls for the creation of a Special Permit for each vacation rental. We are in favor of such a requirement. We urge you to instruct the Planning Commission to focus on using the Special Permit as a means to protect full-time residents from negative impacts of the minority of vacationers who disturb the peace and create a toxic atmosphere in our neighborhoods. In particular, the burden of enforcement should not fall upon the Sheriff's Department without some form of compensation to the County for their services.

While we have several recommendations regarding how the Special Permit should be drafted, we will wait for the Public Hearings before offering them.

Thank you for your consideration.

John & Sharon Graves

██████████
Trinidad (Westhaven/Moonstone) 95570
██████████

Hayes, Kathy

From: Sundberg, Ryan
Sent: Monday, February 08, 2016 3:05 PM
To: 'Susan Edwards'
Cc: Hayes, Kathy
Subject: RE: Regarding Vacation Rentals in Westhaven

[REDACTED]

Ryan Sundberg
Humboldt County
5th District Supervisor
707-476-2395

-----Original Message-----

From: Susan Edwards [REDACTED]
Sent: Monday, February 08, 2016 02:56 PM Pacific Standard Time
To: Sundberg, Ryan
Subject: RE: Regarding Vacation Rentals in Westhaven

Dear Mr. Sundberg,

[REDACTED]

From: RSundberg@co.humboldt.ca.us
To: [REDACTED]
CC: RWall@co.humboldt.ca.us
Subject: RE: Regarding Vacation Rentals in Westhaven
Date: Mon, 8 Feb 2016 14:48:10 +0000

Hello Susan,
Thank you for the input, I will make sure this gets into the public record.
My best,

Ryan Sundberg
Humboldt County 5th
District Supervisor

707-476-2395

Sent from iPad

-----Original Message-----

From: Susan Edwards [REDACTED]

Sent: Sunday, February 07, 2016 10:52 PM Pacific Standard Time

To: Bohn, Rex; Fennell, Estelle; Lovelace, Mark; Bass, Virginia; Sundberg, Ryan

Subject: Regarding Vacation Rentals in Westhaven

February 7, 2016

Dear Humboldt County Supervisors,

I am writing to strongly urge the Board of Supervisors to keep the current single-family zoning designation in my Westhaven neighborhood and to take measures to both authorize and fund the Planning Department to take the necessary action to enforce the zoning codes violations occurring in neighborhoods in regards to the operation of VR.

I am a resident of Westhaven who had been greatly impacted by the emergence of vacation rentals in my neighborhood. In the last year, **three** of the **ten** properties in our immediate vicinity have converted to vacation rentals. We have vacation rentals on three sides of us: a 10 person rental next door, an 8 person rental kitty corner, and an 8 person rental a house removed. Homes that once housed 8 neighbors combined, are now home to 25+ unknown individuals.

Vacation rental activity is disruptive and intrusive. It has negatively impacted the peace of our neighborhood in a myriad of ways.

Loss of Neighborhood Integrity

Two long-term residents (both home owners of 30+ years) on our block, put their homes up for sale this year. Both homes were purchased and immediately turned into vacation rentals. This is an alarming trend. Neighbors we talked and shared with have been replaced by ever changing groups of strangers (many of them outright disrespectful; all of them disconnected from the workings of the neighborhood).

Increased Noise

It is very apparent when a VR group arrives in any of the three rentals on our block. Unlike normal comings and goings of neighbors, the arrival of VR groups is generally accompanied by a cacophony of loud noise. This noise can continue through a stay, go well into the night (especially from guests utilizing the well developed outdoor patio/hot tub areas designed for their enjoyment), and can be heard throughout the neighborhood.

Conversely, it is not apparent if my neighbors are home or not. Their coming and goings go unnoticed. Our neighborhood is not any louder on the weekends due to people being off work. In the absence of VR, it is a peaceful and quiet neighborhood.

Noise from VRs is real. It intrudes into the home. It's exhausting. It's stressful. It does not in any way mimic normal background noise of neighborhoods.

Increased Traffic

We live on a short, dead end street. The vacation rental across the street has had up to 9 cars at one time. There is also the traffic from cleaning personal, traffic pick up, and maintenance workers that follow every visit. Compare this to the two vehicles utilized by the family that built and lived in the house for the past 30 years.

Driving speed of VR guests has also been an ongoing issue impacting road condition, raising safety concerns, and distracting from the quiet, peaceful nature of the neighborhood.

Increased Occupancy

All three homes were previously owner occupied housing 8 people combined total. At full-advertised capacity, those same houses now house up to 25+ overnight guests and daytime gatherings of up to 20 people per unit. That is over a **300%** increase.

Incompatibility

Vacation rentals are a big profit business. Based on advertised rates, one of the rentals on our block has the potential to bring in over **\$10,000 a month** (that's pot-growing figures)!

These aren't neighbors just trying to make ends meet. This is a profit driven INDUSTRY that has forced it's way into neighborhoods. Rental company owners have

failed to respond to complaints, have failed to enforce their own inadequate rules, and have been dismissive and threatening (please see attached incident log).

VR activity does not mimic neighborhood life. It handsomely profits a few at the expense and burden of many. To argue that VRs do not adversely affect neighborhoods is a falsehood.

I am angry that the VR lobbying force has the gall to speak on behalf of neighbors. It would be a huge injustice to move in a direction that would support the intrusion of this big-profit business into neighborhoods. The VR industry is organized and well funded based. Neighbors who have found themselves suddenly besieged by VRs deserve the enforcement of zoning regulations that have been historically proven to preserve the integrity of neighborhoods.

Thank you.

Susan Edwards

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Hayes, Kathy

From: Sundberg, Ryan
Sent: Monday, February 08, 2016 6:30 PM
To: Hayes, Kathy
Subject: FW: Vacation Rentals--YES!

Can you pass this to the other Supervisors for public comment.
Thank you,

Ryan Sundberg
Humboldt County
5th District Supervisor
707-476-2395

-----Original Message-----

From: Kim Hanks [REDACTED]
Sent: Monday, February 08, 2016 06:15 PM Pacific Standard Time
To: Sundberg, Ryan
Subject: Vacation Rentals--YES!

Dear Supervisor,

We are hopeful that you will approve the Petition to Ammend the Vacation Rental Ordinance so that this item can be sent to the Planning Commission & Planning Staff, where we are sure that healthy public debate and input will take place. Having vacation rentals step out from the grey area and be recognized, as well as properly and fairly regulated, will be excellent for our community's economy and social fabric.

Thank you for your time and consideration of this important opportunity.

Sincerely,

Kimberly Hanks
[REDACTED]
Trinidad, CA 95570

Hayes, Kathy

From: Sundberg, Ryan
Sent: Tuesday, February 09, 2016 6:41 AM
To: 'Annie Lindquist'; Bohn, Rex
Cc: Hayes, Kathy
Subject: RE: vacation rentals

Thanks for the email Annie, we will get this to our Clerk to pass to the rest of the board as well.
Best,

Ryan Sundberg
Humboldt County 5th
District Supervisor
707-476-2395

Sent from iPad

-----Original Message-----

From: Annie Lindquist [REDACTED]
Sent: Tuesday, February 09, 2016 06:39 AM Pacific Standard Time
To: Bohn, Rex; Sundberg, Ryan
Subject: vacation rentals

Hi Rex and Ryan,

I am sure you are drowning in letters and emails regarding vacation rentals. I will keep mine short. I am unable to attend today's meeting. There are many arguments in favor of vacation rentals in Humboldt County. I believe the most important being that tourism is a huge economic asset to our county and vacation rentals have become a critical component of tourism. I am certain you agree and that you have already done your homework and know all of the arguments in favor and opposed. What I want to make sure you know before heading into this meeting is that the majority of the folks I know in the Trinidad and Westhaven area are not opposed to vacation rentals. I live in Westhaven (29 year resident!), operate 2 vacation rentals and teach at Trinidad School, therefore, I know most of the greater school community. Most people I know feel that vacation rentals should be regulated in order to reduce noise and traffic and keep vacation rentals from taking over our communities. However, the general feeling is that tourism is a huge economic bonus to our community and that sharing our gorgeous coastline and forests with others is a plus for all.

My fear is that a small minority of vocal people that are opposed to vacation rentals are going to shape the outcome of new regulation. Please keep in mind there are many that they do not speak for!

Thank you for all of your hard work and dedication to our local communities and the greater Humboldt community!

Sincerely,

Annie Lindquist

--

Annie Lindquist

[REDACTED]

[REDACTED]

[REDACTED]

Hayes, Kathy

From: Bohn, Rex
Sent: Tuesday, February 09, 2016 7:24 AM
To: Sundberg, Ryan; 'Annie Lindquist'
Cc: Hayes, Kathy
Subject: RE: vacation rentals

You Rock Annie, Thanks for the input, Rex

From: Sundberg, Ryan
Sent: Tuesday, February 09, 2016 6:41 AM
To: 'Annie Lindquist'; Bohn, Rex
Cc: Hayes, Kathy
Subject: RE: vacation rentals

Thanks for the email Annie, we will get this to our Clerk to pass to the rest of the board as well.
Best,

Ryan Sundberg
Humboldt County 5th
District Supervisor
707-476-2395

Sent from iPad

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My fear is that a small minority of vocal people that are opposed to vacation rentals are going to shape the outcome of new regulation. Please keep in mind there are many that they do not speak for!

Thank you for all of your hard work and dedication to our local communities and the greater Humboldt community!

Sincerely,

Annie Lindquist

--

Annie Lindquist

[REDACTED]

[REDACTED]

[REDACTED]



Cher-Ae Heights Indian Community of the Trinidad Rancheria



February 9, 2016

Humboldt County Board of Supervisors
825 5th Street, Room 111
Eureka, CA 95501

RE: Humboldt County Vacation Rentals

Humboldt County Board of Supervisors:

On behalf of the Cher-Ae Heights Indian Community of the Trinidad Rancheria (Trinidad Rancheria), please accept this letter in support of the Vacation Home Rental Zone Reclassification Petition as recommended by the Planning and Building Department. The Trinidad Rancheria owns two Vacation Homes, one of which is located in Westhaven, an unincorporated area of Humboldt County, California.

The Trinidad Rancheria Comprehensive Economic Development Strategy is the Tribe's strategic plan that seeks to build from the natural, cultural, and recreational assets of Trinidad and the surrounding area, including the development of new Tribal enterprises that relate to tourism and accommodation services. As such, the Tribe's vacation homes are a vital part of the Tribe's economic development as well as that of Humboldt County. While we understand that there are some Humboldt County residents who have concerns regarding vacation rentals, specifically in regards to increased traffic, parking and noise complaints, the Trinidad Rancheria has only had positive experiences with our guests and considers these types of issues in the management and operation of our properties. The Tribe aims to market our vacation rentals to the demographic seeking private, home-like unique accommodations and believes that this type of accommodation compliments standard lodging choices within the County and reduces the potential impact of short term rental within the rental neighborhood.

The Trinidad Rancheria believes that vacation rentals are an important aspect of the tourism and hospitality industry for Humboldt County and we encourage the Humboldt County Board of Supervisors to consider this during your review of the Vacation Home Rental Reclassification Petition.

Sincerely,

Garth Sundberg
Chairman
Trinidad Rancheria



www.trinidadrancheria.com

1 Cher-Ae Lane • PO Box 630 • Trinidad, California • 95570 • 707.677.0211 • 707.677.3921 (fax)

Dear Supervisor,

I am the owner of a vacation rental in West Haven and support the petition to amend the Vacation Rental Ordinance. I feel the vacation rentals provide a significant economic benefit to area – to businesses as part of the tourist industry, to employees and owners as a source of income, and to county in the form of taxes. For me personally they are an important supplement to my Social Security income.

That being said I also support regulation- unit density, noise, and parking regulations make common sense. There are a significant number of vacation rentals already in operation (I have heard the number 600 in the county?) and it makes sense to bring legitimacy to the area. Along with legitimacy it will be easier to regulate.

In my experience with a vacation rental I have had significantly less problems than with a month-to-month rental. I am able to maintain the property in better condition. And on the rare occasion when there has been a problem with an occupant it is quickly resolved as the person moves on in a matter of days.

In summary I feel the vacation rentals are a positive part of the tourist industry in the County and by far the majority of vacationers are here to enjoy the natural beauty of the area and are environmentally sensitive and respectful.

Jack Lewis

██████████

We live in a picturesque area. Tourism is our main legal industry. Tourist dollars provide jobs, pay taxes and provide a revenue source for us to have more restaurants, shops and other businesses.

My wife and I have operated a vacation rental in the second unit on our property for over three years. During this period we have never had a single problem with noise, vehicles or dogs, which we don't allow.

Everyone in this room has taken a vacation at some point in their lives. You probably had a wonderful time and the idea that you would use your precious vacation time to cause trouble would have been the last thing on your mind. But vacation rental scaremongers would have us believe that vacationers are evil hoards that come to our area to set out to do ill.

That's not to say that in every walk of life you can't find a bad apple. Be it a police officer, teacher, priest or whatever. Most of us would not demonize all police officers for the rare one that has bad behavior, yet some here would demonize all vacationers for the rare action of a bad one.

Although the vast majority of crime or noise complaints come from long term area residents, they'd have you believe that all vacationers are criminals who set out to cause trouble while on vacation.

These same scaremongers will try to make it sound as if working families like mine that are simply paying our mortgages are in some way greedy profiteers.

Scaremongers who live on the coast are against the California Coastal Commissions mandate to increase coastal access for all. They are the greedy ones who don't want to share our beautiful area.

They'll tell you that vacation rental owners cause school enrollment drops. My children that went to and are currently enrolled in Trinidad school are real, despite their claims.

They'll tell you that vacation rental owners are to blame for a reduced volunteer base. I'm a vacation rental owner and I volunteered for two years as an EMT before my wife and I had children. I'm not volunteering right now because we're raising a family and volunteering with school activities. Not because we own a vacation rental.

They'll tell you that vacation rentals are to blame for high rents and high home prices in our coastal town. Yet any realtor will tell you that coastal and tourism areas throughout the entire United States are more expensive than inland property. The idea that high costs are unique to our area is ludicrous.

Vacation rental homes are typically the best maintained on any block since attractive, well-kept homes are desirable for vacationers. Scaremongers call these short term rentals illegal, yet they find preferable vacant homes or long term rentals that would turn into meth labs or grow houses if vacation rentals stopped. Which do you think is more illegal, better for the community, well kept up?

Some scaremongers want us to go back to the fishing village we once were. Well, now days we have catch limits and we don't allow unlimited fishing so that fish populations don't go extinct. They would have us go back to the timber producing community we once were. Well, we don't clear cut anymore. Or why not go further back to the whale harvesting town we once had. Well, we stopped that so whales don't become extinct. We can't go back. But that doesn't mean that we don't need smart regulations to manage change.

It does mean that we have to move into the 21st century. Every community experiences change. You can't freeze time and the advances that come with it. Our primary legal source of revenue in our area is tourism. I have friends who own and work at local shops, restaurants and services. Many of these businesses would close and their employees would lose their jobs if we stopped vacation rentals.

I ask you to look past the scaremongers and help us craft appropriate regulations to continue to move into 21st century tourism.

Mike Wood, Stagecoach Rd. Trinidad, CA

Good policy for the whole community!

As the popularity of short-term rentals continues to grow, it's important that government finds effective ways to regulate the industry.

As the world leader in vacation rentals, HomeAway advocates for fair and effective regulations that encourage participation by all property owners and managers in order to support a safe, trusted experience for the whole community. Based on years of experience and extensive research, we offer this resource containing facts and figures about short-term rentals in order to demonstrate their benefit to communities, and to outline some of what we believe are the best regulatory practices we have encountered in cities throughout the U.S. and across the globe.

Best Practice

According to the U.S. Conference of Mayors:

- > "Fair regulation of short-term rentals ensures greater compliance and greater receipt of local hotel taxes."
- > "Onerous regulations of short-term rentals can drive the industry underground, thus evading local regulations and local hotel taxes."


Ensuring compliance


As the industry grows, it's important to develop **regulations that are clear and easy to follow** so that owners and managers comply and pay local hotel taxes. Cities such as Nashville and Palm Desert have done this and experienced an increase in compliance.

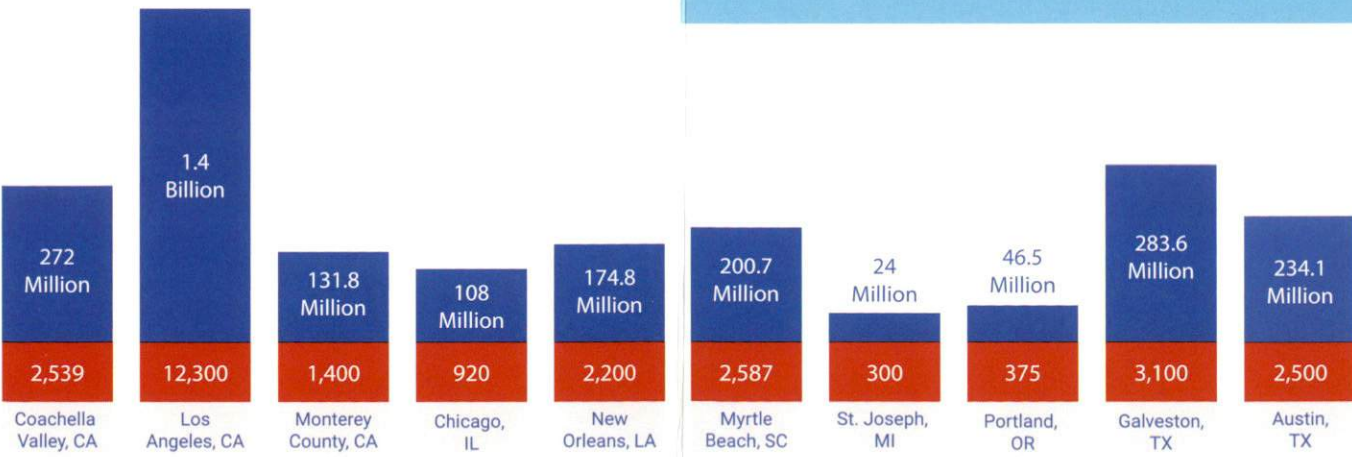
- > Existing "good neighbor" laws should be enforced and can provide sufficient protection against any potential issues.
- > If it's determined that a community requires regulation of short-term rentals, requirements should be easy to locate and follow.
- > An overly burdensome registration or permitting process often leads to greater noncompliance.

Rentals should be zoned appropriately

- > The type of tenant doesn't change the structure, and should not change the zoning.
- > A property offered for short-term rental today might be offered as a long-term rental tomorrow, depending on the tenant's needs.
- > Short-term rental owners should be treated the same as long-term rental owners.

 - Economic impact on communities

 - Impacted jobs in communities



Economic impact

Short-term rentals can bring in more tourism and revenue while also improving the local culture and overall character of a community. Owners generate an average of \$27,360 per year in rental income, which provides much-needed tax revenue. Short-term rentals also help encourage more tourism and can add to the economic climate.

> FLORIDA:

\$31.1 billion total economic impact
 322,032 jobs supported directly and indirectly by the industry
 \$12.6 billion in labor income annually

> NORTH CAROLINA:

\$4.5 billion total economic impact
 46,000 jobs supported directly and indirectly by the industry
 \$180 million in tax revenue

"Short-term rental of homes can provide a flexible housing stock that allows family travelers spending longer periods of time in a community a safe accommodation while contributing to the local economy...."

- U.S. Conference of Mayors

Benefits of short-term rentals

Short-term rentals:

- > Offer a new and affordable lodging option to travelers. This is a valuable service as hotel occupancy rates rise in popular vacation destinations.
- > Allow second homes to be used and maintained, increasing the value of the whole community.
- > Provide critical tax revenue to communities.
- > Directly and indirectly support local economies and labor forces.
- > Provide homeowners with supplemental income that can offset the costs of maintaining the property.
- > Allow homeowners to hold property as an investment, for a better sales market or for future planning.

How to get involved

To make your voice heard, it's important to know and understand the regulations in your area. Here are some things you can do:

- > Visit www.stradvocacy.org to get started and learn the basics.
- > Use positive, fact-based information to support the argument that short-term rentals are a growing and important part of a local economy.
- > Be persistent in getting your message out to all stakeholders.

About HomeAway

HomeAway is the world leader in vacation rentals, with over 1 million listings in 191 countries. Through our global network of sites, owners and property managers offer vacation homes that provide travelers with unforgettable experiences and benefits, including more room to relax and added privacy, for less than the cost of traditional hotel accommodations.

HomeAway®



**Regulatory
best practices
for short-term
rentals**



February 9, 2016

Dear Supervisor,

We are hopeful that you will approve the Petition to Amend the Vacation Rental Ordinance so that this item can be sent to the Planning Commission & Planning Staff, where we are sure that healthy public debate and input will take place. Having vacation rentals step out from the grey area and be recognized, as well as properly and fairly regulated, will be excellent for our community's economy and social fabric.

My background is in the marketing and operation of mainly 5 star luxury international and some domestic hotels. Operating my home as VR allows me to utilize my expertise, contribute to both my income and the County coffers.

My home has been offered as a Vacation Rental (VR) during high season for four (4) years now. I personally manage it as a vacation rental and pay TOT (\$5889 in 2015). I'd like it noted that **'It is my primary residence'** where I reside the remainder of the time. I am not an 'absentee' owner.

I believe the Humboldt County (HC) needs to embrace the VR cottage industry for a number of reasons.

- 1) With limited legitimate income opportunities in HC, a VR brings in **additional revenue from outside the County** for both its citizens and the County.
 - a. For local residents, this revenue can make the difference re: whether **one remains living in HC or must move out to earn sufficient income.**
 - b. As with any cottage industry, **VRs create jobs.** Not only housekeepers, gardeners, but VR 'managers', printers, website developers. The list goes on and on.

- 2) HC **does not have a sufficient luxury or oceanfront hotel supply** to meet the demand. Without VRs most of this revenue would be lost to the County.
 - a. High-end tourists usually **have high-spend ratio.** That multiplies the 'spend' factor for our local businesses.

- 3) VRs advertise and **promote HC and attracts visitors at no cost to County.**
 - a. Living in a VR allows visitors to get to know local communities, attractions and **businesses previously left off the 'spend' radar.**
- 4) Unlike monthly rentals, VRs can **fund property maintenance and upgrades.** Property maintenance is generally assured as VRs need to be up to standard at least, to attract and retain visitors.
 - a. Further there is **no fear by owners of a "grow house" atmosphere,** property destruction and deterioration.
- 5) VRs **contribute to sustainable, low impact tourism.** Our beautiful coastline remains esthetically untouched by major construction and multiple unit dwellings. We remain a local community.
- 6) Clearly VRs are the trend. The proven success and growth of AirBnB and VRBO cannot be denied. It is time to embrace and build towards a brighter future, especially in the unincorporated areas of the County. There is room for all of us.

Thank you for your time and consideration of this important issue and opportunity.

Warm regards,



Barbara Bryant
Westhaven Resident