

From: [C.E. Fait](#)
To: [Planning Clerk](#)
Subject: Draft Short-term Rental Ordinance Record No.: LRP-2022-17963 & LRP-2023-18254
Date: Wednesday, November 01, 2023 6:03:06 AM

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Hello Planning Commission,

I would like to address Short term rentals as a whole in Humboldt County. I am under the assumption that plenty of time and consideration went into drafting this ordinance, and I would like to opine that it is not a forgone conclusion to make the ordinance ban all STRs(other than in Shelter Cove.)

Please ask yourselves: why allow STRs in Humboldt County at all? I've attended a few of these meetings and I have yet to hear a sound argument for this business model that has done long-term damage to communities that initially, started off with more housing stock than we currently have. Now, I call Humboldt County my home and I tell others that it is a special place, but I don't see why anyone would think Humboldt County would be exempt from the so-caled, "Airbnb effect" This phenome posits that STRs raise rents and housing prices since residential homes are now being viewed as lucrative business. And according to a Forbes article on the "Airbnb effect" A healthy housing market is the bedrock of a healthy economy, not the profit margins of a STR operator.

The two major arguments for allowing STRS that I have heard during the STR ordinances that I have attended are: 1. *This is my property and I have the right to do what I want on it.* I would like to rebut this claim in stating that if property owners were allowed to do whatever they wanted on their properties then my neighbor could oversee metal slot machines in his living room while managing a small nuclear power plant in his front yard. So, please disregard that argument.

The second argument is about how personal financial benefit can only be attained through STRs. I don't know the specific details of the people making these claims, but I do know that there are multiple avenues to make money(one being long-term rentals.) I apologize if that sounded callous. Also, there are not a lot of housing options for people wanting to live here and I don't see how allowing STRs is going to make that any better. In fact, it will most likely involve forced economic displacement of some long-term renters and prevent some potential ones from moving to Humboldt.

I would like to add that I am curious to know if The Planning Commission has looked into how STRs affect our community members in the hotel industry.Part-time and full-time workers who may financially feel tourism dollars being diverted to properties that were intended for residences.

Thank you,

Chris Vasquez-Eureka

From: [Mara Parker](#)
To: [Planning Clerk](#)
Subject: Westhaven STR's should be 2% NOT 8%
Date: Monday, October 30, 2023 11:58:57 AM

Caution: This email was sent from an EXTERNAL source. Please take care when clicking links or opening attachments.

Dear Humboldt County Planning Commissioners,

I just watched your latest meeting regarding the proposed 2% cap on short term rentals in the county. Being a long term home owner in Westhaven, I was so excited to hear that this was finally happening as I've been complaining about them for over a decade. (Please scroll through my Facebook page: Save Westhaven from Vacation Rentals and White Collar Greed) for more information.

Throughout the last decade, I was surrounded on three sides by vacation rentals. (A good, long term neighbor was even evicted so the new owner could turn his home into an STR.) My children and I suffered from the constant flow of strangers. They had so many loud parties, trespassed on my property, urinated on my property along with their dogs, were disruptive and disrespectful and did not care that people were trying to sleep or just enjoy life next door. (My children were subjected to hearing foul language along with loosing sleep. They went to school exhausted because of this.) I constantly contacted the property managers or the owners of the properties and was routinely gaslit. I was basically told that my complaints were all in my head! These profiteers only care about making money. Period.

Humboldt County is in desperate need of housing stock. Both Westhaven and Trinidad need REAL neighbors back. Kids can't even trick or treat here anymore! There aren't enough homes lived in by REAL neighbors. Parents have to take their kids to McKinleyville or Arcata to celebrate Halloween.

I'm happy to report that the last STR on my street has been shut down and is being sold. But, I'm told that the new buyers are from Maryland and wanted it to remain completely furnished. I certainly hope that doesn't mean another STR is returning!

Westhaven is a good place to live but there is no available housing here anymore. It has been gobbled up by the profiteers and their STR's.

Please do the right thing here and apply the 2% cap on STR's across the board in all of Humboldt County. Give Westhaven back its community and give our community back the reason we live here: Peaceful living among the redwoods.

Thank you for your time.

Sincerely,
Mara Parker
Westhaven, Ca

[Sent from the all new AOL app for iOS](#)

From: [Mara Parker](#)
To: [Planning Clerk](#)
Subject: Fw: Westhaven STR's should be 2% NOT 8%
Date: Tuesday, October 31, 2023 2:33:06 PM

Caution: This email was sent from an EXTERNAL source. Please take care when clicking links or opening attachments.

[Sent from the all new AOL app for iOS](#)

Begin forwarded message:

On Tuesday, October 31, 2023, 11:47, Mara Parker <maracparker@aol.com> wrote:

Sent from the all new AOL app for iOS

Begin forwarded message:

On Tuesday, October 31, 2023, 11:45, Mara Parker <maracparker@aol.com> wrote:

Thank you for responding to my email, Commissioner O'Neal.

I haven't read the ordinance to comment on the specific language. What I'm trying to make clear is that Westhaven should have the 2% cap. So, if those existing ones are grandfathered in because they are legally permitted, no further permits should be issued until the amount dips back under 2%. That might take a while but that's the hole that the county dug for Westhaven.

I really appreciate your time.

Sincerely,
Mara Parker

Sent from the all new AOL app for iOS

On Tuesday, October 31, 2023, 10:47, peggyoneill1953@gmail.com wrote:

The ordinance that is being proposed would allow all existing STRs to apply and be approved if they have no outstanding unresolved violations. There are also exceptions within the draft that are not included in the 2% CAP. After the existing

STRs are approved, the 2% CAP would apply to adding new STRs in the future. There will also be a limit to the number of STRs a single person can own. The number in the draft is currently 5, but that is still open to change.

Please consider making comments on the draft STR ordinance on specific language within the ordinance.

From: Mara Parker <maracparker@aol.com>
Sent: Monday, October 30, 2023 12:05 PM
To: peggyoneill1953@gmail.com
Subject: Fw: Westhaven STR's should be 2% NOT 8%

Sent from the all new AOL app for iOS

Begin forwarded message:

On Monday, October 30, 2023, 11:58, Mara Parker <maracparker@aol.com> wrote:

Dear Humboldt County Planning Commissioners,

I just watched your latest meeting regarding the proposed 2% cap on short term rentals in the county. Being a long term home owner in Westhaven, I was so excited to hear that this was finally happening as I've been complaining about them for over a decade. (Please scroll through my Facebook page: Save Westhaven from Vacation Rentals and White Collar Greed) for more information.

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care that people were trying to sleep or just enjoy life next door. (My children were subjected to hearing foul language along with loosing sleep. They went to school exhausted because of this.) I constantly contacted the property managers or the owners of the properties and was routinely gaslit. I was basically told that my complaints were all in my head! These profiteers only care about making money. Period.

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Thank you for your time.

Sincerely,
Mara Parker
Westhaven, Ca

Sent from the all new AOL app for iOS

From: [Rebecca Ayala](#)
To: [Planning Clerk](#)
Cc: [McNamara, Cade](#); [Ford, John](#); [Melanie Luthern Allen](#)
Subject: Better Neighbors Comment - Nov. 16th Agenda Item G #1 Draft Short-Term Rental Ordinance
Date: Wednesday, November 15, 2023 11:51:27 AM
Attachments: [Better Neighbors Comment Letter - Nov. 16th Planning Commission Agenda Item G #1 Draft Short-Term Rental Ordinance.pdf](#)

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Hello,

Please see the attached public comment letter from Better Neighbors for Agenda Item G #1 Draft Short-Term Rental Ordinance on the November 16th, 2023 Planning Commission agenda.

Thank you,

Rebecca “Becca” Ayala
Policy Analyst and Advocate
Better Neighbors LA
(213) 355-7600
rebecca@betterneighborsla.org



From: [john rotter](#)
To: [Planning Clerk](#)
Cc: [Ford, John](#)
Subject: Pathway for STRs in AOB (Alternative Owner Builder):
Date: Wednesday, November 15, 2023 11:35:02 AM
Attachments: [STR_AOB.pdf](#)

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Draft Short-term Rental Ordinance
Record No.: LRP-2022-17963 & LRP-2023-18254
All unincorporated areas of Humboldt County

11/16

From: [Trinidad Retreats~Vacation Rentals on the Redwood Coast](#)
To: [Planning Clerk](#)
Subject: STR Public Comment
Date: Tuesday, November 14, 2023 6:37:16 PM
Attachments: [Letter to Humboldt County Planning Commissioners 11_16_23.pdf](#)

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Dear Planning Clerk,

Can you please submit the attached letter to the planning commissioners and have this letter entered into the public record for the STR ordinance discussion at the 11/16 planning commission meeting?

Thank you,

Jonna Kitchen, Owner
Trinidad Retreats