

**SUPPLEMENTAL INFORMATION
NUMBER:**

For Planning Commission Agenda of:

Consent Agenda Item	Item Number:
Continued Hearing Item	Item Number:
Public Hearing Item	Item Number:
Department Report	Item Number:
Old Business	Item Number:

Re:

Record Number:

Assessor's Parcel Number (APN):

Area:

Attached for the Planning Commission's record and review is the following supplementary information:

From: [Gayle Arnoul](#)
To: [Planning Clerk](#)
Subject: Fwd: STR Proposed Ordinance
Date: Wednesday, September 20, 2023 8:59:13 AM

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

Good morning, Planning Commission. Below is an email I sent to the Planning Dept and Michele Bushnell specifically regarding the AOB exclusion.

I cannot stress strongly enough how this exclusion disproportionately affects people in Southern Humboldt. Our community is struggling and STR's are not a problem in our area. Please take this into consideration. Thank you.

Re: AOB and other blanket restrictions.

The AOB is not a sacred unchangeable document. The US Constitution has amendments, the CA Building code gets updated every couple of years, the IRS tax code changes every year.

AOB code was written by people and can be enhanced by people. It can have safe harbor provisions, like if an owner occupies part of the property, they are allowed an STR. It can have a seasonal provision, like summer stays are allowed. It can have a de minimis use provision based on the number of days used as STR or amounts of net revenue collected. These are only examples

Please take a drive to Garberville. It is severely economically depressed, numerous closed businesses, untreated mental illness, open air drug use and drug dealing all around. People visit SoHum to experience peace and quiet, to let their children play freely outside, to hear bird sounds, to see the night sky, maybe see a horse in a pasture or deer grazing in the morning sun.

These positive experiences are provided by small "curators" of STR's on rural properties. These are the people who will be put out of business by the STR ordinance as proposed, which starts and ends with only what you CANNOT do, instead of what you SHOULD do. These small STR's are relatively inexpensive for guests with small profit margins for operators.

Putting them out of business is a lose/lose for the county. No permitting fees, no bed tax, no revenue for struggling homeowners trying to pay mortgages and property taxes, no revenue for stores and restaurants in town.

The only people who will survive this ordinance are people with deep pockets who probably don't even live here. Sounds sadly like the evolution of our cannabis ordinance.

Facts and circumstances should guide decision making. Be creative. Be a problem solver. If there are complaints, address the violators. One size does not fit all. We live in a big county. Let's embrace every aspect of it and help it thrive.

Planning and Building - that is your mission? This ordinance does neither.

Keenan, thanks for listening. Michelle, you know what Garberville is like, but maybe share with other supes? Off to work. Have a good weekend.

Gayle Arnoul

From: [Dan Berman](#)
To: [Planning Clerk](#)
Cc: [Jim Cotton](#); [don verwayen](#)
Subject: public comment for PC meeting 9/21/23 - Item H - STR Ordinance
Date: Wednesday, September 20, 2023 1:02:24 PM

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

Please share this comment with the Planning Commission and relevant staff - RE: STR Ordinance

Respectfully,
Daniel Berman

Dear Planning Commissioners,

The current draft STR ordinance includes the following Section:

60.05.10.1.1 Recorded Limitation. Dwellings subject to a recorded covenant, agreement, deed restriction, or other recorded document to which the county is a party that limits the use of the dwelling to affordable housing, or otherwise prohibits use as a Short-term Rental.

I strongly support this commonsense limitation - the County should not permit STRs where they are already prohibited on the deed/title. Except the current language only applies when the County is a party to the document. This would mean it is almost never applied, and most such prohibitions would be ignored by the County.

I believe the draft should be amended as follows:

1) the words '*...to which the county is a party...*' should be stricken from Section 60.05.10.1.1 (above) AND

2) Section 60.05.4 (Application) should be amended to require the applicant to submit an affidavit stating that "there is no recorded covenant, agreement, deed restriction or other recorded document that limits the use of the dwelling to affordable housing, or otherwise prohibits use as a Short-term Rental."

Reasoning:

The County should not permit STRs where there is a binding, recorded prohibition of such use on the deed/title of the property, regardless of whether the County is a party to the document.

Many neighborhoods have recorded CC&Rs (covenants conditions and restrictions) that limit certain land uses. The county is almost never a party to these documents. The County should not issue permits that enable and legitimize property owners to directly violate the recorded terms of their deed and title. Property owners are responsible for knowing the recorded documents that apply to their property. Whether the County is a party to the restriction, as in the current language, seems entirely irrelevant, and would mean this Section almost never comes into play.

This would be relatively easy to implement by requiring applicants to provide an affidavit as part of **Section 60.05.4 (Application)** stating that "there is no recorded covenant, agreement,

deed restriction or other recorded document that limits the use of the dwelling to affordable housing, or otherwise prohibits use as a Short-term Rental."

The county can rely on this proposed Affidavit in considering permits - and this issue would only come into play if someone brings a complaint that presents the existence of a recorded document that clearly prohibits STRs. The County would evaluate the complaint and revoke or deny the permit if such use is clearly prohibited on the parcel, based on the proposed section above. Applicants are required to inform their neighbors of a permit application - so such issues would typically come to light prior to permit issuance. If the neighbors are aware that this use is prohibited in the neighborhood by CCRs or similar requirements, they can share the information with the County in a complaint, the documents in question can be reviewed, and the permit denied if STR use on the parcel violates binding recorded CC&Rs or similar documents.

If the recorded restrictions are ambiguous, or their legal status is in question, the County could use its discretion and a) issue a permit and let the neighbors try to enforce the CC&Rs, or b) let the applicant make a case as to why the documents in question are not binding before making a decision.

If you leave the language as is, neighbors will get notice that their neighbor is applying for a STR Permit, and in spite of knowing and documenting that such use is prohibited by deed/title restrictions - the County would ignore that and issue a permit.

In conclusion:

Please require STR Applicants to attest that they have the legal right to the Permit they are requesting on their parcel, and reject applications that do not have such a right.

Permitting STRs that are in violation of recorded CC&Rs or other recorded components of the deed and title will fuel neighborhood conflict, serve as the County legitimizing a legally prohibited use, and could even potentially put the County in legal jeopardy for facilitating the violation of legal land use restrictions.

Thank you for considering this comment,

Daniel Berman

From: [Raelina Krikston](#)
To: [Planning Clerk](#)
Subject: Comments on STR Ordinance Workshop
Date: Monday, September 18, 2023 1:40:06 PM

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

Hello,

Please see my comments below in regards to the latest STR ordinance (coastal ordinance) and the proposed workshop on Thursday, September 21, 2023. I would like to include the following points in the event I am not able to attend or if the workshop is unable to be held due to a large number of items on the consent calendar.

1. STR Remove Housing Stock for the community. It is proven that short-term rentals take away opportunities for community members to purchase starter homes and find affordable rentals which has a rippling effect in the fabric of our community and our local economy. If our workforce can't afford to live close by, it means more money and time is being spent commuting, and our neighborhoods become devoid of community.
2. STR are not being regulated appropriately to prevent "mom-and-pop" hotel chains from developing. The latest text includes

"61.05.10.2.3 Per Person Limit. An individual or business shall not own more than five (5) parcels with Short-term Rental permits."

This would allow property owners five individual homes to rent out as short term rentals. I believe this is far too great of a number and should be reduced to 1 or 0. The regulations make no designation on the limit when compared in family trusts, organizations owned by the same entity or individual and leaves a loophole open for larger STR owners to divide holdings between different companies to continue to operate large numbers of STRs. Cumulatively, the number of STRs in our county represent:

381 active listings in Eureka, average **annual revenue of \$43.3K per rental**
317 active listings in Arcata, average **annual revenue of \$41.4K per rental**
192 active listings in Trinidad, average **annual revenue of \$82.9K per rental**
197 active listings in McKinleyville, average **annual revenue of \$54.5K per rental**
(data from AirDNA.co)

This represents a total of **1087 homes that could re-enter the market as long term rentals or homes for first time homebuyers.**

I support an ordinance that only allows for "Home-share" STR and would eliminate 61.05.10 Short-term Rentals defined as entire homes without a caretaker or resident. This would open hundreds if not thousands of homes up to first time home buyers and long-term renters in our community who currently need homes or are seeking upward home mobility.

3. If Short term rentals are continued to be regulated, I support additional STR permit fees and additional taxes should be levied to support a housing trust fund to directly support community members including: rental assistance, first-time home buyers and tax benefits for STR owners who voluntarily convert their STR into long-term rentals or sell their STR properties.
4. *61.05.5 Existing Operations. No permits for whole dwelling unit Short-term Rentals shall be issued during the first two (2) months following the effective date of this section but applications from individuals operating existing short-term rentals will be received. Two months after the effective date of this ordinance the department will issue permits prioritizing applications for locations with existing Short-term Rentals. An existing Short-term Rental shall be determined based on evidence of operation from January 2022 through May of 2023. If the number of permits issued for existing Short-term Rentals exceeds the cap identified in §60.05.10.2.1, then no permits will be issued for new Short-term Rentals until the number of permitted Short-term Rentals in the County falls below the cap.*

This text would cause a huge rush in new UNREGULATED STR to enter the market in order for their application to be considered. This is because the current cap set for STRs is below the current number of STRs in existence

>> Looking at other areas of the nation and world that have dealt with the issues of STRs, it is in our best interest as a community to eliminate STRs entirely. Short of that, no preferences should be made for existing short term rentals and we should seek to limit the number of short term rentals as much as possible in order to **increase the amount of housing stock available to our community for first time home buyers and for long term rentals to re-enter the market.**

Thank you for your consideration.

Raelina Krikston
Eureka Resident

From: [Len Wolff](#)
To: [Planning Clerk](#)
Subject: STR ordinance (coastal ordinance)
Date: Tuesday, September 19, 2023 1:11:35 PM

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

Hello,

Please see my comments below in regards to the latest STR ordinance (coastal ordinance) and the proposed workshop on Thursday, September 21, 2023. I would like to include the following points in the event I am not able to attend or if the workshop is unable to be held due to a large number of items on the consent calendar.

1. STR Remove Housing Stock for the community. It is proven that short-term rentals take away opportunities for community members to purchase starter homes and find affordable rentals which has a rippling effect in the fabric of our community and our local economy. If our workforce can't afford to live close by, it means more money and time is being spent commuting, and our neighborhoods become devoid of community.
2. STR are not being regulated appropriately to prevent "mom-and-pop" hotel chains from developing. The latest text includes

"61.05.10.2.3 Per Person Limit. An individual or business shall not own more than five (5) parcels with Short-term Rental permits."

This would allow property owners five individual homes to rent out as short term rentals. I believe this is far too great of a number and should be reduced to 1 or 0. The regulations make no designation on the limit when compared in family trusts, organizations owned by the same entity or individual and leaves a loophole open for larger STR owners to divide holdings between different companies to continue to operate large numbers of STRs. Cumulatively, the number of STRs in our county represent:

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This represents a total of **1087 homes that could re-enter the market as long term rentals or homes for first time homebuyers.**

I support an ordinance that only allows for "Home-share" STR and would eliminate 61.05.10 Short-term Rentals defined as entire homes without a caretaker or resident. This would open hundreds if not thousands of homes up to first time home buyers and long-term renters in our community who currently need homes or are seeking upward home mobility.

3. If Short term rentals are continued to be regulated, I support additional STR permit fees and additional taxes should be levied to support a housing trust fund to directly support community members including: rental assistance, first-time home buyers and tax benefits for STR owners who voluntarily convert their STR into long-term rentals or sell their STR properties.

4. *61.05.5 Existing Operations. No permits for whole dwelling unit Short-term Rentals shall be issued during the first two (2) months following the effective date of this section but applications from individuals operating existing short-term rentals will be received. Two months after the effective date of this ordinance the department will issue permits prioritizing applications for locations with existing Short-term Rentals. An existing Short-term Rental shall be determined based on evidence of operation from January 2022 through May of 2023. If the number of permits issued for existing Short-term Rentals exceeds the cap identified in §60.05.10.2.1, then no permits will be issued for new Short-term Rentals until the number of permitted Short-term Rentals in the County falls below the cap.*

This text would cause a huge rush in new UNREGULATED STR to enter the market in order for their application to be considered. This is because the current cap set for STRs is below the current number of STRs in existence

>> Looking at other areas of the nation and world that have dealt with the issues of STRs, it is in our best interest as a community to eliminate STRs entirely. Short of that, no preferences should be made for existing short term rentals and we should seek to limit the number of short term rentals as much as possible in order to **increase the amount of housing stock available to our community for first time home buyers and for long term rentals to re-enter the market.**

Thank you for your consideration.

Len Wolff, Arcata Ca

From: [nicael.leistikow](#)
To: [Planning Clerk](#)
Subject: STR Ordinance
Date: Tuesday, September 19, 2023 6:25:45 PM

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

Hello,

Please see my comments below in regards to the latest STR ordinance (coastal ordinance) and the proposed workshop on Thursday, September 21, 2023. I would like to include the following points in the event I am not able to attend or if the workshop is unable to be held due to a large number of items on the consent calendar.

1.

STR Remove Housing Stock for the community. It is proven that short-term rentals take away opportunities for community members to purchase starter homes and find affordable rentals which has a rippling effect in the fabric of our community and our local economy. If our workforce can't afford to live close by, it means more money and time is being spent commuting, and our neighborhoods become devoid of community.

2.

STR are not being regulated appropriately to prevent "mom-and-pop" hotel chains from developing. The latest text includes

"61.05.10.2.3 Per Person Limit. An individual or business shall not own more than five (5) parcels with Short-term Rental permits."

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197 active listings in McKinleyville, average **annual revenue of \$54.5K per rental**

(data from AirDNA.co)

This represents a total of **1087 homes that could re-enter the market as long**

term rentals or homes for first time homebuyers.

I support an ordinance that only allows for "Home-share" STR and would eliminate 61.05.10 Short-term Rentals defined as entire homes without a caretaker or resident. This would open hundreds if not thousands of homes up to first time home buyers and long-term renters in our community who currently need homes or are seeking upward home mobility.

3.

If Short term rentals are continued to be regulated, I support additional STR permit fees and additional taxes should be levied to support a housing trust fund to directly support community members including: rental assistance, first-time home buyers and tax benefits for STR owners who voluntarily convert their STR into long-term rentals or sell their STR properties.

4.

*61.05.5 Existing Operations. No permits for whole dwelling unit Short-term Rentals shall be issued during the first two (2) months following the effective date of this section but applications from individuals operating existing short-term rentals will be received. Two months after the effective date of this ordinance the department will issue permits prioritizing applications for locations with existing Short-term Rentals. An existing Short-term Rental shall be determined based on evidence of operation from January 2022 through May of 2023. **If the number of permits issued for existing Short-term Rentals exceeds the cap identified in §60.05.10.2.1, then no permits will be issued for new Short-term Rentals until the number of permitted Short-term Rentals in the County falls below the cap.***

This text would cause a huge rush in new UNREGULATED STR to enter the market in order for their application to be considered. This is because the current cap set for STRs is below the current number of STRs in existence

>> Looking at other areas of the nation and world that have dealt with the issues of STRs, it is in our best interest as a community to eliminate STRs entirely. Short of that, no preferences should be made for existing short term rentals and we should seek to limit the number of short term rentals as much as possible in order to **increase the amount of housing stock available to our community for first time home buyers and for long term rentals to re-enter the market.**

Thank you for your consideration.

Nicael Leistikow
Arcata, CA., Resident

Considerations on the proposed Short-term rentals ordinance for Humboldt County and its impact on the Mattole Valley community

In the Mattole Valley, several families have been running successful STR businesses, some for years, others only recently and in response to the economic downturn in the area. The news that the County was developing an ordinance to restrict the operation of STRs has been greeted with dismay, for it is felt that the goals of this rule-making address problems that largely do not apply to the local community, while the measures as currently conceived would impose such high burdens as to make operating STRs as a family business impossible. Having followed the public consultation of June 28th online, we feel that it is necessary to share our concerns directly. The following are our most pressing issues with the proposed ordinance.

1. Goals of the measure as presented by the Humboldt County Planning Department

– Preserving housing stock for residents

The Mattole Valley is a very isolated area in Southern Humboldt. Access to Highway 101 is more than an hour's drive away in both directions. As such, residing in the Valley and commuting to work in the major population centers of the County is essentially unfeasible. Hence, the housing stock in the Mattole Valley, whatever use it is destined to, cannot contribute to balancing housing shortages in other parts of the County. With regard to purely local conditions, the recent implosion of the cannabis industry has led to an outflow of population from our community, both in terms of residents and of seasonal workers. To claim that the operation of local STR businesses is precipitating a housing shortage within the community is completely unfounded. The main rationale, explicitly stated by the Planning Department, for a cap on the number of STR businesses in the County finds no corroboration in the actual conditions of the Mattole Valley.

– Maintaining neighborhood quality

In rural and remote areas such as the Mattole Valley, many of the concerns the ordinance proposes to address (e.g. parking, sound levels, lights...) have little or no bearing. In a general context in which the services and utilities provided to residents are exceedingly scarce in quantity and quality (consider: road repair, power outages, phone outages, unavailability of affordable broadband internet connectivity, recycling...) the main driver of neighborhood quality is the maintenance of existing economic activity. The area has significant natural attractions (Lost Coast Trail, redwood stands...) but hardly any private infrastructural investment in tourism (hotels, motels, etc.). Given these conditions, having several STR businesses operating in the Valley actually produces public goods (to bring an example among many, the possibility to lower costs for calls to electricians or plumbers from town by pooling requests). To claim that on balance the public welfare of residents in the Mattole Valley is worse off for the operation of STRs in our community is wholly inaccurate.

2. Aspects of the proposed ordinance

– Obtaining a permit

The proposed rules are extremely opaque on the issues that are the central focus of concern for STR operators: how much will permits cost? What will the process of obtaining one look like practically? How low will the cap be set? What kind of inspections will be required? How long will they take? How much will they cost? Without the ability to estimate reliably the investment of time, effort, and money required by the proposed permitting process it is impossible to form an overall view of the impact of the regulation on individual cases, and to respond accordingly. Information asymmetries between well-connected large businesses and small family-owned operations will only make the consequences of this uncertainty more serious. These aspects of the proposal must be clarified immediately and in full, before the next step of the public review schedule. If such clarification does not take place, citizens and businesses will understandably expect the worst, and search for avenues to directly oppose the

rulemaking process instead of engaging with it in the hope of making the resulting ordinance better for all involved.

– Geographic balance of permits issued under the cap

Especially given the fact that the rationale for the cap finds no application locally, it is very concerning that no provisions have been made in the ordinance for a geographic balance of the permits issued between different parts of the county. The fear is that the areas where professional property management companies operate will manage to obtain a lion's share of permits available under the cap, even though those areas are precisely the ones in which the negative effects of the STR industry are more readily felt.

– Timing of permitting process

As mentioned in the public consultation, the ability of the County to issue future STR permits in a timely fashion is going to be key for the economic viability of the process for small family businesses. In light of foreseeable problems on this front, it would be more than reasonable to consider some form of interim permits for already-operating STR businesses.

– Limits on number of units, as related to parcel size, population density, etc.

The absence of an underlying structural housing shortage in our community fundamentally undercuts the rationale for these provisions: market forces should be more than sufficient to discourage excessively large STR projects. In any case, to add to the rich discussion developed on this topic during the public consultation, it is important to consider that there should not be a conflation between rural settings and larger parcel size: different limits should not be dictated merely by the size of the property under consideration. In the Mattole Valley there are bigger and smaller parcels, but the key factor is the very low population density. This consideration is the cornerstone for the correct understanding of the impact of the STR industry locally.

– Good neighbor guide requirements and their feasibility for family businesses

These rules, as they stand, imply that no STR may be run as a family business. To specify explicitly that a responsible party must be on call 24 hours a day to respond to any complaint within 30 minutes simply means that the only possibility for compliance is to have a property management company that employs caretakers in shifts. Such a hardwired requirement is even more outlandish in the context of the Mattole Valley: first responders cannot be deployed here in 30 minutes for a medical or law enforcement emergency of the highest urgency, yet the ordinance would have STR managers guarantee better responsiveness than the police or EMS ambulances.

– Types of properties allowed for STRs

The proposed ordinance mentions very stringent requirements for buildings to be used for STRs. While of course health and safety are in everyone's interest, we are convinced that the current proposal goes too far. There is a wide variety of unconventional structures that house STRs in our County: tents, tepees, treehouses, yurts, caravans, and so forth. These are indisputably a tourist magnet. In fact, it would be incorrect to think that they are in competition with more traditional hospitality venues such as motels. If the County does not offer a pathway to compliance for this variety of structures, the guests they currently house will not all opt for a stay in less picturesque lodgings: many will simply take their business elsewhere, with a net loss to the County's tourism industry. We think that some form of hospitality arrangement must be made possible in these situations. In particular, businesses that have been operating safely and without complaint for years should automatically obtain special consideration. If for equity reasons a general grandfathering clause of currently-operating STRs is not viable, we think a specific one should be introduced as an exception for this specific case.

– Seasonality

Our area has a very clear seasonal distinction between a dry summer and a wet winter. The attractions in the Mattole Valley that draw the clientele of the local STR businesses are exclusively tied to the area's natural beauty. Consequently, the STR market is almost exclusively seasonal. The fact that there is no acknowledgement of this fact in the ordinance (for instance, in the creation of a different cost tiers

for permits that are yearlong vs. summer-only ones, or in qualifying the rules for permit revocation due to inactivity) is one more indication that the regulatory proposal has not sufficiently taken local conditions into account. Moreover, the fact that many of the structures that are used for STR are not habitable during the winter (e.g. for lack of heating) further demonstrates that prohibiting their use as STRs would do nothing to increase the housing stock for permanent, yearlong residents.

9/19/23

I would like to comment on an AOB use as a STR specifically: 61.05.10.1.4.1 61.05.10.1.4.1 AOB dwellings may be permitted after-the-fact, pursuant the building code in effect at the time of permit issuance.

At each of the draft STR meetings a district wide constituency of long term AOB owners have voiced concerns that their AOB dwelling are being denied a STR permit. This district wide voice has been presented with one of two options from the AOB code which will allow their AOB to obtain a STR permit. The one offered in the STR draft would require an AOB dwelling to obtain an after the fact permit. The requirements and steps necessary to obtain an after the fact permit are not detailed and the cost is not addressed. I have reached out to building regarding an after-the-fact permit. It is not a hurdle, rather an insurmountable brick wall, unless you are wealthy or have the expertise, time, and can come up with the permit fees. However the AOB code provides a second provision that address liability where the owner of the AOB dwelling will assume all liability with a Hold Harmless Agreement between the dwelling owner and the County. This has not been put forward for review and consideration. Additionally there is a third option not put forward and that will allow those AOB dwellings that have been used as a STR and who meet the standards set forth in STR Ordinance to continue such use.

AOB dwellings used as a STR are being perceived as a disruptive element to the balance the ordinance seeks to create. This is far from the truth and is the one single issue that will have the greatest impact on folks whose livelihoods depends on the income from having a STR. AOB dwellings used as a STR are well-established as an asset that truly balances community needs and provides economic stability to residents of our community. For 40 years planning has not interfered with AOB dwellings being rented and recognizes that AOB dwellings serve families who have had lost income due to lost jobs from struggling industries including the collapses of the cannabis industry.

Existing AOB dwellings allowed as a STR will not saturate the market and will be subject to ordinance standards of health and safety as well as neighborhood compatibility. Just as other existing STR, AOB/STR who are non-compliant or unable to meet STR standards or those saddled with numerous complaints will be weeded out by the provisions of the ordinance. The STR Ordinance should move forward allowing the existing AOB/STR practice to continue and adhere to the new STR ordinance. Hopefully planning and those who support removing the established use of AOB dwellings as a STR will consider the impacts to the district wide consistency of AOB owners and see that existing AOB dwellings used as a STR are necessary for many, pose no problems and will be subject to the STR ordinance. They should not be treated differently that other STR dwellings.

Thanks for your time and consideration.

John Rotter

Jrotter1948@gmail.com

McClenagan, Laura

From: Betty Machi <machibetty@gmail.com>
Sent: Tuesday, June 27, 2023 2:40 PM
To: Hilton, Keenan
Subject: Re: Vacation rental restrictions

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

Here's a link to my STR on Airbnb: <https://airbnb.com/h/sheltercovevistacabin>

On Tue, Jun 27, 2023 at 2:38 PM Betty Machi <machibetty@gmail.com> wrote:

Dear Khilton, My name is Betty Machi, I own and manage one 3 bed 2 bath vacation rental at Shelter Cove on Machi Road. I have been open since 2018. I have 145 reviews, (since I took over management 3 years ago) and a 499 star rating out of 5. I have earned 5*s for communication on every stay. I am a "super host" on Airbnb. I have never gotten a complaint of any kind for any neighbor and I wouldn't even if I had some close by. I cannot imagine not emptying the garbage or not responding in a timely manner to any situation that needed my attention. My success depends on it!! Poor guest experience tends to take care of itself in ratings. Folks will stop booking low rated STRs and they won't be in business for long. So at least at the Cove, the County getting involved in that is unnecessary in my opinion.

Renting my place short term allows my family to continue using our family home so renting long term is not an option. Having STRs makes it possible to accommodate enough visitors to support all the other businesses at Shelter Cove.

I believe most owners would sell before they rented full time and if they did rent full time you can bet there wouldn't be any increase in "affordable" housing. Shelter Cove is a resort/vacation destination and always has been.

The problem as I see it is that there are now too many STRs at the Cove so everybody is getting a much smaller piece of the "pie". Moratorium way too late. My income will be down about \$15,000 this year as a result of market oversaturation. Some are closing, selling, or going to long term. The economy has a way of taking care of too many and I am seeing that to a certain extent.

Regarding noise and light at night, residents are at least, probably more, likely to be offenders. If this ordinance is for STRs it should be for all. Light pollution is a huge problem, barking, loose, aggressive dogs are numerous. Loud music is common. Plenty of folks at the Cove have terrible neighbors FULL TIME, probably wish they were short term...

Finally, regarding owner builder STRs, Airbnb is full of them, even tents and trailers are accepted, sometimes preferred. As long as there is full disclosure, (an accurate description) I do not see a problem. Again, if there is a problem their ratings and longevity will reflect that.

Inspections? Whatever. Certainly no surprise. Probably unnecessary. Again, the system is set up to weed out the bad places in no time. Airbnb will even intervene where appropriate.

Thank you for reading this, khilton, I appreciate the opportunity to be heard.

Sincerely,

Betty Machi

From: [Bushnell, Michelle](#)
To: [Ford, John](#); [Hilton, Keenan](#)
Subject: Fwd: STR ordinance
Date: Thursday, September 07, 2023 9:43:33 PM

FYI

Get [Outlook for iOS](#)

From: Betty Machi <machibetty@gmail.com>
Sent: Saturday, September 2, 2023 10:43:00 AM
To: Bushnell, Michelle <mbushnell@co.humboldt.ca.us>
Subject: STR ordinance

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

Dear Ms. Bushnell,

The STR draft makes a distinction between hosted and “unhosted” STRs. I would like to point out that all STRs are hosted, most remotely because who really wants to spend their vacation with strangers? I host my Shelter Cove STR remotely from Eureka and my sister who acts as caretaker lives next door to the rental. We’ve been open since 2018 with a 4.99 rating and 157 reviews. We are legally registered with the county and have always paid our TOT.

Here's what my last guests had to say about their experience and my hosting:

“ This home is absolutely amazing. Elizabeth was one of the best hosts I’ve had on air bnb. She was very attentive, quick to respond, and so kind. The views from this home are unmatched and allow you to embrace the true beauty shelter cove has to offer. The deck was a great place for my friends and family to hangout. I will definitely be staying again and thank you again Elizabeth for your hospitality.”

Here’s another one from August: " Our stay at the Vista Cabin in Shelter Cove was a dream come true. The enchanting view from every window left us speechless, a true painting of natural beauty. The warmth and coziness of the cabin made us feel instantly at home. Comfortable beds, well-stocked kitchen, and top-notch laundry facilities made our stay convenient. The thoughtful touches like games for the kids added extra joy. The host's warmth, responsiveness, and passion for our experience were remarkable. Shelter Cove itself felt like a mystical paradise, the most beautiful place we've seen.

These reviews are typical for me, so, (planning dept) please don't tell me my place is "UNHOSTED"!! Hosting is a full time job for me and I take it very seriously. Also I resent being treated like a child who has to be told to "empty the garbage", etc. Really???

Please retain guest choice in Humboldt County. Some visitors would

choose alternative or unusual accommodations and they should be allowed to. Now they will go elsewhere.

I am barely breaking even right now. Additional fees and hassle for permitting, etc. will cause hardship and for no apparent reason but greed and job security for the building department and county bureaucrats. My STR allows us to keep our family home and have use of it for ourselves. The income makes the difference between me being able to retire or not. I am 68 and retired from Humboldt County.

I and many like me are providing an important service to the Humboldt County economy and should be REWARDED not PENALIZED.

Thank you, Ms. Bushnell,
Elizabeth (Betty) Machi

Sent from [Mail](#) for Windows

From: [Betty Machi](#)
To: [Hilton, Keenan](#)
Subject: Re: "un-hosted" versus "remotely hosted"
Date: Saturday, September 02, 2023 9:47:39 AM

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

As you can see, I and many like me are providing an important service to the Humboldt County economy and should be REWARDED not PENALIZED.

On Sat, Sep 2, 2023 at 9:43 AM Betty Machi <machibetty@gmail.com> wrote:

Here's another typical review: " Our stay at the Vista Cabin in Shelter Cove was a dream come true. The enchanting view from every window left us speechless, a true painting of natural beauty. The warmth and coziness of the cabin made us feel instantly at home. Comfortable beds, well-stocked kitchen, and top-notch laundry facilities made our stay convenient. The thoughtful touches like games for the kids added extra joy. The host's warmth, responsiveness, and passion for our experience were remarkable. Shelter Cove itself felt like a mystical paradise, the most beautiful place we've seen. Our family vacation was unforgettable, and we'll forever cherish the memories made at the Vista Cabin. Thank you for this magical experience - we can't wait to return!

On Sat, Sep 2, 2023 at 9:39 AM Betty Machi <machibetty@gmail.com> wrote:

Also, I am barely breaking even right now. Additional fees and hassle for permitting, etc. will cause hardship and for no apparent reason but greed and job security for the building department and county beaurocrats. My STR allows us to keep our family home and have use of it for ourselves. The income makes the difference between me being able to retire or not. I am 68 and retired from Humboldt County.

On Sat, Sep 2, 2023 at 9:12 AM Betty Machi <machibetty@gmail.com> wrote:

I would like to point out that all STRs are hosted, most remotely because who really wants to spend their vacation with strangers? I host my Shelter Cove STR remotely from Eureka and my sister who acts as caretaker lives next door to the rental. Here's what my last guests had to say about their experience and my hosting. " This home is absolutely amazing. Elizabeth was one of the best hosts I've had on air bnb. She was very attentive, quick to respond, and so kind. The views from this home are unmatched and allow you to embrace the true beauty shelter cove has to offer. The deck was a great place for my friends and family to hangout. I will definitely be staying again and thank you again Elizabeth for your hospitality."

This quality of review is the morm for me, so please don't tell me my place is "UNHOSTED"!! Hosting is a full time job for me and I take it very seriously. Also I resent being treated like a child who has to be told to "empty the garbage". Really??? Also, you are taking away guest choice in Humboldt County. Some would choose alternative or unusual accomodations and they should be allowed to.

From: [Betty Machi](#)
To: [Hilton, Keenan](#)
Subject: Re: "un-hosted" versus "remotely hosted"
Date: Wednesday, September 13, 2023 12:05:27 PM

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

Hi Keenan, here's a review from a so-called "hosted" STR in Shelter Cove. It illustrates my point that they are not automatically better just because the host lives in, and are in fact sometimes worse. This listing seems to have stopped taking reservations, illustrating that reviews go a long way in weeding out the less desirable STRs without any help from "official" sources.

"The window in the living room has an excellent view of the ocean.

The guest area is the bottom floor of a house.

You won't see the hosts, but you can hear them living every aspect of their life, clear as day.

Expect to hear their TV, them loading washer and dryer, their muffled conversation etc.

Until midnight the hosts were running around chasing their dog, dropping things, slamming doors.

Our goal when driving out to Shelter Cove was to get some peace and quiet. Unfortunately we didn't get either.

It was clean, but the bathroom could do with a good scrubbing.

The TV wasn't available to guests because the owners were recording an old episode of Futurama.

Shelter Cove is beautiful. The Gypos brewery had some great Fish and Chips and the beach by the lighthouse is beautiful."

Bottom line, this "hosted" STR provided a poor experience to visitors. Will they be back? What is the impact to the local economy? Thank you.

On Tue, Sep 5, 2023 at 2:29 PM Betty Machi <machibetty@gmail.com> wrote:

They left me my 158th 5* review.

On Tue, Sep 5, 2023 at 2:25 PM Betty Machi <machibetty@gmail.com> wrote:

Thank you for your kind response, Keenan. Not so much disparaging as inaccurate. My most recent guests reported a plumbing issue to me immediately. I responded immediately asking if they wanted someone to look at it right away or would rather wait until they checked out next morning to respect their privacy. Since there was another shower they opted to wait. I had a team member complete the repair next morning in just a few minutes with a spare part. Un-hosted? Hardly. Some of the best hosts do so remotely with great skill and efficiency while delivering the privacy visitors to our area want.

On Tue, Sep 5, 2023 at 1:16 PM Hilton, Keenan <KHilton@co.humboldt.ca.us> wrote:

Ms. Machi,

Thank you for the comment. It will be included in the record.

I certainly didn't mean to be disparaging with the term "unhosted!" Thanks for the

feedback on that.

Let me know if there are any other specific questions or concerns that you have.

Best,

Keenan



Keenan Hilton ([he/him](#))
Associate Planner
[Humboldt County Planning & Building](#)
Office: 707-445-7541
Direct: 707-268-3722

From: Betty Machi <machibetty@gmail.com>
Sent: Saturday, September 02, 2023 9:47 AM
To: Hilton, Keenan <KHilton@co.humboldt.ca.us>
Subject: Re: "un-hosted" versus "remotely hosted"

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

As you can see, I and many like me are providing an important service to the Humboldt County economy and should be REWARDED not PENALIZED.

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Our family vacation was unforgettable, and we'll forever cherish the memories made at the Vista Cabin. Thank you for this magical experience - we can't wait to return!

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This quality of review is the morm for me, so please don't tell me my place is "UNHOSTED"!! Hosting is a full time job for me and I take it very seriously. Also I resent being treated like a child who has to be told to "empty the garbage". Really??? Also, you are taking away guest choice in Humboldt County. Some would choose alternative or unusual accomodations and they should be allowed to.

Hello to Keegan and our Supervisors,

August 29th, 2023

Thank you for starting this work to help our community make the most sense out of vacation rentals and the roll they play in our overall housing dynamics here in Humboldt.

My name is Bo Day, I'm a general contractor, property owner, and father to two teenage sons currently enrolled in Arcata High and McKinleyville high. I attended the meeting held on August 24th in McKinleyville and was struck by the turn out, the clarity of the speakers, and the emotional intensity around this issue.

The draft ordinance we were presented with at the meeting was clear about establishing a hard-cap for the total number of permitted vacation rentals at 2% of the existing housing stock and also that neighborhood concentration limits would be in place to determine how many short-term rentals could be in any neighborhood. I appreciate the clarity that property owners who live on the property where they have a short-term rental that is two-or-less bedrooms of the house where they live are exempt from the overall 2% cap but I hope future drafts of this ordinance can create even more clarity for **people who live on the property where they have a short-term rental:**

In particular I hope my thoughts here are understood to be focused on ***those properties where the owner lives AND where he/she is operating a short term rental.*** My feeling is that much of the tension around this ordinance comes from this type of property.

1. **Please make it clear that property owners who live in the same house that they use as a vacation rental are exempt from the neighborhood concentration limits.** It was clear to me at the meeting that people are very concerned about these concentration limits because they see a situation where one neighbor has a permitted short-term rental in her home and, therefore, the other neighbor cannot. Even though neither of these property owners are removing long-term rentals from the market. This situation, with the concentration limits, has the potential to put neighbors in conflict and competition with each other. It also presents the possibility that the highest functioning, wealthiest, best connected members of a neighborhood will get their permits first and the rest, who may have other struggles or who are simply busy at work, will be trying to catch up only to see that they are not able to get a permit because of the concentration limits.

2. The fact of the matter is that many people are currently using various outbuildings and ADUs that have existed for years as vacation rentals and that these people rely on income from these rentals to survive. So the language that in order to be exempt from the 2% cap a property owner needs to live within the same house as the rooms that are renting is frightening and confusing. Additionally, the neighborhood concentration limits further confuse the concept of permitting a short-term rental in an existing second unit or back-yard cottage. Forcing property

owners to give up income from short-term rentals in various cottages and buildings on their properties will cause serious damage to many people. I hope that the readers of this note understand that income from many short-term rentals is not some “extra profits” set aside for frivolous vacations it is essential income to help people survive the day-to-day. **I feel that the best way forward with the ordinance is to simple make it clear that property owners who live on the same property where they are hosting a short-term rental are exempt from permitting whether the rented space is physically inside their home or elsewhere on the property.**

3. How will this ordinance address **seasonal short-term rental use**? Particularly when the short-term rental is located on the property where the owner lives. I can see many situations where a homeowner chooses to rent a part of their property during the summer months but uses the same structure for personal/ family use during the other parts of the year.

I do not currently run a short-term rental but I plan to transition one of our long-term rentals to a short-term seasonal rental when my mother ages to a place where she needs help (she is 81 today). This is a very common situation as so many of the boomers are well into their senior years and many are now in need of support. Like many families we have a plan that my mother will split her time between living here in Humboldt and living in the areas where my two siblings live. She will spend 4-months living in my small unit in Manila then on to my brother or sisters. The other 8-months I plan to use the unit as a short-term rental to make money to support her. I fear that the 2% cap as well as the concentration limits as they are written in this draft would likely make this plan impossible if one of my neighbors gets a permit before I do. That will really screw up our plans and put my mother in a tough position.

4. How will Humboldt County **work to promote and celebrate our local people who are running short term rentals** and bringing tourists and revenue into our county? Like any small business owner all of these individuals are taking on risk and putting in work to bring economic activity to our community. Any ordinance creating hurdles for them to overcome should also create supports and rewards for those who overcome the hurdles.

5. **Strengthen opportunities for “the little guy” in this arena.** The draft we were presented with at the meeting omitted the language that limited the total number of units that any one entity can permit. We were told that was a clerical oversight. I hope so. I’m sure you agree that every effort needs to be made to protect this industry so that regular home owners can thrive here and not be pushed out by wealthier companies or groups. I understand the ordinance will contain language limiting the number of permits any single entity can have to FIVE. Even that seems like a lot. The real focus of this ordinance should be to prevent businesses and individuals from buying up property in our beautiful area and turning existing long-term rentals into vacation rentals. I would encourage the ordinance to focus directly on that and leave actual, local homeowners alone.

5. **How is Humboldt County incentivizing the creation of long-term rentals?** This ordinance creates a few hurdles for people seeking to create short-term rentals. What is the county doing to encourage property owners to create long-term rentals?

- A. Reduction in property taxes for long-term rental properties.
- B. Reduction in sewer/ water rates for long-term rentals.
- C. Streamlined permitting and reduction in permitting costs for building long-term rentals.
- D. Work with the state/ federal government to create favorable tax incentives that encourage individual property owners to create long-term rentals. In other words tax the income from long-term rentals differently than you tax income from short-term rentals particularly for individuals who own less than 5 rentals.
- E. Grant a permit that allows for a short-term rental to individuals for every 5 long-term rentals they maintain. Even if that property is out of step with your density and concentration limits.**
- F. Create a specialized lending office that can write equity-based loans at reasonable rates to builders who want to build long-term rentals. In other words write loans that are secured by the equity in the property being developed (not by the builder's income) and create deed restrictions on those properties that guarantee that they remain rentals for some extended period of time (10-years say). The ADU guidelines on your website are nice but your work there doesn't create actionable help for property owners.
- G. Fix workman's comp. The costs and administration involved in maintaining employees is a huge percentage of the cost of construction. For a small company like mine I pay nearly 30% of what I pay my guys to the workman's compensation company. That is disgusting and I would rather pay my guys than the insurance company. If you really want to encourage builders to build rental property find a way to offer reduced rate workman's comp to companies building rental units. Lend us money and reduce our costs and we will build rentals for people.

That's it for my actual ideas now I'm just rambling-

I own four properties in Humboldt, each of which has two units on it and none of them are short term rentals. I provide long-term housing to seven families in McKinleyville, Arcata and Manila and I have done so for 15 years and I have no plan to stop doing so. Three of these long-term rentals I built with my own hands. In addition my efforts as a small-time developer have

created an 8-lot subdivision as well as a three-lot subdivision in McKinleyville all of which are currently developed with homes lived in by regular, long-term people. I am someone who has created and maintained real housing in Humboldt and I'm currently starting to investigate creating another 3-lot subdivision off of Hiller rd. that will be developed with two homes on each unit all adding to the general housing stock in this county. I have created this housing simply as an active contractor hustling the best I can with the limited resources I have. How can you help me with this new project on Hiller so I can do a three-lot subdivision and build six new rental houses?

Even though I am a provider of long-term rentals I fear that the current draft of the ordinance will do real harm to many people in our community and do real harm to neighborhoods. **In particular I'm concerned with the county's insistence that individual property owners who want to run a vacation rental as part of their own property, where they live, will be required to go through the permitting process and that they may be refused a permit because of the concentration limits. Those concentration limits should not apply to people running short term rentals anywhere on the property where they live either in the house, in the garage, or in the yard. People running short-term rentals on their own property, where they live, should be exempt from the permitting process.**

Thanks for your time,

Bo Day
Equity Building and Design
www.ebd1.com
bodday@ebd1.com
707-496-3095

From: [Ford, John](#)
To: [Hilton, Keenan](#)
Subject: FW: Support for Short Term Rental 45 Day Moratorium
Date: Friday, June 30, 2023 12:47:02 PM
Attachments: [image001.png](#)

John H. Ford
Director of Planning and Building
(707) 268-3738



From: Madrone, Steve <smadrone@co.humboldt.ca.us>
Sent: Monday, June 26, 2023 2:46 PM
To: Brianna Buell <Brie-Brie@outlook.com>; Ford, John <JFord@co.humboldt.ca.us>
Subject: Re: Support for Short Term Rental 45 Day Moratorium

Thanks

Steve Madrone
County of Humboldt
Supervisor, District 5
(707) 476-2395

From: Brianna Buell <Brie-Brie@outlook.com>
Sent: Thursday, June 22, 2023 3:50 PM
To: Madrone, Steve <smadrone@co.humboldt.ca.us>
Subject: Support for Short Term Rental 45 Day Moratorium

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

Dear Supervisor,

My name is Brianna Buell, I am a renter in Humboldt County. I fully support the 45-moratorium to the vacation rental ordinance. As stated in previous BOS meetings, whenever there is legislation regulating certain activities, there is a rush to establish that activity by individuals who have yet to participate. In respect to the short term vacation rental ordinance, the moratorium prevents a rush of current housing stock to be converted into vacation rentals.

As a renter, I do not wish to see possible housing for myself and my community be converted to support tourists to our area. Airbnb and VRBO displace community members because of the lucrative nature of running short term rentals. Many landlords opt for the perceived ease of running a short term rental over having long term tenants. We cannot have a functioning local economy without housing and most importantly workforce housing for the industries which ironically support the tourism industry as a whole.

I support the moratorium and furthermore, more stringent regulations and taxes for vacation rentals in order to dissuade home owners to convert their homes into unregulated hotels and preserve current housing stock for our community.

Please consider enacting a high tax for vacation rentals after the moratorium period to support things like our local housing trust fund, housing voucher programs, or new construction for multi-family housing and specifically housing which allows for ownership such as condos, and townhomes. In addition, I believe homeowners who convert vacation rentals back into long term housing should be rewarded. Let's create legislation that makes the right choice easier and attractive.

We desperately need housing in our community and this is just one first step to ensure the housing we have now can continue to serve our community.

Thank you for your consideration,

Brianna Buell

From: [PlanningBuilding](#)
To: [Richardson, Michael](#); [Hilton, Keenan](#)
Subject: FW: STR question
Date: Thursday, June 29, 2023 3:39:16 PM
Attachments: [image001.jpg](#)
[image002.png](#)

dmoxon (3)



Delilah Moxon

Administrative Services Manager
[Planning and Building Department](#)
3015 H Street | Eureka, CA 95501
Phone: 707-445-7541 | Fax: 707-445-7446
Email: dmoxon@co.humboldt.ca.us

From: Brooke Sandberg <sandbergproperty@gmail.com>
Sent: Wednesday, June 28, 2023 10:29 AM
To: [PlanningBuilding](#) <planningbuilding@co.humboldt.ca.us>
Subject: STR question

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

In the summer of 2020, I reached out to the county regarding obtaining a business license to operate a short term rental next door to our home and was told the following. (The blue are directly from an email I received from the county Treasury and Tax Assistant.)

Ok, so you can run the short term rental business from your home as a property management business. You just need to complete the Mobile Application (Home based business application) and a TOT Registration Form. I have attached everything for your convenience. Be sure to use your business location as your home address.

You need to use your home address of 172, because you would manage the property from your home. Bookings etc... If you choose to use the physical address of the rental it will most likely be denied because the county does not have a code to support the business license for the actual location of the rental. Additionally our fees are nonrefundable and I would not like to see you lose that money for nothing. The planning department may require a home occupation permit, but they will notify you if they do once I send the application for review. That's just a heads up and that permit is \$100.00.

My application was approved and I was issued a business license that I have renewed when it became due again. Additionally, I submit TOT for applicable bookings. The planning department did not require additional permits from me at the time. I am curious how those of us who have been operating a STR with a business license issued by the county will be grandfathered in under the new ordinance.

From: [Ford, John](#)
To: [Hilton, Keenan](#)
Subject: FW: short term rental comment
Date: Friday, June 30, 2023 12:46:56 PM
Attachments: [image001.png](#)

John H. Ford
Director of Planning and Building
(707) 268-3738



From: Madrone, Steve <smadrone@co.humboldt.ca.us>
Sent: Monday, June 26, 2023 2:45 PM
To: cemone@reninet.com; Ford, John <JFord@co.humboldt.ca.us>
Subject: Re: short term rental comment

Thanks

Steve Madrone
County of Humboldt
Supervisor, District 5
(707) 476-2395

From: cemone@reninet.com <cemone@reninet.com>
Sent: Thursday, June 22, 2023 5:42 PM
To: Madrone, Steve <smadrone@co.humboldt.ca.us>
Subject: short term rental comment

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

Dear Supervisor Madrone,

I own two houses in Humboldt County. I live in one and rent the other to a family. I also accommodate touring cyclists through WarmShowers, which is a reciprocal hospitality program which does not require payment for lodging (only that the participants pedal to the destination). I only mention that because I could have an Airbnb, but I don't.

Looking at Trinidad as an example, I don't want to see family housing converted to support tourism. That is what hotels, motels and inns are for, and these establishments provide jobs. This is why I support the Trinidad Rancheria's plan to build a hotel (but not necessarily the current environmentally questionable plan for it!)

Whole-house Airbnbs and VRBOs displace community members. It is a misplaced perception that running a short-term rental is easier than having long-term tenants. It is simply more lucrative. At bare minimum, if homeowners want to rent out a room in their house through Airbnb or such, there should be a *required on-site tenant*. More stringent regulations and taxes for vacation rentals might well dissuade home owners from converting their homes into unregulated hotels.

Please consider enacting a high tax for vacation rentals after the moratorium period to support housing options such as housing voucher programs, new construction for multi-family housing and housing options which allow for ownership (like condos). Perhaps homeowners who convert vacation rentals back into long-term housing should be rewarded in some way.

Thank you for representing us.

Carol Moné

Trinidad

From: [Ford, John](#)
To: [Hilton, Keenan](#)
Subject: FW: Vacation rentals
Date: Friday, June 30, 2023 12:47:42 PM
Attachments: [image001.png](#)

John H. Ford
Director of Planning and Building
(707) 268-3738



From: Madrone, Steve <smadrone@co.humboldt.ca.us>
Sent: Monday, June 26, 2023 2:21 PM
To: Carrie Vonier <ms_vonier@yahoo.com>; Ford, John <JFord@co.humboldt.ca.us>
Subject: Re: Vacation rentals

Thank you.

Steve Madrone
County of Humboldt
Supervisor, District 5
(707) 476-2395

From: Carrie Vonier <ms_vonier@yahoo.com>
Sent: Friday, June 23, 2023 7:46 AM
To: Madrone, Steve <smadrone@co.humboldt.ca.us>
Subject: Vacation rentals

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

Dear Supervisor,

My name is Carrie Vonier, I am a renter in Humboldt County. I fully support the 45-moratorium to the vacation rental ordinance. As stated in previous BOS meetings, whenever there is legislation regulating certain activities, there is a rush to establish that activity by individuals who have yet to participate. In respect to the short term vacation rental ordinance, the moratorium prevents a rush of current housing stock to be converted into vacation rentals.

As a renter, I do not wish to see possible housing for myself and my community be converted to support tourists to our area. Airbnb and VRBO displace community members because of the lucrative nature of running short term rentals. Many landlords opt for the perceived ease of running a short term rental over having long term tenants. We cannot have a functioning local economy without housing and most importantly workforce housing for the industries which ironically support the tourism industry as a whole.

I support the moratorium and furthermore, more stringent regulations and taxes for vacation rentals in order to dissuade home owners to convert their homes into unregulated hotels and preserve current housing stock for our community.

Please consider enacting a high tax for vacation rentals after the moratorium period to support things like our local housing trust fund, housing voucher programs, or new construction for multi-family housing and specifically housing which allows for ownership such as condos, and townhomes. In addition, I believe homeowners who convert vacation rentals back into long term housing should be rewarded. Let's create legislation that makes the right choice easier and attractive.

We desperately need housing in our community and this is just one first step to ensure the housing we have now can continue to serve our community.

Thank you for your consideration,

Carrie

From: [Richardson, Michael](#)
To: [Hilton, Keenan](#); [Dunn, Jacob](#)
Cc: [McNamara, Cade](#)
Subject: FW: Short term rentals
Date: Monday, June 12, 2023 9:22:00 AM
Attachments: [Eco Camp ordinance .doc](#)
[image001.jpg](#)
[image002.png](#)

Fyi

No action is required on your part.

- m

From: PlanningBuilding <planningbuilding@co.humboldt.ca.us>
Sent: Friday, June 9, 2023 4:06 PM
To: Ford, John <JFord@co.humboldt.ca.us>; Richardson, Michael <MRichardson@co.humboldt.ca.us>
Subject: FW: Short term rentals

Good afternoon,

The email below is addressed to both of you, but you are not on the recipient list. The information is forwarded for your consideration.

Thank you,

dmoxon (3)



Delilah Moxon

Administrative Services Manager
[Planning and Building Department](#)
3015 H Street | Eureka, CA 95501
Phone: 707-445-7541 | Fax: 707-445-7446
Email: dmoxon@co.humboldt.ca.us

From: Chip Tittmann <chip.tittmann@gmail.com>
Sent: Friday, June 9, 2023 2:19 PM
To: Milner, Mary <MMilner1@co.humboldt.ca.us>; PlanningBuilding <planningbuilding@co.humboldt.ca.us>
Cc: Madrone, Steve <smadrone@co.humboldt.ca.us>; Michelle Bushnell <mbushnell@co.humboldt.ca.gov>; Wilson, Mike <Mike.Wilson@co.humboldt.ca.us>; Bohn, Rex <RBohn@co.humboldt.ca.us>; Arroyo, Natalie <narroyo@co.humboldt.ca.us>
Subject: Short term rentals

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Mary, Michael and John, The attached letter was developed before the 45 day moratorium on short term rentals, thus making this issue more immediate. Please consider Eco Camps. As we have proposed, Eco Camps will not despoil neighborhoods, but enhance and enriched them.

As you know, there are many current subscribers and visitors on short term rental platforms. With the moratorium being enacted, many thousands of dollars will not be spent in Humboldt and those lost thousands will not be supporting the families, investors, staff, business owners and general commerce. Please reconsider this moratorium until the public has a chance to weigh in on this. Just because the government has not develop regulations for a growing business should not be reason to penalize those current innovators. Existing business should be allowed to continue operations until ordinances are fully approved.

Just as the tourist season is blossoming, don't stop the flowering with a choking moratorium.

Thanks for you attention and action..ct

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ARCO IRIS CONSULTING¹
WOODWORK CONG,
DESIGN AND CONSULTING

Chip Tittmann
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Miranda, Cal 95553
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Humboldt County Planning, June 27, 2023

I am representing Lenny Ozar who is a current short term rental owner in Miranda. We have several suggestions for the county while currently developing short term rental (STR) and Tiny Home ordinances.

Mr Ozar's proposed development is in Southern Humboldt, located on 30+ acres of land zoned for Ag. on a paved county road. The development will propose permitting for 4-10 RV sites, 4-10 tent platforms, 1-2 short-term rental homes and accommodations for small private parties and weddings. All of this will be in conjunction with a grape vineyard, a fruit and nut orchard and vegetable gardens (non-cannabis). This Eco Camp will feature a permaculture education and visitor information center on a working regenerative agricultural site. This type of Eco Camp will be good for tourism, good for the local transition of the economy away from cannabis and will set an example of this transition.

In developing the new housing ordinances, we ask the County Planning to propose lenient, simple and yet safe regulations for this type of Eco Camp under your "Farm Stay" (314-154).

We ask that RVs and tent pads be approved and inserted into this Farm Stay ordinance section.

These Eco Camps will bring in tourists and visitors, will educate the public, and create jobs for staff, housing hosts and agricultural workers. This is the type of enterprise that Humboldt County should be encouraging, not restricting nor putting moratoriums upon.

Such a proposed Eco Camp (Farm Stay) should allow for small-scale short-term rentals, RV sites and tent platforms. Permitted

activities could be educational workshops, overnight and short-term stays for tourists, including facilities for weddings, private parties and workshops. Themes for these Eco Camps should be based around regenerative agriculture, sustainable forestry and permaculture education using organic gardening, forestry and farming practices.

Eco Camps would follow all state and county health and safety regulations. But these regulations should be flexible and encouraging for experimentation to site-specific conditions including rain water catchments, solar and regenerative energy systems, gray water recycling, composting toilets and experimental OSWS (On Site Waste Systems). Collaboration projects with colleges, non-profits, tribes or universities should be encouraged to facilitate this type of use permitting.

We are concerned about the wording “**inspected for safety**” in the ordinance. What standards of safety will be applied? We propose those standards be lenient, flexible and site specific, not one size fits all. **We propose a self-certification program that will conform to basic guidelines outlined by the county.** The proposed Good Neighbor Guide does not require county inspections. The “safety inspections” of STRs should also be self-certified rather than requiring repeated inspections by multiple agencies. The over-regulation of the STR industry should not be a second cannabis roll out disaster.

If the Building Department is to administer this program, some iteration and alterations of the Safe Homes Program could be adopted for Short Term Rentals. Health, public safety and neighborhood buy-in need to be provided, but KISS (Keep It Simple Stupid) and don’t drown initiative with over regulations.

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We propose a Short Term Rental self certification system, similar to the Safe Homes Program be administered by the proposed “Zoning Administrator” within the Building Department.

We also propose the term limit for STR permits be extended to at least 5 years. In addition, allow for transference of those permits to follow property ownership and not require new owners to reapply upon change of ownership. The new owner would be required to reapply when the 5 years has expired.

Because the county is also looking to develop sites for smaller, simpler housing suitable for the houseless (Tiny Homes), we propose a fund be administered by the county that would tax the Eco Camps and short term rentals, which are intended and suitable for more upscale visitors, to help fund Tiny Homes that are suitable for the houseless.

We will participate in the public scoping session on June 28 to propose these suggestions and appreciate your attention to our concerns.

Signed in absence: Lenny Ozar

Chip Tittmann

Chip Tittmann, P.O. Box 49, Miranda, California 95553
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From: [Chip Tittmann](#)
To: [Wilson, Mike](#); [Bushnell, Michelle](#); [Madrone, Steve](#); [Bohn, Rex](#); [Arroyo, Natalie](#)
Cc: [PlanningBuilding](#); [Milner, Mary](#); [Hilton, Keenan](#)
Subject: Public Comment on the Short Term Rental
Date: Thursday, July 20, 2023 11:33:00 PM
Attachments: [STR Ordinance input.docx](#)

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

Gentlepeople: The quick summary of our attached letter and its comments on the proposed Short Term Rental Ordinance:

*Allow self-certification of Good Neighbor Program and self-certification of Public Safety requirements from STR operators

*Apply Ordinance only to neighborhood regions such as Zones R-1, Multiple Housing and Commercial Zoning. Outside those Zones, STRs would be principally approved with self certified Good Neighbor and Public Safety Agreements filed annually with the County Zoning Administrator

*Term lengths for STR permits be 5 years, convertible to any change of owners

*Modify Safe Homes and AOB ordinances to allow for STRs

*Include Eco Camps as permit-able STRs

Thank you for your attention. VRBO and Airb&b operators deserve to be heard before any Ordinance is passed.

Chip Tittmann, Owner
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chip.tittmann@gmail.com

Leonard Ozar, Owner
Morgan Holding, LLC
lakeleenny@aol.com

From: [Chip Tittmann](#)
To: [Hilton, Keenan](#); [PlanningBuilding](#)
Cc: mcclenagan2@co.humboldt.ca.us; [Madrone, Steve](#); [Bohn, Rex](#); [Wilson, Mike](#); [Bushnell, Michelle](#); [Arroyo, Natalie](#)
Subject: STR Ordinance proposal
Date: Wednesday, September 20, 2023 12:33:51 PM

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

Keenan and John,

Thank you for allowing the public to continue to comment of the Short Term Rental (STR) ordinance you are proposing. The current Ordinance proposal is certainly better than originally proposed. But a “Two Tiered Approach” has not been addressed: one for urban areas one for rural and coastal areas.

The information below, about Santa Barbara has just come to our attention. I hope it will be convincing to you not to impose the proposed restrictions on rural STRs in Humboldt County. You have already agreed that Shelton Cove STRs have special considerations relative to the STR ordinance. As the Coastal Commission has insisted Santa Barbara comply for public access to the coast, please consider the argument that access to State Parks, BLM sites, the Avenue of the Giants and other rural parts of Humboldt County should be encouraged, not restricted as the current ordinance proposal is doing.

Why not allow the existing rural STR operators to continue as “unregulated”, as the Coastal Commission has insisted of Santa Barbara? The Coastal Commission legal precedent could open up the County for law suits to protect existing STR’s not only in the Humboldt coastal areas, but also in rural Humboldt. One size does not fit all. As you have heard in every public meeting, this is a life line for small, rural STR operators, an economic engine for tourism and a gateway beyond the cannabis economy.

Please, make the rural permit process be simple, without building codes or road restrictions:

- *Collect the bed tax, yes.
- *Require a business license, yes.
- *Have operators sign noise, light and parking agreements, yes.
- *The Good Neighbor Agreement for immediate neighbors within 500 ft is sensible, yes.

Let the rural STR market regulate itself. If egregious operators or problems arise, through Code Enforcement, you will still have the control to shut them down if there are credible and substantive complaints.

There are rumblings that the existing STR operators are mounting a significant lawyer money chest to oppose the ordinance if it is not less restrictive than even this newest iteration of the Ordinance. These law suits would cost the County to defend the ordinance. They would delay implementation of any ordinance and not achieve your desires of urban neighborhood stability and maintaining housing stocks in critical areas. In your very first Zoom meeting, a “Lawyer from Trinidad” suggested this two tiered approach: permits for urban neighborhoods and

“unregulated” for rural. Another presenter at the Garberville public meeting also suggested that all of Southern Humboldt is a “recreation zone similar to Shelton Cove” and should have less restrictive permit regulations to allow for greater tourism, an economic rebound and continued STR operator livelihoods.

It is our understanding, in Santa Barbara, STRs aren’t allowed in most inland areas of the city because, by their County ordinance, they’re mostly prohibited.

However, short-term rentals in the coastal area are allowed, following a [2021 California appeals court ruling](#) overturning a 2015 law banning most STRs from coastal areas of the city. According to the California Coastal Commission, Santa Barbara’s previous ban violated the California Coastal Act, which requires affordable accommodations to be available to the public in the coastal zone. The Coastal Commission has [become more involved in local regulation of vacation rentals](#) in recent years, often supporting short-term rentals as essential to public access.

Regulation of short-term vacation rentals in the coastal zone was limited by a court judgement by California Appeals Court Judge Steven Perren in a 2021 ruling. As such, Santa Barbara now limits STR’s in their inland zones, but STRs in the Coastal zone remain “unregulated”.

Thank you for your consideration of these suggestions. I look forward to a robust conversation tonight with the Planning Commission tonight and hope you will consider a “two tiered approach” to the ordinance...ct

Chip Tittmann, Owner
Arco Iris Consulting
PO Box 49, Miranda, California 95553
chip.tittmann@gmail.com

Proposed Humboldt County Short Term Rental Ordinance

Please accept our Public Comments, 7-20-23:

We propose including Self-certification as a basic aspect to the Short Term Rental ordinances. Such a program will allow for confirmation to basic guidelines outlined by the county, but not require on-site County inspections. The proposed Good Neighbor Guide does not require county inspections, only self certification. The “safety inspections” of STRs should also be self-certified.

We propose such a Short Term Rental self-certification system be similar as to how the Safe Homes Program provides for self certifications. The proposed “Zoning Administrator”, within the Building Department, would administer this STR system. We propose that the Zoning Administrator have authority over “urban neighborhoods” such as Land Use Zones: Zones 1-A, Multiple Housing and Commercial. Included in these Zones will be restrictions on sound decibels, parking and density to ensure neighborhood public safety. Outside these neighborhood zones, STRs would be principally approved with an over-the-counter, one page “Application to Operate a Short Term Rental” while agreeing to self certify: a “Good Neighbor Agreement” and “A Health and Safety Agreement” with annual reports to be submitted to the Zoning Administrator.

We also propose that the term limit for STR permits be extended to at least 5 years. In addition, allow for transference of those permits to follow property ownership and not require new owners to reapply upon change of ownership. The new owner would still be required to submit annual reports and then reapply when the 5 years has expired.

We understand that the existing AOB Ordinance only allows for owner occupancy, thus disqualifying AOB owners from the STR industry. This aspect, as well as several other improvements, needs to be part of a Safe Homes Program review and rewriting.

We ask that the County Ordinances include Eco Camps under your “Farm Stay” (314-154). We also ask that RVs and tent pads be approved into this Farm Stay ordinance section.

Such a proposed Eco Camp (Farm Stay) should allow for small-scale short-term rentals, RV sites and tent platforms. Permitted activities could be educational workshops, overnight and short-term stays for tourists, including facilities for weddings, private parties and workshops. Themes for these Eco Camps should be based around regenerative agriculture, sustainable forestry and permaculture education using organic gardening, forestry and farming practices.

Thank you for considering these suggestions. We look forward to more discourse and to your responses to these proposals. Please keep us informed of any future workshops or Zoom conferences on this subject of STRs....

**Chip Tittmann, Arco Iris Consulting
Chip.tittmann@gmail.com
Leonard Ozar, Owner, Morgan Holding, LLC
lakelenny@aol.com**

From: [C.E. Fait](#)
To: [Hilton, Keenan](#)
Cc: [Bohn, Rex](#); [Bushnell, Michelle](#); [Arroyo, Natalie](#); [Madrone, Steve](#); [Wilson, Mike](#)
Subject: Short-term ordinance statement
Date: Tuesday, September 19, 2023 4:11:30 AM

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

Hi Keenan,

First off, I would like to express my gratitude to the Planning Department and The Board of Supervisors. for considering local renters' opinions in this short-term rental discussion. According to a 2022 *Time Standard* article, long-term renters make up 43% of this county's population. I believe our current housing shortage will likely be exacerbated by more residences turning into the mini-hotels called AirBnB and VRBO. A Wire.com article from 2022 spoke about how large U.S. cities like Dallas, San Diego, and New York City-places that had much more available housing than we do- experienced a housing shortage spike due to "the AirBnB effect." So please, continue to prioritize Humboldt citizens' housing needs over property investments that target short-term renters.

Thank you,

Chris Vasquez- *Eureka*

From: [Christiana Gomez-Frye](#)
To: [Ford, John](#); [Hilton, Keenan](#)
Subject: Short term rental comments and question
Date: Thursday, September 07, 2023 10:16:45 AM

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

Director Ford and Kennan Hilton,

Thank you for allowing opportunities for community feedback regarding short term rentals. I appreciate your thoughtfulness and commitment to creating a policy that considers all of the complexities related to short term rentals.

Hosted Short Term Rental- Stand Alone Structure

I would like to urge that a "*hosted short term rental*" category be added for a unit that is *not* connected to the home, and is also ***not affecting the rental housing inventory** by existing as a STR. The state rules that apply to ADUs would also apply in this case.

*As others have expressed, I would not be renting the space to a long term renter since we don't want someone living there all of the time. Since this is the case, we are not affecting the housing inventory by using the space as a short term rental. If we cannot rent the space as a short term rental we will use it as an office space, which is how we used it previously. The space was never a long term rental.

Policies to Support Local Onsite Owners

Please also heavily consider policies that support locals folks who reside on the same property as the STR. A family or single person who lives onsite and owns the property is very different than a STR property that is owned by someone who does not live onsite. Policies created through this lense will alleviate many of the problems associated with STRs, while at the same time help locals and the local economy survive in a rural area where tourism can help support local people.

There are many local people in my situation who rent one or two units on their property and have never received complaints due to the fact that the owner lives on the the property. I am certain that the folks who are only able to afford their mortgages by leveraging the income from on onsite STR will fall in this category.

Question

I am hoping you will be able to advise regarding my specific situation:

Our guest house was originally constructed in the 1980s. We updated the space in 2016 to replace damaged drywall, add a new septic pump, and update electrical to code as installed by the licensed reputable electrician and plumber who we hired. Before embarking on the remodel I called the county to get the updates permitted, but was told that since my septic was installed in 1975 (before a septic was required to be permitted) my only option was to install a new septic. This is cost prohibitive (\$40,000-\$60,000) and not necessary. Steve's Septic inspected the septic and confirmed that the septic is in excellent condition and does not require repairs or replacement. In addition, they confirmed that the septic tank is large enough to support the number of bathrooms that we have. Since the unit has never been permitted since it was built in the 1980s I am hoping we can grandfather the space. Last piece of information is that I will also need a special permit since our road is not a category 4 road, so the STR would be a special permitted rental anyway.

Thank you,
Christi

From: [Bushnell, Michelle](#)
To: [Ford, John](#); [Hilton, Keenan](#)
Subject: FW: FW: str
Date: Tuesday, August 15, 2023 4:52:16 PM
Attachments: [Humboldt STR Letter.docx](#)

From: C Simon <simonworld68@gmail.com>
Sent: Tuesday, August 15, 2023 4:13 PM
To: Bushnell, Michelle <mbushnell@co.humboldt.ca.us>
Subject: Fwd: FW: str

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

Dear Supervisor Bushnell,

We are writing to you today as very concerned homeowners in Redway, Southern Humboldt County. We feel the decision to limit or restrict short-term rentals should be carefully considered, while taking into account local circumstances and community priorities.

As the current draft of the STR Ordinance reads, we understand its purpose and intent. However, there are several issues that need to be addressed in the decisions being considered.

Business License Required: A license to rent one's home long term is not required, nor should one be mandatory for short term purposes. If a business license is required, then said business should be legally transferable to a new owner.

Building Fire and Health: Many homes in Southern Humboldt were built prior to permits being required. It should not be mandatory to have an inspection for STRs given that there are no inspections needed for long-term rentals. In addition, when we purchased our home less than two years ago, electrical, structural, pest, and general home inspections were completed for loan approval.

Neighborhood Concentration: In our opinion, the quality of the neighborhood vastly improves with STRs. Owners who rent short-term maintain their homes to higher standards than many long-term rentals or owner-residents. Positive reviews from guests are critical to the success of the listing. Some areas, like ours along the Eel River in Lower Redway, are primarily vacation homes. The latest draft is too restrictive for tourism to thrive in this part of the County. Existing neighbors would not be able to rent out their vacation properties if their homes are too close in proximity.

Permit Term: A term should be a minimum of five years. Two years is simply not long enough given the fees and processes involved.

Special Permit: Many homeowners in Southern Humboldt would not qualify for an administrative permit under the stringent terms of the proposed ordinance. Furthermore, the option of obtaining a special permit seems to us to be an arduous, expensive, subjective, and unfair process.

If the Ordinance were to be adopted as written, it would not only be financially devastating for homeowners, but also the businesses and residents who rely on tourism for their livelihood. Restricting STRs in Southern Humboldt would lead to very limited family-friendly lodging. Restaurants, retail shops, and other small businesses in our area are in desperate need of tourists. We have the natural resources and beauty that could support a strong tourism industry. Short-term rentals are an integral part of filling the lodging demand in our community. With the overabundance of long-term rentals in Southern Humboldt, having the ability to rent short-term allows homeowners to keep their home, while meeting this need for alternative lodging.

As we are heavily invested in Humboldt County, we have carefully read both drafts of the proposed ordinance. We appreciate the considerations made in the second draft that lessen the economic impact on both homeowners and the local community. However, we would like to propose some alternatives that would provide a system of responsible and sustainable tourism management:

- Implement a tourism impact fee (tourist tax) on the nightly rate
- Encourage collaboration with local businesses
- Support community-based tourism initiatives
- Implement noise monitoring, if necessary
- Encourage responsible hosting practices

We appreciate that you are listening to the many voices of our community. As currently written, the Ordinance would not be beneficial to all parties involved. Humboldt County will thrive with the implementation of thoughtful resident and tourist-friendly short-term rental policies.

Thank you for taking the time to read this letter. We kindly ask you to consider our viewpoint. Please feel free to reach out to us if you would like our further input.

Sincerely,

Christian and Angela Simon

538 Eel River Lane, Redway
simonworld68@gmail.com
am_simon@icloud.com

From: [Claire Josefine](#)
To: [Hilton, Keenan](#)
Subject: short term rental concern
Date: Wednesday, June 28, 2023 6:51:49 PM

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

I am concerned that only standard, permitted dwellings will be available. One of the many charms of Airbnb is the ability to experience unique stays, including tiny houses, yurts, sailboats, etc. In that these structures are not viable as year-round dwellings, allowing them as short term rentals does not take away from available housing. They are also not structures that would typically be passed by your proposed inspections.

Please consider making an exception for these nontraditional options! They add to the available experiences that tourists can cherish.

Thank you,

Claire Josefine

From: [Daisy Cockburn](#)
To: [Becky Grant](#); [Hilton, Keenan](#); [Matteo Giglioli](#); [darlene santner](#)
Subject: Follow up on Mtg with Mattole Valley Residents July 27th 2023
Date: Sunday, July 30, 2023 6:38:24 PM
Attachments: [image_67159041.JPG](#)
[Bullet points HumCo STR ordinance.pdf](#)

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

Hi Keenan,

Many thanks for meeting with us last week. It was very informative and we hope to keep up this dialogue as things proceed.

Just to recap, we thought it would be useful to share this brief list of the contents of the meeting as we heard it.

At the meeting we focussed most strongly on showing how the rationale for the ordinance does not respond to local conditions in the Mattole Valley and how economically STRs are beneficial to our community.

We brought up some further points not included in the document we pre-shared with you:

- the advantage of having large platforms such as airbnb coordinate STRs is that they offer insurance for the tenants while long term renters face huge hurdles in obtaining renters insurance. (Properties are having their fire insurance cancelled etc.)
- examples of why the local housing market is not crowded, namely the outflow of families with children of school age as evidenced by school enrollment and the difficulties in finding seasonal renters for the winter months and indeed renters and house sitters in general.
- The role of STRs in promoting local businesses in the Valley by showcasing products and services

We learned from you a few new facts and developments:

- In the drafted revised ordinance the Cap will only apply in the area displayed in the map you showed us - and within that area existing airbnbs will be given 6 months to apply outside the Cap.
- Multiple ways of handling inspections in the permitting process were discussed, including the complaints-based model currently in place in Arcata. It was suggested that this might be an avenue for advocacy for us at the board of supervisor's level if we deemed it in our interest.
- Regarding buildings that are not up to code, you mentioned that there's been a lot of push back especially in SoHum so the proposal might evolve going forward.
- Structures such as teepees, treehouses, caravans, tents etc are not considered dwellings for planning purposes, therefore they are not covered by the proposed ordinance.

- There's going to be an in-person public commentary in Garberville in a few weeks, date and venue TBA

Thanks again and look forward to keeping in touch.

Sincerely,
Daisy Cockburn



From: [Dan Berman](#)
To: [Hilton, Keenan](#)
Subject: RE: Draft STR ordinance
Date: Tuesday, June 27, 2023 10:34:30 AM

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

Hi Keenan,

I have a question and concern after reviewing the draft STR ordinance -

I am concerned and confused to see that STRs are being prohibited in ADUs? (section 60.05.7.3)?

What is the rationale for this? Why would I be able to STR some or all of my primary residence, but not my ADU, on the same parcel? I don't see the public benefit in the County dictating which of the two legal dwelling units on my property is appropriate for an STR?

as context

We just recently went through the (expensive) proper County permitting, planning, and building process to build a detached garage with an ADU upstairs at our residence. (In McKinleyville - so County rules)

We did everything with proper permits with the County with the reasonable expectation that we would have the option to short-term rent the resulting ADU, once the County finalized new rules..

I understood that STRs were in legal limbo at the County - and future rules were coming - but I expected the opposite - that legally and properly permitted ADUs would be exactly the sort of location that STRs would be encouraged?

ADUs are dwellings that have gone through all the permitting, planning, and building review to be legal and safe dwelling units? why would they not be appropriate for an STR?

I would greatly appreciate any info you can provide about the rationale behind this particular draft restriction -

thank you
Dan Berman

From: [Dan Berman](#)
To: [Hilton, Keenan](#)
Cc: [Jim Cotton](#); [don verwayen](#); [Bryce Kenny](#)
Subject: Re: Time Running Out to Provide Input Into Short-Term Rental Ordinance - Planning Commission to Hold Workshop on Thursday at 6 p.m.
Date: Wednesday, September 20, 2023 10:29:32 AM
Attachments: [image001.png](#)
[image001.png](#)

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

Hi Keenan,

I have a comment for you and the Planning Commission on the STR Ordinance about this section:

60.05.10.1.1 Recorded Limitation. Dwellings subject to a recorded covenant, agreement, deed restriction, or other recorded document to which the county is a party that limits the use of the dwelling to affordable housing, or otherwise prohibits use as a Short-term Rental.

My comment:

The County should not permit STRs where there is a binding, recorded prohibition of such use on the deed/title of the property, regardless of whether the County is a party to the document. If an applicant does not have the legal right to use your parcel as an STR based on a valid recorded restriction tied to the parcel, then the County should not issue a permit.

Therefore I strongly suggest that the words '*...to which the county is a party...*' should be stricken from Section 60.05.10.1.1

AND

the Permit Application (Section 60.05.4) should be amended to require the applicant to submit an affidavit stating that "there is no recorded covenant, agreement, deed restriction or other recorded document that limits the use of the dwelling to affordable housing, or otherwise prohibits use as a Short-term Rental."

Many neighborhoods have recorded CC&Rs (covenants conditions and restrictions) that limit certain land uses. The County is almost never a party to these legally binding restrictions. The County should not issue permits that enable and legitimize property owners to directly violate the recorded terms of their deed and title. Property owners are responsible for knowing the recorded documents that apply to their property. Whether the County is a party to the restriction seems entirely irrelevant. The issue is whether the use is legally prohibited on that parcel.

This would be relatively easy to implement by requiring applicants to provide an additional affidavit as part of **Section 60.05.4 (Application)** stating that "there is no recorded covenant, agreement, deed restriction or other recorded document that limits the use of the dwelling to affordable housing, or otherwise prohibits use as a Short-term Rental."

The county can rely on this Affidavit in considering permits - and only get involved if someone brings a complaint that presents the existence of a recorded document that clearly

prohibits STRs. Then the County would have to evaluate the complaint and should revoke or deny the permit if such use is clearly prohibited on the parcel. Applicants have to inform their neighbors of a permit application - so such issues would typically come to light prior to permit issuance. If the neighbors are aware that this use is prohibited in the neighborhood by CCRs, they can share the information with the County in a complaint, the documents in question can be reviewed and the permit denied if it is clearly prohibited by such documents.

If the recorded restrictions are ambiguous, or their legal status is in question, the County could use its discretion and a) choose to issue a permit and let the neighbors enforce the CC&Rs, or b) let the applicant make a case as to why the documents in question are not binding before making a decision.

Permitting STRs where they are in violation of recorded CC&Rs or other recorded components of the deed and title will fuel neighborhood conflict, serve as the County legitimizing a legally prohibited use, and could even potentially put the County in legal jeopardy for facilitating the violation of legal land use restrictions.

Please require STR Applicants to attest that they have the legal right to the Permit they are requesting on their parcel, and reject applicants that do not have such a right.

Thank you
Daniel Berman

-

On Tue, Sep 19, 2023 at 4:49 PM Hilton, Keenan <KHilton@co.humboldt.ca.us> wrote:

Greetings,

The revised draft Short-Term Rental Ordinance will be presented to the Humboldt County Planning Commission on Thursday, Sept. 21 at 6 p.m., or shortly thereafter. This is one of the last opportunities for the public to share their thoughts and concerns regarding short-term rentals (STRs) in Humboldt County before it moves on in the process of being adopted.

The Humboldt County Planning & Building Department has been actively working on a draft Short Term Rental ordinance to allow residences to be used as short-term rentals in unincorporated Humboldt County. The purpose of the draft STR Ordinance is to protect the character of the neighborhoods where they are located, to preserve residential units for people and families who live and work in Humboldt County, and to allow for economic gain.

Public Outreach

The County of Humboldt acknowledges that people are sometimes disappointed with

ordinances adopted by the county and feel left out of the decision-making process, even when the county has invited the public to share their input.

To ensure Humboldt County residents are provided with the opportunity to share feedback on the draft ordinance, county staff have hosted five public meetings where 400 community members have attended. Additionally, over 60 written public comments have been received and the county's [Short-Term Rental Ordinance webpage](#) has been visited over 3,000 times.

The input received has been valuable and given shape to the current draft ordinance. However, county staff have noted that most of the feedback received has come from individuals who own and operate existing short-term rentals. A limited number of people have expressed concern about the impact of short-term rentals in their neighborhoods or how STRs could affect their ability to find affordable housing in Humboldt County. The Planning & Building Department desires balanced input and encourages participation if you have concerns or thoughts about short-term rentals that you have not yet shared with staff.

Planning Commission Workshop

The draft Short Term Rental Ordinance will be presented to the Planning Commission on Thursday, Sept. 21. Community members are invited to attend this workshop in person at the Board of Supervisors Chamber, located at 825 Fifth St. in Eureka, or on [Zoom](#). The meeting will start at 6 p.m. To review the meeting agenda, please visit: <https://humboldt.legistar.com/Calendar.aspx>.

If you wish to participate in the process of crafting this ordinance, this is the time to do so. Following this meeting, the draft STR ordinance will enter the public hearing stage. The Planning Commission will make a recommendation to the Humboldt County Board of Supervisors and the Board will decide to approve or deny the ordinance as it is written. It is anticipated that this process will conclude before the end of the year.

The revisions in the most recent draft include permitting for all existing short-term rentals, and the expansion of what is allowed with an Administrative Permit to include sites on category 3 roadways. To learn more and review the revised draft ordinance, please visit the county's [Short-Term Rental Ordinance web page](#).

How to Watch or Listen to the Planning Commission Meeting

- Join online at <https://zoom.us/j/87544807065> and enter the password: 200525.
- Call in via telephone at (346) 248-7799, enter the meeting id: 875 4480 7065 and password: 200525.

- A live stream of the meeting can be found by using the following link: <https://humboldt.legistar.com> or by watching [Access Humboldt on cable](#).

The County of Humboldt is committed to providing equal access to all county programs, services and activities through the provision of accommodations for individuals with qualified disabilities as required under the Americans with Disabilities Act (ADA). With 72 hours prior notice, a request for reasonable accommodation for this meeting can be made by calling (707) 268-3722.

For more information, please call (707) 268-3722, email khilton@co.humboldt.ca.us, or visit the Planning & Building Department office located at 3015 H St. in Eureka.

Sincerely,

Keenan



Keenan Hilton ([he/him](#))
Associate Planner
[Humboldt County Planning & Building](#)
Office: 707-445-7541
Direct: 707-268-3722

From: [Diane Des Marets](#)
To: [Hilton, Keenan](#)
Subject: STR draft ordinance
Date: Friday, September 01, 2023 10:10:28 AM

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

Hello,

I attended the 8/24/2023 community input meeting regarding the draft STR ordinance in McKinleyville.

A number of residents in my small rural residential neighborhood have been in contact with the Planning and Building Department repeatedly over the past year regarding a triplex at end of the dead end road that was purchased, families evicted, and converted to short term rentals.

Despite the fact that the owner of this illegal business has been given two notices to, basically, "cease and desist" , the last one a 10 day order, the operator of this business continues to carry on with this illegal business.

After a phone conversation I had with Sara Quenelle on August 31st, I am very concerned about the ability of the County to enforce the proposed STR ordinance.

My understanding is:

- even with the new STR ordinance, the County will not be able to physically close down an illegal STR business. The reason given is that the person who bought the residential property with the intension of conversion to STR, and does so in an area of the county where this is illegal, has "property rights".

- what this indicates to me is that the County has determined that the person who creates an illegal business in a small rural neighborhood, at the end of a dead end on a private road, has "property rights" that supersede property rights of all other residents on the road.

- as a result of this interpretation of "property rights", it appears that an illegal business can continue to operate in perpetuity if the cease and desist order, implemented in compliance with the county code, is ignored by the operator of the business. It appears that the only penalty for this behavior would be a future monetary penalty that could potentially be delayed while the illegal operation continues uninterrupted, impacting the stated purpose of the draft ordinance: "preserve the quality of neighborhoods, and balance the needs and rights of property owners, tenants, and neighbors."

This lack of an adequate means of code enforcement leaves residents in neighborhoods being impacted by STR's with no recourse to "preserve the quality of neighborhoods, and balance the needs and rights of property owners, tenants, and neighbors."

This must be dealt with in a significant manner in order to create an ordinance that will provide appropriate, fair, and adequate enforcement capabilities to provide the ability to "preserve the quality of neighborhoods, and balance the needs and rights of property owners, tenants, and neighbors."

Thank you for your consideration of this important aspect of the ordinance proposal.

Sincerely, Diane Des Marets

From: [Donald J Verwayen](#)
To: [Hilton, Keenan](#)
Subject: Short-term rentals prohibited by CC&R as businesses
Date: Wednesday, July 12, 2023 2:17:32 PM
Attachments: [CC&R full Trinity Acres.pdf](#)

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

Associate Planner Keenan Hiton

RE: Short-term rentals prohibited by CC&R as businesses.

Dear Mr. Hilton,

I called the other day but I thought that I would follow up with an email. I am asking for clarification of 60.05.7.1 **Recorded Limitation**. Dwellings subject to a recorded covenant, agreement, deed restriction or other recorded document to which the county is a party that limits the use of the dwelling to affordable housing, or otherwise prohibits use as a Short-term-Rental.

I refer to the last phrase in the above paragraph, “or otherwise prohibits use as a Short-term-Rental”. Our CC&Rs for Trinity Acres, a common interest community, located along Trinity Acres Road in Willow Creek, California in its CC&Rs states in Section 6 (document attached) that, “...no business enterprise shall be conducted thereon except as to Lots 14 and 15 which front on Highway 299.” Short-term rentals manifestly are a business; they require a county business license; they must file with the IRS on Schedule C for business not on Schedule E for long-term rentals, and they are for making a profit.

I might add that our CC&Rs predate the short-term rental issue so that term is not specifically used but is clearly implied. Short-term rentals must fall under “or otherwise prohibits use as a Short-term-Rental”. If not, it is going to be a mess for retire communities and all the CC&R and homeowners associations in the county with business prohibitions.

These restrictions are deeded because anyone who buys must sign acknowledgment in the preliminary title report.

Thank you for your consideration of this matter.

BTW, we are now complying with

Yours, Donald Verwayen 707.498.0866

From: [Ford, John](#)
To: [Hilton, Keenan](#)
Subject: FW: Resolving Competing Interests in Housing
Date: Tuesday, August 01, 2023 3:42:07 PM
Attachments: [image001.png](#)

John H. Ford
Director of Planning and Building
(707) 268-3738



From: Madrone, Steve <smadrone@co.humboldt.ca.us>
Sent: Monday, July 24, 2023 3:14 PM
To: Elizabeth Kernahan <ek5776@gmail.com>; Ford, John <JFord@co.humboldt.ca.us>
Subject: Re: Resolving Competing Interests in Housing

Thank you for your ideas. I am sharing with our planning director. Steve

Steve Madrone
County of Humboldt
Supervisor, District 5
(707) 476-2395

From: Elizabeth Kernahan <ek5776@gmail.com>
Sent: Tuesday, July 18, 2023 7:50 PM
To: Madrone, Steve <smadrone@co.humboldt.ca.us>
Subject: Resolving Competing Interests in Housing

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

Hello Supervisor Madrone,

I'm writing to you as a constituent living in unincorporated Humboldt. I am also a County employee of five years, resident of Humboldt for ten years, a tenant, a union member, and a person who has

wanted to put down roots here for some time. With the short term rental ordinance in the works and the area continuing to experience a housing crunch in some areas, I've come across a possibly elegant solution to resolve some of the competing interests in the housing market. There are so many competing interests. People who own property and want to leverage it to make money, people who don't have housing and can't afford it, people who have housing but are trying attain property ownership rather than rent forever. Then there are people who are just in it for the money and don't care about the community impacts, verses the people who want to see natural growth, verses the habitats and open spaces that could be damaged or over run by unfettered development.

The county wants to see increases in housing to address need, but I'm sure also wants to see more availability of housing for people to buy (not just to rent), and has to continue to figure out how to help keep people from living on the street, and keep low income housing available. There is the real potential for people to be displaced when people and business entities can rapidly gobble up housing stock and turn it over to vacation rental. A number of the members of the board spoke about this today.

The solution I have may seem radical, but I think is a reasonable counter to other members of the public who are calling for the flood gates to be opened. Consider this keeping in mind Humboldt is still primed for a run away housing market with big money eyeing the coastal areas for vacation homes or rentals, and increased development. During the public meeting on the short term rental ordinance someone made a comment to that effect, that "the best vacation homes are on the coast". Consider the following through that lens.

Inland Restriction:

- For a period not more than 2 years from the date of purchase or construction, whichever is later, prohibition on the use of any residential dwelling as a rental.
- For a period not more than 5 years from the date of purchase or construction, whichever is later, prohibition on the use of any residential dwelling as a short term rental.

Coastal Restriction:

- For a period not more than 5 years from the date of purchase or construction, whichever is later, prohibition on the use of any residential dwelling as a rental.
- For a period not more than 7 years from the date of purchase or construction, whichever is later, prohibition on the use of any residential dwelling as a short term rental.

Exceptions:

- Use of a dwelling is exempt from the rental restriction on properties with mixed uses, or where a tenants income is less than or equal to 200% of the poverty line on the first date of occupancy.
- Use of a dwelling is exempt from the short term rental restriction where a tenants income is less than or equal to 100% of the poverty line on the first date of occupancy, or where the business licensee resides in the dwelling.

This essentially requires any newly built or purchased property to be allocated toward lower income housing or shelter for a period of time, or allows the short term rental where the owner is on site. This prioritizes those in need. It also should add a cooling effect to the industry and prevent people from building new construction targeted toward vacation homes or expensive rentals. It also makes it infeasible to buy up coastal land or developed properties without committing to being invested in the community for a substantial amount of time, and would allow vacation rentals to come online slowly unless they are people who have owned the property for some time. This also I hope would give people who want to use housing first and foremost as a business enough pause to allow individuals who want to use housing as a house to live in a fighting chance.

When you think about the natural incentives this creates in the market, it adds a financial pressure on people that are buying and flipping properties. We have laws already in this state that are supposed to do the same thing, where sale of a residence that has not been your primary for two of the last five years requires you pay capital gains tax. In the modern market with internet home buying, that law apparently no longer slows or stops people from buying up housing stock in speculation or building new purely for vacation rentals. Unless of course they turn those properties toward assisting low income, impoverished, and housing insecure people, or themselves need the added income to make their mortgage. This also slows growth in areas where people are trying to create significant development pressures purely to make money.

If this went into effect today, there would be a bunch of people that wouldn't be effected by it because of the length of time they've owned their property. As people decide to sell it would be less appealing to landlords or investors which would give people who actually want to live in the house and be apart of the community a chance.

Enforcement would be straight forward. When someone applies for their business license, the deed and building permits are checked. If they're too early then they are denied unless the use meets the exceptions. This is something they could check off and commit to on the business license application and when applying for the short term rental permit. If they claim the exceptions they would need to keep records which could be audited. The wording of the exceptions also make it so that if someone starts renting and then their income suddenly crosses the threshold their landlord wouldn't be forced to evict them or shut down. This allows people to gain housing and have stability while their lives improve.

This could be defeated by corporate property ownership or property held in trust where the entity never changes, but the people running it do. I don't know how that would be resolved short of requiring the business license be secured by the property owner and limiting the business licensure to only natural persons, with it clearly spelled out in the law that it is the intent that properties owned by corporations or held in trust not be allowed to participate in this industry in Humboldt County

I know this is probably radical but we live in somewhat radical times. If you made it to this point thank you for your time and consideration.

Warm Regards,

Liz

Ella Holiday
1656 Fischer Ave
McKinleyville, CA 95519
707.273.7420 *ella.holiday@suddenlink.net*



August 24, 2023

Re: Short Term Rental Ordinance

Thank you for your work on this ordinance. I appreciate the iterative process and many of the changes you have already made, though I still have several concerns.

I currently rent out two or fewer bedrooms in the home I live in as a short term rental in McKinleyville.

I see under 61.05.5.1 Short term Rental Cap that I will be exempt from the 2% of housing stock short term rental cap. I appreciate that this reflects an awareness that operator occupied rentals should be given precedence in permitting.

Again under 61.05.9 #6 Per parcel limit. you also provide special exceptions to operator occupied rentals by allowing us to have two or more rentals on one parcel under certain circumstances without the burden of applying for a special permit.

However, when it comes to 61.05.9 #7. Neighborhood Concentration there is no provision which prioritizes operator occupied properties. I believe there should be.

I believe owner operated rentals should either be exempt from the concentration standards or given priority over non-operator occupied properties if there are more permits applied for than allowed under the Neighborhood Concentration standards.

In my own case, my home with the short term rental is on Fischer Avenue on the Hammond Trail. There is currently at least one duplex within my nearest 10 dwellings that is non-operator occupied and both units are short term rentals. There is also at least one other duplex on the same street where one of the units is operator occupied and the other a rental. I have no idea how many other short term rentals may currently operate within the nearest 10 dwelling units as the crow flies, or if there are more than 10% on my street.

How will you decide which currently operating rentals will be provided an administrative permit and which must apply for a special permit when there are already more rentals than are allowed under this Neighborhood Concentration requirement?

If this section is truly about protecting the integrity of neighborhoods shouldn't operator occupied properties be given precedence here as well?

As an owner occupied property, it also concerns me that you've removed from the ordinance the limit on how many short term rentals can be owned and operated by the same entity, which I believe in your first draft was 5. I personally feel it should be even less. It seems to me that the individuals and businesses that make this their primary business will be at an advantage in navigating the permitting process and operator occupied properties could be disadvantaged by this industry.

Owner occupied properties should be prioritized in all aspects of this ordinance, if the goal is to reduce the impacts that these non-operator occupied rentals are having on our communities by buying up our housing stock or converting long-term rentals to serve this market.

Lastly, I would like to know the current status regarding the grandfathering in of currently operating rentals, which should be given priority over new ones, as we have invested money and time in developing our businesses, and our County has been benefiting from the occupancy taxes collected. Again, operator occupied properties should be given priority when grandfathering in.

Thank you for your time and I'd appreciate anything you can offer in response to these concerns.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Ella', written in a cursive style.

Ella Holiday

From: [Erik Garcia](#)
To: [Hilton, Keenan](#)
Subject: Re: Short-Term Rental Ordinance Community Meetings on Wednesday, Aug. 9 and Wednesday, Aug. 16
Date: Thursday, August 03, 2023 1:01:14 PM
Attachments: [image001.png](#)

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

Hi Keenan,

I had written a comment regarding the proposed ordinance. I'm not sure if it was received and reviewed or not, but I figured I would also pass along to you as well. I see that the Good Neighbor section has been revised, but I'm still not a huge fan of distributing my personal contact information to the parties in the neighborhood. Again, I will reiterate that the City of Arcata has completely removed the requirement for the phone number to be displayed. (Ordinance: https://www.cityofarcata.org/DocumentCenter/View/13024/3_-Ord-1559-SSVR See Section 6303 B which is now removed.)

I do not agree with publishing a phone number for contact and response. There may be neighbors that simply don't like the idea of having a vacation rental in their area and will "find things" to call you for due to the fact that they don't like having a vacation rental in their area. It's a definite concern that if this provision remains in the final ordinance it could definitely be abused.

I understand what the county is trying to accomplish with this, but it seems like a remedy to a problem that is generally just not applicable. Vacation rental owners do not want to rent their homes to people who are destructive or cause havoc at the house and in the neighborhood. It's not good business for hosts to do something like that. Speaking personally, I make it a point to rent to those who have already been vetted with a five star rating by another host, and I don't allow one night stays which tends to help filter out those who are just using the residence to throw a party. I've found that a majority of people who are short-term guests fall into three categories: They are visiting the redwoods/Humboldt with their family, checking out Cal Poly with a perspective student, or working here on a project for a short time. Great people who are looking for a place to rest while they enjoy our community!

Also, I didn't get to stay through the whole first meeting, but I was able to sit in for the first part of it. One thing that I believe you had mentioned was that the vacation rentals have been largely unpermitted. I do operate an AirBNB in Arcata (county limits), and I did receive a short-term license when we began operating. Was that not valid? I went and pulled the license out to double check, and it specifically mentioned short-term stay. Is that a different type of license?

Thank you for your help, and for your hard work on this ordinance!

Erik Garcia
PO Box 4510
Arcata, CA 95518

Sent from [Outlook](#)

From: Hilton, Keenan <KHilton@co.humboldt.ca.us>

Sent: Thursday, August 3, 2023 9:54 AM

To: Hilton, Keenan <KHilton@co.humboldt.ca.us>

Subject: Short-Term Rental Ordinance Community Meetings on Wednesday, Aug. 9 and Wednesday, Aug. 16

Greetings,

You are receiving this email because you registered for the June 28, 2023 Public Meeting on Zoom regarding the Short-term Rental (STR) Ordinance.

The County of Humboldt's Planning & Building Department has revised the draft ordinance based on community feedback received at the first STR ordinance public meeting. The proposed revisions include administrative permit and business license requirements only for most projects, a cap on STRs in the greater Humboldt Bay area where housing is more scarce, and deference to existing operations. To learn more and review the revised draft ordinance, please visit the county's [Short-Term Rental Ordinance web page](#).

To receive public feedback on the revised draft STR ordinance, the Planning & Building Department will host two community meetings.

Community Meetings

A [Southern Humboldt community meeting](#) will take place on Wednesday, Aug. 9 from 5 to 7 p.m. at the Redwood Playhouse, located at 286 Sprowl Creek Rd. in Garberville, CA. This meeting will be hosted in partnership with the Southern Humboldt Chamber of Commerce and the Southern Humboldt Business & Visitor's Bureau.

A [community meeting for Humboldt Bay area](#) residents will be held on Wednesday, Aug. 16 from 6 to 8 p.m. at the Humboldt County Agricultural Center, located at 5630 South Broadway St. in Eureka, CA.

The purpose of the draft STR Ordinance is to allow some residences in unincorporated Humboldt County to be used for STRs while protecting the character of the neighborhoods where they are located and to preserve residential units for people and families who live and work in Humboldt County. The draft ordinance proposes a permitting process for rental of residential dwelling units for a period of 30 days or fewer, including homes listed on Airbnb and Vrbo. Those who operate these types of STR units in unincorporated Humboldt County and all interested members of the public are encouraged to attend. Attendees will have the opportunity to learn about the revisions made to the draft ordinance and ask questions and share concerns, ideas, and input.

The County of Humboldt is committed to providing equal access to all county programs, services and activities through the provision of accommodations for individuals with qualified disabilities as

required under the Americans with Disabilities Act (ADA). With 72 hours prior notice, a request for reasonable accommodation for this meeting can be made by calling (707) 268-3722.

For more information, please call (707) 268-3722, email khilton@co.humboldt.ca.us, or visit the Planning & Building Department office located at 3015 H St. in Eureka.

[Short-Term Rental Ordinance web page](#)



Keenan Hilton ([he/him](#))
Associate Planner
[Humboldt County Planning & Building](#)
Office: 707-445-7541
Direct: 707-268-3722

From: [Erik Garcia](#)
To: [Hilton, Keenan](#)
Subject: Re: Public Input Sought for Revised Draft Short-term Rental Ordinance Wednesday, Sept. 6
Date: Wednesday, September 06, 2023 3:14:44 PM
Attachments: [image001.png](#)

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

Hi Keenan,

I didn't see the coastal version available yet online. However, I did review the inland version.

I really appreciated the meeting you put on in McKinleyville, and I don't envy your position in trying to balance all of the competing concerns. Unfortunately, I will not be able to make the Zoom meeting tonight. In looking at the proposed ordinance that is available online, I'm seeing further restrictions about the concentration of short-term rentals (i.e. as the crow flies, nearest 10 dwellings shall not be short-term rentals). If there is a conflict, will there be any provision made for those who are already operating and have been for some time? I don't know if the situation will apply to me or not, but I'm definitely concerned if it does.

I will continue to voice my opposition for the good neighbor guide. As a gentleman brought up at the McKinleyville meeting, there are times where not all of your neighbors themselves are "good" neighbors. With my short-term rentals, I do my best to not draw attention to them as short-term rentals; rather I want them to appear as if they're part of the neighborhood and lived in full-time. I don't like advertising to potentially not great neighbors that there could be long periods of time in which the dwelling is vacant and perhaps a prime opportunity for those with unsavory motives to break-in during those times.

Thank you so much for the consideration, and for all of the work that you are doing on this ordinance.

Sincerely,

Erik Garcia

Sent from [Outlook](#)

From: Hilton, Keenan <KHilton@co.humboldt.ca.us>
Sent: Friday, September 1, 2023 6:50 PM
To: Hilton, Keenan <KHilton@co.humboldt.ca.us>
Subject: Public Input Sought for Revised Draft Short-term Rental Ordinance Wednesday, Sept. 6

Greetings,

You are receiving this email because you registered for or attended a previous Short-term Rental Ordinance public meeting.

New draft of the Short-term Rental Ordinance is now available for review September 1, 2023 on the Planning and Building [Short-Term Rental Ordinance web page](#). The new draft differentiates between Hosted and Unhosted Short-term Rentals and more finely differentiates between urban and rural settings.

The ordinance would permit the use residences as Short-term Rentals (STRs) in unincorporated Humboldt County.

The ordinance aims to provide economic opportunity, to protect the quality of the neighborhoods, and to preserve residential units for people and families who live and work in Humboldt County.

September 6 Zoom Meeting

A zoom meeting to present the changes made in response to comments received during the Southern Humboldt, Humboldt Bay Area and Northern Humboldt Community Meetings will be held on Wednesday, Sept. 6 from 6 to 8 p.m. Community members can register and join the zoom call at the following address by visiting bit.ly/HumSTRO1

The County of Humboldt is committed to providing equal access to all county programs, services and activities through the provision of accommodations for individuals with qualified disabilities as required under the Americans with Disabilities Act (ADA). With 72 hours prior notice, a request for reasonable accommodation for this meeting can be made by calling (707) 268-3722.

For more information, please call (707) 268-3722, email khilton@co.humboldt.ca.us, or visit the Planning & Building Department office located at 3015 H St. in Eureka.

Sincerely,



Keenan Hilton ([he/him](#))
Associate Planner
[Humboldt County Planning & Building](#)
Office: 707-445-7541
Direct: 707-268-3722

From: [Ford, John](#)
To: [Hilton, Keenan](#)
Subject: FW: Oppose the short-term rental moratorium
Date: Tuesday, August 29, 2023 8:37:12 AM
Attachments: ~WRD3611.jpg

From: Bushnell, Michelle <mbushnell@co.humboldt.ca.us>
Sent: Monday, June 12, 2023 3:45 PM
To: Ford, John <JFord@co.humboldt.ca.us>
Subject: FW: Oppose the short-term rental moratorium

From: ERROL PREVIDE <eprevide@advocatesmessage.com>
Sent: Monday, June 12, 2023 3:43 PM
To: Bushnell, Michelle <mbushnell@co.humboldt.ca.us>
Subject: Oppose the short-term rental moratorium

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

Hello Supervisor Michelle Bushnell,

My wife is a long-time Humboldt County educator and now administrator and I have owned a business in Arcata for 20 years. We are writing to express our concern over the possibility of placing limits on short term rentals in Humboldt County. We own three long-term rentals in addition to our home which has a couple of extra houses on it. We have been using these houses as Airbnb units since we don't want long-term residents on our personal property. It has been a wonderful experience being able to share our property when we want and still have the ability to host family and friends when they are in town. These short-term rentals have also been a huge help paying our mortgage payments every month. We hope that you will reconsider limiting short-term rentals.

Sincerely,
ERROL PREVIDE

|

From: [Gage Duran](#)
To: [Hilton, Keenan](#)
Cc: [Lazar, Steve](#); [Naomi Roche](#); [amy duran](#)
Subject: Comments on Draft of Proposed STR Regulations
Date: Tuesday, September 05, 2023 9:47:37 AM
Attachments: [Draft Short-term Rental Ordinance inland 9.1.23.pdf](#)

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

Keenan,

Thanks for taking my call a few weeks ago and listening to my concerns on these pending regulations. As discussed, here's a summary of the issues I see as well as some that affect our Former Scotia Hospital project.

1. They should also not retroactively apply to ADU's as some homeowner's may have built their ADU's prior to announcing of the STR regulation efforts while considering use part-time or full-time as an STR to offset the costs and ensure a ROI.
2. The definition should be changed from 30 days or less to 29 or less as to note overlap to where a STR stay would be long enough to have the Rental Protections kick-in.
3. The 10% and nearest 10 dwelling requirements might be better applicable for less dense areas if it said or instead of and or better read as if these 2 conditions both exist, then you can't have another STR. An example you gave is a home in Garberville may be 1000 feet from their next neighbor so there would be minimal impact and it would be unreasonable to also apply the 10 nearest also.
4. The wholesale Private Gatherings prohibition goes against what would be a positive for larger properties and homes where families may use it as their event gathering place while some other family members may stay in hotels. For example, a private home on several acres might be rented to host Thanksgiving Dinner. So perhaps having the prohibition also be governed by the 1,000 feet or home or acreage size might be more appropriate.

As it applies to our project:

1. The STR rental regulations should be focused only to SFR properties.
2. The various "Operator Onsite" exceptions should be removed as a Multi-Room or Multi-Unit that has an on-site operator is called a Hotel/Motel or a Bed and Breakfast which you have other regulations for in the code.
3. The disparity of Unit Types should be considered, for example, a few STR units within an apartment complex or building will have minimal if not unnoticeable increased impact on the adjacent home parcels.
4. The parking requirement should have an exception subject to the same approved density of the apartment complex or structure. In our example. We have approval for 15 spaces for our mutli-tude of use types because the historic requirement density comparison is being applied. So more parking spaces just being required for a STR use but not for a Month-to-month use doesn't make sense.
5. I'm unclear how MU1 or 2 would apply to our C-2 zoned property.

Lastly, I perceive the goals of the ordinance is to reduce STRs further impacting housing availability, reducing neighbor impact while also allowing economically depressed rural homeowner's the legal opportunity to capitalize on their properties; to help them. This shotgun approach though is excessively prohibitive to too many conditions such that it will not

encourage compliance thus suppressing transit tax collection.

Thank you,
Gage Duran AIA
Owner of the former Scotia Hospital
562-852-4664

From: [Gage Duran](#)
To: [Ford, John](#)
Cc: [Hilton, Keenan](#)
Subject: STR Suggested Hardship Path
Date: Thursday, September 07, 2023 7:40:23 AM

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

John,

Thanks for the meeting last night. My suggestion came from some heartache I felt in hearing why some homeowners had turned to STR.

I don't have any specific suggestions on how to establish hardship but know that when I managed rehab incentive programs in Philadelphia for a Community Development Corp., we used Are Median Income and last years' taxes and current pay stubs. I fear though that some of the need is more immediate and acute.

Perhaps a letter from a Dr. stating only, due to HIPPA laws, that they have a (recent) condition or future treatment that will limit or eliminate their ability to work. Perhaps, whatever process the Unemployment Office has might be the easiest to fold in.

I'd also thought, showing that they are in some stage of foreclosure but felt that maybe some folks might miss some payments on purpose to get approved.

Some folks might also have bitten off too much house or payments or gotten fired rather than laid off so the just is that they will somehow need to substantiate their hardship rather than just self-report loss of income.

None of this helps our pending planning approval but I thought I might suggest formalizing an alternate path,,perhaps one that can be administratively modified from time to time by updating the form or approved hardship reasons.

Lastly, if those that paid the TOT get bumped, I bet some or a class of them might sue for reimbursement for loss of income. I don't envy you guys ;)

Gage
562-852-4664

McClenagan, Laura

From: Gage Duran <g@scohos.com>
Sent: Wednesday, September 20, 2023 8:27 AM
To: Hilton, Keenan
Cc: Ford, John; Lazar, Steve
Subject: Re: Comments on Draft of Proposed STR Regulations
Attachments: image001.png; image001.png

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

Hiya Keenan,

I also had made some notes from the last meeting which I didn't share due to time.

1. Nothing prohibits STR owners from renting to folks for greater than 30 days so not all will be not contributing to housing stock all the time.
2. Owner's making new STR therefore does create some new housing stock, at least housing options.
3. The language might be better for owner hosted if the unit is in the same structure (not property) as they reside. For AirBNB, an out-building (not ADU after 2020 or whenever) would be considered a whole place (have a kitchen) so that would put it in-line with that.
4. Allow 2/Bedroom +2 not +1 as a pull-out in the living area could sleep 2. Again, this would be a more likely scenario of how many people the AirBNB listing would say it could sleep.
5. Investments by owners into STR's means the housing stock quality would improve.
6. It seems like HumCo is also trying to depress housing cost and not just availability of units. As another commenter said, someone paying 'extra' for a property that can be STR'd means that it becomes a comp for homeowners hoping to take out HELOC's from their increased home value. In other words, a STR property could affect the surrounding 1/4 mile radius of properties by allowing them to monetize their value without going through the trouble of making their own properties STRs in close proximity to the original STR.

Off the STR record but on our application for you, Steve and John,

For our apartment conversion project, the reality is we reached out to all the apartment managers in the region (six rivers property management etc.), and no one said they'd manage it other than the STR operators. As out-of-towners, who plan on living there 6 months or less a year, STR seems to be our only option to have it be managed other than hiring someone ourselves which is more cost prohibitive. We're under 10 units which the code allows to only have a management office rather than a manned management office. Should we expand to converting the main level also to apartments, we'd then hire on-site managers. At the suggestion of Steve Lazar at the time we applied, we applied for hotel/motel which was the multi-family path available in the code at the time of application. We spent extra money to meet the building code's R-1 fire ratings and fire-protections requirements over the less restrictive R-2 requirements that just apartments would require. We did this to have flexibility to provide rental options as the market ebbs and flows and stabilizes to ensure our significant investment has freedom to utilize options without having to come back to the county every time we need to pivot. Hotel/motel is allowed in the zoning code and would also be subject to the 12% TOT. Also, we've done a bunch of things to not be out of towners carpet baggers like allowing the town and historical to do several more clean out after closing to protect historical records, paying for containers for almost 2 years now to store them on site, and delaying starting construction until the clinic was able to fully take over their new space at the hardware store. For us, being able to bring new affordable units while also saving a historic and dilapidated building is no small feat. However, because we were generous in the rehab timing, we're not running up against a broad reaching short term rental ordinance. Since we applied at the end of last year, we believe we should not be subject to these new

regulations as they proceeded the mid-year moratorium and ask our planning application's approval be expedited to be granted prior to their STR regulations being codified.

Thank you, again, for all your work and receptiveness as I've made input to the pending STR regulations that, at times, would hurt our application but felt that it made the STR regulations fairer and more in-line with how AirBNB etc. list and market units.

Gage & Amy Duran
562-852-4664

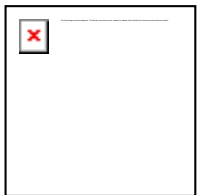
On Tue, Sep 19, 2023 at 5:24 PM Hilton, Keenan <KHilton@co.humboldt.ca.us> wrote:

Hi Gage,

Thanks for your patience. I just wanted to confirm that this message was received and added to the record.

Thanks,

Keenan



Keenan Hilton ([he/him](#))
Associate Planner
[Humboldt County Planning & Building](#)
Office: 707-445-7541
Direct: 707-268-3722

From: Gage Duran <g@scohos.com>
Sent: Tuesday, September 05, 2023 9:47 AM
To: Hilton, Keenan <KHilton@co.humboldt.ca.us>
Cc: Lazar, Steve <SLazar@co.humboldt.ca.us>; Naomi Roche <n@gdarch.space>; amy duran <amylynduran@gmail.com>
Subject: Comments on Draft of Proposed STR Regulations

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

Keenan,

Thanks for taking my call a few weeks ago and listening to my concerns on these pending regulations. As discussed, here's a summary of the issues I see as well as some that affect our Former Scotia Hospital project.

1. They should also not retroactively apply to ADU's as some homeowner's may have built their ADU's prior to announcing of the STR regulation efforts while considering use part-time or full-time as an STR to offset the costs and ensure a ROI.
2. The definition should be changed from 30 days or less to 29 or less as to note overlap to where a STR stay would be long enough to have the Rental Protections kick-in.
3. The 10% and nearest 10 dwelling requirements might be better applicable for less dense areas if it said or instead of and or better read as if these 2 conditions both exist, then you can't have another STR. An example you gave is a home in Garberville may be 1000 feet from their next neighbor so there would be minimal impact and it would be unreasonable to also apply the 10 nearest also.
4. The wholesale Private Gatherings prohibition goes against what would be a positive for larger properties and homes where families may use it as their event gathering place while some other family members may stay in hotels. For example, a private home on several acres might be rented to host Thanksgiving Dinner. So perhaps having the prohibition also be governed by the 1,000 feet or home or acreage size might be more appropriate.

As it applies to our project:

1. The STR rental regulations should be focused only to SFR properties.
2. The various "Operator Onsite" exceptions should be removed as a Multi-Room or Multi-Unit that has an on-site operator is called a Hotel/Motel or a Bed and Breakfast which you have other regulations for in the code.
3. The disparity of Unit Types should be considered, for example, a few STR units within an apartment complex or building will have minimal if not unnoticeable increased impact on the adjacent home parcels.
4. The parking requirement should have an exception subject to the same approved density of the apartment complex or structure. In our example. We have approval for 15 spaces for our mutli-tude of use types because the historic requirement density comparison is being applied. So more parking spaces just being required for a STR use but not for a Month-to-month use doesn't make sense.
5. I'm unclear how MU1 or 2 would apply to our C-2 zoned property.

Lastly, I perceive the goals of the ordinance is to reduce STRs further impacting housing availability, reducing neighbor impact while also allowing economically depressed rural homeowner's the legal opportunity to capitalize on their properties; to help them. This shotgun approach though is excessively prohibitive to too many conditions such that it will not encourage compliance thus suppressing transit tax collection.

Thank you,

Gage Duran AIA

Owner of the former Scotia Hospital

562-852-4664

From: [Gayle Arnoul](#)
To: [Hilton, Keenan](#); [Bushnell, Michelle](#)
Subject: STR Proposed Ordinance
Date: Friday, August 11, 2023 9:07:53 AM

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

Re: AOB and other blanket restrictions.

The AOB is not a sacred unchangeable document. The US Constitution has amendments, the CA Building code gets updated every couple of years, the IRS tax code changes every year.

AOB code was written by people and can be enhanced by people. It can have safe harbor provisions, like if an owner occupies part of the property, they are allowed an STR. It can have a seasonal provision, like summer stays are allowed. It can have a de minimis use provision based on the number of days used as STR or amounts of net revenue collected. These are only examples

Please take a drive to Garberville. It is severely economically depressed, numerous closed businesses, untreated mental illness, open air drug use and drug dealing all around. People visit SoHum to experience peace and quiet, to let their children play freely outside, to hear bird sounds, to see the night sky, maybe see a horse in a pasture or deer grazing in the morning sun.

These positive experiences are provided by small "curators" of STR's on rural properties. These are the people who will be put out of business by the STR ordinance as proposed, which starts and ends with only what you CANNOT do, instead of what you SHOULD do. These small STR's are relatively inexpensive for guests with small profit margins for operators.

Putting them out of business is a lose/lose for the county. No permitting fees, no bed tax, no revenue for struggling homeowners trying to pay mortgages and property taxes, no revenue for stores and restaurants in town.

The only people who will survive this ordinance are people with deep pockets who probably don't even live here. Sounds sadly like the evolution of our cannabis ordinance.

Facts and circumstances should guide decision making. Be creative. Be a problem solver. If there are complaints, address the violators. One size does not fit all. We live in a big county. Let's embrace every aspect of it and help it thrive.

Planning and Building - that is your mission? This ordinance does neither.

Keenan, thanks for listening. Michelle, you know what Garberville is like, but maybe share with other supes? Off to work. Have a good weekend.

Gayle Arnoul

From: [Planning Clerk](#)
To: [Hilton, Keenan](#)
Subject: FW: STR Proposed Ordinance
Date: Wednesday, September 20, 2023 10:41:22 AM

Please find public comment below.

Laura McClenagan

From: Gayle Arnoul <garnoul01@gmail.com>
Sent: Wednesday, September 20, 2023 8:59 AM
To: Planning Clerk <planningclerk@co.humboldt.ca.us>
Subject: Fwd: STR Proposed Ordinance

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

Good morning, Planning Commission. Below is an email I sent to the Planning Dept and Michele Bushnell specifically regarding the AOB exclusion.

I cannot stress strongly enough how this exclusion disproportionately affects people in Southern Humboldt. Our community is struggling and STR's are not a problem in our area. Please take this into consideration. Thank you.

Re: AOB and other blanket restrictions.

The AOB is not a sacred unchangeable document. The US Constitution has amendments, the CA Building code gets updated every couple of years, the IRS tax code changes every year.

AOB code was written by people and can be enhanced by people. It can have safe harbor provisions, like if an owner occupies part of the property, they are allowed an STR. It can have a seasonal provision, like summer stays are allowed. It can have a de minimis use provision based on the number of days used as STR or amounts of net revenue collected. These are only examples

Please take a drive to Garberville. It is severely economically depressed, numerous closed businesses, untreated mental illness, open air drug use and drug dealing all around. People visit SoHum to experience peace and quiet, to let their children play freely outside, to hear bird sounds, to see the night sky, maybe see a horse in a pasture or deer grazing in the morning sun.

These positive experiences are provided by small "curators" of STR's on rural properties. These are the people who will be put out of business by the STR ordinance as proposed, which starts and ends with only what you CANNOT do, instead of what you SHOULD do. These small STR's are relatively inexpensive for guests with small profit margins for operators.

Putting them out of business is a lose/lose for the county. No permitting fees, no bed tax, no revenue for struggling homeowners trying to pay mortgages and property taxes, no revenue for stores and restaurants in town.

The only people who will survive this ordinance are people with deep pockets who probably don't even live here. Sounds sadly like the evolution of our cannabis ordinance.

Facts and circumstances should guide decision making. Be creative. Be a problem solver. If there are complaints, address the violators. One size does not fit all. We live in a big county. Let's embrace every aspect of it and help it thrive.

Planning and Building - that is your mission? This ordinance does neither.

Keenan, thanks for listening. Michelle, you know what Garberville is like, but maybe share with other supes? Off to work. Have a good weekend.

Gayle Arnoul

McClenagan, Laura

From: Greg Sidoroff <greg.sidoroff@gmail.com>
Sent: Tuesday, September 19, 2023 8:24 PM
To: Hilton, Keenan
Cc: Madrone, Steve
Subject: Short Term Rental Ordinance Public Comment

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

Dear Humboldt County Planning Department and Board of Supervisors,

Thank you for seeking public comment on this very important issue that is trying to find the right balance between property owners rights and community demographics. I am particularly concerned about the neighborhood density issues in regards to un-hosted STVR's. In the Big Lagoon Estates area there are 40, 1/3 acre lots that currently contain 4 STVR's- 2 whole home and 2 that are in ADU's on the main house's property. I encourage you to consider capping the amount at this and to potentially add this area into the Trinidad Area Plan so that the 2% Cap would apply going forward, if all qualifying existing STVR's are allowed permits as the ordinance is currently proposed.

Why:

Our community is provided water by the Big Lagoon Community Services District- that additionally serves the Big Lagoon Elementary School and 3 other private residences. It is an all volunteer organization that is currently short one board member and struggles to attract volunteers as it is to keep the system going. There is one well, and a limited water supply. This well could fail at any time and has in the past, leading to days without any water service.

The local school has only approximately 20 students, only one of which resides in Big Lagoon Estates. The school board is currently short one board member and volunteers are in short supply.

The Big Lagoon area is in high demand year round for STVR's - it is not as noted by others an area where the homes sit vacant 7-8 months a year. Therefore there is a high demand on all utilities.

There are frequent power outages in our area- year to date we have had no power for 11 days in total. Most of the current STVR's do not have a backup generator or secondary heat source, and this leaves most without any internet or phone service for emergencies.

Finally, there is the increased demands on emergency services and the local safety issues that come into play with more STVR's. The community is situated on a perilous bluff, i can't tell you how many times I've seen unsupervised children from short term renters dangerously close to the edge.

In summary, in order for this community to continue to thrive we need to preserve the ability for more full time occupants to live here that can get involved and volunteer, potentially have their children attend the local school, and keep some sense of a neighborhood vs. a commercial hotel zone.

Thank you for your time and consideration

,
Greg Sidoroff
Trinidad, CA (Big Lagoon)

From: [Ford, John](#)
To: [Hilton, Keenan](#)
Subject: FW: Letter about STRs
Date: Monday, August 21, 2023 8:06:24 AM

From: Madrone, Steve <smadrone@co.humboldt.ca.us>
Sent: Saturday, August 19, 2023 2:43 PM
To: Jack Kennard <jackvkennard@gmail.com>; Ford, John <JFord@co.humboldt.ca.us>
Subject: Re: Letter about STRs

Thanks Jack. Sharing with planners.

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From: Jack Kennard <jackvkennard@gmail.com>
Sent: Saturday, August 19, 2023 1:39:48 PM
To: Madrone, Steve <smadrone@co.humboldt.ca.us>
Subject: Letter about STRs

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

I rent in Mckinleyville and have been living here for 10 years. I am a young professional and make \$78k/yr, which is considered high for Humboldt County and with a down payment I still am unable to afford a home here (anywhere in Humboldt County, not necessarily Mckinleyville). I spent close to six months attempting to move from my last rental, with an excellent rental history & recommendations, monthly income over 4x rent, great credit, no evictions. The 2bd condo I live in now below market rate, which is a falling down poorly maintained condo (my landlord owns the entire neighborhood), had 40+ applicants many of which were new families. I cannot even imagine how scary it is for someone making less than me (ie: majority of humboldt county who are local and not remote workers) to find housing anywhere in Humboldt County. But if you pull up VRBO or AIRBNB, there's PLENTY of single family homes (NOT MIL units) available at all times in the middle of Mckinleyville. Not million dollar homes mind you, but average single family homes. Finding a rental here is near impossible, and Mckinleyville is actually better off due to new apartment (pierson project?) housing coming up. I love it in Mckinleyville, I am lgbt and feel safe here and the people are great, but what's the point of staying in Humboldt if I'm going to be a renter? Why not move to a nice city and rent if I'm not going to ever own a home?

There need to be strong restrictions on STR housing and no new single family homes being allowed to have short term rentals. A MIL unit seems acceptable when the main house has a home owner or

long term renter occupying. Allowing STRs only benefits investors, we need housing to benefit real working Humboldt people— professionals, families, and low-income renters. A median income family should be able to own a home in Humboldt county.

Jack
Mckinleyville Ave.

From: [Jesse Noell](#)
To: [Hilton, Keenan](#)
Subject: Fwd: PLN-2022-17962 Nancy Young B&B - 7538 Elk River Ct. [UPDATE]
Date: Thursday, June 01, 2023 6:19:46 PM

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

----- Forwarded message -----

From: **Jesse Noell** <noelljesse@gmail.com>
Date: Thu, Jun 1, 2023 at 6:16 PM
Subject: Re: PLN-2022-17962 Nancy Young B&B - 7538 Elk River Ct. [UPDATE]
To: Lazar, Steve <SLazar@co.humboldt.ca.us>

It simply doesn't seem useful to distinguish Bed & Breakfast from any other home-based lodging business in a residential neighborhood that rents for less than 30 days: both are just a form of Short Term Rentals resulting in identical impacts. We should know; we've got an "Airbnb" STR on one side of us and "B&B" STR on the other. They both exacerbate the serious health and safety concerns we have out here. Compatibility with the established community is the issue.

A far more useful distinction is whether a neighborhood is populated by long term residents exclusively, or whether a neighborhood has short term renters as neighbors, also. That distinction tells you what to expect from your neighbors and whether you can expect to see strangers every day or not. Neighbors need to know who lives nearby, especially in rural communities like ours.

Essentially short term rentals create a "commercial district" however small, in a residential neighborhood. Commercial activities create different impacts than non-commercial (just living in your home). . That information could be critical to law enforcement and emergency services. Residents in each discrete community are secure in knowing what to expect from their neighbors. This reduces neighborhood conflict and insecurities.

We need to understand what the County's ordinances are regarding Short Term Rentals in general. Then we can discuss how these ordinances specifically relate to Upper Elk River. It depends on whether the community is about growing families or about growing a business. Sometimes those two interests are just not compatible. Who decides?

The County must have transparent, relevant, and accountable criteria for analyzing the suitability of new uses proposed in our unique neighborhoods. So far, there appears to be a tremendous amount of discretion and not much investigation when granting these special permits. That kind of governing is arbitrary and capricious and expensive.

We look forward to hearing more about the County's efforts to update its ordinances regarding Short Term Rentals given the global and now very local headaches being generated by lack of cohesive policies and lack of effective enforcement.

Sincerely,
Jesse and Stephanie

PS: Several beach communities in Orange County (Hermosa Beach, Manhattan Beach, & others) have finally banned any and all forms of STRs because the proliferation and abuses became unmanageable!

On Thu, Jun 1, 2023 at 1:26 PM Lazar, Steve <SLazar@co.humboldt.ca.us> wrote:

It is important to note that Cottage Industries and Bed & Breakfast establishments are treated separately under the zoning code, with explicit requirements provided for each. While the Bed & Breakfast regulations make note of the use being a type of cottage industry, it is clear in the language of its section that an owner **or** an operator may manage the establishment. Additionally, serving meals is not requirement under the code but where performed, must be exclusive to guests.

<https://humboldt.county.codes/Code/314-44>

The language of the Cottage Industry provisions is intended to operate in a more generalized fashion and govern a broader range of residential accessory uses that are not explicitly enumerated and treated elsewhere in the code.

<https://humboldt.county.codes/Code/314-45>

The Cottage Industry use type description included in the code (provided by Keenan below) further helps clarify this. Examples of this include: ceramics studios, woodworking shops, etc.

Put simply, Bed & Breakfast proposals are not subject to conformance with the Cottage Industry provisions of the code.

I hope that helps clarify things.

Steven Lazar

Senior Planner

Humboldt County Planning &

Building Department

3015 H St. | Eureka, CA 95501

707/268-3741

slazar@co.humboldt.ca.us

From: Hilton, Keenan <KHilton@co.humboldt.ca.us>

Sent: Thursday, June 01, 2023 1:21 PM

To: Matthew Turner <applfrmr@gmail.com>; Stephanie Bennett <chamillyb@gmail.com>

Cc: Lazar, Steve <SLazar@co.humboldt.ca.us>; noelljesse@gmail.com

Subject: RE: PLN-2022-17962 Nancy Young B&B - 7538 Elk River Ct. [UPDATE]

Hello Stephanie and Matt,

I've signed both of you up to receive notifications about meetings and hearings. Look for an email from our Notify Me service.

With regard to these different terms, perhaps I can help shed a little light.

314-172.2 BED AND BREAKFAST ESTABLISHMENT

The Bed and Breakfast Establishment Use Type refers to a residential structure with one family in permanent residence where a maximum of four (4) bedrooms without individual cooking facilities are rented for overnight lodging, and where at least one meal daily is provided.

314-175.1 COTTAGE INDUSTRY

The Cottage Industry Use Type refers to establishments primarily engaged in the on-site production of goods by hand manufacturing which involves only the use of hand tools or

domestic mechanical equipment or a single kiln, and the incidental direct sale to consumers of only those goods produced on-site. Typical uses include ceramic studios, custom jewelry or small furniture and cabinet manufacturers.

Bed and Breakfast is considered a commercial use, but it is allowed as a cottage industry where that use is allowed as well as a few additional zones.

In the draft regulations that I'm working on, short-term rental is currently defined as dwelling units, or portions thereof, that are rented to guests for 30 consecutive days or less. This seems to describe a bed and breakfast as well as vrbo/airbnb. One of the things I'm working on with management right now is drawing a clearer line between the rules that exist on the books (Bed and Breakfast), and the rules we're developing (Short-term rental ordinance).

Regarding the schedule for the regulations, we're hoping to have a public facing draft in about 2 weeks. We're targeting a public workshop at the end of the month. When dates are finalized an email will be sent out via Notify Me. In the meantime, feel free to reach out with questions that you may have.

Best,

Keenan

Keenan Hilton, Associate Planner

Long Range Planning

Humboldt County Planning and Building Department

(707) 268-3722

From: Matthew Turner <applfmr@gmail.com>

Sent: Thursday, June 01, 2023 11:56 AM

To: Stephanie Bennett <chamillyb@gmail.com>

Cc: Lazar, Steve <SLazar@co.humboldt.ca.us>; noelljesse@gmail.com; Hilton, Keenan <KHilton@co.humboldt.ca.us>

Subject: Re: PLN-2022-17962 Nancy Young B&B - 7538 Elk River Ct. [UPDATE]

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

Removed Laura (Planning Clerk) from the chain as I assume she doesn't need her inbox cluttered with this stuff.

A short term rental is like a hotel, motel, or NO HOST home rental. A cottage industry short term rental as you describe it is a Bed and Breakfast Establishment as defined in the Code. The definition includes that the owner of the B&B lives on premises, among other things.

Best,

Matt

On Jun 1, 2023, at 10:54 AM, Stephanie Bennett <chamillyb@gmail.com> wrote:

Hello Steve (and Matt):

I concur with Matt's above missive. Jesse and I would also appreciate communicating with those who are working on short term rentals and cottage industries in our rural area.

Also, what's the functional distinction between a short term rental and a "cottage industry" whose sole purpose is to provide short term rentals?

Thank you for including us in this process,

Stephanie

On Thu, Jun 1, 2023 at 9:15 AM Matthew Turner <applfrmr@gmail.com> wrote:

Hi Steve,

Thank you for this update. I'll surely keep my eye on the process and continue to be involved.

And hello, Keenan. A pleasure to e-meet. If there is an email list (formal or informal) for your work on short-term rentals, please add me to it.

Kindly,

Matt

On May 31, 2023, at 4:19 PM, Lazar, Steve
<SLazar@co.humboldt.ca.us> wrote:

Matt, Stephanie, and Jesse-

Thank you all for providing comment on the Nancy Young project on Elk River Court.

I wanted to let you know that due the controversy and opposition to the project, the Zoning Administrator will not be taking action tomorrow on Mrs. Young's Special Permit application for the Bed & Breakfast. Instead the Director has asked that the hearing on the item be rescheduled to occur before the Planning Commission at their July 6th meeting. A separate public notice will be circulated ahead of the meeting with deadlines for providing additional public comment and information on how to attend the meeting virtually or in person. Planning Commission meetings are held on the first and third Thursdays of each month in the Board of Supervisors Chambers at the County Courthouse. The agenda for the PC meeting will be posted [here](#) on the legistar

page on Friday June 30th. An updated staff report will be available thru the agenda links and legistar at that time. All public comments received by noon on Wednesday June 28th will be provided to the Commission with their hearing packet.

Lastly, I spoke this week with colleagues in our Long Range Planning Division and learned that we are continuing to work on bringing forward regulations governing short-term rentals. Keenan Hilton is the planner assigned to that project, and is cc'd on this message. He can also be reached at (707)268-3722.

Additionally, next Tuesday the Board of Supervisors will be considering adopting an urgency ordinance establishing a moratorium on short-term rentals while our staff bring forward regulations for review by the Planning Commission and adoption by the Board of Supervisors in the coming months. I am assured by our Director and Long Range Planning Staff that the ordinance is not intended to limit proposals seeking permits under the Bed & Breakfast provisions found in 314-44.1 of the code. You'll find a copy of the public notice for this item below, with relevant sections highlighted. I encourage you to reach out to Keenan Hilton to participate in this process as it further unfolds.

Steven Lazar

Senior Planner

Humboldt County Planning &

Building Department

3015 H St. | Eureka, CA 95501

707/268-3741

slazar@co.humboldt.ca.us

PUBLIC NOTICE

HUMBOLDT COUNTY BOARD OF SUPERVISORS

NOTICE OF PUBLIC HEARING

On **Tuesday, June 06, 2023 at 9:00 a.m.**, or as soon thereafter as the matter can be heard, the Humboldt County Board of Supervisors will hold a public hearing in the Board of Supervisors' Chamber, Humboldt County Courthouse, 825 Fifth Street, Eureka, California, and virtually via Zoom to consider the matter listed below.

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Further instructions on how to access the Zoom meeting can be found when the agenda is posted on Friday, June 02, 2023 by using the following link: <https://humboldt.legistar.com>

Email Public Comment:

To submit public comment to the Board please email cob@co.humboldt.ca.us. provide your name and the agenda item number(s) on which you wish to comment. All public comment submitted after the agenda has been published will

be included with the administrative record after the fact.

Record Number PLN-18174: Adoption of a temporary (45-day) interim urgency ordinance placing a moratorium on 1) the construction of / acceptance of applications for, and issuance of any permit, registration or entitlement for any off-premise signs/billboards or illuminated signs within the unincorporated areas of Humboldt County, and 2) establishment of, acceptance of any application for, or issuance of any registration, permit or entitlement, or approval of any type, that authorizes the establishment, operation, maintenance, development or construction of any short-term rental in the unincorporated area of the county outside of the areas mapped with a V – Vacation Home Rental Combining Zone. The purpose of these temporary interim urgency ordinances is to protect the public safety, health, and welfare of the community by temporarily prohibiting these uses which might conflict with new draft requirements the Planning and Building Department is bringing forward in the coming months for consideration by the Planning Commission and Board of Supervisors. The Board of Supervisors intends to make a determination that adoption of the ordinances is not subject to further environmental review pursuant to Section 15061(b)(3) of the CEQA Guidelines because it can be seen with certainty that there is no possibility that the proposed amendments may have a significant effect on the environment. The ordinances will apply to all the unincorporated areas of Humboldt County including the Coastal Zone. Specific questions regarding this project can be directed to Jacob Dunn, Associate Planner at (707)267-3930 or via email at jdunn@co.humboldt.ca.us

Consistent with instructions for public comment noted above, any person may appear and present testimony in regard to this matter at or before the hearing. If you challenge the nature of the proposed action in court, you may be limited to raising only those issues you or someone else raised at the public

hearing described in this notice, or in written correspondence delivered to the Board of Supervisors, at, or prior to, the public hearing.

Documentation to be filed on this matter for the official record is to be submitted to the Clerk of the Board of Supervisors, by noon on **Tuesday, May 30, 2023**, for the documents to be placed in the Board's hearing packets. All public comment submitted after the agenda has been published will be included with the administrative record after the fact.

Humboldt County Board of Supervisors

Kathy Hayes, Clerk of the Board

May 19, 2023

--

"I've never lived with balance, but I've always liked the notion." --Bruce Cockburn

From: [Jill Korte](#)
To: [Hilton, Keenan](#)
Subject: Comments on the Short Term Rental Ordinance
Date: Tuesday, September 19, 2023 7:08:50 PM

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

Dear Mr. Hilton,

I've been "loosely" following the County's process of revising the short term rental ordinance, as I haven't been available to attend the public hearings.

I didn't see any formal means of providing written comments on the latest version of the ordinance before it goes to the Public Workshop with the Board of Supervisors in two days time, so I'm writing to you. (I am out of town and also unable to attend the Zoom meeting on 9/21.)

I'm not currently engaged in the short term rental business, but I do have an in-law/guest cottage on my property in unincorporated county that I was considering renting for short periods in late Spring and early Fall to help pay my ever skyrocketing insurance premium.

I find that there are 3 requirements in the current draft that I could not meet:

60.05.10.2.2 . Resource Zone Districts. I don't see a definition for "farm stay," but the implication is that the guests/renters would be staying at the property for the purpose of volunteering labor for the learning experience. I am uncomfortable with this requirement because I would be worried about injury and my insurer's willingness to appropriately compensate an injured guest. I'm already very conservative when arranging for outside workers to come onto my property. I only employ workers who hold a business license and their own insurance.

My parcel is zoned TPZ, but in my mind, it is not a Timber Production Zone, but decidedly a Timber Preservation/Protection Zone. My timber has served as a good screen from the real ravages of logging that have happened beyond it. I would want my guests to experience and love this maturing second growth redwood/fir forest and its wildlife and to foster an ethos of ecological conservation. I don't want guests working my small orchard or pulling invasive plants. Get rid of this "farm stay" requirement. Let the rents pay for hiring local people to work.

60.05.10.3.1. Access. This section of the rule requires a Category 3 road. My road has turnouts to allow passing, but it does not have the 16 ft width required for a Category 3. It has served my property well for 50 years, and I work hard to keep it up, but it would not be wide enough to qualify for a STR permit. Cutting and filling for additional road width would be costly and would disrupt wetland. Is this requirement absolutely necessary?

60.05.10.3. B. Solid Waste, Recycling, Compost. Many folks in unincorporated county don't have weekly garbage pickup service and go to the transfer station less frequently than once per week. I make a point of going to the transfer station every two weeks and have a trash bin with an electrified wire around it to keep bears out. You'd probably never be able to enforce this provision, so perhaps rewrite it to be more of a "performance standard?" There are folks

who can't/won't keep bears out of their garbage, even with weekly pickup.

Thank you for the opportunity to comment.

Sincerely,

Jill Korte
Eureka, CA (Freshwater Corners area)

From: [jim.cotton](#)
To: [Hilton, Keenan](#)
Subject: Re: Time Running Out to Provide Input Into Short-Term Rental Ordinance - Planning Commission to Hold Workshop on Thursday at 6 p.m.
Date: Tuesday, September 19, 2023 6:42:28 PM
Attachments: [image001.png](#)
[image001.png](#)

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

Dear Keenan,

Our neighborhood in Willow Creek, which consists of 23 parcels, has amended our CC&Rs to prohibit Short Term Rentals (STRs). Our original CC&Rs, written and recorded with the county in May of 1951, excluded businesses from operating in the neighborhood. Had STRs been an issue in 1951, they would very likely have been included in the covenant that excluded businesses. According to our attorney, these CC&Rs still have legal standing. Additionally, these covenants have been enforced in recent years.

The families in our small "common use community" in Willow Creek have been peacefully coexisting with their neighbors for almost 75 years. With recent ownership transfers, two VRBO began operating several months ago and now, two other parcels stated their intent to operate a STR. The STRs have created a polarization in our formerly placid neighborhood between those neighbors who want to maintain a non-commercial neighborhood atmosphere where we all know one another and those seeking financial gain through STRs.

The overwhelming majority of our neighborhood community adamantly oppose STRs and we implore the planning department to add language to the ordinance to prohibit STRs where existing CC&Rs prohibit them.

Sincerely,
Jim Cotton and Kim Puckett

On Tue, Sep 19, 2023, 4:49 PM Hilton, Keenan <KHilton@co.humboldt.ca.us> wrote:

Greetings,

The revised draft Short-Term Rental Ordinance will be presented to the Humboldt County Planning Commission on Thursday, Sept. 21 at 6 p.m., or shortly thereafter. This is one of the last opportunities for the public to share their thoughts and concerns regarding short-term rentals (STRs) in Humboldt County before it moves on in the process of being adopted.

The Humboldt County Planning & Building Department has been actively working on a

draft Short Term Rental ordinance to allow residences to be used as short-term rentals in unincorporated Humboldt County. The purpose of the draft STR Ordinance is to protect the character of the neighborhoods where they are located, to preserve residential units for people and families who live and work in Humboldt County, and to allow for economic gain.

Public Outreach

The County of Humboldt acknowledges that people are sometimes disappointed with ordinances adopted by the county and feel left out of the decision-making process, even when the county has invited the public to share their input.

To ensure Humboldt County residents are provided with the opportunity to share feedback on the draft ordinance, county staff have hosted five public meetings where 400 community members have attended. Additionally, over 60 written public comments have been received and the county's [Short-Term Rental Ordinance webpage](#) has been visited over 3,000 times.

The input received has been valuable and given shape to the current draft ordinance. However, county staff have noted that most of the feedback received has come from individuals who own and operate existing short-term rentals. A limited number of people have expressed concern about the impact of short-term rentals in their neighborhoods or how STRs could affect their ability to find affordable housing in Humboldt County. The Planning & Building Department desires balanced input and encourages participation if you have concerns or thoughts about short-term rentals that you have not yet shared with staff.

Planning Commission Workshop

The draft Short Term Rental Ordinance will be presented to the Planning Commission on Thursday, Sept. 21. Community members are invited to attend this workshop in person at the Board of Supervisors Chamber, located at 825 Fifth St. in Eureka, or on [Zoom](#). The meeting will start at 6 p.m. To review the meeting agenda, please visit: <https://humboldt.legistar.com/Calendar.aspx>.

If you wish to participate in the process of crafting this ordinance, this is the time to do so. Following this meeting, the draft STR ordinance will enter the public hearing stage. The Planning Commission will make a recommendation to the Humboldt County Board of Supervisors and the Board will decide to approve or deny the ordinance as it is written. It is anticipated that this process will conclude before the end of the year.

The revisions in the most recent draft include permitting for all existing short-term rentals,

and the expansion of what is allowed with an Administrative Permit to include sites on category 3 roadways. To learn more and review the revised draft ordinance, please visit the county's [Short-Term Rental Ordinance web page](#).

How to Watch or Listen to the Planning Commission Meeting

- Join online at <https://zoom.us/j/87544807065> and enter the password: 200525.
- Call in via telephone at (346) 248-7799, enter the meeting id: 875 4480 7065 and password: 200525.
- A live stream of the meeting can be found by using the following link: <https://humboldt.legistar.com> or by watching [Access Humboldt on cable](#).

The County of Humboldt is committed to providing equal access to all county programs, services and activities through the provision of accommodations for individuals with qualified disabilities as required under the Americans with Disabilities Act (ADA). With 72 hours prior notice, a request for reasonable accommodation for this meeting can be made by calling (707) 268-3722.

For more information, please call (707) 268-3722, email khilton@co.humboldt.ca.us, or visit the Planning & Building Department office located at 3015 H St. in Eureka.

Sincerely,

Keenan



Keenan Hilton ([he/him](#))
Associate Planner
[Humboldt County Planning & Building](#)
Office: 707-445-7541
Direct: 707-268-3722

From: [John Lee](#)
To: [Hilton, Keenan](#)
Subject: STR ordinance
Date: Friday, August 25, 2023 3:29:33 PM

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

Keenan,

I hope you take time to read these emails. I could not attend the Mckinleyville meeting last night but will participate in the Sep 6 zoom meeting and if given the chance to speak, will revisit the content of this email

- I own an AOB home, built in 2014, on 10 acres, 1 mile north of Trinidad. Because of the size of the property, my neighbors are minimally affected by my STR. In fact, one of them also runs an Airbnb and their STR does not affect me.
- I live in the home full time but for 4 years have also rented out a private bedroom and bathroom, minimum 2 nights, maximum 7 nights, sealed off from the rest of the home and with a private entrance. It is limited to 2 people maximum. There is ample on site/off street parking and the home is 650' from the road, secluded by forest. Noise is not a problem.
- I run a tight ship and do not tolerate or allow any shenanigans. My neighbors have never complained nor has there ever been a reason to complain.

On the initial STR zoom meeting, you or John mentioned the reason for the AOB restriction was primarily due to the relaxed structural standards of AOB permits/builds.

- When I designed my home, I had a structural engineer perform all the load calcs on my plans so it would meet all load, wind shear and seismic standards. The foundation, floor joists, trusses, etc are excellent. My home is built like a fortress.
 - Even though AOB does not require railing on stairways or decks, of course I installed all of those safety measure.
 - I did not install a fire suppression sprinkler system. But if required to pass an STR permit inspection, I would be willing to install a ceiling mounted heat triggered fire extinguisher module (they are available) in my STR bedroom.
 - My rental is inappropriate for a LTR since I don't offer kitchen or laundry facilities. If forced to cease my STR I have no interest in an LTR.
 - Tourism is the only industry we have since timber, fishing and cannabis are all on life support. If every STR that doesn't meet your ordinance qualifications were to cease, there would not be enough bed inventory to support the tourism that this county so vitally needs. And if tourism in the north part of the county were to diminish, the ripple effect to all businesses (restaurants, stores, etc) could be devastating.
 - My STR generates \$4-5k in TOT revenue a year.
 - I am semi retired and rely on STR revenue to pay my property tax, PG&E bills and put food on my table. Losing that revenue would inflict a dire hardship on my continuing to live in Humboldt county.

I would really appreciate you considering an exception to the "No AOB" STR provision if the homeowners can meet an inspection that would convince planners the home is structurally safe. And I am very disappointed that your follow up revisions to the ordinance have steadfast ignored the need to have a path for AOB STRs to be permitted.

I also hope that you would not require a CDP for any STR in the coastal zone. The Coastal Commission does not want or have the resources to issue separate CDPs for every STR in the coastal zone of the county. I did not see any language in your ordinance draft revisions acknowledging this, but perhaps I overlooked that.

I would hope that you and John consider the ramifications to our county citizens lives, if your ordinance and actions eliminate hundreds of STRs. Those lives not only include the people who rely on STR revenue, but all the business that exist because of the tourism dollars that come into our county (in addition to the TOT). From the outside looking in, it seems the county planning team is apathetic to the consequences of this ordinance. Everyone should have a path to be able to comply

Thank you for reading my letter and I look forward to speaking out Sep 6. From what I've heard, my concerns are echoed by so many others.

John R. Lee

From: [johnlee](#)
To: [Hilton, Keenan](#)
Subject: RE: STR ordinance
Date: Wednesday, September 06, 2023 3:11:59 PM
Attachments: [image001.png](#)

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

Keenan,

I read the newest posted inland draft (9.1), because the coastal draft has not been posted. It was mentioned that it won't differ significantly from the inland version.

In response to what I've read and your response a few weeks ago to my email (below), as they pertain to my rental. But first, to reiterate details (in italics) on my home/rental:

- *I own an AOB home, built in 2014, on 10 acres, 1 mile north of Trinidad. Because of the size of the property, my neighbors are minimally affected by my STR. In fact, one of them also runs an Airbnb and their STR does not affect me.*

- *I live in the home full time but for 4 years have also rented out a private bedroom and bathroom, minimum 2 nights, maximum 7 nights, sealed off from the rest of the home and with a private entrance. It is limited to 2 people maximum. There is ample on site/off street parking and the home is 650' from the road, secluded by forest. Noise is not a problem.*

- *I run a tight ship and do not tolerate or allow any events, parties or crowds. 2 people maximum. My neighbors have never complained nor has there ever been a reason to complain. I like it quiet here, as do my guess and neighbors.*

- *When I designed my home, I had a structural engineer perform all the load calcs on my plans so it would meet all load, wind shear and seismic standards. The foundation, floor joists, trusses, etc are excellent. My home is built like a fortress.*

- *Even though AOB does not require railing on stairways or decks, of course I installed all of those safety measure.*

- *I did not install a fire suppression sprinkler system. But if required to pass an STR permit inspection, I would be willing to install a ceiling mounted heat triggered fire extinguisher module (they are available) in my STR bedroom.*

- *My rental is inappropriate for a LTR since I don't offer kitchen or laundry facilities. If forced to cease my STR I have no interest in an LTR.*

1. If I interpreted your response to me correctly (and the 9.1 draft), an AOB could gain a permit if the home met normal building permit qualifications at the time of the permit (in my case, 2014). However a special permit might also be granted if the property met a litany of other qualifications (owner lives in the home, large enough parcel size, no events, maximum of 4 guests, no infringement on adjacent neighbors etc)

a. I am confident I could meet all qualifications except fire suppression sprinkler system. I could possibly install a fire suppression sprinkler system in the rental bedroom & bathroom. But it would not be realistic to install a sprinkler system in the rest of the house. And I would actually prefer NOT to install a sprinkler system in the rental room. Have I interpreted this correctly?

I know you won't have time to respond to this email before tonight's meeting as you are undoubtedly trying to prepare for the meeting.

Perhaps I can ask this question tonight and possibly this question would be applicable to other host listening in. Otherwise, please respond sometime later when your schedule allows.

Thank you in advance.

Regards,
John R. Lee

From: "Hilton, Keenan" <KHilton@co.humboldt.ca.us>
Sent: 8/25/23 4:51 PM
To: John Lee <johnlee@apluselectronics.com>
Subject: RE: STR ordinance

Hi John,

Thank you for the thoughtful message. It has been added to the record. Below are several responses to points that you raised.

- Regarding AOB. We've worked with the Chief Building Official to find a solution: we propose that AOB owners would be able to seek an after-the-fact building permit pursuant to the building code in place at the time of AOB approval. So this means, for instance, if you got the AOB permit prior to when sprinklers were required by the building code, they would not be required for your after-the-fact permit.

-We've heard from the community a call for differentiation based on parcel size and based on owner-occupancy. We'll be looking at ways to include these updates in the next draft.

Thanks again for reaching out. I look forward to your continued participation in this important process.

Best,

Keenan



Keenan Hilton ([he/him](#))
Associate Planner
[Humboldt County Planning & Building](#)

Office: 707-445-7541

| Direct: 707-268-3722

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

From: John Lee <johnlee@apluselectronics.com>

Sent: Friday, August 25, 2023 3:29 PM

To: Hilton, Keenan <KHilton@co.humboldt.ca.us>

Subject: STR ordinance

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

Keenan,

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- I own an AOB home, built in 2014, on 10 acres, 1 mile north of Trinidad. Because of the size of the property, my neighbors are minimally affected by my STR. In fact, one of them also runs an Airbnb and their STR does not affect me.

- I live in the home full time but for 4 years have also rented out a private bedroom and bathroom, minimum 2 nights, maximum 7 nights, sealed off from the rest of the home and with a private entrance. It is limited to 2 people maximum. There is ample on site/off street parking and the home is 650' from the road, secluded by forest. Noise is not a problem.

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On the initial STR zoom meeting, you or John mentioned the reason for the AOB restriction was primarily due to the relaxed structural standards of AOB permits/builds.

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I also hope that you would not require a CDP for any STR in the coastal zone. The Coastal Commission does not want or have the resources to issue separate CDPs for every STR in the coastal zone of the county. I did not see any language in your ordinance draft revisions acknowledging this, but perhaps I overlooked that.

I would hope that you and John consider the ramifications to our county citizens lives, if your ordinance and actions eliminate hundreds of STRs. Those lives not only include the people who rely on STR revenue, but all the business that exist because of the tourism dollars that come into our county (in addition to the TOT). From the outside looking in, it seems the county planning team is apathetic to the consequences of this ordinance. Everyone should have a path to be able to comply

Thank you for reading my letter and I look forward to speaking out Sep 6. From what I've heard, my concerns are echoed by so many others.

John R. Lee

From: [john rotter](#)
To: [Hilton, Keenan](#)
Subject: 60.05.7.4 Alternative Owner Builder
Date: Thursday, June 22, 2023 12:13:07 PM

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

Greetings;

I will not be able to participate in the incoming June 28 at 6 p.m. zoom meeting, however I would like to offer the following exception to 60.05.7.4.

My argument is that many AOB permitted structures are in compliance with HCZR and the Humboldt County Building Codes.

In coastal areas within CC jurisdiction and those in areas of non-certification building permits are subject to the HCZR and require a CDP from the County and the CC.

Additionally AOB permits when issued do not have a condition of approval that would exclude an AOB from becoming a Short term Rental.

If so, an applicant could have made the decision to go AOB or go with a standard building permit.

It would seem reasonable to make the following exception to 60.05.7.4

Exempt AOB's prior to the adoption of the moratorium or the proposal below.

60.05.7.4 Alternative Owner Builder. Dwellings permitted pursuant to the Alternative Owner Builder provisions of Section 331.5-4 of Division 3 of Title III of Humboldt County Code shall not be permitted as Short-term Rentals **unless 60.05.8.1 and all Humboldt County Building Codes for a standard building permit are met and construction is approved by the building Department .**

60.05.8 Standards. Short-term Rentals shall meet the following standards

60.05.8.1 Inspection. **All Short-term Rentals shall be inspected for safety and approved for use as a Short-term Rental by the Chief Building Official or designee**

Thanks,
John Rotter

From: [Ford, John](#)
To: [Hilton, Keenan](#)
Subject: FW: AOB-STR Hardships
Date: Tuesday, August 01, 2023 3:09:31 PM
Attachments: [image001.png](#)

John H. Ford
Director of Planning and Building
(707) 268-3738



From: john rotter <jrotter1948@gmail.com>
Sent: Thursday, July 27, 2023 11:06 AM
To: Ford, John <JFord@co.humboldt.ca.us>
Cc: Madrone, Steve <smadrone@co.humboldt.ca.us>; Bohn, Rex <RBohn@co.humboldt.ca.us>; Bushnell, Michelle <mbushnell@co.humboldt.ca.us>; Wilson, Mike <Mike.Wilson@co.humboldt.ca.us>; Arroyo, Natalie <narroyo@co.humboldt.ca.us>
Subject: AOB-STR Hardships

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

Dear Planning Director John Ford and members of the Board of Supervisors,
SUBJECT:

Draft Short-Term Rental ordinance is inconsistent with Section 331.5-3 of Division 3 of the AOB code

I would like to comment on 61.05.7.4. (Coastal) and 60.05.7.4 (Inland) *Alternative Owner Builder* of the Draft STR Proposal.

61.05.7.4. (Coastal) and 60.05.7.4 (Inland) *Alternative Owner Builder. Dwellings permitted pursuant to the Alternative Owner Builder provisions of Section 331.5-3 of Division 3 of Title III of Humboldt County Code shall not be permitted as Short-term Rentals.*

I contacted planning requesting more information as to why AOB dwellings shall not be permitted as Short Term Rentals. I was told that an AOB dwelling *is to be used solely by the owner of the dwelling, therefore cannot receive a STR permit...*

The section of 331.5-3 of the AOB code used to define 61.05.7.4. (Coastal) and 60.05.7.4

(Inland) Alternative Owner Builder reads:

“Such dwellings and appurtenant structures shall include seasonally or permanently occupied dwellings, hunting shelters, vacation homes, recreational shelters and detached bedrooms used solely by the owner of the dwelling...”

However, the entirety of 331.5-3 contains an exception and reads as follows:

*.... Such dwellings and appurtenant structures shall include seasonally or permanently occupied dwellings, hunting shelters, vacation homes, recreational shelters and detached bedrooms used solely by the owner of the dwelling **except for owner-built accessory dwelling units which may be used by persons other than the owner of the dwelling. (Ord. 1644, § 2, 7/17/1984; Ord. 2656, § 1, 10/27/2020)***

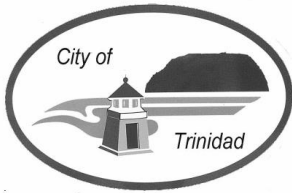
Although the proposed draft Short-Term Rental ordinance does not create a new prohibition on use of AOB structures being used as short-term rentals nor does it propose changes to the AOB code, the omission of this exception creates a hardship for AOB owners. It prohibits anyone who has AOB dwelling from obtaining a STR permit. This would hold true for all future AOB applicants as well. The exclusion of this exception is inconsistent with the intent of Section 331.5-3 of Division 3 of Title III of Humboldt County Code and only serves as a means to restrict an AOB from obtaining a STR permit

If the Alternative Owner Builder Code is to be specific to the Short Term Rental Ordinance, then the ordinance should read as follows:

*61.05.7.4. (Coastal) and 60.05.7.4 (Inland) Alternative Owner Builder. Dwellings permitted pursuant to the Alternative Owner Builder provisions of Section 331.5-3 of Division 3 of Title III of Humboldt County Code shall not be permitted as Short-term Rentals **except for owner-built accessory dwelling units which may be used by persons other than the owner of the dwelling.***

Hopefully this will be put on the table as the Draft STR Proposal moves forward.

Thank you,
John Rotter



SHORT-TERM RENTAL (STR) GOOD NEIGHBOR CONTRACT

Rental Name: _____

Rental Address: _____

Guest Name(s): _____

Reservation Dates: _____

GENERAL RULES OF CONDUCT - *Please read and initial after each policy listed below.*

You will be staying in a residential neighborhood where residents are asking that you be considerate and respectful. _____

Occupancy Limit: The maximum number of occupants in this home is _____: _____

Visitor Limit: The maximum number of visitors at one time is equal to the maximum occupancy: _____

Visitor Hours: No visitors are allowed between the hours of 11pm and 7:00am: _____

Quiet Hours: Quiet Hours are from 10:00 p.m. to 7:00 a.m.; keep noise inside during this time: _____

Designated Parking: Guests are required to park in designated off-street parking locations prior to parking on the street: _____

Vehicle Traffic: Guest traffic generated shall not unreasonably interfere with quiet use and enjoyment of neighboring residences: _____

Vehicle List and Guest Registry: Managers must keep a list of occupants and vehicles for each reservation. _____

Leash Law: Dogs must be on leash whenever they are off the rental property (streets, beaches & trails).

Septic Systems: Help protect our septic systems (flush only toilet paper & what nature provides)
NO baby wipes, paper towels, condoms, disposable diapers, tampons, medications. _____

Fires and Fireworks: Fires and Fireworks are prohibited on all City beaches. _____

Acknowledgement: *I have read and agree to the general rules of conduct above, and understand that violations may result in fines, loss of security deposit, and/or eviction.*

Signature _____ **Date:** _____

6/27/2023

Dear County Board of Supervisors, Planning Commissioners & Planning & Building Department:

We hope you will consider our thoughts and recommendations outlined below. We come from years of experience as key stakeholders and respected business owners in the community.

Background:

My husband and I own Trinidad Retreats, a local short term rental (STR) management company that has been around for over 25 years. We have had an active business license with the county since we purchased Trinidad Retreats over 12 years ago, registered all of the homes we manage (currently 16) with the county tax collector's office and have paid quarterly transient occupancy taxes (TOT) to the county during this time of over \$300,000. We, along with the homeowner's whose homes we manage have been an active participant as key stakeholders in the process of STR Ordinance development in the city of Trinidad and the city of Arcata where we also do business and currently manage another 12 homes.

History of Short Term Rentals (STRs):

Seven years ago we participated with a group of other STR managers and owners in filing a petition with the county board of supervisors in revising the then STR ordinance that only applied and permitted Shelter Cove to have STR's. At that time the county board of supervisors was a pro-economic development/pro tourism board that unanimously agreed to create a pathway toward permitting STRs in the rest of the county with some type of conditional use permit. That never came to fruition as cannabis was legalized and took the forefront and resources of the county planning office. Despite the county considering STRs "unpermitted activity" they have happily accepted and profited handsomely from TOT's. After all of these years to finally release an STR draft ordinance and announce a public meeting with less than a week's notice in the middle of summer is worth noting. If the county truly welcomes participation on this matter they would have given more notification.

Revenue/Transient Occupancy Tax (TOT):

The county has continued to collect what must amount to at least a million dollars in TOT's **each** year, if not more over the past 7 years since it agreed to create a permitting process, let alone for the past couple decades. We would venture a guess that over the past 2 decades since Trinidad Retreats has been in operation, the county has likely collected upwards of over 10 million dollars in TOTs. Where has that money gone...mostly to the general fund and how will the county manage this fiscal loss should it limit STRs with a cap? Imagine if that money had been spent on building more housing or affordable housing! It has been reported that 18% of the TOT goes to the Visitor's Bureau which divides it out to the local film commission, Humboldt Lodging Alliance and Gateway Communities/Chambers of Commerce. The 2% tourism tax goes primarily to the Ink People, Sheriff's Department and Local Affordable Housing. The remainder which appears to be a significant revenue stream goes into the general fund.

Economics/Industry:

We cannot discuss STRs in Humboldt County without mentioning the cannabis industry. The local cannabis industry has now virtually collapsed leaving behind a big loss in circulating money in Humboldt County and job losses that are immeasurable. A lot of people from that industry are scrambling to figure out how to make ends meet and have pivoted to turning their homes into STRs. The STR draft ordinances for both the inland and coastal areas proposed are reminiscent of an overreaching, complicated, time consuming and resource intensive permitting process similar to what was presented to cannabis growers that will be a massive undertaking by the county and will once again likely drive both business and tourism away. The industries and economic driving forces in Humboldt County like all things have changed overtime. Logging is no longer the main industry nor is fishing and now cannabis. The Redwood forests are still the lifeblood of this county and

draw people from all over the world to visit our towns making tourism one of the counties leading industries. We should be thankful for these trees for all that they do for this community! With travelers comes diversity and a lot of dollars spent not just in STRs but in our restaurants, shops, markets, etc.

Real Issues:

Over the 25 years we have lived in Humboldt County the level of poverty, crime, homelessness, drug addiction and mental health issues seem to have only grown worse. These are the real issues that the county should be investing their time, energy, resources and money towards not STR's. We mean no disrespect to the owners of the motels in the county, we actually feel for them but due to the nature of the aforementioned issues I wouldn't feel safe staying at nearly any of them. Please take a moment and be honest with yourself, when you have friends or family come visit where do you recommend they stay? Would you send them to a motel on Hwy. 101 in Eureka or on Giuntoli in Arcata or do you prefer sending them to a vacation rental in the greater Trinidad or Arcata area? I doubt prospective parents of Cal Poly students will want to send their kid to school here after staying in one of the motels in our downtrodden areas in Eureka or Arcata or even worse, the oppressive gateway to the Redwoods Orick. However, after a stay at an STR in a quiet neighborhood, possibly in one of the coastal zones, in a charming home where they can cook a meal and comfortably gather, they may feel more inclined to not only send their child to college here. Which means they will return over 4 years and spend money in our communities and who knows they may even invest in a home. Guests who stay in the STRs we manage often fall in love with Humboldt and want to buy property so that they can return here to retire. Staying like a local gives a traveler a much more enriching experience and allows them to consider what life might be like if they moved here. A significant number of our travelers come from Redding as they head over Hwy. 299 to beat the heat and cool off on the coast. They love staying in STRs where they can gather as families.

Long Term Rental vs. Short Term Rental Model:

Many of the homeowners whose homes we manage have had very negative experiences with long term rentals and pivoted to the short term rental model not just as a way to earn revenue but as a way to better maintain their property and avoid bad long term tenants which for decades was a common byproduct of the cannabis industry. The law tends to favor tenants and has burned out a lot of landlords. Homeowners with second homes/investment properties also want to be able to come and stay in their home as well as share it with their friends and family which they cannot do with a long term rental. Several of the STRs we manage have owners who live in their primary residence 8 months out of the year and move out for the high tourist season of May - August when a majority of revenue is generated. Many of our homeowners can afford to keep their 2nd home without the income of a vacation rental and if they were unable to obtain an STR permit would simply let their home sit vacant. It is ideal to think that by limiting STRs you automatically create more housing and an even bigger fallacy to think that it would create affordable housing.

Local STR Ordinances:

The cities of Fortuna, Eureka, Ferndale, Trinidad and Arcata all have STR ordinances that make far more sense and whose application process is more clearly stated and far more straightforward. Trinidad probably has the most comprehensive and time consuming of the ordinances but in general it has proven to be effective. In reviewing the county's proposed ordinance it seems as though none of these other local ordinances best practices were adopted. Did the county planning department meet with the city planners in those other cities to hear how they feel their ordinance is working? Did the county ask the city staff in those cities how the application and renewal process is going? Did the county ever consider gathering key stakeholders like existing STR owners/operators and local realtors, community members from the coastal and inland areas to participate in an STR committee to assist with developing their ordinance. Hearing from key stakeholders and reviewing evidenced based, best practices creates a better understanding, creates buy in and ultimately creates a more effective ordinance.

Recommended changes to the STR draft ordinances and administrative procedures

Given our experience being involved in the process of STR ordinance development we see this draft as one of the most time-consuming, cumbersome, labor intensive, complicated, difficult to understand STR ordinances we have ever read. The amount of time, energy, money and staff resources that will be required for the county to implement, monitor and enforce is unrealistic. Below are our suggestions for simplifying the process.

CAP:

Before a cap is determined we would like the county to report how many STR's are currently operating in the inland zone vs. the coastal zone and share what percentage of the housing stock that number represents in each of those zones. This will help determine if there is in fact a significant issue and whether a cap is indeed needed in each of these areas. When recently contacting the county tax collector's office to inquire how many STRs are currently registered with their office the answer was 349 but this number also included motels and bed & breakfasts. This may not account for additional STR's whose owners haven't registered with the county tax collectors office but who are operating on Airbnb and/or VRBO's booking platforms. What is the county considering in terms of a cap? Will there be one cap for the coastal zone and another for the inland area? We believe in creating balance within our communities. Typically if market forces are left alone supply and demand will take care of leveling things out organically. However in many cities with STR ordinances caps have been established either as a flat cap or a percentage of the housing stock. By choosing a percentage method of capping, growth over time will be considered as more housing is developed and the population increases which also increases the need for lodging. A flat cap method will not allow for any growth and should be a discouraged method.

Recommendation: Determine how many STR's are currently doing business in the unincorporated county via the county tax collector's office. If the county feels a cap is needed to maintain a balance of housing, long term and short term rentals then we feel a percentage of the housing stock in the 2 different zones should be the considered method. For example if there are 10,000 homes in the coastal zones then the county may suggest capping at a predetermined % of the housing stock and allow up to that number of STRs. The same or a different percentage may be determined for the inland areas. Give existing STRs that were registered with the county tax collector's office prior to the moratorium and paying quarterly TOTs the opportunity to apply for STR permits before opening it up to all new applicants.

Permits:

The wide array of permits listed in these ordinances is far too complicated and confusing. Why do the homeowners in Shelter Cove get to operate STRs in a far simpler process with an Administrative Permit? What is being proposed with 5 - 7 permit types is far too complicated. Do we need an administrative permit, special permit, use permit, planned development permit or coastal development permit? Do we need concurrent or combined permits? It is enough to make one's head spin! Why not issue what it is an "STR Permit" to all applicants including those in Shelter Cove and Owner occupied and then possibly cap the number of STR permits allowed in those categories or local areas similarly to what the city of Trinidad and the city of Arcata both issue. It seems convoluted. If the properties applying for the STR Permit are in the coastal zone then the STR Ordinance for the Coastal Zone would need to be approved by the California Coastal Commission just like the city of Trinidad did.

Recommendation: Limit the type of permits, and simplify to an "STR Permit".

Business License:

Why limit a business from holding more than 5 permits? Trinidad Retreats currently has a business license with the county and manages 16 STRs. I do not understand the rationale for limiting a business unless it is simply a way for the county to make money on business licenses in which case homeowners will be forced to obtain business licenses for their STR in addition to the business that manages them..

Recommendation: remove the cap on the # of STR permits a business can operate.

Deeds: Owners should not have to provide a current deed to confirm ownership for an STR permit application or a renewal process. Too cumbersome and unnecessary.

Recommendation: Simply have the owner sign on their STR Permit application attesting to being the current homeowner with a checkbox as to whether they have or do not have any deed restrictions which may also release the county of potential liability.

Good Neighbor Guide:

We feel it is in the county's best interest to develop the "Good Neighbor Guide" so that there is consistency and continuity among all STR owners/operators. Owners/operators of all STRs should be required to have their guests sign and agree to this guide. The county has collected enough revenue in TOTs that it should be responsible for creating, printing and mailing this guide to all STR owner/operators and require this be posted in an STR once a permit is issued. Asking owners/operators to provide their own Good Neighbor Guide and determine which neighboring properties are located 300 ft. away as well as figure out how and where to notify those neighbors is impractical, arbitrary and difficult. The county should also be held responsible for providing a copy of this Good Neighbor Guide along with a registry of STR owner/operators located within 300 feet of their property with contact names and telephone numbers. ThisThe city of Trinidad developed an excellent "Good Neighbor Guide" that must be posted in all permitted STRs, signed by the responsible party for a reservation and adhered to by all guests as well as STR owner/operators.The city of Trinidad sends out notification within 7 days of any new STR permit issued to neighbors living within 100 ft. of that STR. This has been a very effective tool and process.

Recommendation:

The county develops a "Good Neighbor Guide" to be used by all permitted STRs (see the city of Trinidad's version attached) as well as an "STR registry with owner/operator contact names and information". The county prints and distributes the "Good Neighbor Guide" to all permit holders as well as neighbors and provides an "STR registry" to all neighbors within 300 ft. of a permitted STR.

Maximum Occupancy:

The maximum occupancy of a home has far too many criteria that make determining this number difficult, namely the wastewater treatment criteria which then would fall in the lap of environmental health.

Recommendation: Adopt the city of Trinidad's method which is to require that all STR permit applicants/holders have a septic inspection and pumping if needed and have this as part of the application and renewal process if needed.

Inspection:

This will be a very time consuming process for the county. The city of Arcata does not perform inspections for their STR permits but the city of Trinidad does. The county could require certain safety criteria be met such as CO detectors, smoke alarms and fire extinguishers be placed in all homes and have the owner/operator certify with a check box that this has been done. Again putting the onus on the owner/operator or it could require short term rentals be inspected upon application for safety criteria such as CO and smoke detectors as well as septic signage where applicable letting guests know what is safe for septic which is also what the city of Trinidad has as part of their STR Ordinance.

Recommendations: Identify what the county will be looking for in terms of safety criteria so that applicants can be prepared to meet those requirements.

Public Hearings:

Why must all special permit and coastal development permit applicants have to go through a public hearing following project review and why does one person the “hearing officer” determine their fate? This seems like a very labor intensive, time consuming, potentially unfair process that could take years. The city of Arcata and city of Trinidad both created relatively straightforward applications that were reviewed in a far simpler fashion that appears more far more efficient and cost effective. This process looks like it could take years.

Recommendations: Use public hearings only for those STR applicants who have operated prior to the urgency moratorium and who the county has received significant complaints. Eliminate public hearings for all other applicants.

Lighting:

For safety reasons being able to leave a porch light on for the safe arrival of guests is important. Requiring that residential homes being used as short term rentals adhere to rules regarding lighting that is not applied to all residences seems unfair and unreasonable especially when it applies to the safety of visitors/guests. If neighbors don't like lights on they can close their own blinds.

Remove this entire section. It is unnecessary.

Events:

Prohibiting all parties, including but not limited to parties, weddings, receptions or other social events is unreasonable. Many visitors come rent an STR to visit with local friends or family or 2 families may rent 2 STRs and want to gather. This is a frequent occurrence especially on holidays and graduation weekends. The city of Trinidad allows the same number of visitors as maximum occupants permitted at an STR for a gathering until 11 pm. Example - if an STR is permitted for a maximum occupancy of 6 overnight guests then it can allow up to 6 visitors to the home.

Recommendation:

Define the # of visitors allowed to an STR and base it on the # of maximum overnight guests allowed. Set a reasonable curfew such as 11 pm to help compliance with noise.

Cost Recovery:

The cost of county staff time dedicated to inspection and resolution should not be incurred by the permittee. It should be borne by whomever violated the ordinance set forth by the county which will likely be the guest but may sometimes be the permittee or the STR manager. Quite often a neighbor complains that there is a loud party and we as managers go to the STR and find a family outside barbecuing listening to music and talking at a reasonable sound level before 10 pm. There are some neighbors who simply hate STRs and will complain about nearly everything including lights on in a house! Given the millions of dollars the county has collected in TOTs for the past several decades it seems that the county could also bear the burden of this cost potentially as well.

Recommendation: Consider removing the cost recovery section all together and perform a study over the first 2 years of permitting to see how many confirmed violations and staff time gets used. Charge the person who actually violated the ordinance which may be the permittee, an STR manager or a guest.

Respectfully,

Jonna and Reid Kitchen
Owners - Trinidad Retreats

From: [Trinidad Retreats~Vacation Rentals on the Redwood Coast](#)
To: [Hilton, Keenan](#)
Subject: STR Survey Idea
Date: Thursday, June 29, 2023 10:44:16 AM

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

Hello Keenan,

Thank you again for running what felt like a very productive professional public meeting. I am sure you and director Ford have a lot on your plate to consider given all of the feedback. It left me thinking that the county truly doesn't know what is really out there in terms of STRs which is very important data. Michelle at the county tax collector's office will attest to the fact that when she receives the payment for TOT from Airbnb quarterly it is a lump sum check that does not itemize which properties the tax payment represents. The fact that the county tax collector cannot figure out how many STRs exist is a problem that does need to get solved. In the meanwhile, I suggest the county put together an anonymous digital survey via Google or Survey Monkey where you can get STR owner/operators to come out of the shadows without fear of being shutdown to find out where these STRs are located and the variety of types that currently exist. Here are the questions I think would be most helpful in a survey:

1. - Which zipcode is your STR located in? Have a checkbox with all of the county zip codes so that you can then see which areas the STRs are concentrated in. This is crucial information.
2. Is the STR operated full time (year round) or part time (seasonal)? Give checkboxes.
3. If checked part time, how is the STR used during the rest of the year? check boxes - Owner occupied, month to month rental or other?
4. Does the owner live onsite? Yes or No
5. If so, does the owner rent out bedrooms in the home? Yes or No
6. If so, how many? checkboxes for 1 - 2 - 3 or 4 or more?
7. Does the owner live onsite but operate an STR in a MIL or ADU? Yes or No
8. If yes, was the ADU or MIL built after Jan. 1 2020? Yes or No
9. What zones apply to the STR being operated? List all the applicable zones with check boxes - SR, UR, Coastal, etc. Again, this is crucial information.
10. What is the average gross income generated by this STR annually? checkboxes <\$25,000, \$25K - \$50K, 50K - 75K, 75 K - 100K or >100. This will help the county see the potential income lost to local homeowners and the potential impact on the economy. It will also help them estimate the TOT impact.

I hope you find this suggestion helpful. I always like to be part of the solution and not part of the problem. Please feel free to contact me if you want to chat further.

Sincerely,

Jonna Kitchen, General Manager
Trinidad Retreats
707.599.6249

Notes from Meeting with Jonna Kitchen 8.10.23

Jonna Kitchen

- not doing a hybrid meeting feels like we're avoiding a meeting
- left process having gone through Trinidad and arcata
- left meeting feeling optimistic
- reading revisions is so disheartening
- she's a major stakeholder
- 2% cap
- 10% as crow flies
- non-transferable -> way it's written is misleading ; see city of Trinidad.
- in Trinidad the owner and the operator are two different entities
- in the county so many have been operated in a positive way... there are many that will not be on the rental market.
- she's in both worlds long-term and short-term
- laws are on tenants side in long-term rentals
- health safety and welfare of community needs this industry

Cap

- some communities rental prices are higher/lower than others
- people that come and visit spend money
- she lives in SLO
- she feels the economic depression, the mental illness, the crime, the poverty
- health safety welfare
- she's not anti-regulation
- just take it a step at a time
- don't create a logjam

City of Trinidad application – “under penalty of perjury, I guarantee this is true.”

Slow ou roll and make it simpler.

Find out what people did with their unit when they didn't get a permit

She wants a grandfather clause

McClenagan, Laura

From: Ford, John
Sent: Monday, August 21, 2023 8:36 AM
To: Hilton, Keenan
Subject: FW: comments on the draft STR regulations

From: Kate Green <katesgreen14@gmail.com>
Sent: Saturday, August 19, 2023 8:42 AM
To: Ford, John <JFord@co.humboldt.ca.us>; Hilton, Keenan <KHilton@co.humboldt.ca.us>; Madrone, Steve <smadrone@co.humboldt.ca.us>; Bohn, Rex <RBohn@co.humboldt.ca.us>; Wilson, Mike <Mike.Wilson@co.humboldt.ca.us>; Bushnell, Michelle <mbushnell@co.humboldt.ca.us>; Arroyo, Natalie <narroyo@co.humboldt.ca.us>
Subject: comments on the draft STR regulations

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

Greetings. My name is Kate Green, and I am a long-time homeowner (since 1973) of coastal property north of Trinidad. As I wrote in a previous e-mail, I currently reside in assisted living and have a fixed income. As a result, I depend heavily on the additional income earned from renting my Trinidad home to short-term visitors to support my health care needs.

I wrote previously to share my concerns regarding the proposed ordinance for short-term rentals in Humboldt County. While I appreciate some of the recent revisions to the original ordinance, I still have a number of concerns. They include:

1. An excessive regulatory burden on homeowners/property managers. It appears that the revised regulations would require that property owners or managers, among other things, (a) get a business license, administrative permit, conditional use permit, and/or special permit; (b) write and distribute "good neighbor guides" to neighbors (even if they are miles distant -- see point #4 below), (c) provide an affidavit attesting that such a guide had been distributed, and (d) provide a "current grant deed of the subject parcel." Why are all of these requirements necessary? Is there not a way to reduce this regulatory and paperwork burden on would-be renters?
2. Limiting short term rentals to 10% of dwellings on a street, and no more than one out of the nearest ten dwellings. Why should there be a low ceiling on the number of STRs in rural areas where houses are spread far apart from each other? Why should the same 10% cap be imposed on both a long road in a rural area and on a shorter road in a more urban area? It's also not clear to me where the 10% figure came from, which seems arbitrary. My concern is that this low cap may prohibit me from renting my property, which is in a rural area.

3. Limiting the total number of STRs in the County to 2%. This number also seems arbitrary. Has any data been collected on what would constitute a "healthy" percentage of STRs in our County? This cap also may prohibit me from renting my property.

4. Distribution of "Good Neighbor Guide" to "closest 10 dwellings as the crow flies." Again, there should be a distinction between urban and rural areas. In rural areas (such as where my home is located), houses may have few (or no) immediate neighbors, and the ten closest dwellings may be a mile or more away. Why would this guide need to be distributed to people who live so far from a rental property?

In short, I strongly encourage the county to revise the current regulations so they are not too burdensome or prohibitive for me to rent my property to short-term renters for much-needed income.

Sincerely,

Kate Green
1480 Stagecoach Road, Trinidad
katesgreen14@gmail.com

From: [Kate Green](#)
To: [Hilton, Keenan](#); [Ford, John](#)
Subject: comment on latest revision to STR ordinance
Date: Wednesday, September 20, 2023 4:52:18 AM

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

Greetings. My name is Kate Green, and I am a long-time homeowner (since 1973) of coastal property north of Trinidad. I have written to County decision-makers previously about my situation, i.e. I live in assisted living and have a fixed income, so I rely heavily on the additional income earned from renting my Trinidad home to short-term visitors to support my health care needs.

I have reviewed the latest revisions of the proposed ordinance for short-term rentals in Humboldt County, and am grateful for the adoption of changes that I believe will make the STR process fair for both those who do and do not rent. For example, I appreciate the two-month period during which only existing STR owners may apply for a permit. I also understand the desire to prevent an overabundance of STRs, especially to the extent that they reduce the overall stock of non-STR housing in the County.

However, I still have a number of concerns with the current draft. They include:

1. An excessive regulatory burden on homeowners and property managers. It appears that the revised regulations would require that property owners or managers, among other things, (a) get an administrative permit, conditional use permit, and/or special permit; (b) write and distribute "good neighbor guides" to neighbors (even if they are miles distant) (c) provide an affidavit attesting that such a guide had been distributed, and (d) provide a "current grant deed of the subject parcel." Why are all of these requirements necessary? Is there not a way to reduce this regulatory and paperwork burden on would-be renters? For example, the three types of permits (administrative, conditional use, and special) could be merged into a single permit.

2. Limiting short term rentals to 10% of dwellings on a street, and no more than one out of the nearest ten dwellings. As I wrote in a previous e-mail, I do not understand why there would be a low ceiling on the number of STRs in rural areas where houses are spread far apart from each other. Why should the same 10% cap be imposed on both a long road in a rural area and on a shorter road in a more urban area? It's also not clear to me where the 10% figure came from, which seems arbitrary. My concern is that this low cap may prohibit me from renting my property, which is in a rural area.

3. Limiting the total number of STRs in the County to 2%. As I have mentioned previously, this number seems arbitrary. Has any data been collected on what would constitute a "healthy" percentage of STRs in our County?

Also, with regards to points #2 and #3: it is my view that some of the proposed restrictions on what properties can be STRs will automatically reduce the number of rentals in the County without need for these additional (and seemingly arbitrary) caps. That, plus a natural attrition process, will further achieve that objective. (In my own case, my family does not plan to keep the property as a STR once I pass away.)

In short, I strongly encourage the county to revise the current regulations so they are not too burdensome or prohibitive for me to rent my property to short-term renters for much-needed income.

Sincerely,

Kate Green
1480 Stagecoach Road, Trinidad
katesgreen14@gmail.com

McClenagan, Laura

From: Kim Puckett <kimleepuckett@gmail.com>
Sent: Wednesday, September 20, 2023 12:38 PM
To: Hilton, Keenan
Subject: Short-term rental ordinance

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I am writing to express my hope that the planning commission will please consider the negative impact short-term rentals have on small neighborhoods. We have a small neighborhood in Willow Creek and recently a few new property owners have started STRs which has had a detrimental influence on the character of the neighborhood in just a few short months before they were shut down. If the new STR ordinance allows for unlimited STRs in small neighborhoods, regular residents will no longer have a neighborhood and will be surrounded by strangers that have no vested interest in the neighborhood. It will also mean an ever dwindling supply of long-term rentals and affordable homes for purchase for those actually living in the community given STRs can bring in so much more money. This in turn means wealthier folks/out of town/state/country folks will buy up properties and to make money which will drive up the cost of housing even further and limit affordable housing even more. This is critical in a small community like Willow Creek. Please, please take this into consideration.

Kim Puckett
Trinity Acres
Willow Creek

McClenagan, Laura

From: Len Wolff <riverwolf1951@gmail.com>
Sent: Tuesday, September 19, 2023 1:11 PM
To: Hilton, Keenan
Subject: STR ordinance

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

Hello,

Please see my comments below in regards to the latest STR ordinance (coastal ordinance) and the proposed workshop on Thursday, September 21, 2023. I would like to include the following points in the event I am not able to attend or if the workshop is unable to be held due to a large number of items on the consent calendar.

1. STR Remove Housing Stock for the community. It is proven that short-term rentals take away opportunities for community members to purchase starter homes and find affordable rentals which has a rippling effect in the fabric of our community and our local economy. If our workforce can't afford to live close by, it means more money and time is being spent commuting, and our neighborhoods become devoid of community.
2. STR are not being regulated appropriately to prevent "mom-and-pop" hotel chains from developing. The latest text includes

"61.05.10.2.3 Per Person Limit. An individual or business shall not own more than five (5) parcels with Short-term Rental permits."

This would allow property owners five individual homes to rent out as short term rentals. I believe this is far too great of a number and should be reduced to 1 or 0. The regulations make no designation on the limit when compared in family trusts, organizations owned by the same entity or individual and leaves a loophole open for larger STR owners to divide holdings between different companies to continue to operate large numbers of STRs. Cumulatively, the number of STRs in our county represent:

381 active listings in Eureka, average **annual revenue of \$43.3K per rental**
317 active listings in Arcata, average **annual revenue of \$41.4K per rental**
192 active listings in Trinidad, average **annual revenue of \$82.9K per rental**
197 active listings in McKinleyville, average **annual revenue of \$54.5K per rental**

(data from AirDNA.co)

This represents a total of **1087 homes that could re-enter the market as long term rentals or homes for first time homebuyers.**

I support an ordinance that only allows for "Home-share" STR and would eliminate 61.05.10 Short-term Rentals defined as entire homes without a caretaker or resident. This would open hundreds if not thousands of homes up to first time home buyers and long-term renters in our community who currently need homes or are seeking upward home mobility.

3. If Short term rentals are continued to be regulated, I support additional STR permit fees and additional taxes should be levied to support a housing trust fund to directly support community members including: rental assistance, first-time home buyers and tax benefits for STR owners who voluntarily convert their STR into long-term rentals or sell their STR properties.

4. *61.05.5 Existing Operations. No permits for whole dwelling unit Short-term Rentals shall be issued during the first two (2) months following the effective date of this section but applications from individuals operating existing short-term rentals will be received. Two months after the effective date of this ordinance the department will issue permits prioritizing applications for locations with existing Short-term Rentals. An existing Short-term Rental shall be determined based on evidence of operation from January 2022 through May of 2023. If the number of permits issued for existing Short-term Rentals exceeds the cap identified in §60.05.10.2.1, then no permits will be issued for new Short-term Rentals until the number of permitted Short-term Rentals in the County falls below the cap.*

This text would cause a huge rush in new UNREGULATED STR to enter the market in order for their application to be considered. This is because the current cap set for STRs is below the current number of STRs in existence

>> Looking at other areas of the nation and world that have dealt with the issues of STRs, it is in our best interest as a community to eliminate STRs entirely. Short of that, no preferences should be made for existing short term rentals and we should seek to limit the number of short term rentals as much as possible in order to **increase the amount of housing stock available to our community for first time home buyers and for long term rentals to re-enter the market.**

Thank you for your consideration.

Len Wolff, Arcata Ca

McClenagan, Laura

From: Louise Minor/Bob Fischer <loubob155@gmail.com>
Sent: Friday, September 15, 2023 7:28 AM
To: Hilton, Keenan
Subject: How to find planning layers from jurisdiction layer

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and then the Community plan layer. When I open GIS Jurisdiction layer is checked, but how do I get to the next (Planning and then community plan) layers. Sorry to take your time but I am really concerned that there won't be enough water from our single well to support very many more short term rentals that use at least 50% more than permanent residents.

Sincerely

Louise Minor

From: [Louise Minor/Bob Fischer](#)
To: [Hilton, Keenan](#)
Subject: Re: How to find planning layers from jurisdiction layer
Date: Monday, September 18, 2023 2:07:33 PM
Attachments: [image001.png](#)

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Thanks.

I finally got it. We are in the North Area Plan, which includes areas mostly with large lot sizes. Our area is quite densely populated, so much so we cannot drill our own wells. We already have many short term rentals and the problem looks fixed to get a lot worse, especially when investors are blocked out of the Trinidad area. Is there any way for our neighborhood to vote to be included in the Trinidad Area Plan, which stops about a mile south of us? We are way more demographically similar to them than we are to areas further north. I am not sure who picked the northern boundary for the plan. What can I do along these lines?

Thank-you

Louise A. Minor, PhD, MD

On 9/15/2023 4:47 PM, Hilton, Keenan wrote:

Hello Louise,

You must select *and* expand the "Jurisdiction Boundaries & Land Use" layer, then select *and* expand the "Planning Layers." Then you can select CPA.

Thanks for providing the comments. I'll add them to the record.

Best,
Keenan



Keenan Hilton ([he/him](#))
Associate Planner
[Humboldt County Planning & Building](#)

Office: 707-445-7541
Direct: 707-268-3722

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

From: Louise Minor/Bob Fischer loubob155@gmail.com
Sent: Friday, September 15, 2023 7:28 AM
To: Hilton, Keenan KHilton@co.humboldt.ca.us
Subject: How to find planning layers from jurisdiction layer

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and then the Community plan layer. When I open GIS Jurisdiction layer is checked, but how do I get to the next (Planning and then community plan) layers. Sorry to take your time but I am really concerned that there won't be enough water from our single well to support very many more short term rentals that use at least 50% more than permanent residents.

Sincerely

Louise Minor

McClenagan, Laura

From: Louise Minor/Bob Fischer <loubob155@gmail.com>
Sent: Wednesday, September 20, 2023 7:26 AM
To: Hilton, Keenan
Subject: Fwd: Trinidad Area Plan Question

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

Hi Keenan

Can you please add this request to the official pile? Many residents are hesitant to comment for obvious reasons.

Thanks

Louise

----- Forwarded Message -----

Subject:Trinidad Area Plan Question

Date:Tue, 19 Sep 2023 07:13:02 -0700

From:Louise Minor/Bob Fischer <loubob155@gmail.com>

To:Madrone, Steve <smadrone@co.humboldt.ca.us>

Dear Steve

There is widespread concern about our neighborhood being in the North Area plan rather than the Trinidad Area Plan. Our lots are very small, just like the more urban areas to the south (no wells are allowed) and unlike most of the area in the North Area Plan (where people can have their own wells). What would it take to move the northern boundary of the TAP to the south tip of Big Lagoon? We are already very precarious with the water situation and need another well and storage for fires, but there is nowhere to put them that we have access to. A lot of time has been spent on this problem. Short term rentals use at least 50% more water and lessen the number of permanent residents available to serve on the water board. We are already down one member and can't find a replacement. It seems like this would be the moment to make this small change for us, and it would save this neighborhood from the large problem that we have now becoming completely unaffordable for many among us in the not to distant future.

I know you are crazy busy, but if there is something I can do to help, please let me know.

Thanks for your time.

Louise

McClenagan, Laura

From: LH <leh@eth123.com>
Sent: Thursday, June 22, 2023 8:06 PM
To: Hilton, Keenan; Bohn, Rex; Bushnell, Michelle; Wilson, Mike; Arroyo, Natalie; Madrone, Steve
Subject: Re:Draft Short-term Rental Ordinance_Inland and Draft Coastal Short-term Rental Ordinance_Coastal 6.16.23

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

Re: Draft Short-term Rental Ordinance_Inland and Draft Coastal Short-term Rental Ordinance_Coastal 6.16.23

in lieu of Zoom, as I cannot participate, please enter this comment at the meeting.

Dear Ms Hilton and members of the Board of Supervisors,

Thank you for addressing this very important issue.

Regarding section 60.05.6.1 of the Short Term Rental Ordinances Draft; "*Short-term Rental Cap. The total number of Short-term Rental permits issued shall not exceed the cap established by resolution of the Board of Supervisors.*"

Please make the cap as restrictive as possible as to the number of STRs allowed in the county where the owner does not live on the property and use the property as a primary residence.

When rents and mortgages are too high workers leave as they cannot afford rents. Insurances companies leave as it is no longer viable to insure such very expensive properties in disaster zones. People have less money after paying rent or mortgages and so less to spend in their communities, and so businesses go out of business. Anything which increases rents and mortgages further decays our economies. ST rentals do this and displace communities.

We desperately need affordable housing. We could easily end up like Fort Bragg where most working people including doctors, nurses, plumbers, electricians, gas station and home health workers have had to move away because of high housing costs. Areas which do not mitigate housing costs for their own people end up with less working people and are left with only a few rich people and a great deal more homeless people. Like Fort Bragg and the town of Mendocino - which has a great deal of difficulty recruiting people for it's volunteer fire dept. Most younger people have had to leave the area. Artists have had to leave. Those communities will become cultural ghost towns if it continues, much as the artists and creative communities have had to leave San Francisco. At one point both Fort Bragg and San Francisco had good sized artists' communities- but that is no longer.

On a related note, please also consider this in the future; Large corporate and foreign investors are estimated to own 20% of all single family homes in the country right now. It has been accumulative. That is a HUGE percentage. It ruins the rest of the economy. It also kills a good percentage of competition from smaller local landlords. Some estimate they will own 40% of all single family residences by 2030 if their purchases continue at the same rate. It also needs to be capped so that local communities will survive.

Please be as restrictive as possible regarding the above.

Best regards,
Lynn Harrington

PO box 1792, Redway, Ca 95560



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McClenagan, Laura

From: LH <leh@eth123.com>
Sent: Saturday, July 01, 2023 1:46 PM
To: Hilton, Keenan; Bohn, Rex; Bushnell, Michelle; Wilson, Mike; Arroyo, Natalie; Madrone, Steve
Subject: Re: Vacant homes taxes successful

Follow Up Flag: Follow up
Flag Status: Flagged

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

Dear members of the Humboldt BOS,

Vacant homes taxes are successful in putting more housing on the market.

<https://gcc02.safelinks.protection.outlook.com/?url=https%3A%2F%2Fstoreys.com%2Fcity-of-vancouver-empty-homes-tax-report-2021-year%2F&data=05%7C01%7Ckhilton%40co.humboldt.ca.us%7Cb559797510024ec8dc8a08db7a7434e5%7Cc00ae2b64fe844f198637b1adf4b27cb%7C0%7C0%7C638238411952017176%7CUnknown%7CTWFpbGZsb3d8eyJWljoimc4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6Ikk1haWwiLCJXVCi6Mn0%3D%7C2000%7C%7C%7C&sdata=PAN4zxHwHhID7g9b5KNIG9iSHmYHRL04xO6DIOqhWjU%3D&reserved=0>

Large corporate and foreign investors are estimated to own 20% of all single family homes in the country right now. Many of them are held empty as "investments" or just places to park large amounts of international money. It has been accumulative and some are held empty and rotting for many years. Some estimate large corporations and foreign absentee owners will own 40% of all single family residences by 2030 if their purchases continue at the same rate. It needs to be capped so that local communities will survive. It ruins the rest of the economy as prices for shelter become unaffordable for working people. It also kills a good percentage of competition from smaller local landlords who provide workers with housing they can afford. Please consider taxing vacant and foreign owned homes well above and beyond what is already in place.

Best regards,

Lynn Harrington

PO box 1792, Redway, Ca 95560

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This email has been checked for viruses by Avast antivirus software.

<https://gcc02.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.avast.com%2F&data=05%7C01%7Ckhilton%40co.humboldt.ca.us%7Cb559797510024ec8dc8a08db7a7434e5%7Cc00ae2b64fe844f198637b1adf4b27cb%7C0%7C0%7C638238411952017176%7CUnknown%7CTWFpbGZsb3d8eyJWljoimc4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6Ikk1haWwiLCJXVCi6Mn0%3D%7C2000%7C%7C%7C&sdata=QLQEi8fk8jexncjEWqrb%2FOXYgXoHBYvi2KQ757ZcV%3D&reserved=0>

From: [Mallory Dollarhide](#)
To: [Hilton, Keenan](#)
Subject: Concerned about the future of airbnb
Date: Monday, July 10, 2023 8:57:33 AM

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

Hello, My name is Mallory. I am an owner of a parcel in the southern Humboldt area. I am concerned about the future of short term rentals in regards to our AirBnB's. I would like to give you a brief summary of what my parcel looks like. On one acre of land sits 12 units side by side. Half of the cottages are long term rentals, all 2+ bedrooms and 2 bathrooms, the other 5 are short term rentals with 1 bedroom and 1 bath. With one unit being my personal dwelling. I live in on premises. With the changing local economy, 3 years ago I decided to turn my small unit into Airbnb because there was a need for short term rentals in our area. The property sits right on the Avenue of the giants, the perfect gateway to start an amazing tour of the redwoods & the lost coast. Gradually as long term tenants moved & we had difficulty finding replacements, we turned a few more units into AirBnB's. I put so much energy and effort into these Airbnb's it would be heartbreaking to see the county sweep it away with the new regulations. I do hope that you consider either grandfathering us in, or look at different regulations for us in the southern Humboldt area. Especially since there is a serious lack of quality places to stay while visiting this area. We are having a housing crisis in southern humboldt, filling a rental long term has become difficult since people are moving out of the area due to the job shortage down here. For example, I had a family of 5 move to southern humboldt from the Los Angeles area to be near family. They rented one of my long term rentals, signed a 6 month lease and planned on staying long term. However, after 4 months of being here, registering their children in schools & beginning to establish their lives, they picked up and moved back to Los Angeles and broke their lease with me because they couldn't find jobs and had run out of saving. After they moved out, my cottage sat empty for 3 months without being rented, therefore providing zero income for my family. That is what is going on in southern humboldt for housing. If it wasn't for our short term rentals, I would be struggling to make ends meet. My property taxes and property insurance, alone, are \$25,000 a year (roughly). Short term rentals give us the freedom to make an income and give back to our community by bringing in revenue by tourists & keeping the money in our community. Our economy has crashed since marijuana legalization and strict permitting process. Tourism is a way to grow our economy again. I love where I live and taking care of my business, but if you make these new regulations this strict, I am not sure what my next step will be and it is will devastating to myself and my family. Please reconsider all options and make them fair for all the different & diverse parts of Humboldt county.

Thank you Mallory
(707)672-6516

From: [Mark Sommer](#)
To: [Ford, John](#); [Hilton, Keenan](#)
Subject: Humboldt County draft ordinance re vacation rentals in unincorporated areas
Date: Monday, September 18, 2023 11:19:23 AM

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

Dear John and Keenan,

Re: Transient Occupancy Registration Certificate (TOT) #012154

I am writing in reference to the draft county ordinance concerning vacation rentals in unincorporated areas. I am a 45-year resident of Humboldt county, having moved to the southern part of the county in 1977, when my wife and I built a self-reliant homestead in the hills west of Miranda. In 1995 we moved north to Trinidad and built a home at 230 Loop Place in Westhaven off Sixth Avenue. This remains my primary residence and was my full-time home for our first 18 years in Northern Humboldt. When I retired in 2012, Social Security became my sole income and covered only a third of my expenses. To make ends meet I began renting my home to guests for between 80-110 days a year. This revenue has enabled me to continue living in my home. Without it I would be hard-pressed to meet my expenses. At age 78 I have no realistic alternative source of income.

I support the planning department's initiative to establish regulations governing the vacation rental market in those parts of the county not covered by existing ordinances in incorporated zones. I also support the county's efforts to make more housing available to those who wish to rent or buy here. There is an acute shortage of affordable housing here as across the country. I have expended considerable time and energy developing proposals to provide alternative means for Humboldt county to make better use of vacancies within existing houses for long-term rentals and work-for-lodging exchanges.

I would ask only that those of us who have rented out our homes part-time for years as our sole means of continuing to live here be granted permission to continue as before. If in order to meet my expenses I need to sell the home that my wife and I built ourselves and that I still maintain as my primary residence, its location and ocean view would make it too expensive for most longtime locals to buy. It would most likely be purchased instead by a wealthy individual with no roots in the area, who might then keep it primarily as a financial investment and contribute little or nothing to the community. By contrast, offering my home as a short-term rental for the past decade has enabled many hundreds of families from around the world the opportunity to spend time in this unique coastal environment at an affordable cost. Like others who have offered short-term rentals of their homes, I have faithfully paid my TOT for the entire time I have rented my home. TOT has provided the county with much-needed income. I have received only highly positive comments from guests. I haven't received a single complaint from neighbors in

the eleven years I've been offering my home for rentals. Since I leave all my furnishings in place, including artifacts from travels around the world, guests often comment on how much they enjoy spending time in a home and garden being lovingly maintained and still occupied by its owner.

I would therefore offer the following suggestions to the county planning department and commission as you consider revisions to the draft STR ordinance:

- Consider making a distinction between those of us whose homes are their primary residence and those who do not live in their rental properties and whose primary residence is elsewhere. For those in the vacation rental market for whom it is primarily a financial investment, the situation is rather different, though still valid in offering additional lodging. For those of us who wouldn't offer our home as a part-time rental if we could meet our expenses without doing so, disqualifying us would force us to sell or rent out our home full-time. As I age I look to the home I have built and maintained for nearly 30 years not as a financial investment but as my final resting place and my legacy to my daughter and descendants. I will eventually need help with certain maintenance tasks and at that time will make modifications to enable a caregiver to live in my home, thus providing long-term lodging for them.
- For those of us who are retired with limited income, perhaps a category of elderly STR homeowners could be established that enables them to continue living in their primary residence while renting their them part-time to help meet expenses.
- My home is located in the coastal zone and is thus governed by Coastal Commission regulations. There is a shortage of guest lodgings in the Trinidad/Westhaven neighborhood. Without STR's, Westhaven would have none. In a 2021 case in Santa Barbara county, a superior court judge ruled that the county's highly restrictive regulations on STR's were superseded by the Coastal Commission's explicit priority to make more lodgings in the coastal zone available for guest rentals. I believe the same priority exists for STR's in Humboldt county's coastal zone. For more on this case, see <https://calcoastnews.com/2021/05/santa-barbaras-vacation-rental-ban-deemed-illegal/>
- The current draft's restriction of STR's in any given neighborhood to 10% or one in every ten homes may work for some inland neighborhoods but those in the coastal zone are necessarily more concentrated because their exceptional scenic qualities generate higher levels of rental interest. I note that the Shelter Cove subdivision has been granted an exception. Perhaps the Westhaven/Trinidad CAP could also be granted an exception. The Coastal Commission's ruling on coastal zone STR's allowing for higher concentrations in coastal zone neighborhoods applies here and the county's STR ordinance needs to reflect that realization.
- Incorporated municipalities in the county have allowed existing STR's to

continue as before as long as they conform with all requirements stipulated in their ordinances. They have also allowed attrition to reduce the total number of STR's within their jurisdictions rather than pre-emptively eliminating them. These ordinances might serve as models for the county's proposed ordinance.

- Simplify the permitting process and paperwork, consolidating permits into a manageable package that makes it easier for both STR homeowners and planning department staff to track and complete required documents.

In conclusion, I would like to express my appreciation for the planning department's thoughtful consideration of this complicated issue and its solicitation of public input to help inform the drafting of its ordinance. The 9/15/23 draft appears to be a significant improvement on previous versions in that it enables existing STR homeowners to apply for and receive permits to continue operation as before as long as they conform to all county regulations. I look forward to seeing further revisions of the draft ordinance as citizens and homeowners offer additional suggestions for improvement.

Respectfully yours,

Mark Sommer
707-498-6512

McClenagan, Laura

From: Mary Freiberg <mfreiberg@seadance.net>
Sent: Wednesday, June 28, 2023 8:06 PM
To: Hilton, Keenan
Subject: Questions & Comments on STR Ordinance

Follow Up Flag: Follow up
Flag Status: Flagged

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

Hello,

I am a homeowner in Shelter Cove. This is our second home that we rent out when not staying at the house. I understand we will fall under the coastal version as Shelter Cove homeowner.

Regarding the 6/28 Zoom call, the following are my questions and comments:

- Inspections 61.05.8.2.1
 - Being our home is in Shelter Cove, it's difficult to get county personnel down into the Cove, what considerations will the inspectors have with scheduling around rentals that are not owner occupied? Scheduling around guests can be challenging for our property as we are fortunate to be rented at least 50-60% of the year.
 - What considerations will the inspection process offer if there is a violation? Will we be shut down immediately, will there be a path to remedy without impacting the scheduled rentals? We maintain our home and I'm not worried, but there could be some minor infraction that I'm not thinking of that could cause a violation.
- Under the various Events Prohibited sections - the word Parties is vague. We have families and friends rent to celebrate a birthday. It's hard to say what celebration they may be having, but this could fall under the 'Party' tag. We have language in our rental agreement about no parties allowed and we also specify the occupancy of the home on the rental agreement shall never be exceeded at any time for any reason.
- Outdoor noise - our home is ocean front. While we have not had any noise complaints, if there was and we were forced to install noise monitors, the outdoor area would be challenging as the sound of the ocean can become quite loud periodically.
- As an oceanfront property owner in Shelter Cove, does this mean I will have three different permitting processes to go through?
- I inherited our home from my father. My father rented the home and I continued after his passing. Overall our business license (I think that is what we have) has been in play for at least 8-10 years. Will we be grandfathered into the cap?
- Is there any additional information based on the Shelter Cove Planning Area that differs from this proposed ordinance?
- Regarding the 30 minute response time under the Good Neighbor Guide, this is a challenging timeframe for our property manager to respond to for a few reasons. First, she and her husband may be in Eureka shopping, or overnight and they don't hear the phone (they are off grid and their power is not exactly reliable).
 - Furthermore, under 61.05.8.2.1 (3) listing power outages as a need to remedy for a complaint, that's a challenging complaint to remedy when the power into Shelter Cove goes out frequently. We are

fortunate to have the Cove generators but we cannot remedy it. We do include in our rental agreement, the power may go out.

- 61.05.10 Permit Term and Permit Renewal: Please consider a path to auto renewal every two years. Perhaps a zero complaint and compliance consideration.
- 61.05.5 Non-Transferable: Please consider a temporary transfer of permits. If I want to sell my home and market it as a rental, I would need to cease rentals before selling which then reduces the marketability of the property. I propose a temporary permit issued to the new owner so that existing reservations may be honored by the prospective new owner. And should the permit process become backlogged and cannot be finalized before the temp permit expires, an automatic extension is applied.
- Regarding any permitting and related process fees, please consider a cap on the total fees assessed against the property owner. Being in the coastal zone and in Shelter Cove could mean three different related fees which could potentially become significant.
- Finally, with this ordinance, will this have any redirection of the TOT funds collected back into the Shelter Cove community? Our roads are crap, the RID has an infrastructure problem and there are community needs that could be helped by directing funds back into this community.

Thank you all for working on this very hot topic.

Mary Freiberg
Seadance on the Lost Coast
mfreiberg@seadance.net
<https://Seadance.net>
775-690-3635

August 9, 2023

Comments on proposed Short-term Rental Ordinance, Garberville meeting

Melvin and Holly Kreb
31117 State Highway 254
Scotia, CA 95565
707-722-4330

Thank you Planning Director Ford, planning staff, Supervisor Bushnell and any other county officials who traveled here today for this meeting.

My name is Melvin Kreb. My wife, Holly, and I have lived in the community of Pepperwood on the Avenue of the Giants since 1982. We opened our farm stand, Flood Plain Produce in 1983 and are in our fortieth year of business. In 1991 our immediately adjacent neighbor wanted to return to city life in Eureka and sold his property to us. We wanted the agricultural land on it to increase our produce sales.

We pondered what to do with the house on the property. We hired licensed contractors to give us written verification that the wiring and plumbing were safe and took that information to the Planning Department and were told that the house could not be permitted in a flood plain unless we unbolted it from the cement slab and raised it twelve feet in the air. Since the flood plain makes us not a good fit for long term rental we did not pursue the county process. Our reasoning is that as a short-term rental only our property can be damaged, not our guests, because if we knew a flood was coming we would refund our guests' money and they could leave with the small amount of personal property they came with. We have never had any guest leave for weather problems. We do not rent the house when we are not present.

We have stacks of guest book comments thanking us for providing a quiet vacation getaway. Many of these are families with children who return every year until their children grow up and leave home. Guests are allowed to pick any vegetables that they can eat while they stay with us. We have installed an aggregated solar system providing all power for our principal residence, wells, and short-term rental and putting excess electricity back into the grid.

We have been in business a long time and to the best of our ability done everything we can to meet the County's requirements. We have been faithfully paying our transient occupancy tax twenty one years, contributing thousands of dollars to the County's general fund. A review of a County Revenue and Tax print out of our tax payments from October 2011 to present shows approximately \$25,000 going to the county. For some reason 2022 is not showing so the amount is even more.

I am here tonight because I am concerned that your good intentions in crafting this ordinance may put us out of business if you require us to meet every detail of county code. We have never followed business practices that harmed any of our guests. We sincerely hope you will not harm us by providing enough flexibility in this ordinance's language for non urban parts of the county. Thank you for your time.

August 9, 2023
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To: **Humboldt County Planning Commission**

Date: Wednesday, September 19, 2023

From: Midori Fulk, P.O. Box 174, Trinidad, CA 95570

Re: **Draft STR Ordinance - Planning Commission Workshop 09/21/2023**

As a career short-term rental property manager in Humboldt County, I understand the benefits and the impacts STR's have in the community. I participated directly in the City of Trinidad's STR ordinance development, and supported the City's authority to develop regulations creating standards that provide safe, responsive, and orderly operation of the industry in the community.

I support the County in their effort as well, but my primary concern is focused on Neighborhood Concentration, specifically, as it relates to the overall cap. The "as the crow flies..." policy is arbitrary, and should be evaluated under a microscope for its purpose and effectiveness. There should be a very transparent and open discussion about what metrics or analysis was used to reach this conclusion. In fact, if applied it may very well scatter activity unnecessarily in some neighborhoods that may prefer having some of them clustered, in particular along the coastal bluffs.

The Coastal Commission considers such resources as assets that provide people who may not otherwise have the opportunity to experience the ocean in such a personal way. Without sufficient visitor-serving overnight accommodations in the area, these resources are true assets and should be recognized as such.

I support the use of discretionary permits to address issues and mitigate possible impacts for existing, clustered STR's operating in good standing pre-January 2022. These STR's should be protected and prioritized if they're able to submit a complete application and meet the desired performance standards.

I believe that by granting the existing coastal STR's a priority regardless of "how the crow flies", it will relieve an already burdened Planning Department from undue challenges of having to determine who gets a permit first. The City of Trinidad has proven that the attrition process is the answer to achieving the overall cap goal, not by placing overwhelmed staff members in the firing line.

I recommend the following modifications be made to the draft ordinance (revised/additions underlined):

D. Neighborhood Concentration. Each NEW Short-term Rental may not exceed the following neighborhood concentration limitations, except within the Shelter Cove Community Plan Area where this standard does not apply, and EXCEPT FOR ALL EXISTING SHORT-TERM

RENTALS DETERMINED TO BE IN GOOD STANDING WITH THE COUNTY, BASED ON EVIDENCE OF OPERATION FROM JANUARY 2022 THROUGH MAY OF 2023, CONTINGENT UPON ISSUANCE OF ANY DISCRETIONARY PERMITS THAT MAY BE APPLICABLE.

- Parcels with a Coastal Area Plan density of one (1) or fewer acres per dwelling unit:
- Short-term Rentals shall not exceed 10% of the dwellings on the access road; and
- As the crow flies, the nearest ten (10) dwellings shall not be Short-term Rentals.

Considering this language will relieve many concerned, existing STR homeowners of their good-standing fate being placed in the hands of a single staff member, and make everyone's job a little bit easier. We haven't touched on the economic impacts of this particular policy, but I'll save that for the Board of Supervisors.

Please ask your staff the hard questions, and demand clear and concise reasoning for their recommendations.

I appreciate your service to the residents of Humboldt County.

Midori Fulk
PO Box 174
Trinidad, CA 95570
midorifulk@gmail.com

From: [Morgan March](#)
To: [Hilton, Keenan](#)
Subject: Comment on STR Ordinance
Date: Wednesday, September 20, 2023 10:11:11 AM

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

I live in rural Humboldt County, and I write you as a constituent urging you to put a strict and low cap on short term rentals, and to enforce this cap. There is a massive shortage of long term rentals preventing folks from moving to communities like Petrolia. We need those who are willing to rent their houses out to rent them to people who can live and work here, get more children in our schools, and to still give income to the property owners.

Morgan March
Petrolia, CA

CLEVELAND INVESTMENT COMPANY, INC
28046 Del Rio Road Suite C
Temecula, CA 92590

neilmcleve@gmail.com
951-232-3077

ELECTRONIC MAIL ONLY

June 28, 2023

Associate Planner, Keenan Hilton
County of Humboldt, Planning & Building Department
825 5th Street
Eureka, CA 95501

**RE: Temporary Moratorium on Short-term rentals
Draft of various Short-term Rental Ordinances
Public Meeting – June 28, 2023**

Dear Keenan:

Yesterday, I discovered the announcement of a meeting sponsored by the Humboldt County Planning and Building Department pertaining to short-term rentals. I appreciate the notification being posted, however it comes as a bit of a shock hearing about the Temporary Moratorium and seeing a Draft of the Coastal Short Term Rental Ordinance. Such a draft seems to be premature without extensive public workshops and input, especially when it appears that certain property rights are being restricted and in some cases revoked. What I do not see is a fair and equitable balance of provisions between those who support such usages and those who do not. Such an ordinance must include a balance of input from Staff, the public, and the stakeholders who have made investments in the County.

This is a huge leap by the County, especially considering the enormity of such a move that can greatly impact property ownership and the rights that come with it. I do support the idea of making sure property owners and operators are not disturbing neighborhoods and that TOT taxes are being paid.

In December of 2022, I entered into a contract to purchase a property that consisted of a main house and a short-term rental. The short-term rental was approved and such usage was posted on the Premises described as a "Certificate of Authority To Collect Transient Occupancy Tax," issued in November of 2019. We have been in contract to purchase the property since December of 2022 and began co-hosting the short term rental with the property owners in March of 2023.

This transition process has been in place since 2022 and so were discussions with the County. We were not in a position to finalize a change of ownership as a new applicant, as we did not become owners of record until June 14, 2023.

My son spoke with a Staff member in the County Treasures office about a transfer of the license for the Airbnb in Trinidad (the subject property while has a Trinidad address is not in the City of Trinidad). I understood that once I obtained title to the property, I would simply be required to complete an application for a change of owner. Now there appears to be the formation of a new ordinance that is daunting, however not yet adopted. That said, any delay with obtaining the authority to collect transient occupancy tax and the inability to obtain a Business license appear to be over-reaching. Any delay in my approval in an effort to pass a new ordinance, seems imprudent and punitive. I have been operating the Airbnb since March as a co-host and have bookings through the summer. This Airbnb has been in operation since 2019 and has a good track record with zero complaints from neighbors and /or any other jurisdictional agencies. There must be provisions for short-term owners/operators who respect neighborhoods.

I purchased the property to help my son and his family with a home in this competitive market. He and his wife are long time residents of the area, and plan to move into the main house and keep the Airbnb running to offset the cost of living. It was never our intention to speculate on the short term rental market. We believe that a transfer of such rights should be honored that grants the short-term rental usage and should a business license be required, we will comply. I did not see any other provisions in the draft that considers these types circumstances, nor did I see any fair assessment criteria that takes into consideration the operational history of a property and other performance factors that are deemed fair and equitable instead of just an arbitrary process.

Hopefully you can recognize and appreciate that this is not a new short term rental that removes housing from the area but instead is a continuance of a family property which provides accommodations to visitors. Moreover, the short term rental is operated out of a county permitted ADU that has paid its TOT since Oct 2019 that should be respected.

Please forward this letter to the Planning Director. Thank you for your time and consideration,



Neil M. Cleveland
Cleveland Investment Co. Inc.
neilmcleve@gmail.com
951-232-3077

CLEVELAND INVESTMENT COMPANY, INC
P.O. Box 1123
Trinidad, CA 95570

neilmcleve@gmail.com
951-232-3077

ELECTRONIC MAIL ONLY

September 2, 2023

Associate Planner, Keenan Hilton
County of Humboldt, Planning & Building Department
825 5th Street
Eureka, CA 95501

**RE: 3rd Letter from Cleveland Investment Co. Inc.
“Proposed Additions” pertaining to revised Draft Short-term Inland 9.1.23**

Dear Keenan:

Thank you for sending the latest draft on 9-1-2023 pertaining to the Short-term Rental Ordinance-Inland. In addition, I appreciate you taking a time a couple of weeks ago to discuss my 2nd Letter from Cleveland Investment Co. Inc. pertaining to proposed ordinance. I thought our conversation was productive and informative.

Please consider my additional comments set forth below with Staff and the Planning Director as I believe my recommendations help to balance the ordinance and provide a broader scope of inclusiveness to the existing owners and operators of STR's as well as future STR's owner / operators.

ADDITIONAL PROVISIONS TO THE PROPOSED ORDINANCE:

Grandfathered Permit: I believe it is reasonable to include in the proposed Ordinance a “*Grandfathered Permit*” as a provision that allows for those Existing STR Operations to be deemed Permitted upon adoption of the ordinance. Below are a few reasonable and fair conditions regarding a Grandfathered Permit as follows:

- 1). The Existing STR was in existence prior to the Moratorium;
- 2). The Existing STR has an assigned Transient Occupancy Registration Certificate Number;
- 3). Transient Occupancy Tax (TOT) related to the Existing STR, that was due no later than July 31, 2023 has been paid;
- 4). There are no outstanding code violations and/or neighborhood complaints related to the Existing STR;
- 5). Any STR Operator and / or Owner that has been collecting rental fees prior to

the Moratorium shall be acceptable;

- 6). Such Properties that were transferred prior to the Moratorium will receive the benefit of this Grandfathered Permit Provision as well as those Properties, prior to the Moratorium, that were either subject to a lease agreement and / or in contract to sell and / or in escrow to sell and closed Escrow either before or after June 6, 2023 (date of Implementation of the Moratorium) shall be subject to the Grandfathered Permit Provision;
- 7). Those applicants that fall into the Grandfathered Permit Provision shall be required to complete a specific Grandfathered Permit application, obtain a business license and pay both the Permit Fees and Business license fee.

This proposed Grandfathered Permit Provision provides an equitable and fair approach to those owners and / or operators that were in operation prior to the Moratorium and it also takes into account property owners who were in an ownership transition (under contract prior to the Moratorium and prior to the adoption of the Ordinance). This provision should eliminate a “horserace” or rush of applicants.

Has the Existing Operations provision been abandoned?

I have prepared below additional comments as a result of our conversation and to the most recent draft of the Draft Short-term Rental Ordinance sent out 9-1-2023.

REVISED COMMENTS RE: THE PROPOSED ADDITONS:

61.05.1 Purpose. As demonstrated in the 1st Web Meeting, the constituents who operated and / or owned STR’s, overwhelmingly expressed concern for their existing STR operations in light of the proposed ordinance. The **majority of people** speaking expressed clearly that the STR is an asset to the County and provides an assortment and options for housing for tourism and those visitors who want choices, especially from those local owners and operators.

61.05.4 Application. “B”. Affidavit. How is this Application Process managed? To Avoid a “horse race” between the applicants to get applications completed / submitted (i.e. sufficient time to deliver such Good Neighbor Guides and allowing for discussions with neighbors) is an important step in the process). There must be sufficient time for all applicants. This process should not be on a first-come, first-served basis, especially in light of the “Short-term rental Cap” that has been proposed. Is there equity here for existing STR operators and owners?

60.05.7.1.1 Health and Safety Standards. “C”. Access. It would be helpful to include an actual definition of the Category 4 Standard Access Road embedded in the proposed ordinance.

60.05.8.2.2. Short-term Rental Cap. This ordinance appears to be very restrictive, especially in that “housing stock” has not been clearly defined in these specific CPA districts. The optics of this provision requires further disclosure and consideration. The Inland CPA for Trinidad and Westhaven have restrictive boundaries by way of Hwy 101 and large blocks of land to the east and clearly limits the housing that can be established in the future. Having said that, I have concern that the 2% Rental Cap will be extremely limiting; based upon the total housing of these two areas. Is it possible that the 2% will not even accommodate the existing STR’s? How much room and/or capacity will remain for those other property owners who wish to seek an STR? With these two constrained CPA’s, there needs to be a full disclosure as to how 2% will impact these two areas? I believe it is reasonable to “stress test” the capacity and see what the actual numbers look like before adopting a Short-term cap of 2%. I suggest that it would helpful to know the capacity of the actual housing stock for Trinidad (Inland) and for Westhaven, and determine the acreage of the housing stock. Once that is established in relationship to the actual

number of STR's, it will help to bring more clarity with the metrics of the area as it relates to the proposed ordinance on many levels.

60.05.8.2.2 Non-Transferable. The “Non-transferable” is over-reaching and must provide for transfers at least between family members.

60.05.8.3.1 Health and Safety. “C” i. Access. It would be helpful to include the definition of the Category 4 Road Standard made a part of the ordinance.

60.05.8.3.2. “C” Per Parcel Limit. This should be reconsidered, especially in areas where the parcel sizes are greater than one (1) acre and where topographic features create natural barriers. I suggest that this be reconsidered with additional form and substance.

60.05.8.3.2 Neighborhood Quality and Public Nuisance. “D” Neighborhood Concentration. Sub-paragraph, ii. a: Parcels consisting of over one (1) acre per dwelling unit where the proposed ordinance is stating that “Short-term rentals shall not exceed 20% of the dwellings on the access road” requires much more discussion. What is this really saying? For example: Presently my property is on an Access Road that serves four (4) parcels that consist of a total of 15 +/- acres. There is a home on each parcel and my parcel has a STR above the garage. In this example, if one calculates using the proposed factor of 20 % of 4 dwellings, that equals point eight (.8) STR's (which isn't even a full STR)? I suspect Staff would consider this one (1) STR, instead of point eight (.8), however, this would result in only one (1) STR being permitted on the collective 15 +/- acres. This is very restrictive. This particular ordinance requires further analysis and the number of STR's should be greater, especially when average acreage of the parcels in this case is 4 acres (much larger than a one (1) acre lot). I suggest further discussion and broader language that brings clarity and would result in more reasonable number than 1 STR for the 15 acres.

Keenan, please review this 3rd Letter with Staff and the Planning Director. I look forward to hearing back from you regarding my comments.

Is it possible to discuss with you my concerns prior to the hearing?

Respectfully,

Neil M. Cleveland

951-232-3077

neilmcleve@gmail.com

CLEVELAND INVESTMENT COMPANY, INC
28046 Del Rio Road Suite C
Temecula, CA 92590

neilmcleve@gmail.com

951-232-3077

ELECTRONIC MAIL ONLY

September 15, 2023

Associate Planner, Keenan Hilton
County of Humboldt, Planning & Building Department
825 5th Street
Eureka, CA 95501

RE: 4th Letter from Cleveland Investment Co. Inc.

**-Further Comments pertaining to the “Proposed Additions” found in the revised
Draft Coastal Short-term Ordinance Coastal 8.2.23** -

-Post comments re: most recent Webinar Meeting with the County on 9-6-2023

Dear Keenan:

Again, thank you for the open forum and welcoming the public’s comments at the last Webinar forum meeting on September 6, 2023 regarding the proposed new ordinance for the STR.

There appears to be progress made in some areas of the ordinance, however the most recent meeting discussion also evoked and shed further light on new information and concerns pertaining to a few very critical aspects of these proposed ordinances. Please consider the following suggestions.

1. **Applications:** The application process appears designed to create a situation and an unfair outcome that could result in a “horserace” between applicants as to who gets their application in first and who doesn’t. The way this could be solved is to have an “Application Period” say at least thirty (30) days whereby applicants submit their applications, pay fees and then upon the end of the 30 day period those applications are reviewed collectively.

2. **Cap on 2% STR Permits:** We learned in the forum that there is only room for approximately 350 +/- STR Permits based upon this proposed 2% rule and with the current number of existing STRs that collectively the number could be 800 +/- . It doesn’t appear that these numbers have been substantiated and I think the public wants to know so they can understand the impact of these numbers, especially those owners and operators who have an existing STR. If the numbers are correct, then the 2% Cap rule is a game changer and serves to deny the public a sense of fairness and reasonableness and will merely result in an automatic solution to immediately thin down the number of applicants without a fair and equitable process;

3. **Transfers:** Taking the stance that all transfers shall be denied defeats one of your goals of creating more housing stock and also dismisses a reasonable and fair treatment to families. Staff is

sensitive about making sure “Permits” do not become a “commodity” and drive up the value of Permits and I understand this, however sweeping ordinances can do harm and eliminate a sense of reasonable and fairness here. This provision should include for transfers especially where families want to pass on the STR to an immediate family member and / or where families are helping their children enter home ownership a goal that is apparently desired by the Supervisors. Property ownership that has an STR will serve to stabilize by adding additional income to help pay for the cost of housing. I am not advocating that family includes extended family, I am focused on parent(s) who own the subject property either by way of their name / trust / LLC / Corporation / partnership and they deed the subject property to one of their children (and of course including the spouse of the child).

4. **Category 4 Standard Road Requirement:** There are many areas of the County where this road requirement does not exist and especially in rural conditions; this is very common. This Condition of Approval will again merely serve to thin down the number of applicants and doesn't take into consideration where existing housing has operated very safely for years without a Category 4 Road Condition. Using this as a Condition of Approval is unfair and doesn't take into consideration particular differences found in any situation. Taking into account where the proximity to a County Road and proximately on the private road to the homeowners driveway connects to the road easement should be considered as well as trip counts and history.

5. **Neighborhood Concentrations:** This is a slippery slope if only one uses the mathematical approach when calculating a cap of housing units and STRs in a given area and relying on distances seem to distort the practical approaches as well. Attempting to push a form over substance approach appears to take away the anomalies and / or particular circumstances found in any situation.

6. **Special Permit Required:** I can appreciate having this provision and should something not fit into the Administrative Permit process, then it was discussed that the applicant would then fall into the Special Permit Requirement where discretion by Staff would be implemented. The issue here is what will be the guidelines, policies and practices to determine the degree of discretion using fairness and a reasonable approach? Based upon what I see in the basic proposed ordinances there could be many applicants and properties that will simply not be subject to Administrative review (in other words such properties will simply fail) and applicants will find themselves now in a Special Permit Requirement category where special conditions of approval may be used to give the applicant a choice to cure (example tearing up the environment to build a bigger road), yet could be costly and impractical and subject to simply enforcing the ordinances required in a Administrative Permit.

Each of these proposed ordinances requires more consideration to help protect the public as they have clearly stated that such ordinances need to be practical and fair and they have expressed their concerns. Staff has done a good job with conducting the forums and with that there simply needs additional refinement and fairness to ordinances that has been expressed by the public.

I am not saying the ordinances should be abandoned; however they should not serve as a “cleansing tool” to decrease the applicant base to those owners and operators that have been in place for years. It would be unfortunate to see the quantity and quality of available stock of housing is reduced by an unexpected event, nor anticipated by closing down STRs (a viable cottage industry) that will cause a ripple effect to the businesses (not dismissing tourism in highly desired areas in Humboldt County).

Adopting a “Grandfather” Provision: I have previously outlined in detail a adopting a Grandfather Provision as set forth in my 3rd Letter to you. After the 9-6-2023 meeting, adopting a Grandfather Provision seems more relevant than ever, especially considering what may be a very reduced number of STR Permits available and leaving no room for those properties that have been operation prior to the Moratorium that are likely to be eliminated. Please reconsider this Grandfather provision approach.

There is no question that regulating how the STR's operate in neighborhoods is very important by regulating noise, occupancy caps and operational regulations for the STR's will stabilize the neighborhood communities. I think we can achieve these types of provisions without harming existing operations.

Keenan, please review this 4th Letter with Staff and the Planning Director at your earliest convenience. I look forward to hearing back from you regarding my comments.

Please also send me the next webinar forum and / or meeting date that is scheduled as I wish to attend by way of the webinar.

Thank you for your consideration.

Respectfully,

Neil M. Cleveland

951-232-3077

neilmcleve@gmail.com

McClenagan, Laura

From: Neil Cleveland <neilmcleve@gmail.com>
Sent: Monday, September 18, 2023 8:47 PM
To: Hilton, Keenan
Subject: Re: 4th Letter from Neil M. Cleveland re Proposed Ordinance to STR
Attachments: image001.png

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

Thank you Keenan.

I have taken a brief look at the new draft. At first glance, many of the recent changes seem very fitting to what the public was expressing.

Will the public have the right to speak at this meeting? And if so how does the protocol work for speaking?

Also, I see that "transfers" of a permit remain prohibited. Is there some type of structure we can address that includes deeding to a direct family member only as I suggested earlier and that the direct family member has to occupy the property as well? It would seem logical to include a transition of this type, especially if one makes the transfer condition on the new owner living in the main residence.. Or at least incorporate some type of reasonable transfer protocols that must take place and require administrative approval? Please reconsider.

Thank you for the communication.

Neil M. Cleveland

On Mon, Sep 18, 2023 at 4:49 PM Hilton, Keenan <KHilton@co.humboldt.ca.us> wrote:

Hi Neil,

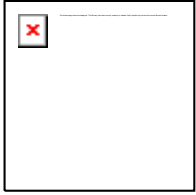
Please see the details in the Planning Commission agenda which can be found here:

<https://humboldt.legistar.com/DepartmentDetail.aspx?ID=25787&GUID=C79B4BC4-E3F3-4AE2-BA90-5618ED18BCB5>

Best,

Keenan

Keenan Hilton ([he/him](#))
Associate Planner
[Humboldt County Planning & Building](#)



Office: 707-445-7541

Direct: 707-268-3722

From: Neil Cleveland <neilmcleve@gmail.com>
Sent: Monday, September 18, 2023 12:02 PM
To: Hilton, Keenan <KHilton@co.humboldt.ca.us>
Subject: Re: 4th Letter from Neil M. Cleveland re Proposed Ordinance to STR

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

Hi Keenan: please send me info on thr upcoming webinars.

Thanks

Neil

On Fri, Sep 15, 2023, 4:43 PM Hilton, Keenan <KHilton@co.humboldt.ca.us> wrote:

Hi Neil,

Thank you for the comments. They have been included in the record.

Best,

Keenan

Keenan Hilton ([he/him](#))
Associate Planner
[Humboldt County Planning & Building](#)
Office: 707-445-7541

Direct: 707-268-3722

From: Neil Cleveland <neilmcleve@gmail.com>
Sent: Friday, September 15, 2023 11:55 AM
To: Hilton, Keenan <KHilton@co.humboldt.ca.us>
Subject: 4th Letter from Neil M. Cleveland re Proposed Ordinance to STR

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

Good Afternoon Keenan:cc

I have prepared a 4th Letter pertaining to focusing on several critical elements to the proposed ordinances.

Please let me know that you received the email.

Early next week it would be great to discuss this letter prior to the next hearing date.

In my letter I also asked for an update as to the next meeting where I can attend by way of webinar..

Thank you,

Neil Cleveland

McClenagan, Laura

From: nicael leistikow <nicaelleistikow@gmail.com>
Sent: Tuesday, September 19, 2023 6:27 PM
To: Hilton, Keenan
Subject: STR Ordinance

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

Hello,

Please see my comments below in regards to the latest STR ordinance (coastal ordinance) and the proposed workshop on Thursday, September 21, 2023. I would like to include the following points in the event I am not able to attend or if the workshop is unable to be held due to a large number of items on the consent calendar.

- 1.
- 2.
3. STR
4. Remove Housing Stock for the community. It
5. is proven that short-term rentals take away opportunities for community members to purchase starter homes and find affordable rentals which has a rippling effect in the fabric of our community and our local economy. If our workforce can't afford to live close
6. by, it means more money and time is being spent commuting, and our neighborhoods become devoid of community.
- 7.
- 8.
- 9.
- 10.
- 11.
- 12.
13. STR
14. are not being regulated appropriately to prevent "mom-and-pop" hotel chains from developing.
15. The
16. latest text includes
- 17.
18. "61.05.10.2.3
19. *Per Person Limit. An individual or business shall not own more than five (5) parcels with Short-term Rental permits."*
- 20.

21. This
22. would allow property owners five individual homes to rent out as short term rentals. I believe this is far too great of a number and should be reduced to 1 or 0. The regulations make no designation on the limit when compared in family trusts, organizations
23. owned by the same entity or individual and leaves a loophole open for larger STR owners to divide holdings between different companies to continue to operate large numbers of STRs. Cumulatively, the number of STRs in our county represent:
- 24.
- 25.
26. 381
27. active listings in Eureka, average **annual**
28. **revenue of \$43.3K per rental**
29. 317
30. active listings in Arcata, average **annual**
31. **revenue of \$41.4K per rental**
32. 192
33. active listings in Trinidad, average **annual**
34. **revenue of \$82.9K per rental**
35. 197
36. active listings in McKinleyville, average **annual**
37. **revenue of \$54.5K per rental**
- 38.
39. (data
40. from AirDNA.co)
- 41.
42. This
43. represents a total of **1087**
44. **homes that could re-enter the market as long term rentals or homes for first time homebuyers.**
- 45.
- 46.
47. I
48. **support an ordinance that only allows for "Home-share" STR and would eliminate**
49. 61.05.10
50. Short-term Rentals defined as entire homes without a caretaker or resident. This would open hundreds if not thousands of homes up to first time home buyers and long-term renters in our community who currently need homes or are seeking upward home mobility.
- 51.
- 52.
- 53.
- 54.
- 55.
- 56.

57. If
58. Short term rentals are continued to be regulated, I support additional STR permit fees and additional taxes should be levied to support a housing trust fund to directly support community members including: rental assistance, first-time home buyers and tax
59. benefits for STR owners who voluntarily convert their STR into long-term rentals or sell their STR properties.
- 60.
- 61.
- 62.
- 63.
- 64.
- 65.
66. 61.05.5
67. *Existing Operations. No permits for whole dwelling unit Short-term Rentals shall be issued during the first two (2) months following the effective date of this section but applications from individuals operating existing short-term rentals will be received.*
68. *Two months after the effective date of this ordinance the department will issue permits prioritizing applications for locations with existing Short-term Rentals. An existing Short-term Rental shall be determined based on evidence of operation from January*
69. 2022 through May of 2023. **If**
70. **the number of permits issued for existing Short-term Rentals exceeds the cap identified in §60.05.10.2.1, then no permits will be issued for new Short-term Rentals until the number of permitted Short-term Rentals in the County falls below the cap.**
- 71.
72. **This**
73. **text would cause a huge rush in new UNREGULATED STR to enter the market in order for their application to be considered.**
74. **This**
75. **is because the current cap set for STRs is below the current number of STRs in existence**
- 76.
- 77.
78. >>
79. Looking at other areas of the nation and world that have dealt with the issues of STRs, it is in our best interest as a community to eliminate STRs entirely. Short of that, no preferences should be made for existing short term rentals and we should seek to
80. limit the number of short term rentals as much as possible in order to **increase**

81. **the amount of housing stock available to our community for first time home buyers and for long term rentals to re-enter the market.**

82.

Thank you for your Time,

Nicael Leistikow
Arcata, CA., resident

From: [Planning Clerk](#)
To: [Hilton, Keenan](#)
Cc: [McClenagan, Laura](#)
Subject: FW: Comments on STR Ordinance Workshop
Date: Monday, September 18, 2023 5:17:49 PM
Attachments: [image001.jpg](#)
[image002.png](#)

Good afternoon,

Public comments regarding short term rentals below to include in the Planning Commission workshop Thursday.

Thank you,



Delilah Moxon
Administrative Services Manager
[Planning and Building Department](#)
3015 H Street | Eureka, CA 95501
Phone: 707-445-7541 | Fax: 707-445-7446
Email: dmoxon@co.humboldt.ca.us

From: Raelina Krikston <general@rentersunitedhumboldt.com>
Sent: Monday, September 18, 2023 1:40 PM
To: Planning Clerk <planningclerk@co.humboldt.ca.us>
Subject: Comments on STR Ordinance Workshop

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

Hello,

Please see my comments below in regards to the latest STR ordinance (coastal ordinance) and the proposed workshop on Thursday, September 21, 2023. I would like to include the following points in the event I am not able to attend or if the workshop is unable to be held due to a large number of items on the consent calendar.

1. STR Remove Housing Stock for the community. It is proven that short-term rentals take away opportunities for community members to purchase starter homes and find affordable rentals which has a rippling effect in the fabric of our community and our local economy. If our workforce can't afford to live close by, it means more money and time is being spent commuting, and our neighborhoods become devoid of community.

2. STR are not being regulated appropriately to prevent "mom-and-pop" hotel chains from developing. The latest text includes

"61.05.10.2.3 Per Person Limit. An individual or business shall not own more than five (5) parcels with Short-term Rental permits."

This would allow property owners five individual homes to rent out as short term rentals. I believe this is far too great of a number and should be reduced to 1 or 0. The regulations make no designation on the limit when compared in family trusts, organizations owned by the same entity or individual and leaves a loophole open for larger STR owners to divide holdings between different companies to continue to operate large numbers of STRs. Cumulatively, the number of STRs in our county represent:

381 active listings in Eureka, average **annual revenue of \$43.3K per rental**

317 active listings in Arcata, average **annual revenue of \$41.4K per rental**

192 active listings in Trinidad, average **annual revenue of \$82.9K per rental**

197 active listings in McKinleyville, average **annual revenue of \$54.5K per rental**

(data from AirDNA.co)

This represents a total of **1087 homes that could re-enter the market as long term rentals or homes for first time homebuyers.**

I support an ordinance that only allows for "Home-share" STR and would

eliminate 61.05.10 Short-term Rentals defined as entire homes without a caretaker or resident. This would open hundreds if not thousands of homes up to first time home buyers and long-term renters in our community who currently need homes or are seeking upward home mobility.

3. If Short term rentals are continued to be regulated, I support additional STR permit fees and additional taxes should be levied to support a housing trust fund to directly support community members including: rental assistance, first-time home buyers and tax benefits for STR owners who voluntarily convert their STR into long-term rentals or sell their STR properties.
4. *61.05.5 Existing Operations. No permits for whole dwelling unit Short-term Rentals shall be issued during the first two (2) months following the effective date of this section but applications from individuals operating existing short-term rentals will be received. Two months after the effective date of this ordinance the department will issue permits prioritizing applications for locations with existing Short-term Rentals. An existing Short-term Rental shall be determined based on evidence of operation from January 2022 through May of 2023. **If the number of permits issued for existing Short-term Rentals exceeds the cap identified in §60.05.10.2.1, then no permits will be issued for new Short-term Rentals until the number of permitted Short-term Rentals in the County falls below the cap.***

This text would cause a huge rush in new UNREGULATED STR to enter the market in

order for their application to be considered. This is because the current cap set for STRs is below the current number of STRs in existence

>> Looking at other areas of the nation and world that have dealt with the issues of STRs, it is in our best interest as a community to eliminate STRs entirely. Short of that, no preferences should be made for existing short term rentals and we should seek to limit the number of short term rentals as much as possible in order to **increase the amount of housing stock available to our community for first time home buyers and for long term rentals to re-enter the market.**

Thank you for your consideration.

Raelina Krikston
Eureka Resident

From: [Ford, John](#)
To: [Hilton, Keenan](#)
Subject: FW: Humboldt County Short Term Rental 45 Day Moratorium
Date: Friday, June 30, 2023 12:47:25 PM
Attachments: [image001.png](#)

John H. Ford
Director of Planning and Building
(707) 268-3738



From: Madrone, Steve <smadrone@co.humboldt.ca.us>
Sent: Monday, June 26, 2023 2:43 PM
To: Rhonda Ballance <ballance.rhonda@gmail.com>; Ford, John <JFord@co.humboldt.ca.us>
Subject: Re: Humboldt County Short Term Rental 45 Day Moratorium

Thanks

Steve Madrone
County of Humboldt
Supervisor, District 5
(707) 476-2395

From: Rhonda Ballance <ballance.rhonda@gmail.com>
Sent: Thursday, June 22, 2023 6:32 PM
To: Madrone, Steve <smadrone@co.humboldt.ca.us>
Subject: Humboldt County Short Term Rental 45 Day Moratorium

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

Dear Supervisor Madrone,

I am a renter in Humboldt County. I fully support the 45-moratorium to the vacation

rental ordinance. As stated in previous BOS meetings, whenever there is legislation regulating certain activities, there is a rush to establish that activity by individuals who have yet to participate. In respect to the short term vacation rental ordinance, the moratorium prevents a rush of current housing stock to be converted into vacation rentals.

As a renter, I do not wish to see possible housing for myself and my community be converted to support tourists to our area. Airbnb and VRBO displace community members because of the lucrative nature of running short term rentals. Many landlords opt for the perceived ease of running a short term rental over having long term tenants. We cannot have a functioning local economy without housing and most importantly workforce housing for the industries which ironically support the tourism industry as a whole.

I support the moratorium and furthermore, more stringent regulations and taxes for vacation rentals in order to dissuade home owners to convert their homes into unregulated hotels and preserve current housing stock for our community.

Please consider enacting a high tax for vacation rentals after the moratorium period to support things like our local housing trust fund, housing voucher programs, or new construction for multi-family housing and specifically housing which allows for ownership such as condos, and townhomes. In addition, I believe homeowners who convert vacation rentals back into long term housing should be rewarded. Let's create legislation that makes the right choice easier and attractive.

We desperately need housing in our community and this is just one first step to ensure the housing we have now can continue to serve our community.

Thank you for your consideration,

-Rhonda Ballance

McClenagan, Laura

From: Robin Jordan <robinjordan1@sbcglobal.net>
Sent: Wednesday, September 06, 2023 2:44 PM
To: Hilton, Keenan
Subject: Short Term Rentals

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

Hi Keenan,

I went to the front office at the Building and Planning Department yesterday to see about this zoom meeting and short-term rentals. The front desk gave me your card and said I should email you.

I live on a private road in Cutten (Landreth Lane) there's 8 houses on this lane. About 4 months ago a buyer bought the property known as 2021 Landreth Lane next to me (mine is 1989 Landreth Lane). He immediately turned it into a short-term rental (Airbnb). The owner did not ask for our opinion or say anything to anyone of us (the neighborhood). Now we don't know the neighbors, they come and go quite frequently. The road is no longer a private lane. My neighbors and myself have to deal with the renters' children playing in our yards, throwing rocks and running around unsupervised. We've become babysitters. The renters have taken up parking spots on the lane (I've seen 4 vehicles there at one time). Landreth Lane wasn't meant for heavy traffic it's a small private lane. Folks in the neighborhood have had to pick up trash 3x because the renters next door didn't put the garbage can out the morning the truck comes to pick up the trash. They put it out days in advance. The noise level has been high late at night. I feel that the renters don't care about the neighbors around them. They're here to have fun and not care about being noisy or having to respect one another.

I would like to see that short term rentals are not allowed on private lanes. Landreth Lane families respect one another and want to keep this a small private lane.

I'm going to attend part of the zoom meeting this evening. I have another meeting that I can't get out of.

Thank you for your time.

Robin Jordan
707-499-2302

Robin Jordan Professional Services
Eureka, CA 95503
707.499.2302
rrjprofservices.com

From: [Ross Nusser](#)
To: [Hilton, Keenan](#); [Andrew Ballard](#)
Subject: Follow up STR ordinance Coastal
Date: Monday, August 21, 2023 12:43:35 PM

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

Hey Keenan,

I just wanted to follow up here. Andrew and I looked over the draft ordinance again, and the only items that we feel are perhaps unnecessarily burdensom are:

61.05.9 - subsection 6 as well as subsection 7

Thank you,

Ross

--



Ross Nusser, REALTOR®, ABR, Broker,
Founding Partner, Developer
Urban Acres Real Estate / [319-331-5206](tel:319-331-5206)



[250 Holiday Road, Coralville, IA 52241](#)

Licensed to sell real estate in the State of Iowa

From: [Hilton, Keenan](#)
To: [Madrone, Steve](#); [john rotter](#)
Cc: [Ford, John](#); [Russell, Robert](#); [McNamara, Cade](#); [Richardson, Michael](#)
Subject: RE: Short Term Rental /AOB
Date: Monday, June 26, 2023 2:46:00 PM

Good afternoon Mr. Rotter and Supervisor Madrone,

Thank you both for the comment and for the response. I want to echo the point you made Supervisor Madrone, and add a little more for consideration.

1. Short-term rentals are not a permitted use in the unincorporated areas of Humboldt County except for in the inland area of Shelter Cove
2. The proposed draft Short-term Rental ordinance does not create a new prohibition on use of AOB structures being used as short-term rentals. The intent of AOB as it exists today is for owners to have relaxed standards for their own use an enjoyment. This is made clear in section 331.5-3 of the AOB code itself which reads: "Such dwellings and appurtenant structures shall include seasonally or permanently occupied dwellings, hunting shelters, vacation homes, recreational shelters and detached bedrooms **used solely by the owner of the dwelling**..." Staff is not proposing changes to the AOB code at this time.
3. An available option might be to go through the building permit process to make the structure fully permitted, not subject to AOB regulations and therefore eligible for use as a STR.

If you aren't able to attend the zoom meeting, we will record it and make it available on the Short-term rental webpage as well as the county youtube channel. There will also be more opportunities to participate in the public process as the ordinance goes before the Planning Commission and eventually before the Board of Supervisors.

Please don't hesitate to reach out with further questions or concerns. Thank you,
Keenan

Keenan Hilton, Associate Planner
Long Range Planning
Humboldt County Planning and Building Department
(707) 268-3722

From: Madrone, Steve <smadrone@co.humboldt.ca.us>
Sent: Monday, June 26, 2023 10:00 AM
To: john rotter <jrotter1948@gmail.com>; Hilton, Keenan <KHilton@co.humboldt.ca.us>
Subject: Re: Short Term Rental /AOB

Hello John. I assume you know that STR are not permittable at this time any where in the county but a small zone in Shelter Cove. That being said we are developing an ordinance to allow for them under certain circumstances. There are pros and cons. Zoom input mtg this Weds. See Planning Dept notice at their website. Steve

Steve Madrone

County of Humboldt

Supervisor, District 5

(707) 476-2395

From: john rotter <jrotter1948@gmail.com>

Sent: Sunday, June 25, 2023 2:10 PM

To: Madrone, Steve <smadrone@co.humboldt.ca.us>; Hilton, Keenan <KHilton@co.humboldt.ca.us>

Subject: Short Term Rental /AOB

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

Hi Steve,

60.05.7.4 Alternative Owner Builder. Dwellings permitted pursuant to the Alternative Owner Builder provisions of Section 331.5-4 of Division 3 of Title III of Humboldt County Code shall not be permitted as Short-term Rentals.

I have a small AOB permitted cabin in Trinidad that I use at times for a short term rental. I have a concerns about the changes to my AOB permit by a proposed after the fact restriction of use.

The place to define or add restrictions and conditions of use for an AOB permit should be addressed when the AOB permitting process is before the Board.

The Board could propose a path forward for a permit conversion from AOB to Regular Permit.

Thanks,

John Rotter

.

From: [Samantra Montoya](#)
To: [Hilton, Keenan](#)
Cc: [Grant Johnson](#)
Subject: STR: Public Comment from Tonight Meeting
Date: Wednesday, September 06, 2023 9:42:11 PM

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

Good Evening Keenan,

Thank you for hosting tonight's Zoom meeting regarding the Short-Term Rental [Draft] Ordinance

Below are the points that I would like to reemphasize brought forward by myself and other participants.

1.) In an effort to keep permits for STRs in the unincorporated areas of Humboldt County for Humboldt County Residents:

- STR permits will be issued to Property Managers who are Humboldt County Residents only (so as to not extract capital outside of the county for Property Managers, and, Private, and, Corporate Entities from obtaining STR permits in the Humboldt County Tax Region.)

2.) In an effort to be in compliance with COVID-19 Cleaning Procedures

-All STR permit holders must comply with Humboldt County Health Dept. COVID-19 Cleaning Procedures by owner/operators, contractors, and, subcontractors, and, property managers.

3.) In an effort to have safe and fair "Good Neighbor Guidelines"

-All STR permit holders and their neighbors must comply with any noise-related disturbance issues and remain within a set amount of allowable decibel readings, and/or noise-related issues for those with STR permits, and their immediate neighbors.

4.) In an effort to predict and allow existing STR units to be given priority with STR permits given

-Any existing STR that meets, and, or, exceeds the finalized ordinance guidelines will be issued an STR Permit as existing, and, or Legacy Operators of STR units for those who were in operation before the moratorium was set into place, including those who were granted Business Licenses from the Humboldt County Tax Collectors Office with those properties who are [preexisting] as registered Vacation Rental Properties in Humboldt County, and, those who have filed TOT Quarterly Taxes with the Humboldt County Tax Collector (on time and without penalty).

Thank you for receiving this public comment.

Best,

Samantha Wilson

Vacation Rental Property Manager

The Groves at Redway Beach

Registered Vacation Property Certificates in Humboldt County #014169 and #014184

From: [Sara Landry](#)
To: [Hilton, Keenan](#)
Subject: STRs
Date: Wednesday, June 28, 2023 6:17:32 PM

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

This is an email to address the moratorium on StRs in Humboldt county.

My name is Sara Landry and I recently (11/22) started hosting on AirBnB to supplement my income. I am a single mother to an 8 year old daughter. I'm a yoga instructor with a mobile yoga service and I offer academic tutoring. Most of my clientele are or were cannabis farmers. With the recent downturn in the cannabis economy, I was forced to think outside of the box in order to make ends meet for my small household. Hosting has allowed me to do this.

I know many in Southern Humboldt and Northern as well that are thinking outside the cannabis box and turning to short term rentals to boost their dwindling incomes. I urge the county to end the moratorium because if the market is inundated with short term rentals, the market will force out those that cannot maintain their competitive edge.

Thank you for taking time to consider this letter.

Sincerely,

Sara Landry

From: [Sarah Corliss](#)
To: [Hilton, Keenan](#)
Subject: Re: Time Running Out to Provide Input Into Short-Term Rental Ordinance - Planning Commission to Hold Workshop on Thursday at 6 p.m.
Date: Wednesday, September 20, 2023 9:38:26 AM
Attachments: [image001.png](#)
[image001.png](#)

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Hi Keenan,

I have been able to attend 2 of the meetings via Zoom. The only input I'd like to give is the non transferable permits. Homeowners invest a significant amount of money preparing properties to be an STR (furnishings, linens, utensils, etc), not allowing them to include the permit in a sale is basically like telling any business they are not allowed to include the value of the business in a sale.

Thank You,
Sarah Corliss
Forbes & Associates -
Sarah Corliss
Broker/Owner
Independent
DRE #01405905
707.677.1600

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On Tue, Sep 19, 2023 at 4:49 PM Hilton, Keenan <KHilton@co.humboldt.ca.us> wrote:

Greetings,

The revised draft Short-Term Rental Ordinance will be presented to the Humboldt County Planning Commission on Thursday, Sept. 21 at 6 p.m., or shortly thereafter. This is one of the last opportunities for the public to share their thoughts and concerns regarding short-term rentals (STRs) in Humboldt County before it moves on in the process of being adopted.

The Humboldt County Planning & Building Department has been actively working on a draft Short Term Rental ordinance to allow residences to be used as short-term rentals in unincorporated Humboldt County. The purpose of the draft STR Ordinance is to protect the character of the neighborhoods where they are located, to preserve residential units for people and families who live and work in Humboldt County, and to allow for economic gain.

Public Outreach

The County of Humboldt acknowledges that people are sometimes disappointed with ordinances adopted by the county and feel left out of the decision-making process, even when the county has invited the public to share their input.

To ensure Humboldt County residents are provided with the opportunity to share feedback on the draft ordinance, county staff have hosted five public meetings where 400 community members have attended. Additionally, over 60 written public comments have been received and the county's [Short-Term Rental Ordinance webpage](#) has been visited over 3,000 times.

The input received has been valuable and given shape to the current draft ordinance. However, county staff have noted that most of the feedback received has come from individuals who own and operate existing short-term rentals. A limited number of people have expressed concern about the impact of short-term rentals in their neighborhoods or how STRs could affect their ability to find affordable housing in Humboldt County. The Planning & Building Department desires balanced input and encourages participation if you have concerns or thoughts about short-term rentals that you have not yet shared with staff.

Planning Commission Workshop

The draft Short Term Rental Ordinance will be presented to the Planning Commission on Thursday, Sept. 21. Community members are invited to attend this workshop in person at the Board of Supervisors Chamber, located at 825 Fifth St. in Eureka, or on [Zoom](#). The meeting will start at 6 p.m. To review the meeting agenda, please visit: <https://humboldt.legistar.com/Calendar.aspx>.

If you wish to participate in the process of crafting this ordinance, this is the time to do so. Following this meeting, the draft STR ordinance will enter the public hearing stage. The Planning Commission will make a recommendation to the Humboldt County Board of Supervisors and the Board will decide to approve or deny the ordinance as it is written. It is anticipated that this process will conclude before the end of the year.

The revisions in the most recent draft include permitting for all existing short-term rentals, and the expansion of what is allowed with an Administrative Permit to include sites on category 3 roadways. To learn more and review the revised draft ordinance, please visit the county's [Short-Term Rental Ordinance web page](#).

How to Watch or Listen to the Planning Commission Meeting

- Join online at <https://zoom.us/j/87544807065> and enter the password: 200525.
- Call in via telephone at (346) 248-7799, enter the meeting id: 875 4480 7065 and password: 200525.
- A live stream of the meeting can be found by using the following link: <https://humboldt.legistar.com> or by watching [Access Humboldt on cable](#).

The County of Humboldt is committed to providing equal access to all county programs, services and activities through the provision of accommodations for individuals with qualified disabilities as required under the Americans with Disabilities Act (ADA). With 72 hours prior notice, a request for reasonable accommodation for this meeting can be made by calling (707) 268-3722.

For more information, please call (707) 268-3722, email khilton@co.humboldt.ca.us, or visit the Planning & Building Department office located at 3015 H St. in Eureka.

Sincerely,

Keenan



Keenan Hilton ([he/him](#))
Associate Planner
[Humboldt County Planning & Building](#)
Office: 707-445-7541
Direct: 707-268-3722

From: [Stephanie Bennett](#)
To: [Hilton, Keenan](#)
Subject: Re: Public Input Sought for Revised Draft Short-term Rental Ordinance Wednesday, Sept. 6
Date: Monday, September 04, 2023 11:32:40 AM
Attachments: [image001.png](#)

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

Hello:

I may have raised this issue before but will raise it again:

Liability insurance. Living next door to the timber industry who is immune from all liability for their destruction to their neighbors, I am rather sensitive to now have neighbors on the other sides of me also being immune from liability due to them not holding valid business permits. Elk River is faced with a 500 million dollar restoration bill, caused 100% by my timber neighbors who have been privileged to enjoy full immunity. We rural residents know too well how those privileges have destroyed our homes, our livelihoods, and our rights.

We rural landowners need assurances that yet another industry (STR) isn't also going to damage us.

Do the revised Humco STR ordinances mandate that all STR operators hold liability insurance? If not, why not?

I understand that Airbnb provides some coverage for its operators but what about those operators that do not have a legal permit to operate (as 2/3rds of all STRs are not permitted in Humco)? Will Airbnb insurance cover an operator who is not legally permitted?--I doubt it.

Will a homeowner's personal insurance policy cover liability for an illegal business?--I doubt it.

So who pays to repair my property when an illegal STR business damages it?

Humco must demand that all businesses, especially timber, are responsible to hold sufficient liability insurance should damage occur. Most contractors hold bonds; so should STRs and the timber industry. Why would Humco provide privileges to pollute & damage neighbors' property?

STR operators must be better than timber operators or else we risk the same "gold rush" outcomes that already plague this county.

And will the taxpayers pay to restore my timber-damaged property just as they are now expected to pay to restore timber-damaged Elk River? If the taxpayers aren't going to clean up the timber industry's mess (i.e. restore my damaged water supply & property rights) then when will my property taxes be reduced to reflect these ongoing damages?

Sincerely,

Stephanie Bennett

On Fri, Sep 1, 2023 at 6:50 PM Hilton, Keenan <KHilton@co.humboldt.ca.us> wrote:

Greetings,

You are receiving this email because you registered for or attended a previous Short-term Rental Ordinance public meeting.

New draft of the Short-term Rental Ordinance is now available for review September 1, 2023 on the Planning and Building [Short-Term Rental Ordinance web page](#). The new draft differentiates between Hosted and Unhosted Short-term Rentals and more finely differentiates between urban and rural settings.

The ordinance would permit the use residences as Short-term Rentals (STRs) in unincorporated Humboldt County.

The ordinance aims to provide economic opportunity, to protect the quality of the neighborhoods, and to preserve residential units for people and families who live and work in Humboldt County.

September 6 Zoom Meeting

A zoom meeting to present the changes made in response to comments received during the Southern Humboldt, Humboldt Bay Area and Northern Humboldt Community Meetings will be held on Wednesday, Sept. 6 from 6 to 8 p.m. Community members can register and join the zoom call at the following address by visiting bit.ly/HumSTRO1

The County of Humboldt is committed to providing equal access to all county programs, services and activities through the provision of accommodations for individuals with qualified disabilities as required under the Americans with Disabilities Act (ADA). With 72 hours prior notice, a request for reasonable accommodation for this meeting can be made by calling (707) 268-3722.

For more information, please call (707) 268-3722, email khilton@co.humboldt.ca.us, or

visit the Planning & Building Department office located at 3015 H St. in Eureka.

Sincerely,



Keenan Hilton ([he/him](#))
Associate Planner
[Humboldt County Planning & Building](#)
Office: 707-445-7541
Direct: 707-268-3722

--

"I've never lived with balance, but I've always liked the notion." --Bruce Cockburn

From: stuart@stuart.com
To: stuart@stuart.com
Subject: Voting not a vote
Date: Wednesday, August 14, 2013 11:30:01 PM

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

On second thought,
I love the idea that ALL of Humboldt county be listed as vacation like Shelter Cove and when there is a violation that makes neighbors complain—like 3 complaints in one month of inconsiderate and other uncomfortable things, then that place closes down and requires investigation and permitting to Re open! I don't know about any complaints in Seffern while and since my Airbnb was operating.
I'm sure it's tricky to deal with that concept. Nothing till it becomes a problem. That maybe it is a better process in wounding out the defective areas?
My two cents.
Thank you.
Stuart

Sent from my iPhone

Stuart B Nachimson, SLP
<https://www.nachimson.com/>
<http://www.nachimson.com/>
"We rise by lifting others" R. Ingersoll

From: [Hilton, Keenan](#)
To: [Suzi Hendry](#)
Subject: RE: short term ordinance
Date: Thursday, July 13, 2023 1:47:00 PM

Hi Suzy,

Thank you for your patience. I was on vacation for about a week and a half and received quite a few emails that I've had to catch up on. Please see my responses below [in blue](#).

Sincerely,
Keenan

Keenan Hilton, Associate Planner
Humboldt County Planning and Building Department
Main: (707) 445-7541
Desk: (707) 268-3722

From: Suzi Hendry <suzhyq@suddenlink.net>
Sent: Monday, July 10, 2023 2:49 PM
To: Hilton, Keenan <KHilton@co.humboldt.ca.us>
Subject: short term ordinance

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

Hello

I sent this email to you about 2 weeks ago and have not heard back from you. A courtesy reply is requested - thanks, Suzi & Richard Hendry

Dear Keena Hilton, Humboldt County Planning Dept.

We'd like to raise concerns regarding the proposed Short-Term Rental ordinance. We own a small vacation rental unit in the county. We use it for our own personal leisure as well as contract out a proportion of time during the year on short-term basis. The maximum number people allowed at our vacation house are 4.

Having read through the proposed regulations, here are our questions/concerns:

What are your overall goals to achieve in creating this ordinance? Monetary, stricter uniform regulations, limiting number of short-term rentals?

[We aim to protect housing stock, preserve the quality of neighborhoods, balance the needs and rights of property owners, tenants, and neighbors, support tourism and economic development, and generally to protect and promote the public health, safety and welfare.](#)

Is it tied to increasing low-income housing? If my vacation unit became vacant and I didn't want to use it, I would not rent it long-term to anyone*.

[Protecting housing stock for long-term rentals is definitely a central goal, though not the only goal.](#)

If short-term rentals are your focus, why aren't Bed & Breakfast establishments included in the regulations? What makes a 3 room B & B any different than a three bedroom vacation home?

We aim to maintain fidelity to the existing code that addresses Bed and Breakfast. To achieve this goal, the code must distinguish between Short-term Rentals and Bed and Breakfast. The proposed

Good neighbor policy is too strict as to make someone available 24/7 and respond within 30 minutes. If this is intended to prevent disturbance in the neighborhood, it is no different than your own neighbor (who you may not know or have phone#) throwing a party. Most online rental sites suggest that short-term rental owners have a house policy and noise guidebook to enforce guests to adhere. Additionally, the noise complaint is not tied to any verified violation by local enforcement.

Thanks for the comment. This email will be included in the record.

If a permit is required, how long will this take to process? If it is in the coastal zone, their regulations want to encourage short-term rentals – “Coastal Act section 30213 protects lower cost visitor serving uses, including STRs, and the County has an obligation to accommodate those uses.”

The short answer is: it depends. One of the clear messages we heard during the public meeting on June 28 was that many folks wanted to see a more straightforward process. In the next draft we will be expanding which projects would require only an administrative permit (a less expensive and less time-intensive process).

In the coastal zone the upcoming revised draft will proposed coastal development permits in fewer cases. It is important to note that we will have to work with the coastal commission on those regulations. But we did hear the message that many think that a CDP is a heavy-handed approach.

What will the costs be for obtaining vacation rezoning, permits and building inspection?

The ordinance proposes to replace the v combining zone. Currently the ordinance proposes that the use could be permitted in any zone that principally allows residences. One of the important pieces of the ordinance is the creation of an Administrative Permit which would cost significantly less than a Special Permit. Because this permit type does not currently exist, I cannot give a precise guess as to the cost.

If STR unit needs inspection by building official, how long will that take to accomplish and can owner continue to operate until process is complete?

Exactly what rules will govern the transition of pre-existing operations into the permit system remains to be seen. I would expect that an existing operation that is getting permitted would be allowed to continue through the permitting process unless an inspection uncovered a threat to health safety and welfare.

As an owner, I take offense to regulating no parties, weddings, receptions, or social events. My friends, relatives, or guests may use this location as I deem appropriate and as my guests will adhere to my standards.

Thank you for the comment, the email will be included as part of the record. The current draft of the ordinance proposes that if you wish to host events that go beyond normal residential uses, you make seek that permission with a Special Permit.

The lighting regulation is counterproductive to keep the neighborhood safe. There is no requirement

that any private property owner to keep their lights shielded and prevent a glare in other houses. If my vacation rental was on a 5-acre property, why would it need noise or lighting restrictions?

Thanks for the comment. Reduction of light pollution is a neighborhood quality concern and is considered best practice in areas with more wildlife, so it may be appropriate in a broad set of contexts. That said, this provision (along with the rest) can be revised.

Given that other cities have enacted their own STR ordinances, it seems reasonable to follow their lead for regulations. Note the City of Arcata ordinance has gone through multiple drafts and after passing law has also been changed to accommodate input and discrepancies.

You are correct. I had a meeting with Arcata Community Development Deputy Director Jennifer Dart just yesterday about Arcata's experience administering their ordinance thus far.

We plan to listen in on the Zoom meeting June 28, 2023. As there are numerous concerns, we would like a personal response to the above questions and concerns.

*As a side note to add to the housing stock in county, perhaps looking at ways to keep people housed by offering a subsidy to tenants is more efficient than thinking private homeowners want to rent their vacant units.

Thanks for the comment.

Regards, Susanne & Richard Hendry

From: [Ford, John](#)
To: [Bushnell, Michelle](#); [Hilton, Keenan](#)
Subject: RE: Proposed short term rental ordinance
Date: Monday, August 21, 2023 8:03:04 AM
Attachments: [image001.png](#)

Hi Michelle:

This is a commercial activity and no longer a residence. The General Plan on this property has been changed to Commercial Recreation, and the Zoning is slated to be changed to Commercial Highway. This is not the type of facility we are concerned with relative to Short Term Rentals. Additionally, a commercial site with a Conditional Use Permit that is already operating as an event venue with Transient Occupancy is not going to be subject to the Short-Term Rental regulations.

Hope this helps.

John

John H. Ford
Director of Planning and Building
(707) 268-3738



From: Bushnell, Michelle <mbushnell@co.humboldt.ca.us>
Sent: Sunday, August 20, 2023 7:50 AM
To: Ford, John <JFord@co.humboldt.ca.us>; Hilton, Keenan <KHilton@co.humboldt.ca.us>
Subject: Fwd: Proposed short term rental ordinance

FYI

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From: Tanya Musgrave <tanya.i.musgrave@gmail.com>
Sent: Saturday, August 19, 2023 4:17:24 PM
To: Bohn, Rex <RBohn@co.humboldt.ca.us>; Bushnell, Michelle <mbushnell@co.humboldt.ca.us>; Wilson, Mike <Mike.Wilson@co.humboldt.ca.us>; Arroyo, Natalie <narroyo@co.humboldt.ca.us>; Madrone, Steve <smadrone@co.humboldt.ca.us>
Subject: Proposed short term rental ordinance

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

This email is to communicate concern for the new short term rental proposed ordinance and the negative financial impact this may have on the Southern Humboldt County region that is already struggling economically.

SoHum tourism relies on the ability to offer "non-traditional" lodging options as the area does not have a lot of hotel options for travelers to draw from. Additionally, the ability to host private events in some of these unique short term lodging locations is the preferred experience for travelers.

As the business owner for the historic Julia Morgan Redwood Grove facility, we rely on the short term lodging income in-between event bookings to help offset the costs of the Estate maintenance. We often host traveling doctors, nurses, teachers, and other professionals who are staying longer than a weekend and do not wish to stay in a hotel/motel. The comfort of having a kitchen and the ability to cook rather than eat out every night helps offset their travel costs.

I personally prefer the flexibility to only offer short term housing through Airbnb when it does not impact our personal use or professional use of our property. We do not wish to have month-to-month neighbors as this restricts the use of our property and negatively impacts the business we purchased as an event venue.

Additionally, many event bookings wish to utilize the property's lodging options for their event as honeymoon lodging and bridal party lodging.

While we do hold a Use Permit for property events, additional administrative fees imposed by this proposed ordinance will create another roadblock to affordable short term housing as this would increase pricing and limit availability for short-term lodging.

I support the expectation of safe options for travelers but additional regulation only creates more roadblocks to persons trying to supplement their income through hosting short term lodging in an already depressed economy.

As an Airbnb & VRBO traveler myself, I specifically look to these options when traveling with my family and the need for multiple rooms & a kitchen to support my travel experience. I utilize pictures and previous guest experiences along with Airbnb vetting to ensure I am staying in a safe environment.

If the greater concern is to address existing housing shortages, perhaps the County should make the ability to develop land for more affordable housing the priority instead of restriction of existing housing used to supplement a person's income. Streamline the building & planning department process needed for building permits and zoning needs to support growth. Leave the County's limited tourism options for short term housing and small venue events out of the planning department's already overwhelmed staff.

Respectfully,
Tanya Musgrave
Julia Morgan Redwood Grove
255 Benbow Dam Road
Garberville, CA 95542
707.272.8668

Keenan Hilton
Planner II
Humboldt County, CA
825 5th St.
Eureka, CA 95501

RE: RB&B 1735 Bernie Road/Chaffin Road APN# 511-271-083

The Tri-plex at the end of the Chaffin Road and Bernie Lane Easement is not an appropriate location for a Residential Short-term Rental or airbnb

I was a realtor with Coldwell Banker in Arcata for many years. I actually was and still am an advocate for Short -term rental where appropriate in Humboldt. I was on the original ADU design committee to help the county adopt and publish ADU house designs in order to facilitate the ADU process and **add more housing**.

Chaffin and Bernie are not county roads. In 2007 Chaffin and Bernie Road residents formed a Road Maintenance association (Chaffin Road Maintenance Association) with By-laws which is recognized and recorded with the County. It also has a bank account at Redwood Capital Bank to collect road funds. Since then, and since forming our road maintenance association, we have paved it twice, have a 10MPH Speed limit posted, and had speed bumps installed. Chaffin and Bernie Roads service a family neighborhood of 30 homes. **It is a private dead-end road**. This Triplex is at the end of Bernie with no way out except back through the entire neighborhood.

I am not against short term Residential B&B's where appropriate. The 1735 Bernie Road triplex has been here in this neighborhood for many years. It is a month to rental. We had no problems. Most living here were families and working people. They lived in the Tri-plex and worked locally. During COVID the tri-plex sold to Ms.Nuzhat. She immediately evicted the 3 families in the Tri-plex saying she was going to re-model and they couldn't stay. (I thought there were ordinances against evicting tenants during the Covid pandemic???)

Ms. Nuzhat went ahead with her remodel and told residents on Chaffin and Bernie that she was going to turn the tri-plex into short term rentals. The neighbors told her that short term rentals were not allowed by the county. She evicted the tenants anyway and went ahead with her extensive remodeling adding patios, hot tubs, lights and security cameras, etc, to each of the 3 units. If you saw it today, you would think it was a motel! We found out later from the county that she did this without permits and the county confirmed short term rentals were not allowed here by the county.

In closing, I oppose the Tri plex @ 1735 Bernie Road being approved and converted to a short Rental because of the following:

Reading through the Draft County Ordinance for Short-Term Rentals, **** Purpose 16.05.1** to “minimize the loss of the housing stock available to long-term renters, preserve the quality of neighborhoods, and balance the needs and rights of property owners, tenants, and neighbors.”
******This Triplex takes away 3 homes from the housing stock for long-term renters.**

**** TRAFFIC:** This would adversely affect the quality of the neighborhood. **Traffic already has increased with the speculation of another Short Term Rental.**

****Chaffin and Bernie Roads do not meet the County ACCESS minimums for Short Term Rentals because they are not Category 4 roads. They are 2 lane and dead end-roads.**

****Ms. Nuzhat is operating as a business with no acceptance from the county or the Chaffin Road Association.**

Before last week Ms Nuzhat did not live on the property.

**** The 1735 Bernie Tri-plex is not located 1000 feet from the nearest neighbor and the fence that Ms. Nuzhat installed for this tri-plex encroaches on Bernie road creating a blind spot for people driving or walking along Bernie. County Code enforcement was notified of the fence encroachment but nothing was done.**

****This property is in violation as Ms. Nuzhat did not obtain permits for remodeling this tri-plex.**

**** Violated the Good Neighbor Guide for Short-term rentals.**

Chaffin Road has a road Association for the purpose of funding and maintaining our road. The owner did not notify the residents that a short term rental was going in at the end of Chaffin Road.

**** Per Parcel Limit.** One Short-term Rental shall be permitted per legal parcel. This parcel has three.

In closing, reading again though the Draft County Ordinance for Short-Term Rentals, **Purpose 16.05.1** to “minimize the loss of housing stock available to long-term renters, preserve the quality of neighborhoods, and balance the needs and rights of property owners, tenants, and neighbors.”

Converting 1735 Bernie to Short-term rentals **does adversely affect the quality of the neighborhood, and also our county because it subtracts 3 homes** from the available housing stock. I thought the over-riding purpose of the draft County planning on Accessory Dwelling units was to create **more** homes for people in Humboldt County. What happened?

Sincerely,

Terence Roberts

4425 Chaffin Road

McKinleyville, CA. 95519

707-599-3255 terry@terryroberts.net

From: [Trevor Allen](#)
To: [Hilton, Keenan](#)
Subject: Follow the data, this is economic terrorism
Date: Friday, June 30, 2023 12:31:51 AM

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

With all due respect, the data clearly shows this STR ordinance will do nothing to solve the issues this county has caused for housing stalk. Nor is it the incorporated tax payer's responsibility to solve for the county's CITY issues. This STR ordinance is nothing short of Economic Terrorism against the independence and liberty of the individual property owners that support this community. The planning department has assaulted this community enough. The data is clear and this ordinance is a disgraceful overreach. It's not the tax payer's responsibility to fix the county's mistakes. "With great power comes great responsibility". This county had no right to ruin lives at the rate it has and continues to do so. This ordinance is an attack, and an assault and does nothing but ruin lives and liberty. Stop this madness. We beg you, stop the "pay to play" system and let simple people that support this community have the liberty and freedom to live here. Just stop, it's evil. Our community doesn't deserve this.

Sincerely,
Your Tax Payers

[Sent from Yahoo Mail for iPhone](#)



8/24/23

To Whom it May Concern:

Below is my feedback on the development of Humboldt County's Ordinance regulating STRS in unincorporated areas.

Thank you for your time and positive leadership in developing this ordinance.

1. Include a grandfather clause :

We purchased 6 acres in Trinidad in 2019. Part of what factored into our ability to afford or want them was that the previous owner had created 4 AirBnBs on the property.

We had ZERO awareness of the "illegality" of operating AirBnBs as they were ubiquitous.

Everyone and their brother had an AirBnB in their backyard. As you can imagine, 6 acres of redwoods with 4 dwellings in the Trinidad area was quite pricey. We pay:

- 1) An exorbitant monthly mortgage
- 2) Contribute to County occupancy taxes
- 3) A HUGE property tax bill
- 4) Insurance which began at \$1600 a month and is now \$16,000 year (redwood trees closer than 150 ft from the buildings have put the property into a high-fire risk category)

The math would have never worked out for us, if we would not have assumed we could get AirBnB income with which to make this dream property come true. The stipulations of your current draft ordinance feels as if the carpet is being pulled out from under our feet. What a shock to individual STR operators in an industry that has such value to tourists, our economy, and the County.

If you do not honor a grandfather clause and we have to scramble to get a permit competing with all folks scrambling to get into the market, it could not be a pretty picture for us. We could lose the property as the conditions in which we went into contract with to purchase it are being altered without full regard of the impact to Humboldt County STR operators.

I'm not asking you to honor my specific situation over any others as I appreciate your need to balance the opportunity for Humboldt County citizens to make an honest income, to keep the valuable tourist dollars that come into this County and your desire to increase housing stock. I'm just being straightforward in telling you how detrimental this will be to me and my family.

If you need more housing stock---please don't devastate the honest income we are making, contributing to County taxes and sharing the nature of our beautiful County with the world---develop more effective support and policy to build more houses in the County!!!

2. 2% of mapped area?

Is that 2% of the entire Humboldt County unincorporated area or...? At the last meeting I THOUGHT I heard that there are 826 AirBnBs in unincorporated Humboldt County and 26,000 housing units. That is 3.1%. Is this correct? And if you re-included the grandfather clause, how would this be addressed?

3. As the crow flies

We are in rural Trinidad on 6 acres. 'As the crow flies' there very well could be one AirBnB that is a short term rental within ten dwellings away. But, that could mean miles and miles and miles away. Is this fair when compared to more urban settings? Thank you for re-considering this addition to the ordinance.

4. Complaint Driven Cease and Desist

I understand that complaint driven cease and desist orders are not part of the draft ordinance, but they are under your purvey. As they are currently being carried out, they are poorly designed, unprofessional and unfair in their delivery. I beseech of you to amend this practice.

In what sound business, public agency, organization or Human Resource Dept would such harsh action as requesting someone to cease and desist an entire operation that may be their livelihood be based on **one** complaint with no requirement of proof or substantiation? This is poor practice, rife for opportunities for abuse.

Even AirBnB, when we call them to complain that guests have damaged things or made excessive noise first always ask: Where's your proof? Pictures? Recordings? Other written messages from other guests? They will never take action on hearsay or unsubstantiated reports. This is sound practice. Please step up your respect for STR operators and amend this unfair policy. At minimum ask the complainant for proof or evidence. In fairness, allow the hosts to submit proof or evidence as well. Ask AirBnB if they have any evidence of the alleged complaint.

Our AirBnBs are within close proximity to each other. We have our phone numbers posted clearly in all of them asking our guests to contact us if there is *anything* that gets in the way of a 100% satisfactory experience. And they do. If there are loud, disruptive or safety issues on the property, they contact us. And they contact AirBnB as this is their required avenue to substantiate a refund for less than satisfactory conditions. And AirBnB *always* requires data, photos, recordings etc. as proof of the allegation. Otherwise, it's a no go. Take your cue from them.

I'm saying this to let you know that gathering other evidence to substantiate a complaint is more balanced, out there and easily accessible. Adding this practice to your implementation of your complaint policy would be a more fair and reasonable process compared to your current poorly thought out practice.

Thank you for hearing my concerns.

We have never wanted to
complain to you

From: [victoria schanzle](#)
To: [Hilton, Keenan](#)
Subject: STR owned by our of state interests.
Date: Thursday, July 20, 2023 1:56:11 PM

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H P and B,

I am a resident in southern Humboldt county and I have a concern regarding the STRs here in my area.

My concern is that some of these properties are owned by out of state people, in comparison to locals. As I see it these out of state land holders are not contributing to our local economy, as their money does not stay here in Humboldt but goes back to the state they live in. This is a big concern financially for our county. These rentals are only concerned with their bottom line and not our local economy.

Our local STR help local families stay on their land and contribute to our local economy. These people donate to local non profits such as volunteer fire depts, etc. Our local economy is hanging by a thread with the down turn of the cannabis economy partially due to over regulation by local and state government.

As a licenced cultivator we have had to spend thousands of dollars to remain compliant and I think it's only fair that other industries should do so as well. Yet I stress that too much regulations have driven our economy into the basement . It's a fine line here ; I feel regulations and permit fees should be significantly higher for those out of state operators.

Thank you,

Sincerely,

Victoria Schanzle