

SUPPLEMENTAL INFORMATION #1

For Board of Supervisors Agenda of:
February 9, 2016

<input type="checkbox"/>	Consent Agenda Item	}
<input type="checkbox"/>	Continued Hearing	}
<input checked="" type="checkbox"/>	Public Hearing Item	}
<input type="checkbox"/>	Department	}
<input type="checkbox"/>	Report Old	}

Re: **Vacation Home Rental Zone Reclassification Petition**, County-wide
Application Number 9986
Case Number ZRP-15-003

Attached for the Board's record and review is (are) the following supplementary information item(s):

1. Letters received in opposition to the proposed Petition.
2. A petition from the residents of the Pacific Sunset subdivision in McKinleyville.



Humboldt County Supervisors

Hello, my name is Lawrence Moss owner and operator of Moss Manor the River House. I am here today to explain why I am concerned about vacation rentals. First of all I would like to let you know what I went through adhering to the procedures becoming a bed and breakfast licensed by the County of Humboldt. In the beginning I had many negative thoughts about the demands that were being placed on me. I thought it was unfair, ridiculous, humiliating, madding, and my Lord I was mad, at the County, my neighbors, fish and game and other agencies. Yes, I must say it was a very difficult process in the beginning and I could not understand why all the regulations appearing to be against a little guy just trying to go into a small cottage business! But after time I came to realize some important points after getting some input and education by the county.

I will start with a list of things that I am concerned about for the public, County and individuals pursuing this endeavor, ie, B&B and Vacation rentals as well as the future or potential guests renting rooms in such establishments.

1. A class four road, what?!! Well, in time I understood that emergency vehicles that may end up unfortunately having to visit the premises. Firetrucks, ambulances, the sheriff, work crews, etc., need a class four road to safely access properties to provide services. A class four road must be 20 feet wide so that vehicles can pass each other and be engineered so that it will support heavy vehicles.
2. During my experience over the last 5 to 6 years in operating a bed and breakfast, I found that when people rent a vacation rental they generally include their friends, their relatives, and possibly other people. Is the occupancy load being abused? Is the septic tank rated with a number of people that are using the premises?
3. Was the home built with construction permits?? Is the structure, electrical wiring up to code? Plumbing up to code?
4. Insurance? Most people think that the home owner policy will cover liability of the vacation renters - wrong! It takes a special policy and is relatively expensive – the renter and the owner deserve to be protected!

5. I find that most people purchase these rundown second-homes so that they may capitalize on the vacation rental situation with no consideration to the potential accidents to people renting or the negative impact to neighbors/regular community members.
6. I am wondering about the impact on the river? Fish & Game requires a Bond of \$3,000 – are the noncertified vendors avoiding this regulation at the expense of the river, fishing and the other wildlife?
7. What about the fees for the supervisors meetings and other expenses like notifying neighbors about what is potentially about to impact their community. Neighbors: are the neighbors going to be happy with people coming in and out, having loud parties, getting drunk, smoking marijuana and just plain disrespectful without any regulations to oversee such activities in a residential community?
8. What about the bed tax and tourism?- are they really paying the tax fees? What about the assets tax in the home?
9. What about the sterilization of cooking utensils, plates and forks - has the Health Department inspected the premises for hot water to the degree necessary for sterilization? Most of the people that are renting vacation homes are trying to do it as cheap as possible, on a very strict budget rather than paying the ticket to a licensed bed-and-breakfast or a licensed facility and the unlicensed property owner will take advantage of these people disregarding their safety as well as the safety and wellbeing of the regular property owners and residents of the community.

Moss Manor The River House

Lawrence Moss

Mr Sundberg,



I live on 1st Avenue in Westhaven. There are three Vacation Rentals in my neighborhood. For the past two summer-spring years, the house next door to mine was rented as a four bedroom Trinidad Vacation Rental (it is currently occupied by a long term renter). It is not a four bedroom residence. Rather, it is permitted by Environmental Health Land Use Division and Planning and Building as a three bedroom. Based on my experience, it is not realistic to expect owners act in good faith, to effectively enforce their own rules, or to expect the owners and rental companies to honor permitted use.

The burden falls on neighbors. I am discouraged to be in this situation. I do not want to live next door to a business. I do not want to have conflict with my neighbor or a rental company. I do not want to be told my concerns are invalid or insignificant.

I've lived in my neighborhood since 1987. I believed and expected it would always be a residential neighborhood. I purchased my home approximately five years ago. I have an investment-backed expectation.

Vacation Rentals do not fit in. They do not mimic residential activity. In my neighborhood, the number of cars and people more than double during the periods / seasons when Vacation Rentals are active.

I do not support a zoning reclassification petition to initiate an amendment.

Please help support residential zoning in long established neighborhoods.

Thank you for your time and consideration,

Mark Verhey
[REDACTED]



Please keep my personal information within this document 'private'.

Humboldt County Board of Supervisors
Care of Clerk for the Board
825 5th Street, Room 111
Eureka, CA 95501



Rezoning of unincorporated areas of Humboldt County for Vacation Rentals

I am a co owner of property within the unincorporated area of Humboldt County, specifically Westhaven. I am familiar with the immediate situation of two vacation rentals in my area. (Cross streets Haven Way and Driver.) I have filed complaints with the Planning Dept regarding these vacation rentals. Both vacation rentals have received letters from Humboldt Co. Planning, Possible Violation and Letter of Nuisance. One vacation rental has abided by the Humboldt Co. Planning Dept and stopped renting to all vacation renters and found permanent renters. The other vacation rental (owner Lewis) continues to rent his property as a vacation rental despite the Letter of Nuisance. What are the consequences for not abiding by the Planning Dept letters? If the zoning is changed, will this property be 'grandfathered in", even though it has been operating illegally? There should be consequences for not obeying the ordinances. As of this date, to my knowledge, nothing has been done to stop this owner (Lewis) from continuing to rent to vacation renters. The neighbors/neighborhood continue to be affected by this vacation rental ie: drunken parties, wandering dogs, disrespectful renters, trash, and traffic. Also, I understand there is another vacation rental around the corner on 1st which is also having issues and complaints have been filed.

In my opinion, say NO upfront to changing the zoning throughout our county for vacation rentals. If not, 'try to shut them down two years later' . The evidence will prevail and the majority of neighbors will realize the effects of this re-zoning change because they have vacation renters as neighbors..

Currently, Humboldt County has a lack of affordable housing. If the zoning is changed, the Board of Supervisors are responsible for additional housing shortages. I understand this is all about money for the county and private owners, but be creative, and make the right decision, "No on Rezoning"..

Patricia Powdrell

A handwritten signature in cursive script that reads "Patricia Powdrell".

Humboldt County
Board of Supervisors
Room 111
825 Fifth Street
Eureka, California



Re: Zoning Reclassification Petition to allow Vacation Home Rentals

We (the undersigned) live in the Pacific Sunset subdivision in McKinleyville, California. This includes Fortune Street, Ledru Avenue and Springer Drive which lie north of Murray Road and west of hwy 101. We oppose amending Zoning Regulations that allow vacation rentals. We base this on our experience having had a vacation rental here. This is a close knit community and the vacation rental brought the influx of unfamiliar faces and made our "neighborhood watch" effort increasingly difficult. There was also a nuisance factor. Parties, loud music, dogs, increased traffic and parking issues. A single vacation rental had a dramatic impact on our neighborhood. We feel they are a commercial enterprise similar to a motel. We urge the board not to allow this amendment in current Zoning Regulations.

Thank you for your consideration.

- 1 Vito J. Stoto Linda M. Stratman
2950 Springer Dr.
- 2 Patricia L. Dhumand Luck Shurt
2905 FORTUNE ST
- 3 George Waller Georg Waller
2966 SPRINGER DR
- 4 Carol Waller Carol Waller
2966 Springer Dr.
- 5 Patricia Dhumand Melanie Kennedy
2960 Fortune St.
- 6 Mildred R. Coughran 2940 Fortune St.
- 7 Theodore P. Metz 2988 Fortune St Mie McMenamin
- 8 Linda K. Jayson 2983 Springer Dr MCK
Alexander J. Shaw 2983 Springer Dr. MCK
- 9 Judy Roney 2959 Springer Dr MCK TRACY BONEY
MICHAEL RONEY 2959 SPRINGER DRIVE MCK
- 10 Deanne Turner 2910 SPRINGER DR. MCK
Russ Turner 2910 SPRINGER DR. MCK
- 11 Robert Forner 2930 SPRINGER DR. MCK
Joanne Forner 2930 SPRINGER DR. MCK
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