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ELECTRONIC MAIL ONLY

October 25, 2023

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Project Title: Draft Short-term Rental Ordinance
Record No: LRP-2022-17963 & LRP-2023-18254
Date of Hearing: October 26, 2023

County of Humboldt, Planning & Building Department
825 5th Street
Eureka, CA 95501

RE: Submitting Public Comment Prior to the Meeting

To: Planning Clerk
John H. Ford, Director of Planning and Building
Planning Commissioners

I am appreciative for the opportunity to attend the workshops with Staff as well as the Planning Commission Workshops pertaining to the most recent Draft of the Short-term Rental Ordinance. I have provided previous letters outlining my comments and concerns. I believe the draft has been much improved by way of Staff's willingness to listen to the public and I also appreciate the Commissioners input during their workshop.

I have reviewed the most recent draft and kindly submit comments as follows:

60.05.5 Existing Operations: This provision states that "the department will issue permits for qualifying locations with existing Short-term rentals." Continuing, this section of the ordinance also states, "an existing Short-term Rental shall be determined based on evidence of operation prior to the effective date of this ordinance." I have not yet seen any type of demonstrative "stress test" that qualifies Existing Operations as it relates to the proposed ordinance, in other words, providing a demonstration scenario and identifying areas that may require more clarity of this section of the ordinance will help to implement the Short-term Rental ordinance. I believe there needs to be further clarifications as follows:

- Presently, there are Existing Operations of STR's where an existing (i) Certificate of Occupancy has been issued, (ii) a Building Permit was Finalized, (iii) a Permanent Certificate Issued for a

SDU/STR for a structure that was deemed in compliance with various ordinances regulating building construction or use, (iv) where a County of Humboldt Certificate of Authority To Collect Transient Occupancy Tax has been issued and (v) where the County of Humboldt tax collecting forms have been required and completed resulting in TOT taxes being paid in full (collectively referred to all five (5) categories as “**Existing Operation Conditions**”). These Existing Operation Conditions should be recognized and accepted in all fairness.

60.05.10.1.3 Accessory Dwelling Unit. To set a date of January 1, 2020 as a cutoff date for ADU’s especially in light of the proposed ordinance being adopted 3 years later does not seem fair.

60.05.10.1.3 Alternative Owner Builder. AOB situations should not interfere where Existing Operation Conditions exist.

60.05.10.2.1. Short-term Rental Cap. Alternative 4 is reasonable and fair.

60.05.10.2.2. Non-Transferable. Alternative 5 & 6 are reasonable and fair.

60.05.10.2.3 Per Person Limit. Ownership of three (3) to five (5) STR' seems reasonable for new applicants. Also, an individual/entity may be allowed to retain their multiple Existing Operations that includes one or more, however they shall not be able to acquire more STR’s unless the 2% housing stock limitation results in opening up application / permit slots, however new applicants should have priority over multiple STR owners in the specific Community Planning Area.

60.05.10.3.2 “E”. Private Gatherings and Parties. Alternative 9 makes sense, however if the applicant can provide additional parking on-site (on Applicant’s Property), then such parking should be permissible.

Please consider my requests as they are fair and reasonable.

Respectfully,

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