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January 20, 2026

County of Humboldt Planning Commission

825 5th Street
Eureka, CA 95501

Subject: Request for Petition at 747 & 757 Cedar Street, Garberville, CA

Case Number: PAP-25-00888

Current Zoning Classification: Single Family Residential

Proposed Zoning Classification: Mixed Use

Assessor's Parcel Number (APN): 032-134-010, 032-134-009

Dear Honorable Planning Commission Members,

This letter serves as a formal request and justification for the proposed rezoning of the properties located at 747 & 757 Cedar Street, Garberville, CA from their current Single Family Residential designation to Mixed Use.

Property Overview and Context

The subject property was originally built as a single-family residence many years ago, consistent with the neighborhood's original character at the time. However, over time, the surrounding community's values and land use assumptions have evolved significantly. The most notable change has been the expansion and proximity of the Jerold Phelps Community Hospital on Cedar Street, the outpatient services at the acupuncture clinic on Cedar Street and the natural food store on Locust Street.

Rationale for Rezoning: Changed Conditions and Community Needs

The existing residential zoning and land use designation may no longer be the most appropriate classifications for this location. The current conditions that support a change are:



- **Proximity to Medical Hub:** The property is now situated within an area that has naturally transitioned into a hub for medical services, due to its proximity to the hospital.
- **Need for Complementary Services:** Neighboring properties have recognized the need to provide essential, complementary medical services and professional offices that support the hospital's functions and the community's healthcare needs. This includes services such as outpatient clinics, specialist offices, or medical labs.
- **Promoting Public Welfare:** Rezoning the parcel to accommodate additional medical services would promote the public's health and general welfare by providing convenient access to hearing healthcare resources and efficient land use within a dedicated medical area. Currently, the closest audiology clinic is over an hour away from the proposed site.
- **Compatibility with Evolving Neighborhood Character:** The proposed use is compatible with the present uses of nearby properties, which increasingly include non-residential, medical-related activities.

Mitigation of Impacts

We understand the need to ensure compatibility with any remaining residential properties nearby. We are prepared to follow any measures to minimize potential impacts with respect to landscaping, buffer zones, hours of operation to minimize noise during typical residential "quiet hours," adherence to specific parking standards for medical offices, etc.

Conclusion

We respectfully request your support and approval of this rezoning petition. The proposed change reflects the current, real-world conditions and evolving needs of our community, aligning with the goal of fostering safe and orderly development that supports local healthcare infrastructure.

We are prepared to work with the Planning Department and attend all required public hearings to present our case clearly and address any questions the Commission or the public may have.

Sincerely,

Signed by:

Handwritten signature of Kenneth S. Wood in black ink.

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