

From: [Joel Mielke](#)
Sent: Thursday, April 27, 2023 11:09 AM
To: Planning
Cc: [REDACTED]
Subject: Arwood Vacation Rental Use Permit MUP-23-0006

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Director of Development Services:

Working people need housing. This proposal would remove a potentially habitable home from the market during an acute housing shortage in Eureka.

We've had enough problems with 2604 I Street without it becoming a vacation rental managed by people who were not great neighbors when their own family lived there.



I would also like to point out that more "vacation rentals" means fewer people staying in our hotels.

Joel Mielke
[REDACTED]
[REDACTED]

From: [Carolyn \(Katy\) Yanke](#)
Sent: Tuesday, April 25, 2023 10:36 PM
To: [Planning](#)
Subject: Arwood Vacation Rental; Project Minor Use Permit MUP-23-0006;
email deadline of May 1, 2023

Follow Up Flag: Follow up

Flag Status: Flagged

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April 25, 2023

RE: Arwood Vacation Rental; Project Minor Use Permit MUP-23-0006

Dear Director of Development Services,

~~~~ I am not in favor of this proposal AT ALL. ~~~~

I have lived on the 2600 block of H Street for well over 40 years and have watched a variety of housing maintenance styles in the neighborhood. The home in question owned by Bernadette and Thor Arwood at 2604 I Street, Eureka, CA, has been, in my view, the least cared for home on this "square block" over the past decade or more. Throughout the forty some years I have been here, all other homes have been generally\* well maintained to keep the neighborhood tidy and family friendly; it is now a neighborhood of approximately 50% young families with young pre-school children and 50% retirees or soon to be retirees.

The home in question has not been cared for and is "tired and ragged" to put it mildly. When I asked a neighbor on our block what she thought of this proposal, her email response was: "A vacation rental? After their last renter's dog got done with the fence and the inside of the place & the roof (is) shedding shingles like dandruff, we thought it was a tear down." There is now a new fence but the house remains ragged! In my view, the owners are trying to make fast money off innocent and unaware visitors to Eureka. Let's not be giving Eureka a bad name when vacationers come to fulfill their dream vacation and find a rundown house.

In this neighborhood with many young children, it does not seem wise to have short term "unknown" renters coming and going without a permanent resident on the premises. To sign a "carte blanc" okay for this house to be a short term rental opens the door to a variety of negative possibilities.... among others, druggies and drug dealers. This is a family neighborhood, not a hotel strip, not a bed & breakfast resort area, and the house in question is certainly not a "vacation home." I'd have a few rat traps with me if I were to stay there. What are the rental terms? Minimum days of stay? Maximum days of stay? How long is this permit for and what are the terms?



Your careful consideration about this project will be appreciated. Personally, I really hope it doesn't come to fruition. If you have questions, please contact me at the email address above or my cell phone, [REDACTED].

\*One home on H Street went through a period as a "grow house;" once the police were involved, that characteristic ended and that home is now owned and well cared for by a young family.

Thank you for your time, Carolyn "Katy" Yanke

**From:** [Carly Marino](#)  
**Sent:** Friday, April 28, 2023 12:06 PM  
**To:** [Planning](#)  
**Cc:** [you](#)  
**Subject:** Arwood Vacation Rental; Project Minor Use Permit MUP-23-0006

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Hello Planning Department,

We are writing to voice our concern for the proposed vacation rental at 2604 I Street. Our main two concerns. 1) Why in a housing crisis, is the City approving vacation rentals? This is a residential home near schools and directly adjacent to a public park. Please keep this as a potential household and not as a vacation rental. 2) This block has a lot of children and families. Of the nine households on this block that share an alley, five homes have very young children (under four years old), and we do not want a vacation rental. This is a residential neighborhood and is not intended to be a vacation rental business.

There are other concerns as well. I understand a public hearing is planned in June, and our household is also requesting a public hearing. Please keep us posted about the date, we would like to attend and let the planning commission know about our concerns.

Thanks for all that you do!

Sincerely,

Carly Marino



Chris Valness

[REDACTED] t

Eureka, CA

**From:** [Megan Woods](#)  
**Sent:** Sunday, April 30, 2023 3:12 PM  
**To:** [Planning](#)  
**Subject:** Arwood Vacation Rental

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To the director of development services,

I am writing concerning the application to turn the property at 2604 I st. into a vacation rental property. I am writing in dissent to this application. Considering the housing crisis that we are currently experiencing due to the expansion of Cal Poly Humboldt, I believe it would be unethical to unnecessarily restrict access to housing any further. I urge you to take this into consideration when processing this application.

Thank you,

Megan Labinsky

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Thank you,  
Megan Woods  
Small Wonders Childcare

**From:** [Bill Lee](#)  
**Sent:** Monday, May 1, 2023 6:19 AM  
**To:** [Planning](#)

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On Sun, Apr 30, 2023, 10:05 PM Joel Mielke <[\[REDACTED\]](#)> wrote:  
Looks good—and "property values" is a legitimate concern.  
Wish I'd thought to mention it.

On Apr 30, 2023, at 9:44 PM, Bill Lee <[\[REDACTED\]](#)> wrote:

To: Director of Development Services, City of Eureka Ca. Re: 2604 I street, Eureka, Ca. 95501 ( Single family Residence, proposed vacation rental). I, William Lee, as an established resident of the 2600 block of H street, city of Eureka, CA., am stating it has been brought to my personal attention via a notice to my address from your office, and by another concerned neighbor regarding a certain residence with the address of 2604 I street, Eureka Ca., that there is a valid concern regarding the aforementioned address that is under consideration/proposal for an established Air B&B or vacation rental, or of similar manner, in the neighborhood. In my personal review of comments from my neighbors related to the subject at hand, I am in complete agreement with their statements regarding the issues presented to you in preceding emails forwarded to you. I am opposed to such a proposal/plan/request, and I ask that it be denied, in the best interest of the local community. In addition, I, as a concerned neighbor who diligently maintains my property, may be impacted by a decline in property values, and possibly the surrounding neighborhood as a whole, if said residence is to be considered as other than an owner occupied/property owner rental SFR ( Single Family Residence). In conclusion, my personal observations of the property in question ( and in concurrence with neighbors' statements), make it evident to me the current property owner/owners of 2604 I street have neglected to uphold their responsibility to ensure the property conforms to neighboring community standards and to maintain a beautiful, safe, and friendly neighborhood for all concerned. Cordially and respectfully yours, William Lee.

On Sun, Apr 30, 2023, 8:45 PM Joel Mielke <[\[REDACTED\]](#)> wrote:  
Gladly!

On Apr 30, 2023, at 8:16 PM, Bill Lee <[REDACTED]> wrote:

Thank you Joel. I've been writing a rough draft letter addressed to Director of Development Services. If you don't mind, I would like you to review it before I send it out. I welcome any help you can give me, as I am not accustomed to writing letters like this, but I am willing to help in any way I can. Thank you.

On Sun, Apr 30, 2023, 2:54 PM Joel Mielke <[REDACTED]> wrote:  
Bill:

The deadline for emails regarding the vacation rental on I Street is tomorrow. Send an email to: [planning@eureka.gov](mailto:planning@eureka.gov)

Thank you!

For your reference, here's what I wrote:

Director of Development Services:

Working people need housing. This proposal would remove a potentially habitable home from the market during an acute housing shortage in Eureka. We've had enough problems with 2604 I Street without it becoming a vacation rental managed by people who were not great neighbors when their own family lived there.

I would also like to point out that more "vacation rentals" means fewer people staying in local hotels.

Joel Mielke  
[REDACTED] Eureka  
707.444.2644

Here's what Katy Yanke (corner of Hayes and H) wrote:

Dear Director of Development Services,

~~~~ I am not in favor of this proposal AT ALL. ~~~~

I have lived on the 2600 block of H Street for well over 40 years and have watched a variety of housing maintenance styles in the neighborhood. The home in question owned by Bernadette and Thor Arwood at 2604 I Street, Eureka, CA, has been, in my view, the least cared for home on this "square block" over the past decade or more. Throughout the forty some years I have been here, all other homes have been generally* well maintained to keep the neighborhood tidy and family friendly; it is now a neighborhood of approximately 50% young families with young pre-school children and 50% retirees or soon to be retirees.

The home in question has not been cared for and is "tired and ragged" to put it mildly. When I asked a neighbor on our block what she thought of this proposal, her email response was: "A vacation rental? After their last renter's dog got done with the fence and the inside of the place &



the roof (is) shedding shingles like dandruff, we thought it was a tear down." There is now a new fence but the house remains ragged! In my view, the owners are trying to make fast money off innocent and unaware visitors to Eureka. Let's not be giving Eureka a bad name when vacationers come to fulfill their dream vacation and find a rundown house.

In this neighborhood with many young children, it does not seem wise to have short term "unknown" renters coming and going without a permanent resident on the premises. To sign a "carte blanc" okay for this house to be a short term rental opens the door to a variety of negative possibilities.... among others, druggies and drug dealers. This is a family neighborhood, not a hotel strip, not a bed & breakfast resort area, and the house in question is certainly not a "vacation home." I'd have a few rat traps with me if I were to stay there. What are the rental terms? Minimum days of stay? Maximum days of stay? How long is this permit for and what are the terms?

Your careful consideration about this project will be appreciated. Personally, I really hope it doesn't come to fruition. If you have questions, please contact me at the email address above or my cell phone, [REDACTED]

Thank you for your time, Carolyn "Katy" Yanke

From: [REDACTED]
Sent: Monday, May 1, 2023 5:47 PM
To: [Planning](#)
Subject: Arwoods proposal for Vacation Rental

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Attn. Planning Commission:

Our family have lived in the 2600 block of H Street for the past 35+ years and although several of us have been in the neighborhood for several years, there also have been many turnovers in property. We consider our neighborhood a safe family neighborhood and enjoy seeing a new generation with several houses having young children, including our grandchildren who are frequently here. We need to be able to safely take the kids down to the park, let them ride their bikes around the block, walk to school, etc. Although some of us have rental property within the area we always keep that in mind when finding an appropriate tenant.

We do have a couple houses in the area that we have not been happy with the up keep and questionable coming and going, both of which make our neighborhood undesirable to some (this is one of the properties). We do also have a problem with homeless periodically “camping out” at Carson Park, which is directly across the street and in view of the Arwood property.

This is also prime property very close to the high school and to the hospitals/medical facilities.

I work in the medical field and have frequent communications with recruiters who are trying to recruit medical professionals to our area for which we desperately need. We get feedback from potential recruits regarding the bad reputation in Eureka (and Humboldt County), and have lost many recruits for this reason. We have to turn this around.

We also have a lot of difficulty with new recruits FINDING adequate housing in nice neighborhoods, for not only medical but for a lot of other professions as well. We actually have had a couple physicians over the past couple years who have signed tentative contracts and then withdrew due to not finding adequate housing.

With previous questionable renters in this house, we are concerned that there won't be a lot of background checks or tenant monitoring. This also affects the value of our homes in the neighborhood.

I personally don't believe that a “vacation rental” has any place in a family-oriented neighborhood.

Because I know this family, I'd prefer to remain anonymous, although Planning Commission is welcome to reach out to me at my work email if you wish to hear more about the problems we're having in recruitment re: housing (though I'm sure you've heard them).

Thank you for open comment period.