RESOLUTION OF THE PLANNING COMMISSION
OF THE COUNTY OF HUMBOLDT

Resolution Number 26-

CONDITIONAL USE PERMIT AND SPECIAL PERMIT
PROJECT NUMBER PLN-2026-19508
ASSESSOR PARCEL NUMBER 401-341-003

MAKING THE REQUIRED FINDINGS FOR CERTIFYING COMPLIANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT AND DENYING THE SANDY TOES CONDITIONAL USE PERMIT AND SPECIAL PERMIT

WHEREAS, the Agent, Amy Gonzales of Humboldt Retreats, submitted an application and evidence for a Conditional Use Permit and Special Permit for a short-term rental in the Samoa area; and

WHEREAS, the County Planning Division has reviewed the submitted application and evidence and has referred the application and evidence to reviewing agencies for site inspections, comments and recommendations; and

WHEREAS, the Short-term Rental Ordinance identifies Neighborhood Concentration standards to limit short-term rentals within a 600-foot radius, of which there are seven short-term rentals proposed; and

WHEREAS, the Humboldt County Planning and Building Department as the Lead Agency has found that the project qualifies for exemptions found in Section 15270- Projects which are disapproved; and

WHEREAS, the Humboldt County Planning Commission held a duly noticed public hearing on June 4, 2026, and reviewed, considered, and discussed the application for a Conditional Use Permit and Special Permit and reviewed and considered all evidence and testimony presented at the hearing.

NOW, THEREFORE, be it resolved, determined, and ordered by the Planning Commission that:

1. **FINDING:** **Project Description:** Denial of a Conditional Use Permit (CUP) for a short-term rental located within a Tsunami Hazard Zone of the Humboldt Bay Area Plan and a Special Permit to exceed the Neighborhood Concentration standards pursuant to Section 313.61.05.10.6.2. The parcel is developed with a single-family residence currently used as a two-bedroom short-term rental. The site is served with community water and sewer provided by

the Peninsula Community Services District.

EVIDENCE: a) Project File: PLN-2026-19508

2. FINDING: **CEQA:** The requirements of the California Environmental Quality Act (CEQA) have been complied with. The project is exempt from environmental review per section 15270 of CEQA.

EVIDENCE: a) As lead agency, the Planning and Building Department found the project to be categorically exempt pursuant to CEQA guidelines. Section 15270 of the CEQA guidelines exempts projects which are disapproved.

SHORT-TERM RENTAL FINDINGS- NEIGHBORHOOD CONCENTRATION- Section 313-61.05.6.2.1

3. FINDING: The short-term rental would result in significant adverse effects on the health, safety, and welfare of the community.

EVIDENCE: a) The requirements for short-term rentals for parcels with a density of one or more units per acre include the standard that multiple short-term rentals shall not be within a 600-foot radius (measured from the center of the dwelling). In this case, there are seven short-term rental applications within a 600-foot radius of the subject application which includes one short-term rental that has been already approved 12/2025, five that are pre-existing short-term rentals (operating prior to the October 26, 2023, baseline established in the ordinance) and one that is a new application. Within a 600-foot radius of the proposed short-term rental, there are approximately 67 housing units. Should all eight short-term rental applications be approved, approximately 12 percent of the residential units would be unavailable for local workers and residents.

b) The Samoa Community has traditionally been an area that is more affordable for local residents. According to Zillow, in the last 2 years the median sales price of homes within the Samoa Community is approximately $370,000. This is in comparison to the median sales price of homes in the Eureka area (zip code 95501) which was approximately $400,000 and the Arcata area (zip code 95521) which was approximately $450,000. The concern with neighborhood concentration is that housing units

for local residents will be lost and short-term rentals will drive out affordable housing, and that communities will be converted primarily into vacation communities that are unavailable for local workers and residents. The loss of affordable housing and changing character of the community would adversely impact the welfare of the community.

4. FINDING: The short-term rental would result in significant adverse effects on the quality of the neighborhood.

EVIDENCE: a) According to the US Census data from 2024, the Samoa Community has approximately 88 residential dwellings, and there are nine approved or pending applications for short-term rentals within the entire community. To date, there have been two approved short-term rental applications, which require an Administrative Permit. There are seven pending additional applications for short-term rentals that have been submitted, five that are pre-existing short-term rentals (operating prior to the October 26, 2023, baseline established in the ordinance) and two new applications (including the subject application). If all nine of these proposed short-term rentals were approved, 10.2 percent of the existing residential units in the Samoa Community would be short-term rentals. The Samoa Community has traditionally been an area that is more affordable for local residents. According to Zillow, in the last 2 years the median sales price of homes within the Samoa Community is approximately $370,000. This is in comparison to the median sales price of homes in the Eureka area (zip code 95501) which was approximately $400,000 and the Arcata area (zip code 95521) which was approximately $450,000. The concern with neighborhood concentration is that housing units for local residents will be lost and short-term rentals will drive out affordable housing, converting communities into vacation communities that are unavailable for local workers and residents. The loss of affordable housing and changing character of the community would adversely impact the quality of the neighborhood.

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Humboldt County Planning Commission does hereby:

1. Adopts the findings set forth in this resolution; and

2. Denies the exception to the Neighborhood Concentration standards for short-term rentals specified in Section 313.61.05.10.6.2; and

2. Denies the Sandy Toes Conditional Use Permit and Special Permit (Record Number: PLN-2026-19508), based on Neighborhood Concentration concerns pursuant to Section 313-61.05.10.6 of the Humboldt County Code.

Adopted after review and consideration of all the evidence on **June 4, 2026**.

The motion was made by COMMISSIONER _____ and seconded by COMMISSIONER _____ and the following vote,

AYES: Commissioners:
NOES: Commissioners:
ABSTAIN: Commissioners:
ABSENT: Commissioners:
DECISION:

I, John H. Ford, Secretary to the Planning Commission of the County of Humboldt, do hereby certify the foregoing to be a true and correct record of the action taken on the above-entitled matter by said Commission at a meeting held on the date noted above.

_____

John H. Ford, Director
Planning and Building Department