

Mendocino County, Division I

Short-Term Rentals  
Discussion & Recommendations

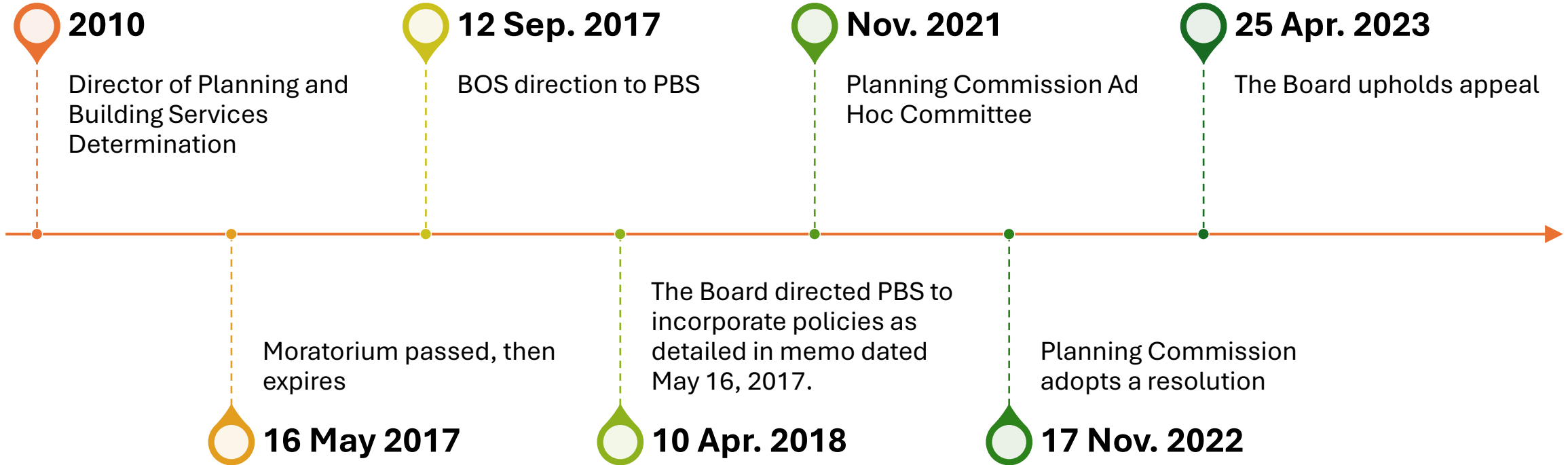
February 3, 2026

Planning and Building Services  
Mark Cliser & Shelby Miller

# Division I - Inland Mendocino County

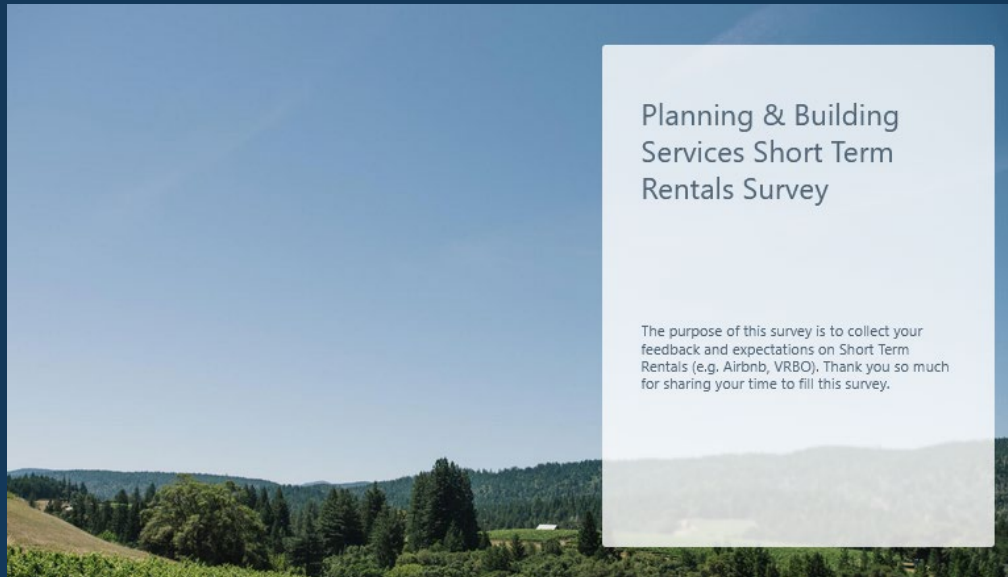


# History of Mendocino County STR Actions



# Stakeholder Meetings & Online Survey

- Fort Bragg: April 9
- Anderson Valley: April 14
- Willits: April 16
- Covelo: April 23
- Ukiah: April 30 (& Zoom)



Online Survey opened on March 18, 2025, and closed on May 15, 2025 - 132 responses received.

# Community Input & Staff Recommendations

## Neighborhood Quality

- (1) Good Neighbor Requirements

## Housing Protection

- (2) Housing Preservation Zones • (3) Housing Offset Requirements
- (4, 5, & 6) Ownership Restrictions

## Zoning Restrictions

- (7, 8, & 9) Regional Cap System

## Permit Structure

- (10, 11, & 12) Permit Differentiation • (13 & 14) Permit Duration & Renewal

## Enforcement

- (15) Monitoring • (16 & 17) Penalties & Revocation
- (18 & 19) Safety Requirements

# Neighborhood Quality

## (1) Good Neighbor Requirements

- Require each STR unit to provide a “Good Neighbor Guide” that addresses,
  - Host contact information
  - Trash & Parking
  - Etiquette (noise, safety, pets, traffic standards)



COUNTY OF HUMBOLDT  
PLANNING AND BUILDING DEPARTMENT  
CURRENT PLANNING DIVISION

3015 H Street Eureka CA 95501  
Phone: (707) 445-7541 Fax: (707) 268-3792

### Good Neighbor Guide *Posting required in all Short-term Rentals (STR)*

Site Address: \_\_\_\_\_

Contact Name: \_\_\_\_\_ (caretaker)

Phone Number: \_\_\_\_\_

Email Address: \_\_\_\_\_

☐ Whole Unit

☐ Homeshare

Number of rooms for rent: \_\_\_\_\_

Maximum overnight occupancy: \_\_\_\_\_

*Overnight occupancy shall not exceed two per rented bedroom plus one, excluding children under 12.*

Number of parking spaces provided: \_\_\_\_\_

*See attached Site Plan. At least one parking space per rented bedroom is required.*

Private Gatherings:

☐ Yes

☐ No

Maximum Occupancy for Gatherings: \_\_\_\_\_

*Gatherings and parties shall have no more than twice the maximum occupancy of the short-term rental, only allowed during the hours of 8 a.m. to 10 p.m. (not eligible for stay).*

**Quiet Hours:** Not to exceed 60 dB between 10p.m.- 8a.m. and 65dB between 8a.m.-10 p.m.

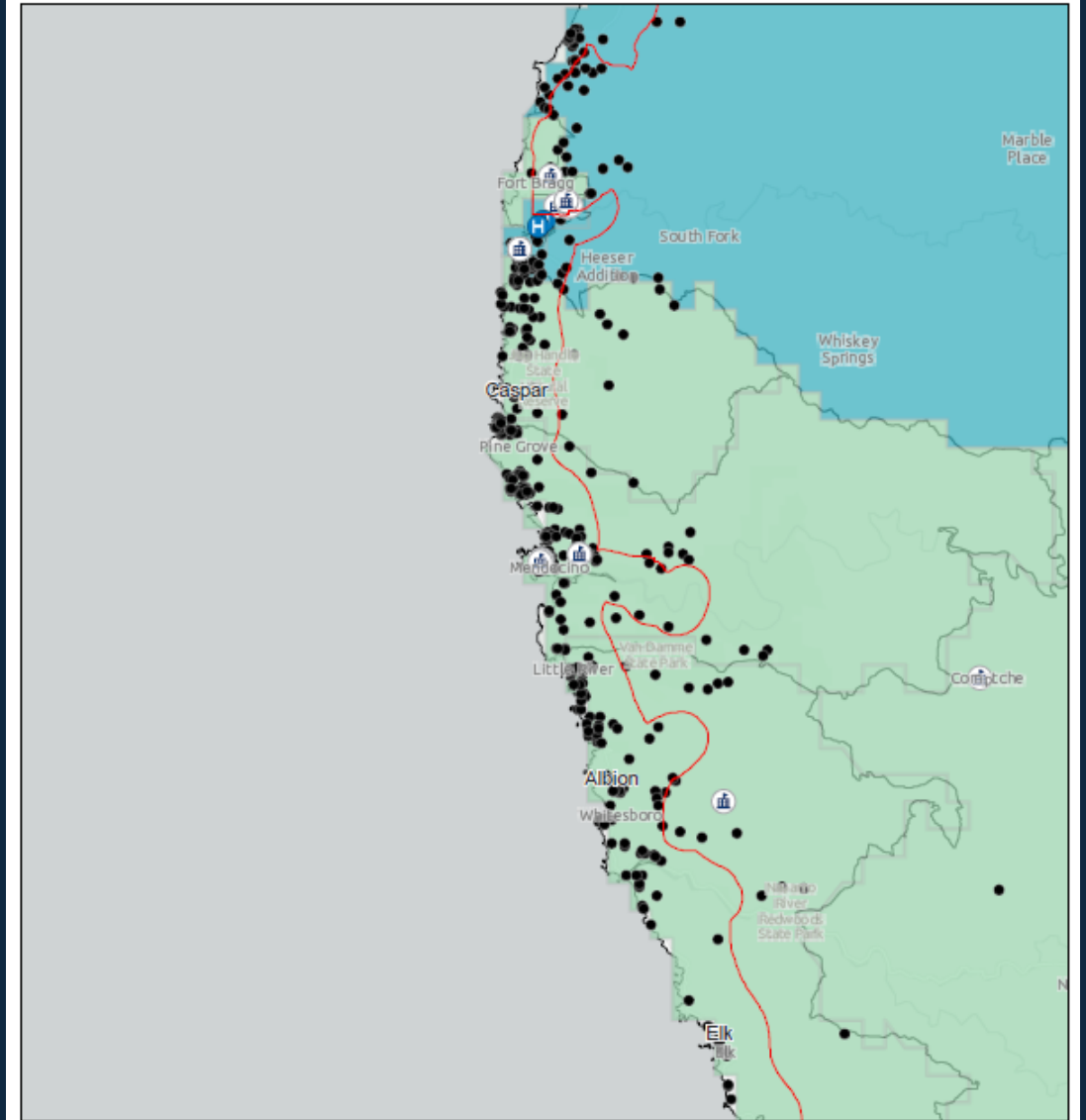
**Lighting:** No direct light shall spill onto adjacent properties or create glare above the property

# Housing Protection Considerations

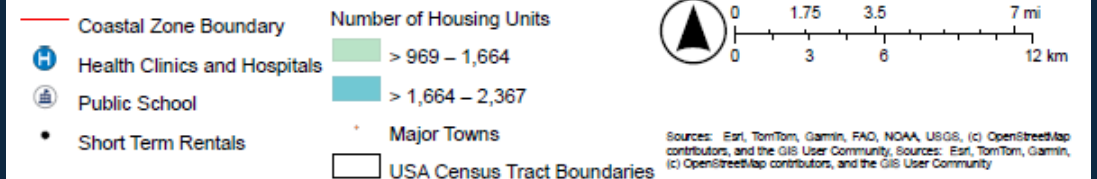
## (2) Housing Preservation Zones

- Prohibition or Cap Zones (near schools, hospitals, essential services).
- Limitations east of CZ Boundary
  - Preserve workforce housing, especially near resorts, and town centers or
  - High concentration of existing STRs.

No. of STRs per Housing Units, Schools, and Healthcare Centers



8/27/2025





# Housing Protection

## (3) Housing Offset Requirements

- If the Board is interested in a housing offset requirement, the Department can consider some different options for later discussion. For example, create a local housing trust fund and require payment into it or, for every STR permit, require a deed-restricted long-term rental unit (if applicable).

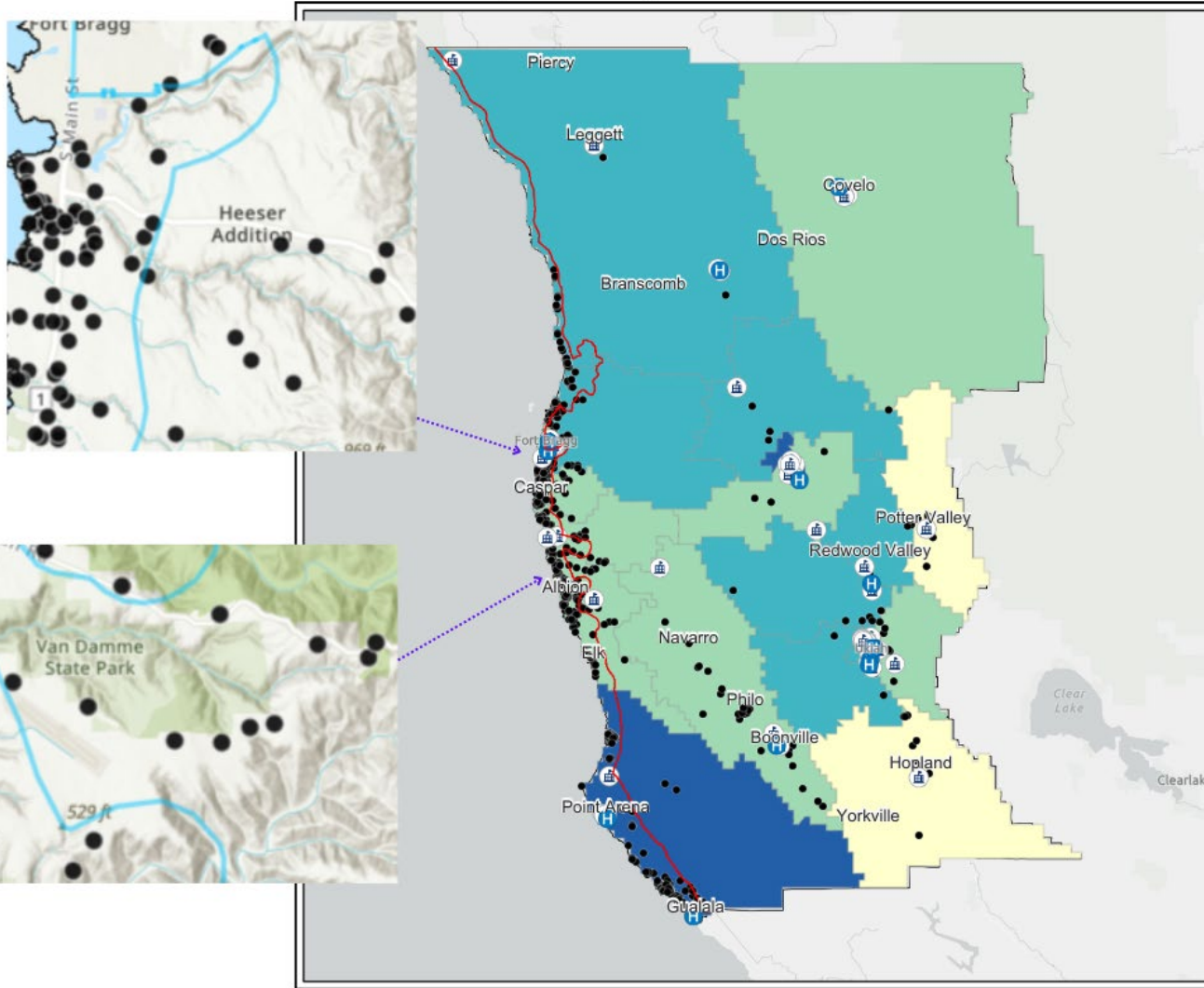


# Housing Protection

## Ownership Restrictions

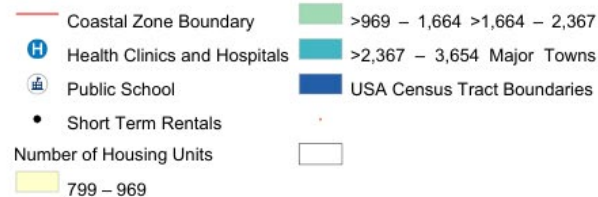
- (4) Consider limiting STR permits to individuals (no corporate/LLC ownership) if determined to be allowable after County Counsel review. Limit number of STRs an individual may have.
- (5) Consider requiring owner-occupancy in a dwelling unit on the property or a local property manager if no owner occupancy on-site.
- (6) Assess transferability of STR licenses/ permits.
  - Example: ownership change results in permit termination

No. of STRs per Housing Units, Schools, and Healthcare Centers



8/27/2025

1:976,378



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community. Sources: Esri, TomTom, Garmin, (c) OpenStreetMap contributors, and the GIS User Community

# Zoning Restrictions

## Regional Cap System

- (7) Consider:
  - Limit STRs to % of total housing stock per census tract or watershed.
  - EX: 5% or 10% of total housing stock allocated for STRs

# Zoning Restrictions

## Regional Cap System

- (8) Consider cap combining districts. Within designated areas of smaller parcels (1 acre or less, for example) limit total number of STRs in that area to a smaller percentage (4 percent, for example)
- (9) Consider STR exclusion districts if majority of neighbors initiate process

# Permit Structure

## Permit Differentiation

- (10) Provide a streamlined process for hosted STRs accessed from a public road. For example: business license and Good Neighbor Policy only.
- (11) Require discretionary review for all STRs which are accessed from a private road easement, even they are a hosted STR
- (12) Require discretionary review for all unhosted STRs to ensure proper fire and traffic safety practices are in place (evacuation plans, landline/ internet connection, defensible space, speed limits on private roads, fire extinguisher, etc.), and neighbor notification.

# Permit Structure

## Permit Duration & Renewal

- (13) Assess time limits on STR permits. For example: Ten-year permit validity for discretionary permits and annual review for business license
- (14) Renewals based, for example, on complaint and violation history, property tax and TOT compliance, feedback from road associations (if applicable)

# Enforcement

## Monitoring

- (15) Weigh the pros and cons of using software or staff to track and enforce compliance with County Ordinance. Assess whether County Staff, i.e., Code Enforcement and/or Planning, shall be responsible for addressing and following up on complaints.



# Enforcement

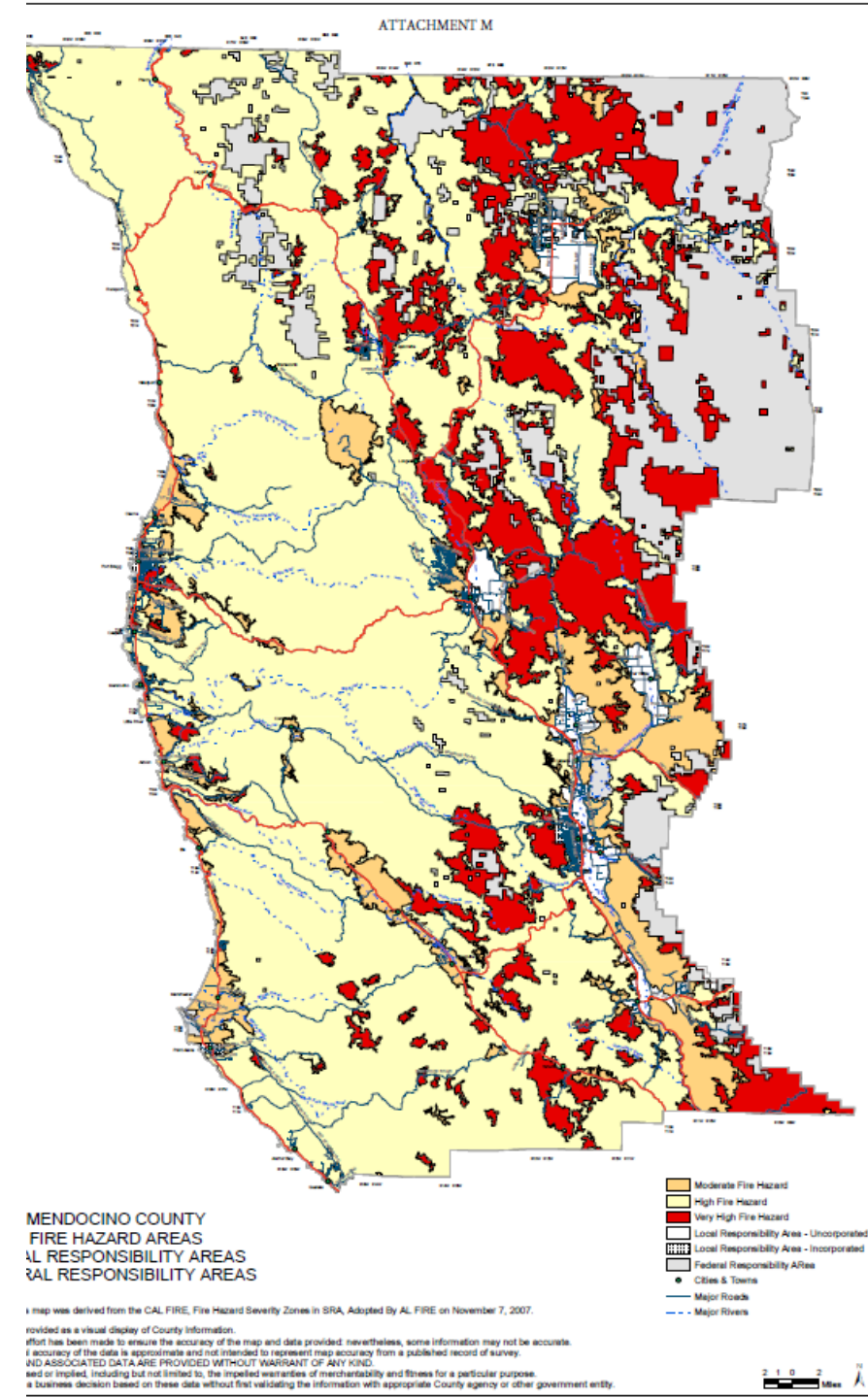
- Penalties & Revocation
  - (16) Graduated fines for violations such as operating without a permit, violating occupancy/noise/parking limits, or other operative requirements of final ordinance.
  - (17) Consider a three-strike policy: Three verified violations result in permit revocation process being initiated by County.



# Enforcement

## Safety Requirements

- (18) Enforce safety standards such as smoke detectors, emergency exits, evacuation plans, and reliable communication (cell service or landline)
- (19) Consider requiring an enhanced fire safety and evacuation plan as part of permit process in very high fire-risk zones (Attachment M).



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# No. of Short Term Rentals per Census Tract

