

Mendocino County, Division I

Short-Term Rentals Discussion & Recommendations

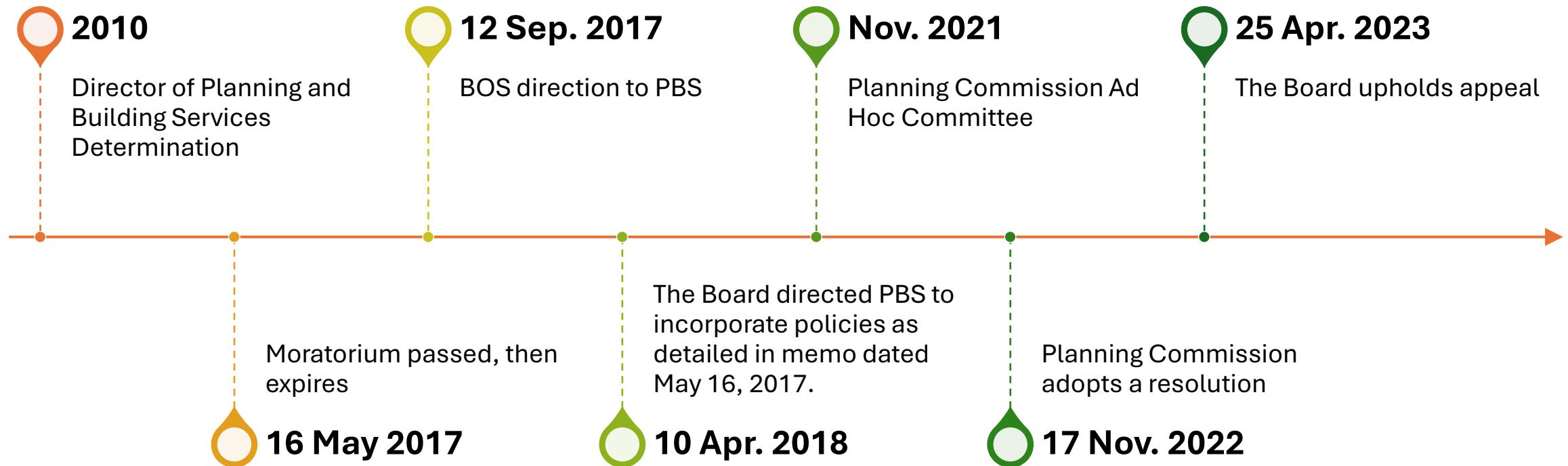
February 3, 2026

Planning and Building Services
Mark Cliser & Shelby Miller

Division I - Inland Mendocino County

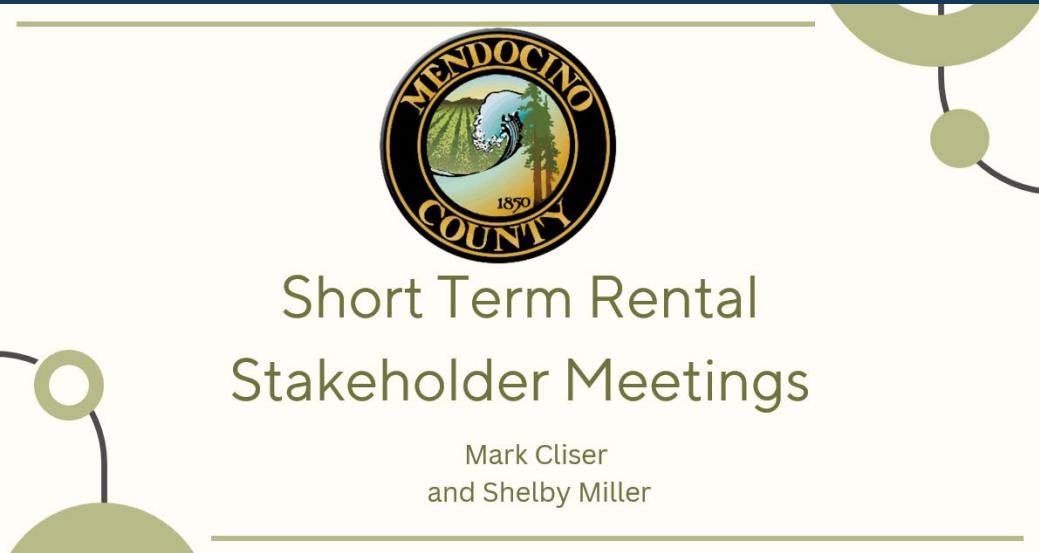


History of Mendocino County STR Actions



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.

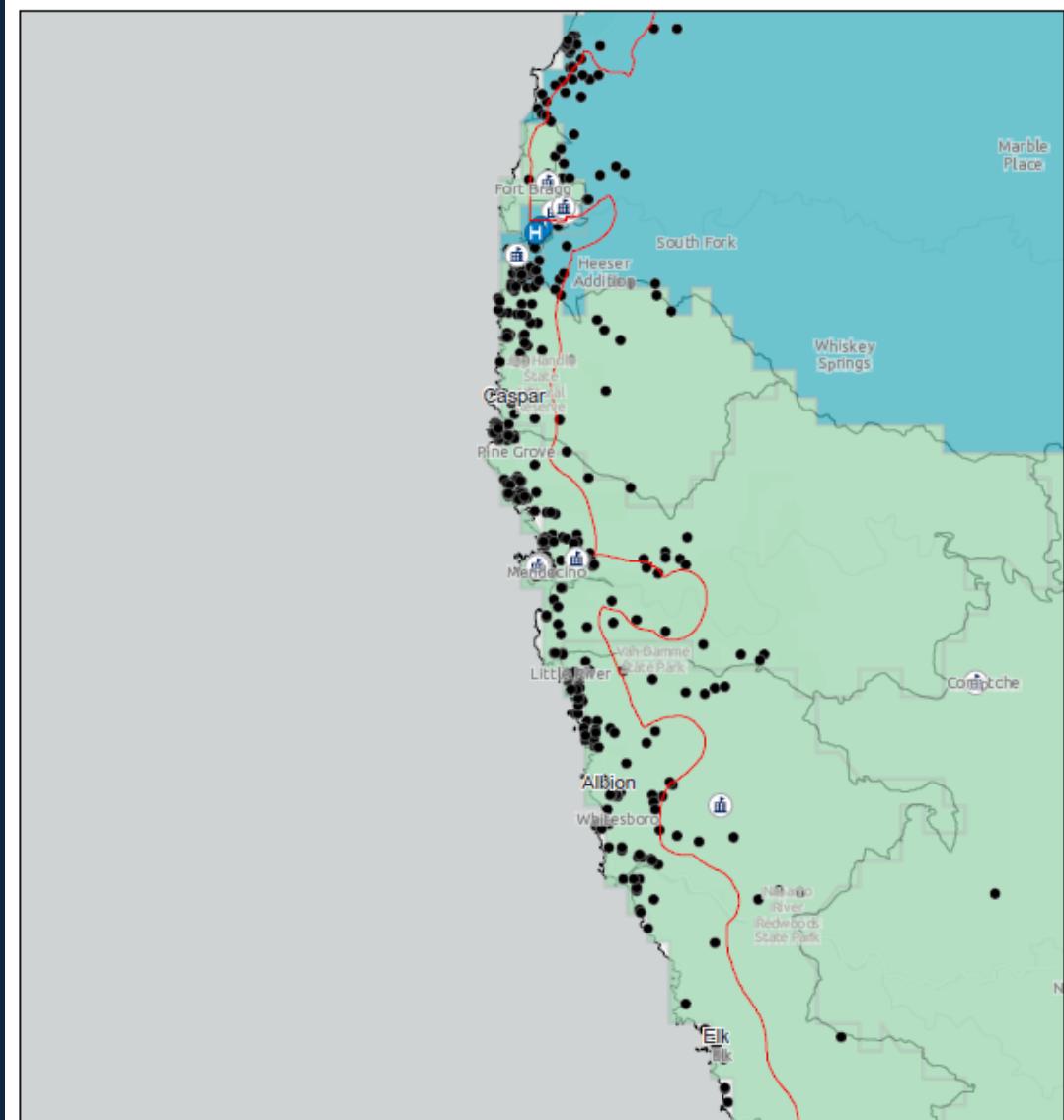
Lighting: No direct light shall spill onto adjacent properties or create glare above the property

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

Coastal Zone Boundary

Health Clinics and Hospitals

Public School

Short Term Rentals

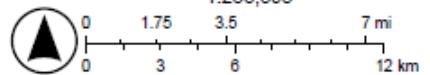
Number of Housing Units

> 969 – 1,664

> 1,664 – 2,367

Major Towns

USA Census Tract Boundaries



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

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

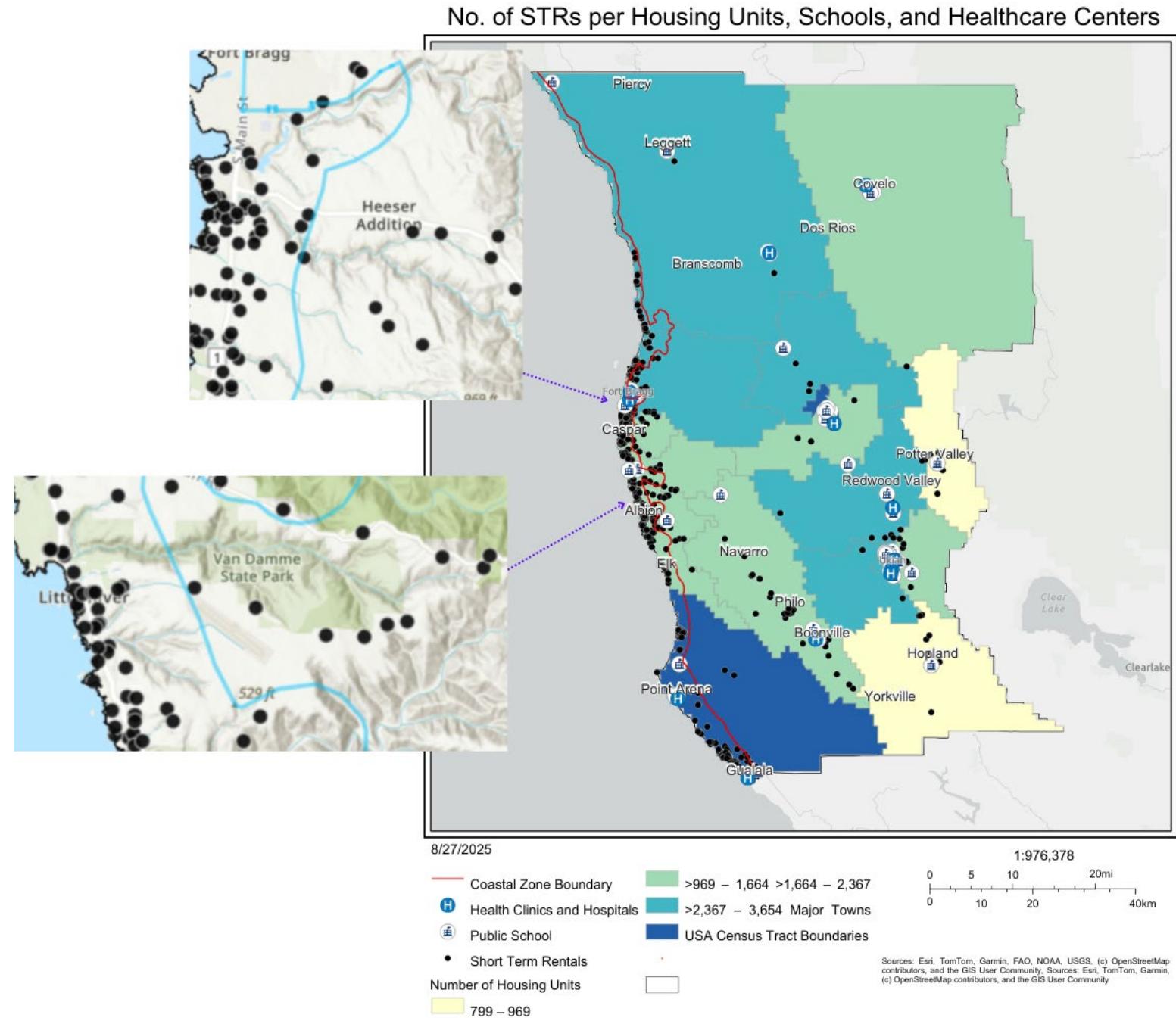
Ownership Restrictions

- (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

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.

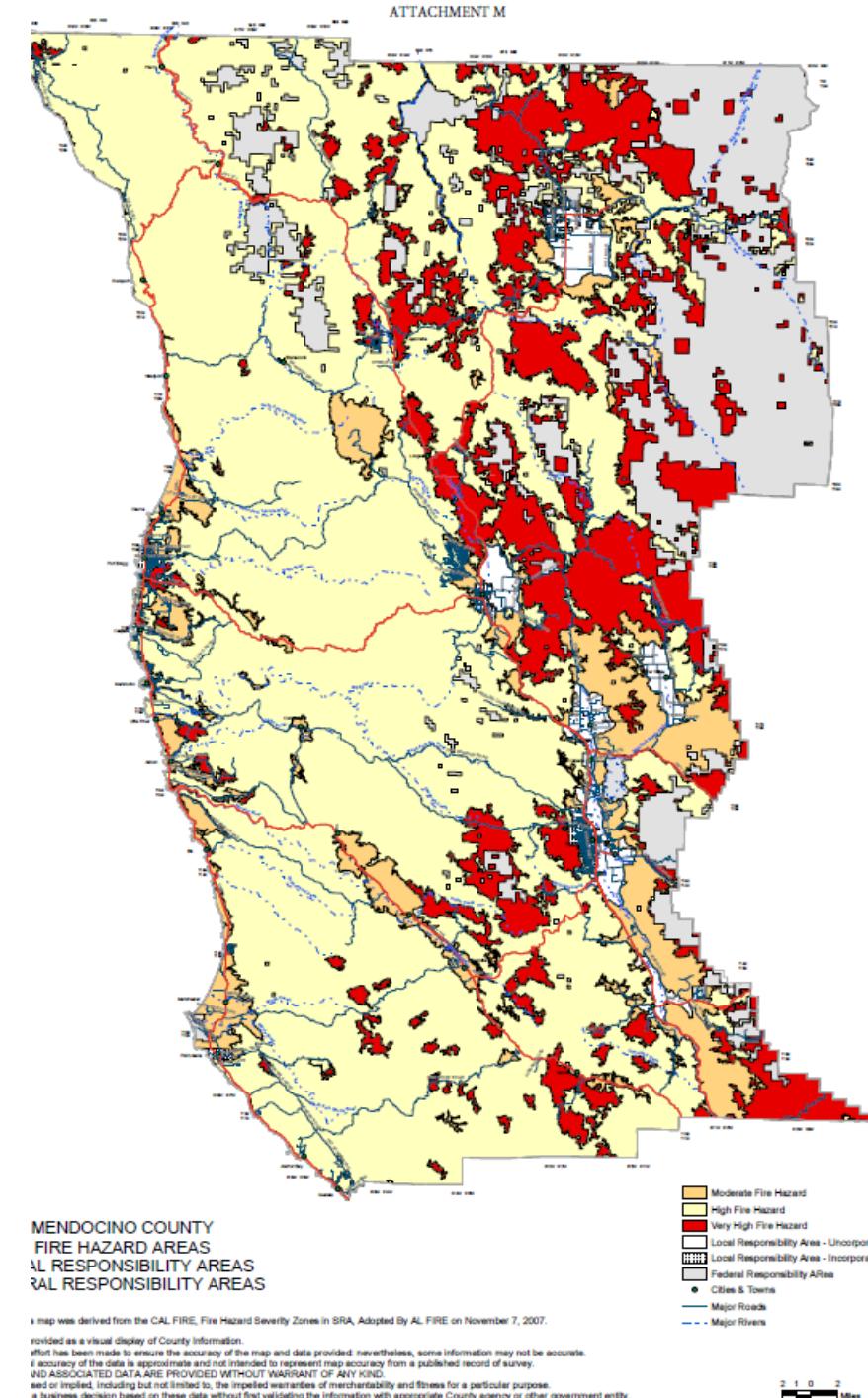
Enforcement

- 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

