

Mary Flynn

From: Scot Graham
Sent: Monday, July 02, 2018 8:08 AM
To: Mary Flynn; Gina Arias
Subject: FW: Short-Term Rentals in Residential Neighborhoods

From: Carol Swain
Sent: Saturday, June 30, 2018 6:54 PM
To: Jamie Irons <jirons@morrobayca.gov>; Robert Davis <rdavis@morrobayca.gov>; John Headding <jheadding@morrobayca.gov>; Matt Makowetski <mmakowetski@morrobayca.gov>; Marlys McPherson <mmcpherson@morrobayca.gov>; Scott Collins <scollins@morrobayca.gov>; rsakowski@morrobayca.gov; jluhr@morrobayca.gov; Joseph Ingraffia <jingraffia@morrobayca.gov>; Jesse Barron <jbarron@morrobayca.gov>; Michael Lucas <mlucas@morrobayca.gov>; Scot Graham <sgraham@morrobayca.gov>
Subject: Short-Term Rentals in Residential Neighborhoods

Thanks to each of you for taking time to consider this issue in this especially busy time while our main focus is (rightfully) on progress of the Water Reclamation Facility project.

We are opposed outright to allowing non-hosted vacation rentals. Other coastal cities are opting out of the airbnb-type accommodations. According to the May 24, 2018 edition of The New Times, Pismo Beach limits short-term rentals solely to hosted rentals defined as "...detached, single-family residences that are the owner's primary residence." Other requirements regarding licenses, parking and fines act to make vacation rentals more in keeping with their locations in Pismo's residential neighborhoods. Santa Cruz also banned non-hosted vacation rentals last year and the Coastal Commission approved it in April, as reported in The New Times' June 14 2018 edition.

The draft proposal of the Planning Commission addresses some of the concerns of the local residents. It is a decent compromise, we agree. However, for the beauty, livability, and for the financial stability of our city, we full-time residents who pay taxes and spend our dollars here draw more business to our local establishments and provide more of the atmosphere that people find attractive in our beautiful coastal town. We would have few if any objections to folks offering their homes to visitors provided that the owners are in residence.

Again, thank you.
Robert and Carol Swain

Mary Flynn

From: Scot Graham
Sent: Thursday, July 05, 2018 8:51 AM
To: Mary Flynn; Gina Arias
Subject: FW: Short Term Residential Home Rental Ordinance

From: Bruce Pohle [mailto:bruce.pohle@morrobayca.gov]
Sent: Wednesday, July 04, 2018 2:29 PM
To: PlanningCommission <PlanningCommission@morrobayca.gov>
Subject: Short Term Residential Home Rental Ordinance

My wife and I are visitors to Morro Bay. We hope to be annual visitors. We rent a home in a nice residential area across the street from a State beach. The neighbors are friendly, polite, and welcoming. While they know where we are renting, we don't stand out as different from the actual home owners. We clean up after our dogs, we only park our car in the garage or driveway, we don't over-burden the house with noisy guests and we treat the house and neighborhood as we would like our own residence and neighborhood to be treated.

I would imagine we are similar to 75% of the other residence renters in Morro Bay. The other 25% should be the target of your ordinance. Be careful not to suck 100% into an "overkill" ordinance that is attempting to control an uncontrollable 25%. Unfortunately, that 25% does not care about anybody's rules and regulations and no matter what you end up with, that 25% will still have to be dealt with.

Even with any new ordinance, it will still be the property owner's ultimate responsibility to insure a renter is properly vetted and informed of City restrictions, etc. prior to renting. That is true of both the property owner or his/her property manager and will be even more important if a more restrictive ordinance is in place.

Morro Bay, being ocean-front, a tourist destination as well as a residential community, your revamped ordinance is surely not going to be accepted by all. Several years ago, the island of Maui had similar problems as Morro Bay's and developed an ordinance to deal with them. Maui's problems were naturally much larger scale because it deals with and adjusts to different economic and demographic sections of the island. Similar to Morro Bay, short term residential rentals were ruining many tourist-oriented residential communities. I strongly suggest you look at Maui County's ordinance concerning short term residential rentals. Also, look to other communities along California's coast for fresh ideas for consideration to an old problem.

Best of luck to you.

Bruce Pohle

Sent from [Mail](#) for Windows 10

Mary Flynn

From: Scot Graham
Sent: Monday, July 02, 2018 8:11 AM
To: Mary Flynn; Gina Arias
Subject: FW: Response to Short Term vacation rental town hall meeting
Attachments: Response to June 20.docx

-----Original Message-----

From: Lori Kudzma
Sent: Monday, July 02, 2018 8:05 AM
To: Scot Graham <sgraham@morrobayca.gov>
Subject: FW: Response to Short Term vacation rental town hall meeting

-----Original Message-----

From: Larry Schmidt
Sent: Saturday, June 30, 2018 2:43 PM
To: Council <council@morrobayca.gov>
Subject: Response to Short Term vacation rental town hall meeting

Attached is our response to discussions at the Short Term Vacation rental town hall meeting held June 20, 2018. Thank you for taking time to read the response and to examine the effect uncontrolled short term vacation rentals will have on the permanent residents of Morro Bay who value their neighbors and neighborhood.

Victoria and Larry Schmidt
Morro Bay, CA.

Mary Flynn

From: Scot Graham
Sent: Monday, July 02, 2018 8:26 AM
To: Mary Flynn; Gina Arias
Subject: FW: Renting homes in Morro Bay

From: Steve & Julie
Sent: Friday, June 29, 2018 6:03 PM
To: PlanningCommission <PlanningCommission@morrobayca.gov>
Subject: Renting homes in Morro Bay

Dear Planning Commission,

We have rented homes in Morro Bay for many years. Our daughter attended Cal Poly and we learned to LOVE the area. We live in Northern CA, about 7 hours from Morro Bay, so we like to rent homes, stay a while, have a kitchen, and be close to the beach. For our daughters wedding in 2011, held in Cayucos, our family rented multiple homes and had the most wonderful time in Morro Bay.

We recently stayed a week on Beachcomer Drive and plan to return again and again. We contribute to the local economy by eating out, buying groceries, gas, and renting kayaks, etc. We are retired and travel quite a bit - our preference is to be near the ocean. We've spent time in Hawaii, Mexico, Costa Rica, San Diego, the Oregon Coast, etc. but our favorite location, BY FAR is Morro Bay and the easy access to long walks on the beach, friendly dog owners, and friendly VRBO owners.

Please don't make any changes that would restrict our ability to rent from VRBO in Morro Bay. We always follow the contracts and don't abuse any noise ordinances. We don't throw parties or have more people than the contract allows. In addition, in the 13 years we've been coming to the area, we've boasted about it and now have multiple friends and family spending time there. The central coast is a great family reunion spot for families that come from both southern and northern CA. We've encouraged and heard rave reviews from friends that have hosted reunions in Morro Bay and Cayucos.

If we can help in any way to keep the rules the same, please contact us.

We are sorry to hear that a few "bad apples" are potentially making VRBO rentals more restrictive. Most of us are rule "followers" that have a lot of money to spend in retirement and want to spend it in Morro Bay.

Sincerely,
Julie and Steve Wetmore



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Mary Flynn

From: Scot Graham
Sent: Monday, July 02, 2018 8:11 AM
To: Mary Flynn; Gina Arias
Subject: FW: Morro Bay Vacation Rental Policies

From: kevin donnellan
Sent: Saturday, June 30, 2018 11:50 AM
To: PlanningCommission <PlanningCommission@morrobayca.gov>
Subject: Morro Bay Vacation Rental Policies

Planning Commission:

I understand that you are wanting to make changes to the short term vacation rental rules in Morro Bay by limiting rental days, street parking and vacation rental property density. I am one of those fairly frequent vacation property renters and enjoy the beauty of Morro Bay while also contributing to the business owner income in the city - restaurants, shopping, etc. I can understand some possible limits on the number of people and cars allowed at particular properties (based on the occupancy size of the unit), but no street parking? Limiting rental days and rental property density? Yes, there are probably a few bad apples who give all the rest of the law abiding, quiet vacationers a bad name, but isn't there a better way to weed them out? Unfortunately, if you allow these ordinance changes, I may have to find other more accommodating places to vacation at - and maybe more importantly to your city, other places to spend my vacation dollars. Please do not punish the overwhelming majority of good vacation renters (and good short-term property rental owners) with draconian rule changes. It's not just both those groups who will suffer, the business owners and your city tax base will also lose.

Thank you,
Kevin Donnellan
Glendale, CA

Mary Flynn

From: Scot Graham
Sent: Tuesday, July 03, 2018 7:51 AM
To: Mary Flynn; Gina Arias
Subject: FW: Morro Bay

From: Simone Bienne |
Sent: Tuesday, July 03, 2018 7:23 AM
To: PlanningCommission <PlanningCommission@morrobayca.gov>
Cc:
Subject: Morro Bay

Hello there,

I am writing on behalf of 3 of us who adore Morro Bay. Please do not take any action to restrict or reduce vacation rentals or take action to make it more difficult to rent.

Morro Bay is a beautiful place that is already HARD to find nice properties to rent. It has become a favorite place of ours and not being able to visit it will be a disservice to Morro Bay, the sea otters and ourselves! It is already expensive to go to Morro Bay in comparison to other more exclusive towns and restrictions will only make this worse. I cannot see how this is the answer.

We want to see MB thrive like other places, I hope we can work together to make this happen.

Yours respectfully,

Simone Justin Roey – from California ,London UK and Dorset UK

Mary Flynn

From: Scot Graham
Sent: Wednesday, June 27, 2018 3:42 PM
To: Mary Flynn; Gina Arias
Subject: FW: Morro Bay Vacation Rentals

-----Original Message-----

From: Kenzie Thompson
Sent: Wednesday, June 27, 2018 2:16 PM
To: PlanningCommission <PlanningCommission@morrobayca.gov>
Subject: Morro Bay Vacation Rentals

To whom it may concern,

My husband and I (and our dog) generally book houses or condos for our vacations. We avoid hotels, as much prefer the feeling of being in a home. We spend four months doing this each summer. We shall be spending time in Morro Bay in 2018.

We recognize that a small minority of renters may cause problems. Surely a wise way to address this is to pass some regulations on how to handle those causing specific problems? Why penalize the large majority of responsible landlords and lessees because of the actions of a few?

Visitors spend money in your community. They pass on positive word of mouth to others, who then come and do the same. Surely the funds that can help your economy thrive are in the best interest of your town?

Please do not overreact and install restrictions that affect many but are only needed to curb very few.

Kenzie Thompson
Bermuda Dunes, CA

Sent from my iPad

Mary Flynn

From: Scot Graham
Sent: Thursday, June 28, 2018 1:04 PM
To: Mary Flynn; Gina Arias
Subject: FW: Morro Bay Vacation Rental - Potential Changes

From: Susan
Sent: Thursday, June 28, 2018 12:24 PM
To: PlanningCommission <PlanningCommission@morrobayca.gov>
Subject: Morro Bay Vacation Rental - Potential Changes

To: City of Morro Bay Planning Commission

We first came to Morro Bay three years ago and have spent time there each January since. We live in Washington State and were looking for a pleasant climate to spend part of January. Morro Bay “fit the bill,” a small coastal community, pleasant climate, and a wonderful vacation rental house, where we could not only relax in a fully furnished house, but were able to have our dog with us, too. The owners of this house supplied us with full instructions about the use of the house and surrounding area, taking care to make sure that we knew we were in a residential area and to be respectful. Our car is parked either in the driveway or in the garage. If we have visitors, their cars are parked in the house driveway, not in the street. We’ve had no loud parties, have picked up faithfully after our dog on our walks, and have had friendly interactions with the surrounding neighbors.

We contribute to the local economy by eating at restaurants, shopping at the grocery stores and retail outfits, buying gas at the gas station, etc. I know there are many others like us who come to Morro Bay for a period of time, also contributing to the economy. If there are some “bad apples” out there who are renting homes, deal with those “bad apples” and don’t punish the majority of us who enjoy the Morro Bay community and lifestyle.

I understand that one of the potential restrictions on parking allows resident neighbors and campground users to park along the street, but rental occupants or guests would not be allowed that same privilege. One of the things that has irked me is the number

of campground users who park their cars on the street to avoid the extra vehicle fee they would be charged in the campground. One particular derelict convertible sat for a full week in front of our rental home, blocking the view, windows blown out and torn convertible top. Nothing was done about that!

Please do not discourage responsible renters from spending time and money in Morro Bay.

Thank you for your consideration, Susan and Tom Hamman

Mary Flynn

From: Scot Graham
Sent: Monday, July 02, 2018 8:18 AM
To: Mary Flynn; Gina Arias
Subject: FW: Vacation rentals

-----Original Message-----

From: Pat Reed
Sent: Saturday, June 30, 2018 10:24 AM
To: Jamie Irons <jirons@morrobayca.gov>; John Headding <jheadding@morrobayca.gov>; Matt Makowetski <mmakowetski@morrobayca.gov>; Robert Davis <rdavis@morrobayca.gov>; Marlys McPherson <mmcpherson@morrobayca.gov>; Richard Sadowski <rsadowski@morrobayca.gov>; jluhr@morrobayca.gov; Joseph Ingraffia <jingraffia@morrobayca.gov>; Jesse Barron <jbarron@morrobayca.gov>; Scott Collins <scollins@morrobayca.gov>; Michael Lucas <mlucas@morrobayca.gov>; Scot Graham <sgraham@morrobayca.gov>
Cc: carolswain96@gmail.com; jrc@jrcleaves.com; vickis1200@sbcglobal.net; homeralexander@charter.net; Glenn Silloway <gsilloway@mac.com>; mayerconstruction@charter.net; Jill and David Smith <djsmith725@att.net>
Subject: Vacation rentals

Having attended 3 meetings on the issue of STVRs, we have pretty much heard every argument both for and against making changes to the existing situation. Especially the last meeting, ably conducted by John Headding, where the property managers and their clients were there in force, and presented many arguments as to why the status quo should be allowed to continue. Given the structure of the meeting it was not possible to present counter arguments on any of the proposals and complaints as they arose from that group of attendees. So here are some points that we feel are significant, and should be taken into consideration.

First, no one has ever suggested to our knowledge, that vacation rentals will, or should be forbidden in Morro Bay. So, property managers will still have jobs, as will the house cleaners and any other employees associated with these rentals. That said, there are simply too many operating either with licenses or without, for a city this size to sustain while keeping our neighborhoods intact for those of us who make Morro Bay our permanent residence. According to the New Times article of June 14 there is 1 license for every 43 residents in the city! So what should be done?

First, limit density by spacing. Keep the rewritten update at 250 feet. While we continue to feel that these rentals/businesses have no place in single family neighborhoods, spacing will help with the density eventually. Layered zoning should also be taken into consideration as has been done in several coastal cities. There should be more restrictive turnovers for the "mega" houses sleeping 10 or more, at 2 per month, with 4 turnovers for smaller properties. Keep the number at 2 people per bedroom and no more. There needs to be a sundown clause which will allow current rental owners time to make other plans. As opposed to stocks and bonds and surviving downturns and crashes in the market, those people who have bought houses for the purpose of setting up a vacation rental do have options. They can sell, probably for more than they paid, (given house prices in Morro Bay), rent full time, or if they want to use their house for their own vacations, rent it out on a month to month basis, which will carry no licensing fees or other vacation rental restrictions. Allowing a license to be sold with a house should definitely NOT be allowed. One man spoke at the meeting and said he could not get as much money for his house sale without the inclusion of his license. We would suggest that a family who has bought and lived in a house for many years, and paid a premium to buy in a single family neighborhood, is more likely to suffer a monetary loss because his house is in a vacation rental zone!

Obviously enforcement and significant fines are necessary to make this or any ordinance work. It's no good just saying that it's a "nightmare" to enforce, or that Morro Bay has never done well with coding enforcement issues. That scenario

needs to change. Enforcement should not rely just on a complaint-driven system, but should be a fully manned operation beginning with research into finding unlicensed STVRs and continuing to be certain that they do not proliferate as they will likely to do otherwise. Fines will help offset loss of tax revenue, as would an increase in the cost of the license. Business license fees could be structured on the number of bedrooms. An average of \$500 per year on 250 STVRs would generate \$125,000, meaning a couple of part time code enforcers. The city of Palm Springs just raised their STVR fees from \$225. to \$900. per year. An increase in fees might make some people decide against licensing who currently have a license, but are not using the house as a rental.

We appreciate that there are people who have purchased homes in good faith, gone through the licensing process and generally run well-maintained and managed properties. However, it's time to be considerate to the families who both live here now and those who would like to do so, but can't find long term rentals. These are families who dine and shop here year around, and give the town the atmosphere that brought us to live here to begin with. We understand the desire of people to visit, stay in a home with their family, and enjoy the ambience that Morro Bay has to offer, but it should not be at the expense of the citizens who make Morro Bay their permanent home, and as was said, there will still be STVRs available to them.

It's clear that this is a countywide, statewide, national, and even an international problem, but short of outright banning STVRs as many cities have done, there are many cities that have set up comprehensive and effective ordinances. It's time for Morro Bay to be among them.

Thank you.
Pat and Jim Reed

Sent from my iPad