



**AGENDA NO: B-1**

**MEETING DATE: October 13, 2020**

**AGENDA CORRESPONDENCE RECEIVED  
BY THE CITY COUNCIL FOLLOWING  
POSTING OF THE AGENDA IS ATTACHED  
FOR PUBLIC REVIEW PRIOR TO THE  
MEETING**

Dear Committee Members,

10/13/2020

Thank you for taking the time to read my email regarding the possible ordinances for short term vacation rentals. I am hopeful that the committee will be able to find a solution that will address the current concerns of the residents, while meeting the needs of those who rely on their rental property financially. Therefore I would like to suggest the following solutions.

1. Establishing on-site parking only restrictions for vacation rental guests. This will result in acceptable and safe traffic flow and emergency access to a neighborhood with rental sites.
2. Allowing good current vacation rental owners to continue with no buffer zones and permits grandfathered in.
3. Max occupancy limit of 2 per bedroom + 2, to a max of 10.

I sincerely appreciate your time and consideration,

Gratefully,

James Rieger



Morro Bay Ca

**From:** [Cynthia Gotuzzo](#)  
**To:** [Council](#)  
**Subject:** tonights meeting message  
**Date:** Tuesday, October 13, 2020 4:35:03 PM

---

To whom it may Concern,

Short term rentals and visitors support our economy here on the central coast! It also allows us to afford the vacation home that have we share with our family. If it wasn't for STR we could not afford to keep it in our family. For 30 years we have enjoyed this home and my kids love coming to Morro Bay and I soon look forward to future generations to share in the beautiful town. Don't penalize good standing permit holding STR Owners for those who are operating without permits. Regarding transferring of permits please exempt those from passing the property onto next generation within family and also properties being transferred into trusts and LLC's.

Keep the CAP at 250 and allow for attrition ...due to change of property ownership

Density of STR's...please omit the buffer for those who have existing permits and apply to new permit holders only

ADU- keep them permitted as long as there is adequate parking and not exceeding # of person per room.

Lets put in place rules to follow and keep those who have STR permits grandfathered in. Otherwise losing our ability to operate STR will create undue hardship on our family and many other property owners who rely on this income to afford their home. We would have to sell our family home of 30 plus years if you took our permit away. Please don't allow this to happen.

**Thank you for your time and consideration**

*SINCERELY,*  
*Cynthia Gotuzzo*



*SINCERELY,*  
*Cynthia Gotuzzo*



13 October 2020

Re: Agenda Item Related to the Short-Term Vacation Rental Ordinance

Dear honorable Mayor and Council Members,

I have lived in Morro Bay off and on since I was born in 1985. My father was a full-time resident of Morro Bay from the late 70s until he passed away about five years ago, which is when I inherited the Morro Bay house that I grew up in.

My wife and I (along with our newborn baby boy) mainly use this house as a secondary residence with dreams of someday living here full time. Unfortunately, my dad was not the best at keeping his house up-to-snuff and neglected a lot of basic maintenance. So, we stay in our Morro Bay house as frequently as possible with the main purpose of fixing it up a little bit at a time.

We currently possess a short-term vacation rental (STR) business license through the city of Morro Bay. This allows us to rent our house out occasionally (mainly to friends) to make a little extra income to cover maintenance, improvement, and the other various costs associated with keeping the house afloat. The little vacation rental income that we earn allows us to afford to keep our Morro Bay house and maintain our dream of someday moving back to this beautiful area to raise our son and his future siblings.

We are concerned that the current short-term vacation rental ordinances under consideration, such as a lottery system and new density rules, may cause us to lose our STR business license. This could potentially smash our dreams of someday moving back to Morro Bay.

I expect that our circumstance may not be unique, and I ask that you kindly consider this when making a decision about the new STR ordinances.

Respectfully,

Cameron Sanford  
35-year off-and-on Morro Bay resident

## Heather Goodwin

---

**Subject:** FW: Comments for October 13 meeting – Agenda Item B-1 Short Term Vacation Rentals

**From:** K [REDACTED]  
**Subject:** Comments for October 13 meeting – Agenda Item B-1 Short Term Vacation Rentals  
**Date:** October 12, 2020 at 5:31:38 PM PDT  
**To:** [jheadding@morrobayca.gov](mailto:jheadding@morrobayca.gov), [mmcpherson@morrobayca.gov](mailto:mmcpherson@morrobayca.gov), [daddis@morrobayca.gov](mailto:daddis@morrobayca.gov), Jeff Heller <[jheller@morrobayca.gov](mailto:jheller@morrobayca.gov)>, Robert Davis <[rdavis@morrobayca.gov](mailto:rdavis@morrobayca.gov)>  
**Cc:** Scott Collins <[scollins@morrobayca.gov](mailto:scollins@morrobayca.gov)>  
**Reply-To:** [REDACTED]

Dear Mayor and Council Members: Since the city seems determined to approve of a policy for Short Term Rentals (STRs), and allow them to exist within our neighborhoods, we have some other concerns we would like to address. First, does having STRs already violate the definition for how one can use a residential property zone? Let us explain why understanding this definition brings up the following concerns/questions.

As we understand it, the STRs are allowed to operate by filing for a permit. Yet they are not considered a business, but, they are operating as a business, earning income every time they accept a STR. Thus, it is our opinion that they should be treated like any other business operator. And, as a business operator, fire code regulations and any other codes should be enforced and consistent with all business use of properties in a residential zone. Especially since this rental property isn't a long term renter, but a short term renter – like a hotel or motel property. How does usage affect neighbors if these codes are not in place?

As we understand it, the STRs are creating this business in a home in a residential neighborhood in which it is not required to notify their neighbors when they have applied for this permit. Since they are operating as a business, earning income, neighbors should have the opportunity to be notified any time a permit is requested. It shouldn't be a courtesy call, nor should it be up to neighbors to look on the city website to find out by happenstance that a property next door or across the street is a STR. Neighbors should be notified immediately that Homeowner X has applied for a permit, and those neighbors in direct proximity should be allowed to respond to, protest or reject said permit before it is issued. This is critical to keep in mind, because this STR permit request is for a residential home, not a commercial property. Once again, a reminder that this is a residential zone.

We have already witnessed home owners being allowed to request permits for home improvements on their home that could enhance their properties for these

STRs that will benefit their income potential. Especially, when the home improvement may negatively impact the quality of life in the neighborhood, i.e., outdoor patios that will add to noise issues within the residential neighborhood. And because it is not a commercial property, neighbors currently have no say about this particular home improvement to the property. When permits are being requested by the city, why is the city not taking into consideration that this is a STR, operating as a business? Should this not impact the permitting process – shouldn't fees be implemented differently?

Thank you for your consideration of our questions and concerns.

Karen Robert & Rick Gilligan

Residents

**From:** [Debra Dickson](#)  
**To:** [Council](#)  
**Subject:** STR Comments for Oct 13 2020 meeting  
**Date:** Tuesday, October 13, 2020 8:59:04 AM

---

To our Honorable Major and City Council members:

Thank you for all the work you all have done to improvement our community by reviewing the proposed ordinance changes for STR's.

We are very concerned that existing STR's will be grandfathered and not required to meet the new distancing requirements as proposed. We live on Toro Lane which offers the most ocean front homes with unobstructed views in Morro Bay. There are 14 homes on our street and 5 are STR's. That's 36% of the homes on one street. The recent duplex built is not licensed as an STR but has shown lots of STR activity over the last several months.

The homeowners of the existing STR's on our street have their primary homes in other cities, counties and states and do not need the money or plan on retiring in Morro Bay. They are running these STR's as a business for greed and not concerned about the impact on our neighborhood. This seems to be the same criteria for most STRs in our residential areas in Morro Bay

Please reconsider NOT grandfathering existing STR's. Attrition is NOT the way. We need results now not 10 years from now. Our children and families deserve to live in a safe and peaceful community now. Most STR's have been running their businesses for years and have NO plans to discontinue. We need your help in eliminating and/or reducing these businesses in our residential communities. Please reconsider the lottery or some other way to enforce the proposed density requirements to protect our residential communities. Please do not allow the VR management companies to force attrition as the only solution.

When the Cloisters was developed, the City made sure no STRs were allowed. This should be the footprint for all residential areas.

Thank you for your reconsideration.

Debra Dickson and Majic Sardarabadi

October 13, 2020

Greetings Council members, staff and those that are listening to this meeting.

RE: B-1 Vacation Rental Ordinance coming before Council this evening, October 13, 2020.

I am Carole Truesdale, resident since 1995 and homeowner. I have serious concerns about the "grandfathering" of existing VRs in various neighborhoods that will not fall under the 175 ft. buffer. I firmly believe that these VRs need to fall under a lottery program that offers opportunities to other areas of our City that will adhere to the buffer suggested for the new VR ordinance. You already have agreed that there will be no cap of licenses for commercial properties. Why is this council so set on keeping commercialization in neighborhoods that are struggling with rentals for young families and seniors here in Morro Bay?

Please reconsider the grandfather clause to that our neighborhoods have a chance to succeed in remaining a place where families can live and play.

Thank you,

Carole Truesdale

Dear Morro Bay City Council,

I am writing to voice my concern about the short-term rental ordinance that is on the agenda for Tuesday, October 13, 2020.

I had the opportunity to watch the zoom meeting when the advisory panel meet to finalize their recommendation. Unfortunately, during that meeting we were not allowed to participate. Some of their ideas and statements, I found surprising and uninformed, not to mention one of the men simply stated he was against all vacation rentals and would not allow any if he had his way.

I am a local San Luis Obispo resident who's family owns a 5 unit apartment complex in the downtown area. When the property was purchased it was poorly managed and several units were very rundown. Long-term 20+year tenants occupied several other units and their monthly rent was extremely low. All units are 2 bedrooms, 1.5 baths with several off street parking spaces per unit.

The apartment complex was purchased as an investment property as most rental complexes are. We had long term plans of potentially using one unit as a vacation home for family to enjoy. We assumed this was going to require a substantial increase in the monthly rent of all existing tenants. (However this was not the case, please continue reading)

Shortly after purchasing the property, one of the units vacated and we were able to update the unit. At this point we decided to try keeping the unit for family use and as a vacation rental.

We quickly learned that the added income from the vacation rental would allow us to update additional units and not raise their rent. It was a win-win for all involved. We were able to use the unit on a regular basis and rent it as a vacation rental when family was not using it.

The money we made from the vacation rental was substantial.

We have been able to update other units and keep the rent of our long-term 20+ year tenants below current market value. Note...the vacation rental income makes up the difference. This could all change if our permit is taken away. The added income we receive will be lost and we will be required to increase the rent of existing tenants.

The proposed ordinance will not allow for a vacation rental in our complex according to the way the guidelines are written. There are 5 units in the complex and one is a vacation rental. This does not meet their requirements.

There is no sound reason not to allow a vacation rental in an apartment complex. I fully understand limiting the complex to one permit, but that is not what is being proposed. Please read the ordinance carefully and fully understand their classifications. Apartment complexes will not be allowed to have a vacation rental.

They spoke about multifamily buildings “condos” and restricting short-term rentals to 12.5%. Do the math. To allow a single permit how many units would be required at one location? It just does not pan out.

Please note that if you take away our short-term permit, I will be forced to increase the rent of the other 4 units. We will continue to keep the unit available for family and friends but not be collecting short-term rental income. As previously mentioned, I am a SLO resident that spends most weekends in MB training on the water.

I also have concern with the distance requirement of rentals and the enforcement of vacation rentals. The city is going to be the loser if the ordinance is approved. I understand that there are some issues with some rental properties. The city should deal with the issues on a case-by-case situation. Everyone should not be punished because there are a few bad eggs in a neighborhood. The management of the property is a key factor. There are currently many rentals that are not permitted and the city is not benefiting from their income.

We have personally stayed at our unit every weekend since March. We see the guests come and go from the rentals around us. We see the RV's parked on the street being rented to different people each weekend. We have not seen or experienced any problems. We have a great relationships with our tenants and neighbors and according to the onsite residences they have not experienced any issues with our home being used as a short-term rental.

On the other hand the tenants and neighbors have experienced issues with one of our previous long-term tenants. He was aggressive and confrontational with all. Fortunately he decided to move and peace as been restored. California tenant rules make it very difficult for a property owner to evict anyone. Apartment living has plus and minuses but we have found that personally being on site has dramatically improved the environment for all tenants. We also have 2 cameras on site since we have a short-term rental one at the front entry and one in the carport that connects to the unit. (We would not have cameras if it was a long-term rental. WE can see/hear/monitor the activity. We have wifi connected keypad locks. I get a notification on my phone/ipad/computer each time the door is unlocked/locked.) We work hard to provide a peaceful place for all.

When a unit becomes available perspective tenants are informed that one unit is a vacation rental and that family and friend will be in residence often. This seems to eliminate those long term, month-to-month tenants that are not rule followers.

There are so many pieces to this puzzle.

Lastly, we see rentals without permits, we see RV's parked on the street being lived in and rented out and the city not doing anything about it. We know the system is complaint driven. The neighbors are not complaining because it is not affecting them.

We do not see any disturbances by the vacation renters.

We see the city of MB loosing out on fees and taxes because they limit vacation permits and people rent anyway.

Please do not approve the proposed ordinance. It is too restrictive and truly off point in several areas.

As a last note...as previously mentioned I live in SLO and have two short-term rentals across the street from my primary residence. During the past 7 years we have only had two issues. Each time we called the police and the property owner. Both arrived quickly and the issues were resolved. I have experienced both sides of short-term rentals. I believe management makes the difference for successful short-term rentals.

Thank you for your time and consideration.

Belin Tanner

██████████ home

██████████ cell.

## Dana Swanson

---

**From:** Dianne Buquet [REDACTED]  
**Sent:** Sunday, October 11, 2020 1:02 PM  
**To:** Chris Neumeyer; John Headding; Marlys McPherson; Dawn Addis; Jeffrey Heller; Robert Davis; Scot Graham; Scott Collins  
**Cc:** Dana Swanson  
**Subject:** B-1 Agenda Correspondence 10/13/20 Council Meeting

Mayor John Headding, Council members Red Davis, Marlys McPherson, Dawn Addis, Jeff Heller, Scot Graham, Scott Collins, Chris Neumeyer,

Thank you for all of the work being done to improve the situation with Vacation Rentals in Morro Bay. As owners of a hosted ADU since 2015, we have worked diligently to be good neighbors; strictly enforcing onsite parking, number of guests and quiet hours.

We were surprised and disappointed to read the October 13<sup>th</sup> Council Agenda for item B-1. It was our understanding after the Sept 22<sup>nd</sup> Council meetings that there was a 5-0 consensus that existing Accessory Dwelling Units were going to continue to be included in the ordinance and considered home stay/hosted VR's. We do not recall discussion about prohibiting existing ADU's from being used as STR's, nor was there discussion to prohibit license renewals of existing ADU's that have a valid permit.

It was also our understanding that permits for **any** existing STRs, including ADU's, who become non-compliant for any reason under the new ordinance would be grandfathered and allowed to expire through attrition.

After spending considerable time reading (AB) 68 Gov. Code Section 65852.2 it is clear that it does not apply to **existing** ADU's at all, but specifically to **newly constructed** ADU's.

[https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill\\_id=201920200AB68](https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=201920200AB68)

Quoting from staff's report of September 22nd, "*According to California Assembly Bill (AB) 68, which went into effect in January 2020, ADUs **developed** under Gov. Code Section 65852.2(e)(4) shall be rented for terms longer than 30-days.*" The word **developed** clearly indicates, in our opinion, that AB 68 does not apply to **existing** ADU's.

To further support our understanding of existing ADU's, we've included language from (AB) 68 Gov. Code Section 65852.2 which is in **effect only until January 1, 2025**,

*(6) This subdivision establishes the maximum standards that local agencies shall use to evaluate a proposed accessory dwelling unit on a lot that includes a proposed or existing single-family dwelling. No additional standards, other than those provided in this subdivision, shall be used or imposed, including any owner-occupant requirement, except that a local agency **may** require that the property be used for rentals of terms longer than 30 days.*

We are also including language from Gov. Code Section 65852.2 which shall become **operative on January 1, 2025:**

(6) (A) This subdivision establishes the maximum standards that local agencies shall use to evaluate a **proposed** accessory dwelling unit on a lot that includes a **proposed** or existing single-family dwelling. No additional standards, other than those provided in this subdivision, shall be used or imposed except that, subject to subparagraph (B), a local agency **may** require an applicant for a permit issued pursuant to this subdivision to be an owner-occupant or that the property be used for rentals of terms longer than 30 days.

(B) Notwithstanding subparagraph (A), a local agency shall **not** impose an owner-occupant requirement on an accessory dwelling unit permitted between January 1, 2020, to January 1, 2025, during which time the local agency was prohibited from imposing an owner-occupant requirement.

In summary, we feel that licensed existing ADU's should be allowed to continue their operations as hosted Vacation Rentals. We also encourage Council to be forward thinking and take into consideration the revised AB 68 language to take effect in 2025.

Rich & Dianne Buquet

**From:** [Ric Deschler](#)  
**To:** [Council](#); [John Headding](#); [Jeffrey Heller](#); [Marlys McPherson](#); [Robert Davis](#); [Dawn Addis](#)  
**Subject:** STR comments for 10-13 meeting  
**Date:** Saturday, October 10, 2020 4:50:09 PM

---

## STR Ordinance comments October 10, 2020

Dear Honorable Mayor and Members of Council,

I have to admit that I am very disappointed with the Council's lack of effort to give any significant relief to neighborhood residents impacted by STRs. Basing all of your decisions on the recommendations of three STR committees to appease STR interests is not what I would have expected from you. You still have an opportunity to consider residents' concerns and the need for the quality of life in our residential zones.

First of all, grandfathering existing STRs basically will not change anything for 20 or 30 years. As many of the STR owners have stated, they have been doing this for decades and have no interest in giving up anything for the sake of their neighbors. That means the most heavily impacted areas will just stay the same with no buffers or relief. The concept of attrition is a red-herring especially since they can change the names and transfer permits upon renewal. The attrition that does occur now generally are newbie STRs testing the water, not the entrenched ones that have destroyed the character of some neighborhoods.

You should not be allowing any multi-family dwellings or apartments in residential zones to be used as STRs. This is the housing stock most needed by real residents.

If you are going to use 175 as the maximum number of permits, that should include *all* zones as well as homestays. If the density cap is only going to be for residential zones, then it should not be over 125. The way it is now written, you are basically saying, eh, no change, status quo.

Also, three lots or 175 linear feet means an STR every fourth house, not really much of a quality neighborhood. Then again, with grandfathering, you will never even achieve that short of a distance between STRs.

Please reconsider this ordinance for the sake of your residents and your voters.

Ric Deschler

**From:** [Sean Green](#)  
**To:** [Council](#)  
**Cc:** [Scott Collins](#); [CityClerk](#)  
**Subject:** Agenda Item B-1: Vacation Rental Ordinance  
**Date:** Monday, October 12, 2020 11:33:27 AM

---

Council and staff,

I want to sincerely thank this Council for reaching a general consensus at your September 22nd meeting that necessarily burdens all stakeholders about as reasonably as one could imagine. In particular, I appreciated Councilmember Davis's wisdom, empathy, and vision, all of which seemed to be acknowledged and shared by others on council. Few things are ever unanimous in this town, but after years of uncertainty, Morro Bay residents, owners, and visitors now have a clear path forward that depends heavily on enforcement: something we can all get behind. Please direct staff to move forward expeditiously following the passage of this important ordinance, first by ridding neighborhoods of illegal operations, and second by implementing protocols that promote peace, respect, goodwill, and compliance for years to come.

Respectfully submitted,

Sean Green  
Morro Bay, CA

**From:** [Tim Hixson](#)  
**To:** [Council](#); [Scott Collins](#); [Dana Swanson](#)  
**Subject:** STR Ordinance Final Draft  
**Date:** Saturday, October 10, 2020 12:22:11 PM

---

1st off I would like to thank you all for realizing the negative impact of the commercial enterprise the STR has in our town & moving towards some STR regulation by creating the STR Ordinance.

I would love to see all STR done away with. They are a money making, for profit, commercial enterprise that have no business in a residential neighborhood any more than a 7-11 or a Burger King. I do realize that they will likely never be done away with at this point in time so I read with interest the final draft of the STR Ordinance. I think for the most part it is fair. I would very much like Grandfathering to **not** be allowed. The density limits as spelled out in the draft should be the deciding factor & any STR that doesn't comply should be phased out & reapply for a permit as one becomes available. Also leave the STR permit as written. **Non Transferable**. Leave the STR cap as written at 175 as well as the no offsite parking & the maximum occupancy limits.

You may also hear the argument from the STR homeowners that they can't realize their dream of retiring in their home in Morro Bay if they can't use it as a STR. That argument is rooted purely in greed. They could rent their home as a long term rental which Morro Bay can use more of & retire to their home when they can.

Again thank you for your attention to this important matter of STR regulation. I sincerely hope you will continue to protect our neighborhoods from the STR & good judgement will prevail when this draft comes back to you this coming Tuesday.

Tim Hixson  
Morro Bay, Ca.

**From:** [maggie@beachnbaygetaways.com](mailto:maggie@beachnbaygetaways.com)  
**To:** [Council](#)  
**Cc:** [Scott Collins](#); [Scot Graham](#)  
**Subject:** Correspondence for Oct 13th Agenda Item on Ordinance 640  
**Date:** Sunday, October 11, 2020 4:07:10 PM

---

To City Council,

First of all, I want to thank all the council members and the City Manager for continuing to move these new Short Term Rental regulations through the governmental process so that we can move toward adoption and enforcement of this new Ordinance that I feel will provide the community and the STR operators with the tools they need to create a more positive experience for the residential neighborhoods as it relates to STRs. As the largest VR management company in the city, now that the threat of the lottery has been removed, we are committed to full compliance with all the regulations and will throw our support behind this ordinance when it is reviewed by the Coastal Commission. This new ordinance does bring considerable additional financial and operational burdens to STR operators but these changes are needed to help control guest behavior and to allow the community to more easily identify the illegal operators and second home guests that also contribute to neighborhood disturbances. Thank you so much for allowing attrition to address the reduction in number of licenses and also the density requirements. This allows for a much more stable and dependable evolution for property owners, City TOT and the business community.

My one last request is that the Council have further discussion and reconsider Regulation 17.41.090, #G that sets the maximum occupancy limit of 10 people in any home regardless of number of bedrooms. This additional limitation was added by the Planning Commission. The Committee discussed this and ultimately decided that an upper limit wasn't necessary as long as the home met the "2 per bedroom plus 2 people" rule. As you know, Morro Bay is not home to large mega-mansions so it is unlikely that there will ever be a STR that would accommodate more than 12 or 14 people under the new guidelines. I checked on VRBO/HomeAway and there are only 5 STRs in Morro Bay that will accommodate more than 10 guests and we manage all but one of them which is the Salty Sister STR on the Embarcadero. The 4 that we manage all have a maximum occupancy of 12 and fit the guideline of 2 plus 2. When I looked at our homes, I found that out of 136 reservations in the last year for these homes, only 32 of those reservations actually had more than 10 people (23.5% of reservations) and in many cases they were a mixed group of adults and children under 12. However, we would hate to eliminate the option for these occasional larger groups to vacation in Morro Bay and with the base requirement of not allowing more than the 2 per bedroom plus 2, this should prevent the overcrowding of STRs.

We would ask that you leave the requirement as it was originally stated with no maximum number of guests or if you want to set a maximum, please set it at 12. We are not sure what understanding the Salty Sister STR has with the city because they currently show a maximum of 18 guests allowed but the way that property was built, it can be subdivided and different parts of the building rented separately.

Another suggestion is that in Regulation 17.41.090, # H, remove the actual statement of what the quiet hours are (7 p.m. – 7 a.m.) and just refer to the Noise Ordinance so if it gets changed there, it does not have to be changed in this ordinance. This is a city wide ordinance so it is worth noting that

residents should be reporting any home that violates the noise regulations, not just STRs.

I also want to make the Council aware of the fact that Mission Disposal is now denying requests for In-Yard (Concierge) trash service unless the resident has a medical order. This makes regulation 17.41.090, #1 much harder to comply with. I have reported this to the City Manager so if there is any influence that the city can have on their policy, it would be much appreciated because we rely on this service at all of our homes and I am sure many other STR licensees do too.

Again, I want to thank the Council for all of your time and effort spent on bringing this issue to resolution. After the ordinance is adopted, our company managers are happy to help in any way that we can on the logistics of implementation (signs, Good Neighbor Brochure, hotline management, etc.).

Maggie Juren  
Office: 805-528-2888  
[Maggie@BeachnBayGetaways.com](mailto:Maggie@BeachnBayGetaways.com)  
DRE License 01868938



*Like us*

[www.BeachnBayGetaways.com](http://www.BeachnBayGetaways.com)

## Dana Swanson

---

**From:** Michelle Leicester-Cadaret [REDACTED]  
**Sent:** Friday, October 09, 2020 1:42 PM  
**To:** John Heading; Marlys McPherson; Dawn Addis; Jeffrey Heller; Robert Davis; Chris Neumeyer; Scott Collins; Dana Swanson; Scot Graham  
**Cc:** [REDACTED]  
**Subject:** Short-Term Rental(STR) Correspondence

**Please accept this communication as public input to the upcoming Meeting Agenda Item regarding Short Term Rental (STR) Regulations, Ordinance No. 640 - First Reading Draft scheduled for 13, September 2020.**

To the Morro Bay Mayor and City Council Members,

I would like to express my support for the newly-proposed and revised DRAFT - **Short-Term Rental ordinance**. This issue is very important and impacts my family, as our neighbourhoods are being overrun with short-term vacation rentals. We do not need our residential neighborhoods inundated with such a high volume of vacationers when our city provides ample motels and campgrounds. STR's should be kept in commercial zones, not R1 residential zones.

Affordable housing is not available for families who work in our community due to the prevalence of vacation rentals. Many of Morro Bay's neighbourhoods have seen a huge reduction in long-term rental availability which in turn has created a housing shortage and crises.

Non-Hosted STR's have created unsafe, loud, intrusive, disruptive, parking and congestion problems in our streets (not to mention the increase of speeding traffic on our narrow streets) and non-compliant issues in our community. Those living next to STR's are apprehensive to contact the City or authorities for fear of retaliation from the homeowner or others that support STRs.

The following points:

- - STR licenses **should not be transferable upon the sale of a home**. Several Morro Bay homes listed by local realtors advertise that "Short Term Rental License" is part of the sale. They are selling a HOME...not a BUSINESS!!
- - Another huge issue is the danger of **wood-burning fire pits**. With the impact of the current fires in California creating daily SLO county air quality advisories, breathing difficulties, along with the fire dangers due to our closely built residential areas. One can understand the impact that these have on residents. With air pollution being an everyday environmental concern, all "wood burning fire pits" need to be eliminated and replaced with clean-burning "gas/crystal burning fire pits."
- - **Non permitted (illegal STRs)** should need to pay substantial fines (\$2000 - \$5000.) Hopefully, the steep fines will deter those who want to circumvent the permit process. Anyone who is/has been caught renting without the appropriate permits should not be allowed the opportunity to apply for a STR permit now or in the future. If the owners are currently on the "waiting list" their names should be removed, as they have already proven that they are not "invested" in our community.

- - All STRs should **prohibit smoking of any type** (cigarette, cigar, pipe, pot) on the property. Not only is it a health and safety issue for the residences around them (COVID-19 droplets in exhaled smoke & smokers cough), the cigarette butts create an environmental hazard, as we have already witnessed in numerous areas of Morro Bay. Long-term residence should not be put in danger by an STR's bad habit.
- - No street parking: All tenants at STR must be able to park on rental property. Street parking and congestion problems already exist in Morro Bay (not to mention the increase of speeding traffic on our narrow streets.)

Those of us who are raising children in Morro Bay wants to keep the residential areas close-knit and maintain safe neighbourhoods for our children to play in without having to constantly worry about "who is checking into" the STR. Could one of those strangers be a predator? Please take into consideration the elderly community and their wellbeing in the community they have chosen to retire in.

Respectfully,

Michelle Leicester-Cadaret  
25+ year Morro Bay resident

**From:** [robert@urelaxvr.com](mailto:robert@urelaxvr.com)  
**To:** [Council](#)  
**Cc:** [nick@beachnbaygetaways.com](mailto:nick@beachnbaygetaways.com); [maggie@beachnbaygetaways.com](mailto:maggie@beachnbaygetaways.com)  
**Subject:** Comments for 13 Oct meeting Agenda item B-1 Short term vacation rentals  
**Date:** Monday, October 12, 2020 11:33:24 AM  
**Attachments:** [image001.png](#)

---

Dear Mayor and City Council,

I wanted to send a quick note thanking the Mayor and City Council for their thoughtful comments during the last meeting. We feel that the city has arrived on a reasonable compromise to balance the needs of residents and the vacation rental community. I believe that the additional restrictions and enforcement in the current draft ordinance will assist in bringing many of the issues residents have brought up into compliance. We fully commit to observing the new regulations and doing our best to ensure that neighbors' quality of life is not unreasonably disturbed.

We do ask the council to consider removing the max 10 occupancy and allow a 5-bedroom home to accommodate 12 guests under the 2+2 rule. There are only a few homes in the city that would accommodate these groups and we believe the impact to residents would be very low. Another request we have is to allow the transfer of vacation rental licenses on sale, or at a minimum to allow transfer on inheritance as some of these homes have been passed down from family members and have been run for many years in a respectful manner.

Thank you for your consideration.

Robert  
URelax Vacation Rentals  
800.976.0405  
805.528.1082

  
QUALITY VACATION RENTALS  
[www.urelaxvr.com](http://www.urelaxvr.com)

**From:** [Sandee Sasaki](#)  
**To:** [Council](#)  
**Subject:** Upcoming City Council Meeting  
**Date:** Sunday, October 11, 2020 12:21:06 PM

---

Dear MB City Council,

I have previously emailed you our concerns re: STR's in MB, therefore this won't be a lengthy email.

Basically, we are in agreement with the majority of the city council's proposal of grandfathering in already permitted STR's in good standing and allowing the number of permitted properties to decrease over time by attrition. We believe that this would be the most fair, least costly process, and would relieve the city of having to go through the lengthy-arduous processes of having to eliminate permitted STR's based on measurements and distances between each one and the early proposals of lotteries.

Secondly, we would like for the city council to review the city noise ordinance of 7:00pm to 0700 am. We wondered if this could be revised to 8:00pm to 0800am. The present noise ordinance seems too early on both ends. 7:00pm is too early, as many families (STR's and non-STR's) many times eat outdoors and should be allowed to enjoy themselves without such an early noise ordinance. Also, the 0700 am is too early for some-where noise from construction workers, gardeners, etc...shouldn't be allowed until 0800am.

Thank you so very much for all of your time and dedication to the STR issues. We certainly do appreciate everyone of you and we know that you are very fair, educated members of our community. We also know that you will keep the best interests of Morro Bay and its residents and owners overall.

Sandee & Satoshi Sasaki  
Sicily Street.

**Dana Swanson**

---

**From:** Dan Sedley [REDACTED]  
**Sent:** Monday, October 12, 2020 4:00 PM  
**To:** Dana Swanson  
**Subject:** Public Comments regarding City council meeting on October 13, 2020, Item B-1. Short Term Vacation Rentals

Hello Dana,

I am kindly requesting that the below sent to the council and be added to the agenda as official correspondence of Item B-1

Thank you sincerely,

Dan

Honorable Mayor and City Council,

My comments are related only to Short Term Vacation Rentals.

It is my firm belief that commercial enterprises like Short Term Vacation Rentals, have no place in R-1, Single Family Dwellings. Allowing ten people maximum in a house, is a clear invitation for multiple families to rent these STVR's, violate Covid-19 protocols, be loud, have beach fires in their front yards, party and of course all and any of those things violates the quality of our neighborhoods.

I personally have not witnessed one STVR that did not violate the character of a Morro Bay neighborhood.

One STVR in an R-1 Residential neighborhood is too many, let alone 175.

I fully support unlimited STVR's in a fully commercially zone area

I also fully support unlimited HOSTED STVR's. In my opinion Hosted STVR's are no different than having guests over wherein the Host observes the activities in the house and on the property.

I would support giving UNHOSTED STVR's one year to discontinue operating with no new permits being issued.

Lastly, the City of Morro Bay has not even begun to shut down the unlicensed STVR's. Internet searches for ads is not enough!

Thank you for your attention to this concern that has not only reduced long term housing in our city, but has greatly decreased the quality of living in Morro Bay Neighborhoods.

Dan Sedley

## Dana Swanson

---

**From:** Susan Stewart [REDACTED]  
**Sent:** Monday, October 12, 2020 8:55 AM  
**To:** John Heading; Jeffrey Heller; Marlys McPherson; Robert Davis; Dawn Addis  
**Cc:** Scott Collins; Dana Swanson  
**Subject:** Agenda Item B-1, Short Term Vacation Rental

October 12, 2020

Honorable Mayor and Council,

I have several comments about the final version of the Short Term Vacation Rental Ordinance.

First, when we discussed density and distancing between vacation rental properties, my understanding was that we opted for spacing of three lots separating STVR's, including homes across a street or behind an STVR, OR 175 feet in any direction, whichever amount was greater. This effectively creates a 175 foot radius from the edge of the property. It might be good to clarify that this is not linear feet in two directions from a given STVR, but in all directions.

Secondly, I was disappointed that council opted to "grandfather" in vacation rentals that are not/will not be compliant with the new separation requirements. While I understand the economic issues involved both for the city and for the property owners, this argument underscores the very problem that citizens are complaining about: the affect of conspicuous commercial activities in what is supposed to be a residential zone. I wish more thought had been given to ways to provide exceptions for existing rentals that ARE being good neighbors, rather than allowing all to continue with no time limit. What amounts to a minimum of four years should be ample time for both the owners and the city to develop financial plans to accommodate changes. I am hopeful that we will be strict with verifying and recording complaints which will allow a reduction in some of these non-compliant permits.

Finally, I noticed on a list of permitted vacation rentals that there are some owners with multiple rentals in our community. If they are in the mixed use or commercial zones this is likely appropriate, but if they are in residential areas this basically constitutes a serial motel. I would like to see something in the ordinance that prohibits this activity in residential zones--it is clearly a commercial proposition, and not a matter of a single family investment.

As always, thanks to all on staff, Council, Planning Commission, the Vacation Rental subcommittee, our legal advisors and the many citizens who weighed in on this issue.

All the best,

Susan Stewart