

RECEIVED

Vacation Rentals

JUN 22 2018

June 15, 2018

Planning Commission  
955 Shasta Ave.  
Morro Bay, CA 93442

City of Morro Bay  
Community Development Dept.

To whom it may concern,

Our families have been using beach rental properties in Morro Bay for years. We are the third generation to spend vacations in Morro Bay in addition to our children, the fourth generation, and their children, the fifth. We are not interested in hotels because we find that beach rentals are more family friendly and more convenient than the hotel environment. Vacation rentals are especially suited for families with children and for families visiting their relatives that live full time in Morro Bay. The amenities found in a home verses a hotel are obvious; multiple rooms for our children and babies, a kitchen for meal preparation, and outdoor space that provides a safe environment for the children to play. Without access to beach rentals in Morro Bay we would be forced to vacation outside of Morro Bay. We support the local economy by shopping and eating at local restaurants. We enjoy wine tasting and belong to area wine clubs. We play golf and normally play at all of the local golf courses during the course of our visits. No matter what beach property we stay at, we take time to meet the friendly neighbors and they all seem to enjoy our visits. Some even remember our names from year to year. All in all we enjoy what Morro Bay has to offer and we look forward to each and every visit. It would be a tremendous disappointment, after five generations of Morro Bay vacations, if we had to go to Cayucos or even Pismo Beach instead. Please consider the impact it will have on your local economy if you put limitations on vacation rentals. We hope that you will continue to make Morro Bay a welcoming place for outside visitors.

Regards,

  
Glen & Sharon Simpson



**Walter R. Auerbach**

Tahoe City, CA. 96145

TO: Morro Bay General Plan Advisory Committee

CC: Morro Bay Planning Commission

Morro Bay City Council

RE: Vacation Rentals

Date: May 24, 2018

Our property on Beachcomber Drive has been a vacation rental since we bought it in January 2010. We rent it when we are not there because we have to, in order to keep our dream alive of someday living there in the winter months. The house is small, only 1,400 square feet with 2 bedrooms and 2 baths. Although it is dated and in need of significant investment, people who stay there absolutely love it. Historically, our average rental is a family of two adults and two children, often travelling with one pet, and it is a very affordable way for them to enjoy the California coast.

Since we have owned the property, we have hosted over 1,000 guests who have enjoyed Morro Bay using our house as their base camp. We have collected and paid over \$38,000 in TOT taxes during that time. Our guests often stay for less than a week, and spend significantly on restaurants, shopping, and other activities. We do as well, when we are fortunate enough to take time off and visit our coastal home.

We take care of our property to make it attractive to our guests, and to encourage them to return and stay with us. Over the years, we have made significant improvements to the property in terms of landscaping, and are currently planning a larger investment in an interior remodel. None of that would be possible without the rental income.

Lastly, we take it very seriously when there is even a hint of one of our guests disrupting our neighbors. Just because we aren't there doesn't mean we don't care. We care deeply about our neighborhood. We do not allow our guests to have parties, or gatherings of any kind larger than the sleeping capacity of the house plus two people. In the eight years we have owned the property, we had exactly two rentals that I wish I had not made for these reasons, and both of those were in our first year of ownership. Out of a total of over 2,100 days where the property was rented, we had challenging guests for only seven. That's less than one half of one percent.

Morro Bay GPAC  
May 24, 2018

With the above in mind, it is with real sadness that we have been reading the proposed code and listening to the discussion of the Planning Commission related to VR's. Here are our two primary takeaways from what we are seeing and reading:

- 1) Vacation rentals are detrimental to the community and must be throttled in numerous ways.
- 2) The input of absentee property owners is less meaningful than anyone else who lives in the City whether they own, or rent.

We don't have an issue with common sense regulations and those that are needed to solve a problem. But thus far, we aren't convinced that you have established a problem exists that requires new regulations. We believe that before further regulations on VR's are adopted, the City should conduct (and present to all stakeholders) meaningful analysis of how Morro Bay compares to other communities in terms of their housing stock, percentage of VR's, regulations currently in place, and other related metrics. We'd like data, not emotions, to shape these decisions.

For instance, does the City know how many complaints they have received about VR's? Are there repeat offenders? Are there repeat complainers? How does this compare to other areas with or without regulations? Have there been more problems with VR's that don't have a local property manager? Do you know how many don't have a local property manager?

As we read the minutes and watch the video of the GPAC and Planning Commission meetings leading up to this point, it is very clear there is a negative bias in those groups not only towards VR's, but out-of-town property owners generally. If you treat us like we are second class citizens, how can you advertise that you are welcoming to anyone else?

Is it the City's interpretation of comments from the public that full time residents would rather see a house stay empty than see it used as a responsibly operated VR? And if so, is a policy that promotes more empty homes a policy that the City believes is good for the community long term?

There are many ways in which the character of a residential area is influenced. For instance, the character of the community along Beachcomber Drive north of Java is arguably as much commercial and recreational as it is residential. The presence of the Morro Strand Campground is the largest influence, and their use of the neighborhood streets for parking is the most obvious impact. But let's not forget the public who walk or drive down to Beachcomber to watch sunsets or just gaze at the beach, the surfers who use Beachcomber to scout waves and change into and out of their wetsuits, the designated bike lanes all along the front of the homes which carry people from up and down the coast on their bike rides. All these things define the character of that neighborhood, and at least along Beachcomber Drive, it will never have the purely "residential" qualities that some people feel are being threatened by VR's.

Morro Bay GPAC  
May 24, 2018

You are certainly aware that some areas in our City, even a few in our neighborhood, have homes with beat up vehicles that don't move, or boats parked in ways that block neighborhood views. Some homes have residents with many more cars than parking spots, or they simply choose to clutter the street with their cars when they have onsite parking. Some homes have nuisances of all kinds associated with them. But by and large these are not vacation rentals.

So in an effort to be clear about what we support and what we can't support, I'll try to wrap this up.

**WE SUPPORT:**

1. Good behavior rules for EVERYONE (not just VR's) related to parking, number of people at one time, noise, and any other typical nuisances. Just because someone lives in a house doesn't give them rights to create a nuisance that VR's will be penalized for. So let's start with code enforcement for everyone, before we single out VR's.
2. Going slowly with any regulations, whatever they are. Unintended consequences are rampant in this area of planning.

**WE DO NOT SUPPORT:**

1. Penalizing VR's for making improvements to their properties, like taking away their permit if they expand the habitable area of their house. That is guaranteed to arrest investments in those properties. It certainly will in our case.
2. Terminating permits when properties are sold or transferred or inherited. This will immediately devalue VR's and is patently unfair to those of us who have made investments on the reliance of the current regulations.
3. Putting any existing VR property in a situation of non-conformity through these new regulations. That is also unfair, especially to those of us who have bent over backwards to be good neighbors.
4. Dictating how a VR property is managed and by whom. I have a local property manager, but I am the primary contact for any issues with the house because I own it. The property manager does not.

It is surprising to us that the City chose to move forward with such draconian suggestions without having real data to guide the process and the decision-makers. We suggest the City conduct *facilitated* sessions with ALL stakeholder groups to get the information on the table that is needed to make a decision. No lasting solutions can be possible if the only input received is from like-minded people. Lasting solutions take input and compromise from *unlike*-minded people.

Thank you for your time



Walter Auerbach

## Mary Flynn

---

**From:** Scot Graham  
**Sent:** Friday, June 22, 2018 3:25 PM  
**To:** Mary Flynn; Gina Arias  
**Subject:** FW: June 20th Vacation Rental Subcommittee Meeting

---

**From:** B. Doerr [mailto:bd@morrobayca.gov]  
**Sent:** Friday, June 22, 2018 11:57 AM  
**To:** John Headding <jheadding@morrobayca.gov>; Marlys McPherson <mmcpherson@morrobayca.gov>; Scot Graham <sgraham@morrobayca.gov>; Dana Swanson <dswanson@morrobayca.gov>  
**Subject:** June 20th Vacation Rental Subcommittee Meeting

Good Morning,

At your Subcommittee meeting on Vacation Rentals, aka neighborhood "hotels", you generally followed up with questions verifying speakers positions for restrictions such as distance between VR's, grandfathering, different restriction zones, etc. However, I was not given that privilege, and you stated my position as being "against the ordinance" I presume because I stated opposition to Non-hosted Vacation Rentals.

That I am against the ordinance is far from true. We must have a ordinance and I support a very restrictive ordinance which bans non-hosted VR's. Over the years I have attended many City meetings and/or sent comments. I have recommended methods for improving the regulation of VR's/hotels, and pointed out the conflicts/non-consistency with the Morro Bay General Plan/Housing Element. F.Y.I. - I watched the Planning Commission meeting, all testimony, and discussion which led to changes to the VR Ordinance you provided to public at your June 20<sup>th</sup> meeting. I was very pleased to see that the Planning Commissioners care about what happens to our neighborhoods. However, the ordinance presented at both meetings was incomplete with many – To Be Determined - notations.

**To make it clear, my position on the ordinance is:**

- 1) Oppose non-hosted VRs.
- 2) Support hosted VR's.
- 3) Support 250 feet minimum separation between each VR. However, I strongly support a larger separation, and recommend only one VR per city block.
- 4) Support 2-person per room limit (children under five should be part of the two). As a commercial hotel use imposed upon our residential areas it seems reasonable and fair to restrict the numbers of hotel guests in VR's.
- 5) Support non-conforming use restrictions and limits.
- 6) Support "zoned" levels of restrictions based on uniqueness of neighborhoods.
- 6) Reduce the number of tenancies allowed per month and per year for non-hosted VR's.

Please do whatever is necessary to regulate to discourage the permanent loss of full-time housing from the City's home rental/ownership market, and to lessen or stop inflationary impacts caused by the loss of 250 homes to VR uses. VR owners can rent their properties on a full time basis.

My position derives from the fact that first, I want neighbors. Second, a commercial hotel use is being forced into our residentially zoned, and protected neighborhoods. We chose a residential area in which to live, not a commercial zone. As defined by the City, VR's are "hotels." Please reference the City's "Short-term Vacation Rental Application" (page 4) which classifies VR's as "hotels." The form states: **"...short-term vacation rental meets the definition of hotel..."**

Take a look at the many fine cities which have decided to protect their residential neighborhoods and their residents from Vacation Rentals. Santa Barbara, Pismo Beach, Santa Cruz, to name a few. These and many other elected officials in California are taking a stand, and have sided with residents. They are protecting the safety and character of their neighborhoods. Please balance the scales on the side of Morro Bay residents. I sure noticed that most folks in favor of VR's at the June 20<sup>th</sup> meeting were from out of town, and/or worked in the VR support industry. Hardly any Morro Bay residents spoke in favor of VR's.

Thank you,  
Barbara Doerr

**Mary Flynn**

---

**From:** Laura Dill  
**Sent:** Wednesday, June 20, 2018 5:37 PM  
**To:** PlanningCommission  
**Subject:** Vacation rental changes

We have been coming to Morro Bay for 45 years on vacations. Sometimes 2-3 times a year. We really don't like staying in a motel if the entire family comes. I think it would be a very negative impact on vacation rentals if the proposed changes are made. If I bought property there it would have to be rented out a lot more than is being proposed because the cost is so high there.

 Laura

**Mary Flynn**

---

**From:** Erika Christine Rhoahnz  
**Sent:** Wednesday, June 20, 2018 7:27 PM  
**To:** PlanningCommission  
**Subject:** Re; opposition to proposed vacation rental rules

City of Morro Bay

We ask that you please reconsider the extreme limitations you are trying to put in place for vacation rentals in Morro Bay.

Clean by Christine is a small cleaning company that has worked in Morro Bay for over 15 years. Taking care of vacation rentals is our livelihood and we rely on the busy summer season for a significant portion of our income.

We definitely realize what impact the large transient population has on the lifestyle of the full time residents. The vacation rental management companies we work with do their best to reach out to neighbors of rental properties. With the new trend of air B and B and un-managed rentals, these unfortunately negatively reflect on all rental properties.

Not only will these new restrictions affect us, but the local restaurants, gas stations, grocery stores and all the tourist shops will be greatly affected.

If you limit the stays, Morro Bay will lose a lot.

Thank you for your time and consideration Christine Rhoades and Erik Jahnz DBA Clean By Christine  
Sub contracting for Beach and Bay And U relax rentals

## Mary Flynn

---

**From:** Scot Graham  
**Sent:** Thursday, June 21, 2018 11:26 AM  
**To:** Mary Flynn; Gina Arias  
**Subject:** FW: Planning Commission recommended changes short term vacation rentals

---

**From:** Timothy Anderson  
**Sent:** Wednesday, June 20, 2018 5:04 PM  
**To:** PlanningCommission <PlanningCommission@morrobayca.gov>; Council <council@morrobayca.gov>  
**Subject:** Planning Commission recommended changes short term vacation rentals

To whom it may concern:

For your information and by way of introduction I am writing regarding the May 15, 2018 Planning Commissions recommended changes proposed to Morro Bay short term vacation rentals. For the record, I have read the proposed changes and want to urge you not to implement them.

If the changes had been in place over the past 30 years, which is the period of time I have successively vacationed in Moro Bay with my family; we would not have been able to vacation at Sea Harbor Villas.

If the changes were in place today we would not be able to stay , as we did last year as we are this year at a condo managed by Beachnbay.

If the changes are implemented we would not be able to rent a two bedroom home as we did on Pelican Drive in the future due to numerous restrictive proposed changes.

We have spent well over \$100,000.00 since 1988 spending and enjoying our time year after year in beautiful Morro Bay. Your proposed changes would have put an end to that financial injection to your town and to many others like me who take their family's on one to two week summer vacations in Morro Bay.

Please feel free to contact me.

Respectfully,

## Mary Flynn

---

**From:** Scot Graham  
**Sent:** Friday, June 22, 2018 4:30 PM  
**To:** Mary Flynn; Gina Arias  
**Subject:** FW: Vacation Rentals

**From:** K.C. Loquaci Cornwell  
**Sent:** Wednesday, June 20, 2018 1:12 PM  
**To:** PlanningCommission <PlanningCommission@morrobayca.gov>; Council <council@morrobayca.gov>  
**Subject:** Vacation Rentals

To Whom It May Concern -

I travel frequently to the Central Coast for both work and pleasure. I most often choose to stay in Morro Bay, where there are restaurants and shops I like to visit, including The Galley, Sunshine Health Foods, Spencer's, The Paddleboard Co., Top Dog Coffee and Giovanni's. When I'm able to include my family in travel to your area, we rent a house to accommodate our needs and my desire to shop locally. I am often there mid-week or in the winter, but also visit during summer months. In fact, I will be in Morro Bay for several days next month.

Should renting housing become more difficult in Morro Bay, I will choose to stay in the neighboring towns. I'll likely enjoy a meal or two in Morro Bay during trips to the area, but the bulk of the dollars I've been spending in Morro Bay businesses will be spent elsewhere.

I can understand wanting to preserve the feel of Morro Bay - but I question the method of restricting the flow of dollars from people willing to commit to longer term stays and doing business in town.

K.C. Cornwell



**K.C. Cornwell**  
*Founder, G-Free Foodie*



## Mary Flynn

---

**From:** Scot Graham  
**Sent:** Monday, June 25, 2018 8:14 AM  
**To:** Mary Flynn; Gina Arias  
**Subject:** FW: Vacation rentals in Morro Bay

**From:** Marge Gutsch  
**Sent:** Saturday, June 23, 2018 6:40 PM  
**To:** PlanningCommission <PlanningCommission@morrobayca.gov>  
**Subject:** Vacation rentals in Morro Bay

I can't believe you are considering stopping short term vacation rentals in Morro Bay. I visit the Central coast regularly and depend on short term stays in the area. I spend a lot of money to rent these places and I spend a lot of money at restaurants and shops. If you stop allowing these rentals, I and most other summer visitors will take our business to other cities. Doesn't sound too cost effective. Plus, many homeowners depend on that income to pay the mortgage. They'll have to sell the homes which will reduce property values because of the large number of houses being put on the market. The number of people looking to purchase a home in MB will decrease since they can't buy it for a vacation rental. Crazy reasoning! I've already started looking for places in Pismo just in case. PLEASE rethink this crazy idea.

Marge Gutsch  
Visalia, CA

*Sent from my Verizon 4G LTE Droid*

## Mary Flynn

---

**From:** Scot Graham  
**Sent:** Monday, June 25, 2018 8:08 AM  
**To:** Mary Flynn; Gina Arias  
**Subject:** FW: Morro Bay Rentals

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

**From:** BRENDA DEVITO [mailto:brenda.devito@morrobayca.gov]  
**Sent:** Sunday, June 24, 2018 11:01 AM  
**To:** PlanningCommission <PlanningCommission@morrobayca.gov>  
**Subject:** Morro Bay Rentals

Dear Planning Commission for Morro Bay-

I can understand your concern about having rentals and out of owners coming to your town. There must be some way to allow rentals to still occur, but address your concerns with outsiders coming to Morro Bay.

Having said that, for people like me, who can not afford to buy an ocean home and having Morro Bay 1/2 way between my family in No CA & So CA, Morro Bay is an amazing place for us to meet. There is so much to do for grandparents, parents and kids. We have had amazing vacations in Morro Bay and enjoyed being able to stay on the ocean. We understand the sensitive nature of the shoreline and keep to the paths and follow all of the instructions to keep the beach natural.

It also seems a bit unfair to those whom had the means to buy a second home in Morro Bay with the idea that they could rent their home when they are not able to be there. I hope that Morro Bay will continue to allow owners to rent to people like me and my family. It is such an amazing place to visit!

Best,  
Brenda

BRENDA DEVITO

## Mary Flynn

---

**From:** Scot Graham  
**Sent:** Tuesday, June 26, 2018 2:37 PM  
**To:** Mary Flynn; Gina Arias  
**Subject:** FW: Rentals

**From:** Sandra Forsythe [mailto:sandra.forsythe@morrobayca.gov]  
**Sent:** Tuesday, June 26, 2018 1:23 PM  
**To:** PlanningCommission <PlanningCommission@morrobayca.gov>  
**Subject:** Rentals

We just wanted to say that we love VRBO. If someone had unpleasant guests I think the guests should be on a list and not allowed to rent in MB. Sandra Forsythe

Sandra Forsythe [mailto:sandra.forsythe@morrobayca.gov]

## Mary Flynn

---

**From:** Scot Graham  
**Sent:** Tuesday, June 26, 2018 4:19 PM  
**To:** Mary Flynn; Gina Arias  
**Subject:** FW: Vacation rental ordinance

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

**From:** Fernando and Ann-Marie Vargas [mailto:fernandovargas@morrobayca.gov]  
**Sent:** Tuesday, June 26, 2018 4:15 PM  
**To:** PlanningCommission <PlanningCommission@morrobayca.gov>  
**Subject:** Vacation rental ordinance

Dear Sirs and Madams,

It is my understanding that you are considering changes to your vacation rental ordinance in Morro Bay. I am certain that this is a slippery slope for you as you want to address the needs and privileges of the local residents, without disrupting the revenue that tourism generates, both in local spending, and rentals. Most families like ours do not want to stay at hotels. Rental homes are pricey but ideal, as they accommodate both young and old very well. I fear that if visiting families are inconvenienced by your changes, many will choose to search for other beach communities to visit. Obviously your tax revenue would drop, and local merchants would suffer. I only ask that as you consider the wishes of the locals, that you also consider the needs of the visiting families, as well as the renters.

Cordially,  
Fernando Vargas

## Mary Flynn

---

**From:** Scot Graham  
**Sent:** Wednesday, June 27, 2018 8:11 AM  
**To:** Mary Flynn; Gina Arias  
**Subject:** FW: Vacation Rentals

**From:** Mairi Wohlgemuth  
**Sent:** Tuesday, June 26, 2018 7:39 PM  
**To:** PlanningCommission <PlanningCommission@morrobayca.gov>  
**Subject:** Vacation Rentals

I understand that the city council is considering changing the rules on vacation rentals. I would ask that you reconsider this as Morro Bay is one of the last affordable areas on the central coast and my family enjoys visiting MB as our son is studying at Cal Poly. This proposed policy change would force us to take our business elsewhere when planning vacations and visits throughout the year. Morro Bay has been one of our favorite spots from spotting otters, eating at the water front and walking to ice cream. Please consider the business your city will lose with these limitations on vacation rentals.

Thank you,  
Mairi Wohlgemuth

## Mary Flynn

---

**From:** Scot Graham  
**Sent:** Wednesday, June 27, 2018 8:10 AM  
**To:** Mary Flynn; Gina Arias  
**Subject:** FW: Possible changes for rentals in Morro Bay

**From:** Karen Richards  
**Sent:** Tuesday, June 26, 2018 8:33 PM  
**To:** PlanningCommission <PlanningCommission@morrobayca.gov>  
**Subject:** Possible changes for rentals in Morro Bay

Hello,

For the first time ever I stayed in a rental home in Morro Bay. After our four-day stay we are planning on going back in the near future. Our stay was great, had no problems staying in a home across from the State Beach and campground. It was weekday and weekend and was very quiet.

We loved staying in a home instead of a hotel. We cooked most of our meals in the home, but did eat out during the day. If the City takes away the privilege of home rentals then I won't be back to Morro Bay--don't want to stay in a hotel..

I hope that you will really reconsider your restrictions. It's a shame that as always a few can ruin it for everyone else.

We loved Morro Bay and all the beautiful sites and it would be a shame if we couldn't rent another home. Its so much better and cozy and it was wonderful to take walks near the coast from our rental. It felt comfortable and very homey.

Regards,

Karen Richards

**Mary Flynn**

---

**From:** Scot Graham  
**Sent:** Wednesday, June 27, 2018 4:56 PM  
**To:** Mary Flynn; Gina Arias  
**Subject:** FW: Short term vacation rentals

**From:** Mary Flynn  
**Sent:** Wednesday, June 27, 2018 4:27 PM  
**To:** PlanningCommission <PlanningCommission@morrobayca.gov>  
**Subject:** Short term vacation rentals

To the Morro Bay Planning commission,

I am a concerned Morro Bay lover and Cal Poly graduate who has rented short term vacations rentals for the past 8 years. I live in Arizona where the influx of winter visitors changes the traffic and crowding in restaurants and stores. I also know that the financial impact to the Phoenix area is amazing. Yes, those few rowdy people should not cause Arizona to throw up a hand and say NO MORE visitors! Or to place restrictions on how long everyone else can stay or park.

Please reconsider your restrictions on short term rentals.

Thank you,  
Mary Marmas

## Mary Flynn

---

**From:** Scot Graham  
**Sent:** Thursday, June 28, 2018 10:25 AM  
**To:** Mary Flynn; Gina Arias  
**Subject:** FW: Vacation Rentals

---

**From:** Kathleen Valencia  
**Sent:** Thursday, June 28, 2018 10:07 AM  
**To:** PlanningCommission <PlanningCommission@morrobayca.gov>  
**Subject:** Vacation Rentals

We have been renting homes through Home Away (VRBO) and Air BnB for years. Not once have we created issues for the home owner or their neighbors. We recommend city governments focus on addressing individual and isolated cases by fining those who are creating problems versus penalizing all home owners who rent out their homes. Regulating home rentals is not the answer. We don't disagree that some rules and consequences are needed for the renters who disrupt neighbors with bad behavior, but penalizing those who don't have those issues is simply unfair.

Changes to your city's vacation rental ordinance, supposedly to address issues with renters behaving badly in certain areas of the community will not resolve these issues. Our understanding is the city wants to include limitations on the number of days per month a homeowner may rent their home, restrictions on the spacing of vacation rentals that would make their property non-conforming, restrictions on the number of people that can be in the home at one time, and restrictions on parking so that while our resident neighbors and users of the campground could park on the street without consequences, rental guests have different restrictions. All of this will make it harder for homeowners to do business as a vacation rental, and harder for us to find a place to rent.

Sent from [Mail](#) for Windows 10

To: Planning Commission and City Council

From: Ric Deschler, Morro Bay resident      June 26, 2018

Subject: Short-term Vacation Rental proposal of May 15, 2018

Thank you for the presentation and discussion on June 20<sup>th</sup>. It was well run and very enlightening. It also had a very organized and lopsided attendance of vacation rental supporters. Most of the points that they made came straight out of the playbook that can be found on the various VR supporter websites. It is unfortunate that the local neighbors are not as well organized.

I have lived in Morro Bay about 45 years. I have been a renter, home owner, and a landlord. I live across the street from a VR that has been there about 7 years. For the 20 years prior to that it had been lived in by the original builder then other permanent residents. I miss that neighborhood continuity.

Many of the VR speakers talked about lack of complaints. That is generally because neighbors don't like to complain, especially to file formal complaints. That can exacerbate bad blood so most neighbors just grudgingly tolerate the VR issues. I won't go into the stories I could tell. But really, formal complaints should not be a measure of what VRs do to the fabric of a community. Neighbors create the fabric knowing each other and watching out for each other. You never know what is going on having weekenders or others going in and out of the homes and the area. The rapid growth of the McMansions has already had many negative impacts on the fabric of the communities, don't compound that problem by turning them into businesses. Your 250' distance requirement is a good start and should be maintained.

The VR speakers wanted everyone grandfathered in for everything. Basically, they don't want to have any rules. That is not acceptable. The language you allowed for existing nonconforming units is more than generous. No additional grandfathering, please. In fact, here are a few specifics that should be added to all VRs.

1. Number of bedrooms will be determined prior to licensing based on inspection and issued building permits for that property.
2. Limit of one VR permit/license per property owner. This limits the negative impacts of outside investors who have no personal investment in the neighborhood and community outside of financial.

3. Homes that are advertised or operated as unpermitted VRs are subject to heavy penalties. Hermosa Beach starts at \$2,500 for the first violation and increases substantially thereafter. We should do the same.
4. Annually, the VR owner must provide contact information to all of the adjacent properties, three houses each side of the VR, six houses across the street, and five houses behind. The information should contain both the responsible person as well as the city contact information on a city form.
5. As permits become available, they will be issued by lottery. All permits, conforming and non-conforming, will expire in five years and return to the lottery pool. This breaks up the current 250' overlap and helps restore neighborhoods.
6. One item that could be deleted is Parking A.2.c. It is too unenforceable and detracts from the important issues. On-site requirements are enough.

The argument that denying a VR permit to an owner lowers their property value is bogus. What about the resident's property value that is lowered because potential buyers know that there is a VR next door? I wouldn't want to buy knowing that. Don't be suckered by that argument. Also, with the property values in our area the way they are, lack of being able to have a VR is not really going to have a serious effect on their property value.

Please focus on your core community and keep these things in mind.

1. It is best to establish solid and strong controls early. They can always be relaxed in the future if warranted. It is virtually impossible to tighten weak ones later. The grandfathering clause is a clear example.
2. VRs have a negative impact on the fabric of a neighborhood community. These businesses take the neighbor out of the neighborhood.
3. VRs reduce the critical availability of permanent/workforce housing stock. 250 VR permits along with our traditional lodgings more than satisfies the Coastal Commission's desire for inclusive access. We should really lower it to 200 VR permits. We have one of the highest VR counts in the region.
4. If you are concerned about the economics for the city, why are so many coastal communities trying so hard to limit and restrict VRs? Many cities outside of the coastal zone are banning them. The economics presented by the VR lobbies are very slanted. Permanent residents have a huge, positive

impact on local economics. Also, fewer VRs will mean higher occupancy in the traditional lodging markets.

5. This ending statement by the Coastal Commission in their letter of 12/6/16 to Community Development Directors about VRs sums up a critical component. "Thus, in our view it is not an 'all or none' proposition. Rather, the Commission's obligation is to work with local governments to accommodate vacation rentals *in a way that respects local context.*" (emphasis added)  
That is what these proposals do.

Thank you for your time and I hope you will stand strong to focus on the needs and character of our community for our local residents.

## Mary Flynn

---

**From:** Scot Graham  
**Sent:** Tuesday, June 26, 2018 3:13 PM  
**To:** Mary Flynn; Gina Arias  
**Subject:** FW: Proposed Vacation Rental Changes in Morro Bay

---

**From:** Judy Friedman [mailto:judy.friedman@morrobayca.gov]  
**Sent:** Tuesday, June 26, 2018 2:46 PM  
**To:** PlanningCommission <PlanningCommission@morrobayca.gov>  
**Subject:** Proposed Vacation Rental Changes in Morro Bay

Dear Planning Commissioners,

I have been vacationing in Morro Bay for at least the past 10 years. We stay in a private home (with the Transient Occupancy Tax sticker prominently displayed in the window), but eat in the City's restaurants, shop in grocery and retail stores, rent kayaks and bikes, buy gas, and go to movies. In short, we pay TOT and sales tax. I'd like to think that the rental fees we pay help our homeowner pay property tax and make their vacation home more affordable.

I live in a resort community (Tahoe) and fully appreciate the impacts renters can have. I realize that sometimes visitors don't treat the area as nicely as full time residents. I also understand the positive economic impacts of our guests. That said, there should be consequences for those who disrupt a quiet neighborhood or don't follow rules such as parking and trash ordinances.

The issue of "renters" is a hot topic right now. Penalizing those who carefully screen their guests, explain the rules, and contribute to the economics of the area more than if the home stood empty, is not the answer.

If the home we rent were no longer considered "conforming," we probably would choose another area for our annual vacation. I urge you consider the impact drastic restrictions on vacation rentals could have.

Sincerely,  
Judy Friedman

Sent from [Mail](#) for Windows 10

## Mary Flynn

---

**From:** Scot Graham  
**Sent:** Wednesday, June 27, 2018 1:51 PM  
**To:** Mary Flynn; Gina Arias  
**Subject:** FW: vacation rentals

**From:** Justin Crawford ]  
**Sent:** Wednesday, June 27, 2018 1:22 PM  
**To:** PlanningCommission <PlanningCommission@morrobayca.gov>  
**Subject:** vacation rentals

Maybe a few small adjustments would be a good place to start.  
There are a lot of factors to consider, so taking the nuclear approach most likely isn't in anyone's best interest.

Please think about the bigger picture, and all of the people that will be negatively affected by placing these restrictions on vacation rentals. It seems that because of a few minor problems related to noise complaints and parking issues The City of Morro Bay has now decided to impose major difficulties to a large group of people for the sake of a small group of people.

The issues that have caused this situation in the first place, will by no means be resolved with the proposed restrictions. The proposed restrictions will only result in causing even more difficulty and chaos to an already unpredictable industry. All of the reported problems that have come from disgruntled neighbors of vacation rentals can and should be sorted out internally, in other words, the home owner should be solely responsible for the actions of his renters. That being stated, any and all complaints, violations, fines, etc.. should be the absolute responsibility of the home owner. The home owner should have a very clear and understandable rental agreement that outlines directly and specifically any and all city ordinances or violations etc.. Or perhaps The City of Morro Bay can actually print out the list of its demands and then provide this to the home owner when they apply for their business license, that way the information is available and visible for All renters to see.

It seems that the real issues at hand are related to homeowners not being able to keep their guests in line. From noise complaints to parking issues and things of this nature. Perhaps a more beneficial approach is to deal with these violations with a set amount fine for each violation, a fine that is issued to the home / business owner. This will surely motivate the home owner to establish a better system to keep his/her guests in line regarding noise issues or other bad behaviors, in fact, it is the same approach that is used for keeping vacation home renters from trashing the rentals, by establishing consequences for certain clear violations of their contract, hence the need for a security deposit. This is an effective method. It works because it makes people directly responsible for their actions. It works because this is exactly the method that is used for vacation rentals. Any damages caused by the renters comes out of their deposit. So too should be the case for vacation home owners, they should pay any and all fines that their renters accumulate, in turn, the cost of the fines will come directly out of the renters deposit money. Its a fair system, one that will result in more respectful renters for the most part, although some people are just gonna be rude no matter the situation. It seems that bad management is really at the heart of the matter here, so putting pressure on vacation rental owners is the right place to start.

Addressing the specific issues is a much more reasonable approach than forcing major difficulties onto everyone as a way of solving minor issues. Perhaps the City could require all vacation rentals to include in their rental agreement a very clear message that renters will be issued fines for certain violations, fines that they will be responsible to pay for

## Mary Flynn

---

**From:** Scot Graham  
**Sent:** Wednesday, June 27, 2018 12:56 PM  
**To:** Mary Flynn; Gina Arias  
**Subject:** FW: Morro Bay Vacation Rentals.

**From:** Justin Crawford  
**Sent:** Wednesday, June 27, 2018 11:25 AM  
**To:** PlanningCommission <PlanningCommission@morrobayca.gov>  
**Subject:** Morro Bay Vacation Rentals.

There are many factors regarding the issues surrounding Morro Bay vacation rentals. As a person that manages a few of these rentals I can give a broader perspective on the impact of the proposed restrictions that are being discussed.

Many local businesses have benefited from the vacation rentals in Morro Bay. From landscapers, to house cleaners and management service companies etc.. There are many businesses that have become reliant on the high maintenance and frequent business that comes from the rentals. Placing unnecessary restrictions on this industry will most certainly have negative consequences for all business that work very hard to keep those rentals presentable and well maintained. Simply put, the vacation rental industry is just as reliant on its management as it's management is reliant on it to keep the whole thing up and running. One cannot survive without the other.

Placing more restrictions on this situation will not stop noisy renters from being noisy. FACT. Perhaps Morro Bay should impose a noise ordinance specific to vacation rentals, one that issues a fine for violating the noise ordinance. All vacation rentals require their guests to pay a security deposit. It should be a mandatory for all owners of vacation rentals to mention in their rental agreement that Morro Bay is terribly conservative and many of the inhabitants are sensitive to barking dogs, or loud people or noises. The fine for noise violations would be placed against the home owner who in turn would deduct the amount of the fine from the renters security deposit. A loss of a security deposit will absolutely keep most renters in line and more aware of their sensitive neighbors. This is just one way, that one issue may be resolved, and also bring in a steady stream of revenue for the City of Morro Bay. A win win.

During my years of managing vacation rentals I have had to work very closely with the people that I manage for, mostly due to the very unpredictable occurrences that can and do happen when operating a vacation rental. Many adjustments are made along the way to maintain a working system. One way that we prevent problems that can be reoccurring is to make amendments to the rental agreement. Often times it takes a few different adjustments to stop certain issues from being constant problems, but it has been very effective and also diplomatic, which is necessary.

Morro Bay is a vacation destination. Tourism is an important part of the local economy, so please proceed with the utmost care and understanding of this fact.

The restrictions proposed will not solve any of the issues that have arisen from the allowance vacation rentals. There are many ways to get results without damaging the structure of an industry that supports many of Morro Bays local businesses and families.

Thank you for your consideration.

J

## 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