



**AGENDA NO: PC**

**MEETING DATE: September 22, 2020**

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

## Dana Swanson

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**From:** MrAJ2019 [REDACTED]  
**Sent:** Tuesday, September 22, 2020 11:50 AM  
**To:** Dana Swanson  
**Subject:** Alternative Revenue Sources

Please include in the Agenda Correspondence for Sept. 22, 2020

To the Mayor and City Council:

The City of Morro Bay needs to expedite other revenue streams rather than continually going back to residents and raiding our wallets. I emphatically say *No to a New Sales Tax Increase*. shift your attention and proceed as the saying goes, "Harvest low hanging fruit".

1. Paid Parking on the Esplanade - Install meters or parking kiosks (ticket dispensaries) from Tidelands Park to Coleman Park.  
Result - Immediate Income

2. Increase the Transient Occupancy Tax (TOT) -  
Raise the TOT by 1%.

Have tourists pay a larger amount towards the operating costs of the City. When travelling, most people shop hotels, motels, & vacation rentals by room rates, do not inquire about the associated taxes.

I have certainly found that to be the case when traveling to New York, Boston, Chicago, Seattle, San Francisco, etc.

Tourists have the most direct impact on the City's infrastructure, road and park maintenance, trash removal, etc. Have them pay more.

Stop going back to the residents of Morro Bay for more and more income. No New Sales Tax Increase.

Respectfully yours,

James Curnutt



**AGENDA NO: A-7**

**MEETING DATE: September 22, 2020**

**AGENDA CORRESPONDENCE RECEIVED  
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**From:** [Lynda Merrill](#)  
**To:** [Council](#); [Eric Endersby](#)  
**Subject:** A7 -Sea Otter Awareness Week,  
**Date:** Friday, September 18, 2020 4:16:33 PM

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*Thank you Mayor Heading and Councilmembers, for your efforts to protect, watch over and appreciate these special animals. We are fortunate to have the group living so close to us at the Target Rock area and throughout our Bay. The otters are a great attraction for visitors and locals alike. We all benefit from their gentle ways. Every year people marvel at the mother carrying her baby on her stomach, cradling it carefully, grooming and feeding it. They are remarkable animals.*

WHEREAS, through educational outreach, guidance and monitoring of the sea otter in our waters from the Monterey Bay Aquarium, California Department of Fish and Wildlife, Friends of the Sea Otter, US Fish and Wildlife Service, California State Parks' Sea Otter Experience, Sea Life Stewards and The Sea Otter Savvy program greater public awareness has been brought to the plight of the sea otter;

WHEREAS, the City of Morro Bay is grateful for those volunteers and scientists who give their time so freely in order to increase public awareness and understanding of sea otter importance and issues.

*I appreciate your kindness in recognizing our Otters and all of the people who spend their time protecting them,  
Best Regards, Lynda Merrill*



**AGENDA NO: B-1**

**MEETING DATE: September 22, 2020**

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

**From:** [Beachside Rentals, Inc. Cayucos Ca](#)  
**To:** [Scott Collins; Council](#)  
**Subject:** Urgency ordinance Morro Bay  
**Date:** Friday, September 18, 2020 1:20:24 PM

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Please include this in your comments for Sept 22 meeting, thank you !

**From:** Maggie Baiz [REDACTED]  
**Subject:** Urgency ordinance Morro Bay  
**Date:** September 18, 2020 at 12:16:54 PM PDT

To whom it may concern:

Your proposed ordinance is complete nonsense. You need to enforce the rules and guild lines not create more. The more restrictions you put, the more people are going to break them. make it so all short term rentals be managed by a LOCAL company so they can handle any issues in a timely manner, where all guests sign legitimate contracts and where the management company gets all the guests information. For you to revoke existing licenses is not OK and should be illegal.

Short term rentals and visitors support our economy here on the central coast! Without them we would not have our restaurants, candy shops, gift shops, etc. the people that rent short term rentals are not criminals and people to fear. They are families visiting the beach and everything we have to offer here in the beautiful place WE get to call home. YOU are denying people access to the central coast which is completely illegal. YOU DO NOT OWN MORRO BAY STATE BEACH. Everyone in California has a right to be here and visit. Short term rentals provide affordable options for families. have you ever stayed in the short term rental? How was your experience?

For you to make this an emergency ordinance is nonsense and illegal in my opinion. You are taking property owners rights away.

Why not talk to professional managers and see what we have to say and how we can help solve the issues surrounded by short term rentals!?

By doing this, you are going to make a lot of LOCALS jobless. Tourism is ALL WE HAVE HERE on the central coast. There is NO OTHER INDUSTRY. And please do not think that lowering the short term rental licenses in Morro Bay or anywhere on the central coast will create Housing/affordable housing. We have surveyed our owners personally asking if they would rent their homes out long term if they were unable to rent short term and the majority of them said no.

Go ahead and pass this and fill the neighborhoods with The privileged elderly. With all the job losses with the ordinance, that's all that's going to be left.

Kindly,

Maggie Guy

A LOCAL property manager trying to keep my family here on the central coast.

Sent from my iPhone

Sent from my iPhone

Sent from my iPhone

**From:** [REDACTED]  
**To:** [Council](#)  
**Cc:** [Dana Swanson](#)  
**Subject:** Comments for Council meeting Sept 22, 2020 - Agenda item B-1  
**Date:** Sunday, September 20, 2020 3:34:55 PM

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Dear Mayor and City Council,

We support the staff recommendation for adoption of ordinance 639 extending the moratorium for issuing new Short-term Rental Permits (STR) by ten months 15 days.  
The reason we support the STR permit moratorium extension is to allow sufficient time for review and approval of the proposed Short-term Vacation Rental ordinance.

David and Cindy Betonte  
Residents, Morro Bay



Virus-free. [www.avg.com](http://www.avg.com)

**From:** [Maggie Baiz](#)  
**To:** [Council](#)  
**Cc:** [Scott Collins](#)  
**Subject:** Urgency ordinance Morro Bay  
**Date:** Friday, September 18, 2020 4:25:48 PM

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To whom it may concern:

Your proposed ordinance is complete nonsense. You need to enforce the rules and guild lines not create more. The more restrictions you put, the more people are going to break them. make it so all short term rentals be managed by a LOCAL company so they can handle any issues in a timely manner, where all guests sign legitimate contracts and where the management company gets all the guests information. For you to revoke existing licenses is not OK and should be illegal.

Short term rentals and visitors support our economy here on the central coast! With out them we would not have our restaurants, candy shops, gift shops, etc. the people that rent short term rentals are not criminals and people to fear. They are families visiting the beach and everything we have to offer here in the beautiful place WE get to call home. YOU are denying people access to the central coast which is completely illegal. YOU DO NOT OWN MORRO BAY STATE BEACH. Everyone in California has a right to be here and visit. Short term rentals provide affordable options for families. have you ever stayed in the short term rental? How was your experience?

For you to make this an emergency ordinance is nonsense and illegal in my opinion. Why not talk to professional managers and see what we have to say and how we can help solve the issues surrounded by short term rentals!?

By doing this, you are going to make a lot of LOCALS jobless. Tourism is ALL WE HAVE HERE on the central coast. There is NO OTHER INDUSTRY. And please do not think that lowering the short term rental licenses in Morro Bay or anywhere on the Central Coast will create housing/affordable housing. We have surveyed our owners personally asking if they would rent their homes out long-term if they are unable to rent short term and the majority of them said no.

Go ahead and pass this and fill the neighborhoods with The privileged elderly. With all the job losses with the ordinance, That's all that's going to be left.

Kindly,

Maggie Guy

A LOCAL property manager trying to keep my family here on the central coast.

**From:** [Toni LeGras](#)  
**To:** [Council](#); [Scott Collins](#)  
**Subject:** Council Meeting Sept 22, 2020  
**Date:** Friday, September 18, 2020 1:24:48 PM  
**Attachments:** [MB Council letter Sept22 2020.pdf](#)

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Thank you for accepting and publishing my comment (attached) on the upcoming Vacation Rental Agenda items.

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# BEACHSIDE RENTALS

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September 18, 2020

ATTN: Morro Bay City Council

RE: Vacation Rental Ordinance items on your Agenda

Dear City of Morro Bay:

Many years have passed since the first Urgency Ordinance 604 was evoked. Time enough for the creation of a program to collect relevant code enforcement data and information that could have supported the framework for an effective STR Ordinance in Morro Bay.

The collection of this data over those past years, would have concluded that most complaints and issues are related to “unlicensed “ rentals, **not properly managed, legally licensed homes**. This has been the case at all the community workshops I have attended in San Luis Obispo County ( I have attended most of them.)

Short Term Rentals provide unique family access to our coastal regions that are not duplicated with hotels. In addition, they have been blessings for evacuation victims during the annual fires that happen in California, especially now. Every community should include some STR inventory as a standard.

***I especially object to your intention to use a lottery to eliminate legitimate STR operators with no record of misconduct.***

*In addition, the 250 cap should stand -or better yet, establish a reasonable percentage of homes to be used as STRs (3-5%?), so that this industry can continue to evolve and sustain itself in the future, with an effective code enforcement program.*

*Lastly, there are no links to density and misconduct. The density standard proposed is random and not based in facts.*

*The focus for a new Ordinance should be on reasonable operating standards, with a system in place, (like the DMV) to penalize offenders. Society did not eliminate cars because they “could” speed - we developed a system to educate and regulate.*

*Just like the automobile, the sharing economy is here to stay and regulation should be developed with an eye to the future.*

***Shutting down the legal operators or making it impossible to stay in business, will diminish TOT collection and squeeze funding for further code enforcement programs. You will be shutting down a significant percentage of beneficial income for Morro Bay, and at the same time incur more expenses to to chase down illegal rental activity.***

I sincerely hope you rethink this and move forward following proper legal protocol and set your minds to creating a fair, viable and enforceable ordinance.

Earnestly,

Toni LeGras  
Beachside Rentals, Inc.



**AGENDA NO: B-2**

**MEETING DATE: September 22, 2020**

**AGENDA CORRESPONDENCE RECEIVED  
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**From:** [Ric Deschler](#)  
**To:** [John Headding](#); [Marlys McPherson](#); [Jeffrey Heller](#); [Robert Davis](#); [Dawn Addis](#)  
**Cc:** [Council](#)  
**Subject:** Vacation Rental ordinance 9-22  
**Date:** Sunday, September 20, 2020 6:08:13 PM

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## Council Agenda Item B-2

Dear Honorable Mayor and Members of Council,

I see how you have been inundated by the vacation rental lobby from all around the state. They are well organized and funded which puts your local, everyday citizen at a disadvantage to be heard. I urge you to please listen to your neighbors' pleas for relief.

One very important change that you should make, which the *Coastal Commission and Pismo Beach agreed upon*, is to designate all STRs as **“Single-family properties that are the primary residence of the property owner.”** If super tourist destination Pismo Beach can operate like this, so can Morro Bay. There is no reason why the existing crop of vacation businesses should be infesting residential neighborhoods in their current forms. Also, no multi-family dwelling, apartment, condominium, mobile home park, boat or ADU should be allowed as STR regardless of zone type. Why would you even consider 1/8 for apartments?

Next, STRs should not be permanent businesses in neighborhoods. All newly permitted STRs in Residential Zones should be limited to 5 years. Then the permit would expire and they would go to the bottom of the waiting list. Only if there is no waiting list for permits could a permit be considered for renewal in a Residential Zone.

Giving existing, permitted STRs one year from adoption of the ordinance and then another three years is ridiculous. This update process has been going on for years so these businesses have known for a long time that changes could be coming. All existing, permitted STRs should expire in 12 months and everyone be given an equal chance in the lottery to qualify for distance, density, and any other requirement in the new ordinance. Why put their neighbors into more, drawn-out irritation?

I might support a cap of 250 STRs *if* it includes all zones in the city, not just Residential Zones. If you only consider a cap for Residential Zones, it should be no more than 150.

The SLO County Planning Commission just updated the STR plan for Los Osos and are using a 500' radius buffer or 9 lots, whichever is greater. We should have no less than a 250' radius buffer, not a weak 3 lots. That is hardly anything. That could be one STR every four houses on the block. Also, the standards for Cayucos and Cambria are pre-Airbnb and should be viewed with a grain of salt.

I know the lure of the TOT cash cow is tempting *but please, protect our neighborhoods; protect our housing stock.* The city is not responsible for the investment decisions of individuals. They have had years to prepare for this. They

can always rent their properties out to long-term residents to fund their investments.

One final issue, after so many years of publicity, you should not give warnings to unpermitted STRs. First offense should be \$1,000, second offense \$5,000 and additional offenses \$10,000. Unpaid fines attached as liens on the property. That is a real deterrent and way to fund enforcement issues.

Thank you for your consideration of this important matter that will impact your residents for years to come.

Ric Deschler

## Dana Swanson

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**From:** Meredith Bates [REDACTED]  
**Sent:** Sunday, September 20, 2020 9:25 AM  
**To:** Scott Collins; Dana Swanson; Voad20; Robert Davis; Dawn Addis; Marlys McPherson; John Heading  
**Subject:** Short Term Rental Ordinance

Dear City Council and staff,

I'm grateful to all who participated to bring the draft vacation rental ordinance forward to be reviewed at the September 22, City Council Public Hearing. Clearly, this was a collaborative and in-depth process. The STR committee's goal was to strike a balance between considerations of both residents concerned about neighborhood quality and business owner's and the communities' economic needs. As discussed in the staff report there were some areas of disagreement on the STR committee and there have been reviews by the PC and TBID with additional recommendations and comments to the draft ordinance. In reviewing the detailed and thorough staff report, I have a few comments.

I agree with the Planning Commissions revisions including setting STR cap at 175 if it includes mixed zones, because they contain lots of residents.

I agree with no cap on home share/hosted STR's.

I strongly agree with a lottery system to be implemented once the attrition period has shown if the density issue still affects residents. Despite veiled threats from owners about litigation, the lottery system has been used successfully in other communities. Please consider shortening the roll out and transition time. Residents need to see that the city has listened to them.

Lastly, although you may receive a plethora of correspondence from vacation rental owners, many do not live in Morro Bay. Please consider that our residents do not have extensive business lists to activate their constituents to write in favor of their positions. Our residents live here year-round and care about our neighborhood quality.

Respectfully,

Meredith Bates, Morro Bay Resident, since 1990

## Dana Swanson

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**From:** Scot Graham  
**Sent:** Monday, September 21, 2020 11:49 AM  
**To:** Dana Swanson  
**Subject:** FW: Vacation Rentals

FYI

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

From: Gabrielle Beckett <gibsey@peachycanyon.com>  
Sent: Monday, September 21, 2020 11:47 AM  
To: John Heading <jheading@morrobayca.gov>; Marlys McPherson <mmcpherson@morrobayca.gov>; Dawn Addis <daddis@morrobayca.gov>; Jeffrey Heller <jheller@morrobayca.gov>; Robert Davis <rdavis@morrobayca.gov>; Scot Graham <sgraham@morrobayca.gov>  
Subject: Vacation Rentals

Dear Esteemed City Council and Mayor Heading,

My family and I have lived in the beach tract for 15 years. We have invested in our community and in our home considerably and have great pride in our town and lovely neighbors. Our daughters are 13 & 15 and we want to trust that they can safely walk through our neighborhood among the friendly faces of our neighbors.

We are writing to urge you to consider reducing the amount of vacation rentals in our neighborhood and penalizing those owners who are renting without a license. The issues we have with these vacation rentals are the increase in the number of strangers and the unsafe traffic it has brought to our narrow streets. Drivers race through the neighborhood without regard to children, dogs or the numerous blind intersections because they don't live here and they don't care.

We believe the home at [REDACTED] is operating without a license altogether and the owner of [REDACTED] (shared property line) recently informed us that he secured a short term vacation license from the city. Within the 4 streets to our North and to our South, this newest addition brings the VRBO count to 13 homes. We did not buy in this neighborhood to feel like we are living beside a motel. Between our home and our investment property (a long-term rental with the same tenants since 2014), we proudly contributing nearly \$14,000 annually in property tax.

We are inclined to purchase a short term vacation license for our residence and pay to maintain it without putting it to use to simply preserve safety and sanity on our street.

We understand the lure of revenue and the difficulty in untying short-term contracts with owners but please consider your community members first and foremost.

We have a myriad of hotels in commercial zoned areas and camping locations for tourists to enjoy safely. Please protect the residential zonings to remain residential and help protect us from feeling like we are living in commercial zones.

Sincerely,  
Josh and Gibsey Beckett

**From:** [bonniejhansen](#)  
**To:** [Council](#)  
**Subject:** STR Regulation Ordinance  
**Date:** Sunday, September 20, 2020 12:51:43 PM

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Please accept this communication as public input to the upcoming Meeting Agenda Item regarding Short Term Rental (STR) Regulations scheduled for Sept 22, 2020.

Dear Morro Bay City Council,

My family and friends have spent many wonderful occasions in Morro Bay and always rent a home in your city. We eat at your restaurants, shop at your many stores and purchase food from your grocery stores. It will be very disappointing that due to anticipated rental restrictions we will be forced to find an alternative location. Please consider the amount of revenue you will lose city wide by restricting rentals.

Bonnie Hansen  
Fresno, ca.

Sent from my Verizon, Samsung Galaxy smartphone

**From:** [breck smith](#)  
**To:** [Council](#)  
**Subject:** STR Regulation & Urgency Ordinance 637  
**Date:** Friday, September 18, 2020 5:51:59 PM

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Please accept this communication as public input to the upcoming Meeting Agenda Item regarding Short Term Rental (STR) Regulations scheduled for Sept 22, 2020.

Dear Morro Bay City Council,

I fully support the Scenic Coast Association of Realtors' position on Urgency Ordinance 637 and the Proposed Short Term Rental Regulations.

We respectfully request that the City Council rescind Urgency Ordinance No. 637 until the California Coastal Commission approves any new STR regulations.

Allow transfers of a compliant STR business license upon sale to a new owner as the regulations allowed prior to the Urgency Ordinance.

Eliminate the proposal to utilize the use of a lottery for STR licenses that would target compliant, tax-paying private investors in Morro Bay real estate who currently provide visitor-serving accommodations.

Breck Smith

**From:** [BRENDA AVERY](#)  
**To:** [Council](#)  
**Subject:** Sept 22 City Council meeting - agenda correspondence for the vacation rental ordinance  
**Date:** Thursday, September 17, 2020 4:59:03 PM  
**Attachments:** [Letter to Planning Commission.docx](#)

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**Please include this letter in the agenda correspondence for the vacation rental ordinance.**

September 18 ,2020

To the Morro Bay Planning Commission

We have had a short term vacation rental license since 2006. My husband and I are retired, with a limited income, and the renting of our home allows us to pay our property taxes and insurance, maintain and make improvements to our home and yard and also allows us to use it.

We use local agents and merchants whenever possible, which supports the economy of Morro Bay. We make multiple daily trips to Miner's Hardware on each of our visits; our house cleaner, electrician, plumber, gardener, roofer, painter and carpet cleaner are all members of the community. We shop at the local farmers markets and eat in Morro Bay's restaurants.

We bought our house in 1999 from my aunt, a long-time resident. My grandparents, an uncle and two aunts moved to Morro Bay right after World War II. We have a deep connection to Morro Bay and want to leave our home to our sons, who also have a love of the community. In the current economy, they will need to supplement their incomes to get by. We're hoping to retire here in the next few years.

We have never had a complaint from our neighbors about our renters. Almost all our renters have come back year after year because they love the quiet and uniqueness of Morro Bay; they recommend Morro Bay to their friends, who also rent with us. Renters benefit the economy.

**We, as short term rental owners, help support the community, so the community should support us.**

Yes, put a limit on the number of rental licenses, don't force out current licensed rentals, but allow for attrition to take place. It is a lot of work to maintain a rental. **Go after the illegal rentals.**

Please continue to allow the transfer of rental licenses on the sale or inheritance to family members. A home is more than a house, it's a connection to family history.

Thank you for your consideration.

Brenda Morosin Avery and Bob Avery

[REDACTED]  
Morro Bay CA 93442  
[REDACTED]

## Please include this document in the agenda for vacation rental ordinance

September 18,2020

To Morro Bay Planning Commission.

We have had a short term vacation rental license since 2013. My wife and I are retired with a limited income, and the renting out are vacation rental, allows us to pay our property taxes, insurance, utiities, and maintenance on both the **short term vacation rental** and our **primary resident**. Without this additional income from the **short term rental** we could not afford to live here!

We purchased the short term rental for this purpose and it took years to established our home as the best 3 bedroom/ bath home, not on the beach. We get repeat clients year after year and the reviews have all been great,with no complaints. We purchasded all our furniture from Morrto Bay furniture (no longer in business) . We use local agents (**Urelax**) and merchants all the time, which supports the economy of Morro Bay. We make multiple trips to Miners Hardware and local restaraunts. We use local house keepers gardeners, roofer and contractors.

Put a limit on the number of rental licenses. dont force out current licensed rentals, allow for attrition to take place. It is alot of work to establish and maintain a rental. Go after the **illegal rentals** and vacation rentals that are **managed by owners out of area** that never take in there trash, use the smallest trash cans available that overflow and dont follow the rules with parking or the number of guest allowed.

Dont force me to sell my homes by taking away my license. We have been coming up here since the 50's and my aunts and uncles moved up here in the 40's and were the owners and builders of the Golden Tee restaurant, along with MorMacs grocery store.

**We, as short term rental owners, help support the community, so the community should support us.**

Thank you for your support and consideration in this manner.

Bruce and Paula Morosin

[REDACTED]

Morro Bay, Ca 93442

[REDACTED]

**From:** [bryan.lutz](#)  
**To:** [Council](#)  
**Subject:** STR Regulation Ordinance  
**Date:** Saturday, September 19, 2020 10:24:32 PM

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Please accept this communication as public input to the upcoming Meeting Agenda Item regarding Short Term Rental (STR) Regulations scheduled for Sept 22, 2020.

Dear Morro Bay City Council,

So many are already impacted by the COVID crisis. I'm surprised to hear you want to hamper your community economically and risk further strain on local jobs, home values, etc through the passing of legislation to limit STRs. My family and I took 3 vacations this summer to Morro Bay and the surrounding area; spending a significant amount of money locally while also being a good neighbor. To be clear, we will not come in the future if you do not have ample housing options. There are too many competing options in the state. Don't put your local residents at a disadvantage. Find another way to meet your objectives rather than limiting STRs.

Regards  
Bryan Lutz

**From:** [Carrie Toschi](#)  
**To:** [Council](#)  
**Subject:** STR Regulation Ordinance  
**Date:** Monday, September 21, 2020 7:48:54 AM

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Please accept this communication as public input to the upcoming Meeting Agenda Item regarding Short Term Rental (STR) Regulations scheduled for Sept 22, 2020.

Dear Morro Bay City Council,

I have been visiting Morro Bay as a vacation destination since I was a child. I am now 56 yrs old.

I do not come from a wealthy family but I do come from a hard working family that taught me those same values. My family would vacation with aunts, uncles & cousins and they would pull their money together and rent a home in Morro Bay which made it a "fancy" vacation get-away. Those memories are still with me, so much so, I have been doing the same thing with my child whom is now a grown adult. We still pull our money together and vacation in Morro Bay only now with my parents and grown son, nieces along with their children making those same wonderful memories with 3 generations.

We are from the San Joaquin Valley so the drive is reasonable even if we have to drive home for a work day or two. Over the past 15-years, we have several local friends that have started the same tradition as us and they now take their grown children and grandchildren and are making lifetime lasting memories. The week of the 4th of July, there is always at least 4-5 different families renting vacation homes within a short proximity of each other so we can walk and visit, share coffee, dinner, drinks, smores and laughs.

I, myself, rent vacation homes 2 sometimes 3 times a year. I am a repeat renter of the same home a lot of the time. Upon arrival, we hit Spencer's and Albertson's to stock up on groceries for the week. We visit Harbor Hut, Rose's and Dockside daily. We treat ourselves to the Galley at least once, usually twice, and we patron every shop on the Embarcadero. We have rented the Tiki Boat several times and the Chablis for my dad's 70th birthday.

I would hate to see all of these memories stop because City Council is making a broad decision without proven statistics. I would like City Council to entertain a different approach before a "shutdown" occurs (basically it feels like a shutdown). I feel dropping the number of short term vacation rentals will cause an abundance of homes for sell and without STR's available, you will have a lot of bank owned homes sitting empty or sold for a steal dropping the value of existing homes and dropping the property taxes drastically affecting Morro Bay. I feel dropping the number of short term homes will also cause the current vacation renting patrons (like myself) to find other cities that actually value our tourism and welcome us. I hate the idea of losing the privilege to continue our family traditions of making memories in Morro Bay BUT memories are not only made by your destination but by the people you are with.

I have faith and belief that if City Council truly sits down and puts their heads together, they can come up with a much simpler and fairer plan to protect STR's instead of restricting them.

Our memories will continue. They may have to start in a new destination but I truly hope City Council doesn't cause that to happen. I will be there this week and I will cherish every single moment knowing it could be our last.

Thank you for your time.

Carrie Toschi  
Repeat STR patron  
Fresno, CA

**From:** [Cathy Heseman](#)  
**To:** [Council](#)  
**Subject:** STR Regulation Ordinance  
**Date:** Saturday, September 19, 2020 2:17:02 PM

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Please accept this communication as public input to the upcoming Meeting Agenda Item regarding Short Term Rental (STR) Regulations scheduled for Sept 22, 2020.

Dear Morro Bay City Council,

I have been a visitor to Morro Bay since the 1980s. One of the unique aspects of this wonderful coastal community is the quiet neighborhoods with vacation rentals available. We have always been respectful of our "neighbors" during our stays in Morro Bay, and would be very sad to lose this wonderful town as a vacation destination.

Please, reconsider your proposal to restrict or eliminate vacation rentals in Morro Bay.

Thank you,

Cathy Heseman  
Trona, California

## Review of 2020 Vacation Rental Ordinance

In October 2019, the City asked the Chamber to review a draft Vacation Rental ordinance (“2019 ordinance”) that had been previously reviewed by the Planning Commission, but not yet sent to the City Council. In early October 2019, the Governmental Affairs Committee (GAC) reviewed that ordinance and discussed the issues around VRs (also referred to as Short Term Rentals). In mid-October of 2019, the Chamber Board approved a position paper on that ordinance (attached), and in early November of 2019, the Chamber forwarded its recommendations on that issue to the City. Those recommendations, and the original ordinance, were used as resources for a citizens committee to draft up a revised VR ordinance. That committee completed its deliberations earlier this year, and its findings and recommendation have been drafted into a revised ordinance (“2020 ordinance”) that is now under review by the Planning Commission. The Planning Commission is expected to complete its review and recommendations on September 1<sup>st</sup>, and the PC recommendation is expected to be presented to the Morro Bay City Council in late September.

The purpose of the Chamber’s re-review of this matter is to consider its recommendations in light of the 2020 ordinance, consider new findings and recommendation from the VR Committee and Planning Commission, and to re-affirm its original position, or to modify that position, based on the new evidence and findings. In reviewing this, we provide great respect and deference to the Planning Commission and the VR Committee who have spent considerable time and heard considerable testimony. And, we recognize that the Chamber’s responsibility is to review it from a business and regulatory perspective. Also, we are not reviewing this matter *de novo*, and respect the work and recommendation of the previous GAC and Board in making its initial recommendations.

The Chamber’s role in commenting on this issue is to represent the business perspective and to lend voice to that interest. As stated in the Chamber’s comments on the 2019 ordinance, items of interest to the business community are diverse. First, there is an interest in increasing tourism-based businesses, and appealing to a wide variety of visitors. A goal of the TBID is to get more overnight stays (as opposed to day trips and visits), and increasing the supply and improving the quality and diversity of lodging is believed to be important. VRs are the most dynamic and growing part of the local lodging inventory and now represent 15 percent of all Transient Occupancy Tax (TOT) revenues.

Second, business has an interest in the stability and sustainability of consumer demand. Having a stable year-round population in the community’s neighborhoods is ideal to sustain that demand. When second homes are rented out as VRs, they provide for consumer demand from those second homes that would not otherwise occur. By way of example, 175 VRs rented out for 50 percent of the year would generate \$5,500,000 to \$6,250,000 in local sales to support local businesses, assuming \$50 per day of food and entertainment expenditures per visitor.

Third, stable neighborhoods attract and retain workers, business managers and business owners. Our businesses need housing for our workforce. Having a neighborhood of strangers or transients does not encourage social cohesion and stability. High turnover is an issue in retail, restaurants and the hospitality industry in general and a stable and growing supply of owner occupied and long-term rental housing is important.

Finally, business relies on an adequately funded government to provide services. Monies lost from decreased VRs would need to be replaced, or added cuts made. VRs represent \$550,000 to \$600,000 per year in TOT and probably another \$100,000 to \$125,000 per year in sales taxes and other revenues.

It is also believed that from a business perspective, regulations should flow from a legitimate government interest in addressing one or more of the above issues or concerns, and not be regulation for regulation's sake, or be a citywide solution to a very local or isolated problem. As we reviewed the 2020 ordinance, we considered and discussed what problem or problems that we are trying to solve, to wit:

1. **Overcrowding?** Is this a matter that the current regulations are permitting too many people into too small of a house, and that the inadequate parking and the overcrowding is causing an impact that is substantially different than would occur from a full time renter or owner, or a second home?
2. **Inadequate Enforcement?** Even without the VR ordinance, there is no lack of State and Local regulations on noise, overcrowding, trash management, etc. Is there a lack of enforcement and oversight?
3. **Neighborhood Cohesion and Stabilization?** Is the concentration in a particular neighborhood so high it has become a neighborhood of strangers and transients rather one of neighbors who know each other and look after one another? Given the number of second homes, what is the tipping point? And, is it better to concentrate these uses together or in a preferred neighborhood? Ironically, spreading/spacing these uses out uniformly maximizes their interface with non-VR units, and clustering them together minimizes the number of residents exposed.
4. **Housing Availability?** Is housing that might otherwise be available to the workforce not available to the resident workforce because it is being used for vacation rentals? What is a reasonable fraction of the housing stock that could be used for VRs? What types of dwelling units are appropriate for VRs and which ones are not?
5. **Support for the Tourism Economy?** Second homes, hotels, motels, hosted VRs (i.e. AirBnB), and non-hosted VRs constitute different lodging choices for our visitors. This fact is important since there has been very little growth in the number of hotel and motel rooms over the last ten years, since the hotel/motel stock is not well suited to accommodating an entire family, since our visitors are increasingly sophisticated in their accommodation needs, and since they continually seek new (and better) experiences when they return. VRs represent the most dynamic growth element in the local lodging industry and now represent more than 15 percent of local lodging receipts (compared to 10 percent countywide), up from less than five percent just ten years ago. VRs directly delivered \$550,000 to the General Fund and \$200,000 to the TBID in 2019. Longer term success from implementing

recommendations in the City's Tourism Destination Strategy will come from meeting the lodging consumer's preferences, including a good representation of lodging choices, including VRs.

6. **Is it a Neighborhood Problem or a Citywide Problem?** The effects of an overcrowded or poorly managed VR are not citywide. They are limited to the immediate vicinity of the offending unit. Parking, lack of solid waste management and overcrowding impact the neighborhood for an area up to 3-4 houses away (125-150 feet). Hence the discussion of "separation" of these uses so the impact of an offensive unit are not compounded by the impacts of another offensive unit. Similarly, neighborhood character and cohesion are local phenomena and do not extend citywide. Housing availability and supply and city financial impacts are citywide issues. The issue is also concentrated in a few neighborhoods as represented graphically in the map of permitted VRs. Some tracts have a relatively even distribution while others are more concentrated (Beach Tract in particular).

The Chamber's initial response to these questions is shown in the 2019 recommendations (attached). The recommendations and comments on the 2020 ordinance are as follows. Notable changes or important comments are highlighted in **bold italic text**:

1. That the City continue with strict enforcement of the unlicensed vacation rentals. ***The Chamber acknowledges that there are units that are not professionally managed, and some that are poorly managed. These can be a nuisance to the neighbors. VR fees should be set at a level that provides for thorough licensing evaluation each year and at least one inspection during the year. VR TOT revenues also provide a source of revenue for enforcement.***
2. The ordinance should set density limits and limits on concentration that will protect existing quality VRs while not compromising the integrity of our neighborhoods. ***In single family residential zones other than the Beach Tract, the percentage of licensed VRs should not exceed five percent (5%) of the total number of units (Citywide average). In the Beach Tract where the existing percentage is 11.8%, the percentage should not exceed 10 percent, recognizing that this area is already substantially committed to VRs.*** The Chamber opined in its previous correspondence that the VR ordinance should not be used to set the clock back or to "put the toothpaste back in the tube". Diligent regulation and enforcement will suffice to deal with neighborhood conflicts. ***In order to implement this limitation, there should be a dual standard of number of units in a defined housing tract, and a separation requirement of 175 feet between units (including rights of way, private property, etc.) In the Beach Tract, this separation should be 100 feet.*** Establishment of licensed VRs at this level would require the reduction, over time, of units in the Beach Tract and Island Tract. A greater concentration may be provided by changing the zoning of certain concentrated areas to a commercial designation or a special residential overlay.
3. Complaints and land use compatibility from VRs in residential neighborhoods are recognized as legitimate concerns. State and local regulations already adequately cover trash

management, noise, overcrowding and other issues. Better signage and clearer complaint protocols will give neighbors a recourse. Do not use the VR ordinance to re-legislate these issues. Spreading VRs out uniformly will increase the number of residents exposed to any nuisances. **Enforcement is what is lacking, and the funding from increased VR licensing and VR revenues can address that.**

4. One area for consideration is the occupancy limits. **The Chamber recommends that these occupancy limits be set at a level equal to the standards for longer term residential rental units, 1 person per 75 square footage of legal “bedroom” space, or the amount of onsite and onstreet parking (with one space allowed per public street frontage) at a rate of 1 space per two allowed persons. Maximum occupancy under any circumstances would be limited to 10 persons per unit (which would require at least four bedrooms of 150 square feet each and three onsite parking spaces) for non-hosted VRs and four persons for hosted VRs. These occupancy limits would be written into the VR permit and all VR rental agreements.**
5. One of the trickiest and most controversial issues is the treatment of non-conforming uses, especially uses or buildings that are made that way by amendments to the zoning code that occurred after a property is purchased and put to use. While there is a desire to “waive a wand” to remove non-conforming uses, the City’s zoning regulations have always allowed non-conforming uses to continue, but not to allow their expansion or another action that would increase the severity of non-conforming condition. Chapter 17.56 of the Municipal Code provides for the continuation of non-conforming uses, except where that use has ceased to operate for 6 months or more. Otherwise the uses may continue, unless abandoned. This non-conforming use standard should be applied to VRs as well.

Based on the standard set for the treatment of other non-conforming uses in Chapter 17.56 of the Municipal Code referenced above, amortization and elimination of uses that conflict with the standards should be by attrition, and not by a lottery or other random or arbitrary mechanism. Uses that conflict with the separation requirement should be treated as legal non-conforming uses, as is the case for other uses, and as proposed in the draft Zoning Code Update.

The prohibition against transfer from a seller to a buyer in the 2020 ordinance is already a substantial modification of VR permit rights when compared to existing VR regulations and those in the existing and proposed Zoning Ordinance Update. Normal turnover in licensing and restrictions on passing the VR licenses from owner to owner will address this issue over time, and the Chamber believes that this method of adjusting the concentration should be the sole method of dealing with VRs that may become non-conforming. Further, the “lottery” will create an unbudgeted and unplanned budget shortfall. Based on the number of units that City staff estimates could be eliminated in the Beach Tract alone (25), the loss of TOT could be \$200,000 to \$225,000 per year. The Chamber is not aware of any contingency plans to cover this loss of revenue. **Therefore, unless and until the City has a plan to compensate for the potential loss of TOT revenue (approximately equal to 1.0 to 1.50 sworn police officers) that may result from a blind random lottery, this proposed feature of the**

**ordinance should not be implemented. After careful consideration of the lottery, it appears that it may be a free-for-all. It may also result in a significant decline in General Fund revenues. The City Council can reconsider this in the future, if necessary. If it does consider it in the future, TOT productivity, citations, and VR quality and location should be taken into consideration.**

6. Vacation or second homes that are not rented and are only used by family members are not affected by this regulation, as is now the case.
7. **The fee and licensing requirements should be increased to a level that allows for a thorough inspection and licensing or re-licensing, and at least one inspection during the year.**
8. State and local regulations already adequately cover trash management, noise and overcrowding. Do not use the VR ordinance to re-legislate these issues. **Enforcement is what is lacking, and the funding from increased VR revenues can facilitate that.**
9. VRs should not be permitted in multifamily zones or for attached units of five or more units in single family zones. Multifamily units, small attached single-family units and ADUs constitute an important source of workforce housing. They are often smaller units with less off-street parking.

## A Policy Position on Short Term Vacation Rental Policies

Morro Bay Chamber of Commerce

### Introduction

The City of Morro Bay is considering a Planning Commission-recommended Zoning Ordinance amendment that would establish new requirements for vacation rentals. The matter has been under an urgency ordinance (now expired), and the long-awaited Zoning Ordinance amendment that was to address this issue is on a distant horizon. Consequently, the City Council members have been reaching out to the public, and to the Chamber of Commerce, to solicit recommendations. The Chamber's Governmental Affairs Committee (GAC) heard a presentation from Mayor John Headding about the status of the matter and to solicit input. The City has since also formed an advisory group of community members and vacation rental (VR) industry representatives.

The GAC discussed the matter at its October meeting. CEO Erica Crawford attended a community workshop that was held by the City and she also convened a meeting of Chamber members from the hospitality industry, including representatives from TBID (Joan Solu and Charlie Yates), Beach and Bay Getaways (Nick and Maggie Juren), and Rockstar properties (Ian Starkie) to augment the GAC's discussion. Beach and Bay Getaways and Rockstar represent over 52 percent (130 units) of the current local supply of 250 licensed units. The attendees provided written and verbal input on the matter. The Chamber Board considered the matter at its October Board meeting and provided general guidance to the GAC co-chairs and staff on which to finalize this recommendation to the City.

### Background

The matter has been reviewed for more than six years according to those involved. The Planning Commission has conducted hearings on this matter and has provided its written recommendations to the City Council. The City Council is now interested in formally considering those recommendations, preceded by workshops and recommendations from the Chamber, a City-appointed working group, and others.

It is the Chamber's understanding that part of the Council's motivation is that Vacation Rentals are now subject to TBID assessment, and Council may wish to start collecting both this assessment and TOT from unlicensed Vacation Rentals, as well as expanding the collection to "hosted" rentals (see below). It also stands to reason that the City Council wants to fast-track this item, and not wait for the delayed GP/LCP update as originally proposed. The GAC and Chamber Board and staff believe that the matter has received adequate public exposure and education and that it is ripe for action. Our goal is to provide specific comments on this matter from the business community's standpoint, and to move it to the City Council for a decision that makes business sense and responsibly represents the interests of our 300 members.

## The Business Perspective

Items of interest to the business community are diverse. First, there is an interest in increasing tourism-based businesses. A goal of the TBID is to get more overnight stays (as opposed to day trips and visits), and increasing both the supply of all lodging and the quality and diversity of lodging is believed to be important. Second, business has an interest in the stability and sustainability of consumer demand. A stable year-round population is important. Stable neighborhoods attract and retain workers, business managers and business owners. Third, our businesses need housing for our workforce. High turnover is an issue in retail, restaurants and hospitality and a stable and growing supply of owned and rented housing is important. Finally, business relies on an adequately funded government to provide services.

To these ends, the Morro Bay Chamber of Commerce recommends the following:

1. That the City continue with strict enforcement of the unlicensed vacation rentals.
2. That it set density limits and limits on concentration that will protect existing quality VRs while not compromising the integrity of our neighborhoods. In residential zones, the percentage of licensed **VRs should not exceed five percent (5%) of the total number of units**. In order to implement this limitation, there should be a dual standard of number of units in a defined housing tract, and a **separation requirement of 200 feet between units**. Establishment of licensed VRs at this level would require the reduction, over time, of units in the Beach Tract and Island Tract, while permitting increases in concentration in the other residential neighborhoods and an increase of 50-75 units overall in the community. A greater concentration may be provided by changing the zoning of certain concentrated areas to a commercial designation.
3. The limitations stated above would not apply to “hosted” VRs. There is not proposed to be a limitation on hosted VRs, but there should be a very strict “residency” requirement for hosted VRs.
4. Vacation or second homes that are not rented and are only used by family members are not affected by this regulation, as is now the case.
5. The fee and licensing requirements should be substantially increased as described herein. An adequate portion of those fees and increased TOT should be dedicated to enforcement and to fund neighborhood improvements and “wellness” activities and programs.
6. State and local regulations already adequately cover trash management, noise and overcrowding. Do not use the VR ordinance to re-legislate these issues. **Enforcement is what is lacking, and the funding from increased VR revenues can facilitate that.**

## Background and Analysis

We observe that discussion of this matter in public often leads to high emotions and confusion about what the precise entitlements will be. So, as a primer, here is the context of the issue as we understand it: Morro Bay started out as a “second home” community, but has evolved to have a more significant full time, year-round population. It currently has a total of 6,206 residential dwelling units,

with approximately 20-25 percent of those units (1,200-1,500) being second homes or homes which are not occupied year-round by a resident family (owners or renters). These second homes include family second homes that are used on holidays and weekends, and for use by them for extended times during the summer. They are also being used as licensed and unlicensed vacation rentals. There are currently 250 licensed Vacation Rentals (VRs).

Units occupied by residents may be used as “hosted vacation rentals” under a typical sharing economy type of arrangement (such as Airbnb or VRBO) where a room or portion of a house is rented. A Vacation Rentals where the entire home is rented is referred to as a “non-hosted” Vacation Rental. (“Vacation Rentals” are considered “Short Term Rentals” for the purposes of state real estate and tenant’s rights laws.) In San Luis Obispo County, VR’s and hosted “home stays” represent approximately 10 percent of the lodging market. In Morro Bay they represent 15 percent of the paid lodging market, excluding the number of family second homes being used by family with no money exchanged for accommodation.

The ordinance proposed by the Planning Commission seems to provide for an apparent unlimited number of hosted VRs/home stay days in the City’s 4,600 units that are occupied by year-round residents (both owners and renters), subject to occupancy limitations. It also seeks to change the current full-time VRs to part time uses, or effectively second homes that are occasionally rented out. This part of the proposal is vehemently opposed by our members in the VR industry. The proposed ordinance also does not address “part-time” VR rentals that might be allowed a limited number of days a year, and might address, legalize, regulate and tax second home rentals. The proposed ordinance would also result in a substantial reduction in the number of allowed non-hosted Vacation Rentals (see below).

The IRS considers a residence as the principal residence of its owner if the owner lives there for a designated length of time in the year, and is only used for incidental rental purposes for no more than 14 days a year; is used by a family member of any person who owns an interest in the property; or, is used as an exchange that lets the owner use some other dwelling.

Morro Bay is a unique and naturally breathtaking recreation destination. Second homes, hotels, motels, hosted VRs (i.e. Airbnb), and non-hosted VRs (i.e. Airbnb, VRBO or independently-owned, professional management companies) constitute different lodging choices for our visitors. This fact is important since there has been very little growth in the number of hotel and motel rooms over the last ten years, since the hotel/motel stock is not well suited to accommodating an entire family, since our visitors are increasingly sophisticated in their accommodation needs and continually seek new (and better) experiences when they return. The growth in VRs is the only element of the supply of lodging that has increased in recent years. The current stock of accommodations is not adequate to meet the needs of new visitors that we intend to capture, nor diversify our lodging options. Longer term success from implementing recommendations in the City’s Tourism Destination Strategy will come from meeting the lodging consumer’s preferences.

#### Policy Issues and Recommendations

Based on reports from the City, anecdotal testimony at the forums, GAC and Chamber Board comments, and input from our lodging industry members, the issues seem to be these:

1. Discussion of this matter often leads to complaints about noisy neighbors and visitors. This may be a noisy resident, but it is believed that this issue stems more from second homes than licensed VRs. ***There is no substantial evidence that licensed Vacation Rentals create any more noise or nuisance than other residences. There is also no lack of City or State regulations to address noise, overcrowding or trash management.***
2. Vacation Rentals that are professionally managed and monitored have a limited number of complaints. ***The City's licensing requirements appear to be an effective way of managing potential conflicts. Enforcement and monitoring should be on a more regular, systematic basis, rather than simply complaint based.***
3. There are adequate regulations on the books to control noise and other nuisances, but neighbors often hesitate to complain about their neighbors. ***Some signage and contact information at a VR should be required. Enforcement and monitoring should be on a more regular, systematic basis, rather than simply complaint based, and should be funded from the incremental increase in annual license fees and incremental VR revenues.***
4. There is a concern that a higher number of Vacation Rentals and second homes in a neighborhood leads to poor social cohesion, and less feeling of community. Residents living in blocks that are impacted complain of feeling isolated or threatened by their oft-changing "neighbors". (There is also a corollary concern that certain institutional lenders will not underwrite a conforming single-family homeowner loan that is in a predominantly "rental" neighborhood.) Currently, some neighborhoods are impacted more than others by VRs, in particular those close to the Embarcadero, Beach Tract, or near Downtown. For example, North Morro Bay, Beach Tract and Island Tract in particular, have a higher than average concentration. As shown in the table below, Beach Tract has a concentration that is two to four times that of other neighborhoods and equal to a 125-foot separation radius. The Island Tract has a concentration equal to one unit per 175-foot radius. ***The City's proposed 250-foot separation requirement would require most neighborhoods to reduce the number of VRs, as shown in the table below. The regulations should not be designed to "turn back the clock" by assuming that there will be a substantial reduction in VRs in any given neighborhood, or overall. There should probably not be one density standard, and the density standard may need to be focused on blocks rather than a distance radius. It is recommended that a density standard of five percent (5%) be established with the separation standard of 200 between licensed non-hosted VRs. Non-residential zones should not have limitations, and hosted VRs and vacation homes would not be subject to this requirement. This standard would require the long-term reduction of units in Beach Tract and Island Tract as units are sold and non-hosted VRs licenses are surrendered per the agreement, or as licenses are not renewed for cause or non-compliance. Overall, this would permit an increase in the number of VRs by about 50-75 units community wide.***

Vacational Rental Density Comparison						
Radius Methodology						
Separation Radius (feet)	Density			Comments		
	Units/Acre	Percent of Total Units	Acres/Unit			
100	1.39	21.3%	0.72			
150	0.62	9.5%	1.62			
200	0.35	5.3%	2.88	Chamber Proposed		
250	0.22	3.4%	4.51	PC Proposed		
Change in Units in Area						
Existing Densities	Units	Units/Acre	Percent of Total Units @	Units increased or (decreased) @	Units increased or (decreased) @	Units increased or (decreased) @
Assumed Radius (feet)>>>>>>			6.50	250	200	150
Beach Tract	49	0.77	11.8%	(35)	(27)	(10)
Island Tract	35	0.42	6.5%	(17)	(6)	16
Del Mar North	22	0.30	4.6%	(6)	3	23
Del Mar South/Tree Streets	40	0.28	4.3%	(8)	10	48
Harbor Tract	9	0.26	4.0%	(1)	3	12
Downtown North	6	0.16	2.5%	2	7	17
Downtown South/Heights	57	0.18	2.8%	13	53	138
Waterfront (Main to Embarcadero)	18	0.17	2.5%	6	20	49
Citywide	236	0.16	2.4%	(45)	62	295

5. There was concern expressed at the GAC that in a tight housing market, like San Luis Obispo County, and a more isolated community, like Morro Bay with its very limited growth, usage of the housing stock for VRs will compete with local workers wanting to live in town. The industry members that we consulted commented that **long term rentals provide more economic return than a VR, and that a VR may be an income-producing strategy for a second home when the owner is not using it.** Therefore, there should be a percentage restriction on the number of ADUs permitted to be used for VRs city-wide, and a restriction considered to allow one hosted VR on a lot containing both a primary residence and ADU. ***Year-round occupancies stabilize consumer demand. The limits on concentration will ensure an adequate supply of housing.***
6. Regulations should be appropriate to the real or potential problems associated with VRs or home stays. ***Over-regulation based on speculation or undocumented issues should be avoided. Adequate regulations exist and the VR ordinance should not be used to re-legislate these standards.***
7. One of the key features of the proposed ordinance is that VRs could be no closer than 250 feet to another VR. The 250-foot distance separation is overly restrictive. If a standard R-1

lot is 50 feet wide (some are narrower) the nearest VR could only be five lots away in each direction on the block face where the VR is proposed to be located. And, it would limit VRs that are potentially two blocks away (if a residential lot is 100 feet deep and a roadway is 50 feet wide). This would result in no more than 2.5% to 3% of the housing stock being VRs, effectively limiting the number of total licensed VRs in the community to less than 200 (3% of 6,206), and maybe substantially lower, and 40 fewer than currently allowed. This effect would take place over time as the City re-allocates surrendered permits due to non-use or property transfer. **Nevertheless, it would result in a reduction of VRs over time. It would effectively render 1,000 units of the total 1,200 second home units as incapable of being legally rented out as a STR.** Changing this to 200 feet in all directions would cover the lots in front of and in back of the VR, and three lots in each direction. This would have the practical effect of limiting the number of VRs to 5% in any neighborhood, with no more than three (3) on any block face. This would increase the total potential number to no more than 300 units of the City's 6,206 units. **The City could have differential percentages in each neighborhood, reflecting the quality of each for VRs, current concentration of units, and the availability of visitor serving facilities. And, there should be a distinction between full time hosted VRs and part time hosted VRs (second homes that are occasionally rented out), possibly with different spacing requirements, but with essentially the same rules. (Note: we question whether there might be a "personal use" exception considered for units that are rented fewer than 14 days a year, per the IRS definition of a residence.)**

8. There have been concerns that increasing VRs or home stays will reduce the community's hotel occupancy rate. However, our hotel industry members indicated that this was not the case, and that each serves a different niche of the market. Families and groups may be more inclined to use a VR than a hotel. The business/government fraction of the local hotel market is small. **There is no substantial evidence that increasing the number of VRs or home stays will reduce hotel occupancy.**
9. Overcrowding and cleanliness is cited as a legitimate concern. Multiple families may share a house that was not intended for that purpose. There is also concern for trash management and clean-up. **There should be clear strategies and remedies for overcrowding and cleanliness. City codes already address required trash management, and State Law regulates overcrowding. No added regulations are needed.**
10. There are a number of issues that are not addressed in the ordinance that are recommended:
  - a. Increase in the annual fee for VRs. The current rate is \$105 per year. There has been some suggestion that the fee should be as high as \$2,500 per year. **Industry representatives indicate that a \$1,000 fee per year per full time VR would be acceptable. The Chamber recommends a fee of \$750 per year. Fees should be established for hosted VRs at \$550 per year.** If the City is going to expand, regulate and tax this program, it seems reasonable to use this fee to fund enforcement of the VR regulations, and for general VR code enforcement. **Further, a small fraction of the VR TOT (or a portion of the incremental growth) should be earmarked for**

***neighborhood wellness programs. City TOT from VRs accounts for \$552,000 per year. The City should commit 5%-7.5% of this total amount (or 15% of the incremental increase) for neighborhood wellness programs and improvements and community enhancement.***

- b. Adequate signage to identify the unit as a VR, with contact information.
- c. Requirements for putting out and taking in trash cans, and general site maintenance. (Morro Bay Garbage already has “yard service,” and there is a local trash valet for this purpose.) Nevertheless, all buildings served by City and Morro Bay Garbage are required to comply with the City’s requirements.



**From:** [Charlaine Olmedo](#)  
**To:** [Council](#)  
**Subject:** Short term rentals regulations  
**Date:** Monday, September 21, 2020 10:07:22 AM

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**\*Please accept this communication as public input to the upcoming meeting agenda item regarding Short Term Rental Regulations scheduled for Sept. 22, 2020.**

Dear Council Members,

Rarely do I write to public or governmental institutions however, today I feel compelled to do so. I have a family of 4: my husband (a recently retired police officer), my two sons (a professional minor league baseball player and a high school student) and myself (a former career Assistant United States Attorney and currently still working in our court system and the legal profession). We live in a beautiful suburb of Los Angeles. With our high stress jobs, we have chosen Morro Bay as our vacation spot of choice to enjoy in our free time and build our family memories. We have been renting vacation homes in Morro Bay for almost 20 years. We usually travel to Morro Bay a few times a year. My sons, husband and I have fallen in love with one particular home. As a result, this is the only home we now choose to rent and plan our vacations around its availability. Should this particular home no longer be available, we will likely move on to another location along the coast that has a home with the similar unique features as this one.

For the past 20 years that we have been renting homes in Morro Bay, we have always abided by the City's regulations and the rental company's rules. We have been good neighbors, have been quiet, have parked our cars in the driveway, and have put out and taken in trash cans on the appropriate day. In addition to being good neighbors, we have been great tourists. We shop at the local grocery stores, local retail stores and local boutiques. We eat almost exclusively at local restaurants and cafes. So many of our family memories have been made at Morro Bay starting with the day my husband asked me to marry him, down on one knee in front of the Morro rock, twenty three years ago. My husband and I hope to one day retire to Morro Bay when our family and life situation allows us to do so. In the future, my sons plan to one day bring their own families (when they reach that milestone) to Morro Bay to vacation so that they can build memories with their own children.

I understand that there may be concerns of excessive parking, too many people or loud gatherings along the beach tract where we rent a beachfront home. Having spent 20 years in this area, it is my personal experience that the campers in the campground park along the adjacent residential streets and sometimes have large gatherings. We certainly have never engaged in this conduct nor have I ever seen nearby rentals have these problems. The rental company always stresses the need to be quiet, keep cars off the streets, and to limit the number of people in the house to those listed on the rental agreement and we have always abided by these requests. As a former prosecutor, it is my opinion that any regulation that severely decreases or eliminates short term rentals will likely end the legitimate rental companies that appropriately vet and monitor vacationers and thus end families like mine from visiting the area. On the hand, such a drastic change in regulation will do nothing to curb any problem with illegal short term rentals that refuse to abide by the current regulations and city ordinances or any problem arising from beach campers.

Thus, it is with great sadness that I view the proposed changing regulations. Should our favorite vacation home no longer be available, we would be heartbroken and rethink where we choose to vacation. For us, not only is the location where we visit important but so is the type and place of the accommodation. I beseech the City Council to reconsider changing the short term rental regulations and to not pass any regulations that would eliminate or greatly reduce the available inventory of active licensed vacation homes.

Thank you for your consideration.

Sincerely,

Charlaine Olmedo and Family

**From:** [Clay Howell](#)  
**To:** [Council](#)  
**Subject:** STR Regulation Ordinance  
**Date:** Saturday, September 19, 2020 12:21:10 AM

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Please accept this communication as public input to the upcoming Meeting Agenda Item regarding Short Term Rental (STR) Regulations scheduled for Sept 22, 2020.

Dear Morro Bay City Council,

My family has rented houses and vacationed in Morro Bay for years and are dismayed about the proposed changes to rental policies. We really enjoy renting houses for all of us and would hate to not be able to rent in Morro Bay, but will go to other cities that are more welcoming to visitors.\

Clay Howell  
Fresno, CA

**From:** [Daniel Puett](#)  
**To:** [Council](#)  
**Subject:** STR  
**Date:** Saturday, September 19, 2020 7:30:19 AM

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Short term rentals are killing are community and pricing families out of Morro Bay. I was born and raised in Morro Bay. It's been a blessing and a curse. Morro Bay is such a beautiful town with wonderful people, but over the years I have seen local families getting priced out. It's sad to see houses sell only to be used as hotels, cause let's face it that's what they're. Let's keep the neighborhoods for the families and full time residents. We already had to close one elementary school because of declining population let's not lose all of our families.

**From:** [Daniel Yates](#)  
**To:** [Council](#)  
**Subject:** STR Regulation Ordinance  
**Date:** Monday, September 21, 2020 8:52:59 AM

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Please accept this communication as public input to the upcoming Meeting Agenda Item regarding Short Term Rental (STR) Regulations scheduled for Sept 22, 2020.

Dear Morro Bay City Council,

My name is Daniel Yates and I have a STR licence for my home in Morro Bay. I am alarmed that City Council is considering new rules that jeopardize my license. I point in specific to the suggestion of creating a lottery for rentals closer than 175 feet . In all the years that I have had this property as a STR there are no recorded disturbances. or other problems that required city involvement. I find it hard to imagine that if you did enact this rule and had to cancel someone's licence as a result of a lottery that they would not react to it with legal action. The city would not only lose the tax revenue from the canceled STR, but may find other expenses our city doesn't need to incur. I ask you please to NOT accept this proposal presented to you by a handful of disgruntled advocates.

Daniel Yates



**From:** [REDACTED]  
**To:** [Council](#)  
**Cc:** [Dana Swanson](#)  
**Subject:** Comments for Council meeting Sept 22, 2020 - Agenda item B-2  
**Date:** Sunday, September 20, 2020 3:34:46 PM

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Dear Mayor and City Council,

***Our Short Term Vision, Comments on ordinance 640 as presented:***

- **Wood Burning Fire Pits :**
  - **We strongly support the Planning Commission’s Recommendation #6 adding a prohibition of wood burning fire pits at all short-term rentals in residential zones.**
  - Our home is within 100 feet of two un-hosted short-term rental properties with outdoor wood burning fire pits. When these fire pits are in use, toxic wood smoke enters our home causing health issues; forcing us to close doors and windows depriving us of proper ventilation and the ability to regulate indoor temperatures.
  - There are public fire pits at the rock for the use of guests but our neighborhoods should not be used as campgrounds.
  - The statement of “Where as...potential for negative impacts...” should include **“air pollution”** in the list of impacts to neighbors.
  - Also, any property whose sole source of heat is burning wood should not qualify and use of smokers in excess of 1 hour/day should not be allowed if at all.
  
- **Permit Expiration (sunset timeframe):**
  - We also support a sunset rule for permits in the residential zones.
  - In fairness to all residents, no one property should be able to maintain a license indefinitely rendering other property owners in their exclusion zone ineligible to participate.
  - The use of Trusts, Corporations, LLC’s etc. should be allowed as a loop hole to the no transfer rule.
  - It is not a reasonable to expect the city to protect investment/conversion of a residence in a residential zone.
  - We would like to see a maximum permit term of 8-12 years. At the end of that term, the property address would not be eligible to re-apply for 2-5 years unless there were no other applications on the waiting list.

***Our Long Term Vision, Looking Toward the Future:***

- **Our Preference is to BAN Non-Hosted STR’s in Residential Zones:**
  - After learning how much revenue these units bring in, we realize this is a revenue stream needed by our city in these difficult times. We support the program in the short term as a necessary evil.
  - We would like to see immediate suspension of all new permits in residential zones; all current permits allowed for no more than 5 years at which point those permits permanently and completely expire.
- **We support HOSTED STR’s in residential zones and both HOSTED and NON HOSTED in mixed use and commercial zones once we are past the Covid-19 times.**

David and Cindy Betonte  
Residents, Morro Bay

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**From:** [Lois Henderson](#)  
**To:** [Council](#)  
**Subject:** Short term rental ordinance  
**Date:** Friday, September 18, 2020 1:55:24 PM

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We have a short term rental across from us which has been so good for our family. The convenience of having them there instead of a motel has made it easier for us and enables us to enjoy their company without having them stay with us. Regular renters strike up conversations with us and we learn about each other.

David and Lois Henderson

Sent from my iPad

**From:** [Dawn DeMars](#)  
**To:** [Council](#)  
**Subject:** STR Regulation Ordinance  
**Date:** Friday, September 18, 2020 4:29:16 PM

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Please accept this communication as public input to the upcoming Meeting Agenda Item regarding Short Term Rental (STR) Regulations scheduled for Sept 22, 2020.

Dear Morro Bay City Council,

I often enjoyed spending a day in Morro Bay when I lived in California. It was always a great place for families. My children, now in their 40s, often remember good times there. This August I rented a vacation home in Morro Bay so my son and two grandchildren (who live in Santa Maria-Orcutt) could join me there for a week. Everyone was feeling tired of being in our own homes due to the pandemic. I thought it would be great just to go somewhere else and be safe. We had such a great time even with the challenges of covid 19. We felt safe there and were careful not to impose on others. The kids enjoyed Kayaking and fishing. We all had walks on the beach and the bay when we could avoid being near others. We had a great week enjoying the views from our balcony, playing games, watching movies, and eating on the deck.. Being there in the open air was really good for all of us both mentally and physically.

I understand that your city council is considering banning vacation rentals in your city. I urge you to keep vacation rentals available so families like ours can enjoy your city and great outdoors. I know we brought money into your community, not only through the rental, but to restaurants that we ordered from, kayak vendors, and other business. We found it safe to buy locally if we wore masks and went when there were less people around. We would love to come back to your city and spend another week next year and would hate it if you banned rental vacation homes.

Thank you for your consideration.

Dawn DeMars

██████████ ██████████ ██████████

Peoria, AZ 85383

████████████████████

Sent from [Mail](#) for Windows 10

**From:** [Debra Dickson](#)  
**To:** [Council](#)  
**Subject:** STR Ordinance  
**Date:** Sunday, September 20, 2020 12:26:13 PM

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To Morro Bay City Council -

We love living in Morro Bay since we bought our land in 1999 and we want to see the charm and character of our community preserved. We have seen a dramatic increase in STR's over the years and it is impacting our quality of life. Currently, there are 6 STR out of 14 homes on our short street. When we bought our lot on Toro Lane in 1999 we looked forward to the peacefulness and tranquillity of our neighborhood. We along with our neighbors are concerned about reporting noise disturbances, parking violations and other illegal activities to the homeowner's of the STR or to the city. When we have attempted to do so nothing was addressed by the city and the homeowners refused to believe our complaints.

We have had parking issues on our street (4 cars parking in and in front of a 2 car driveway), too many people staying in one house (over 12 people in a 3 bedroom STR), illegal fireworks, kids climbing on walls, illegal drugs, loud music, and screaming and fighting in the middle of the night.

We ask the Council to please consider lowering the number of STR's to 150 and to reduce the lottery from 3 years to a 1 year to expedite existing STR's to meet the 175 ft radius requirements. We don't want our families and loved ones to have to wait 4 years before they can enjoy the benefits of a tranquil and safe neighborhood in Morro Bay. Please limit the STR licensing to a maximum of 5 years with a one year hiatus so others may share the STR opportunities.

Thank you for your consideration.

Debra Dickson and Abdol Sardarabadi

**From:** [Don Elmore](#)  
**To:** [Council](#)  
**Subject:** STR Regulation Ordinance  
**Date:** Friday, September 18, 2020 1:18:34 PM

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Please accept this communication as public input to the upcoming Meeting Agenda Item regarding Short Term Rental (STR) Regulations scheduled for Sept 22, 2020.

Dear Morro Bay City Council,

Please consider visitors like us that share Morro Bay and the access to the coast it provides. Vacation rentals are our lodging of choice when we travel as a family and especially when we include our extended family.

If we weren't able to get a house in Morro Bay, we'd find one in Cayucos or Pismo rather than get a hotel in Morro Bay.

Thank for your time,  
Don Weegar

**From:** [D.Haynes](#)  
**To:** [Council](#)  
**Subject:** STR Regulation Ordinance  
**Date:** Friday, September 18, 2020 3:17:05 PM

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Please accept this communication as public input to the upcoming Meeting Agenda Item regarding Short Term Rental (STR) Regulations scheduled for Sept 22, 2020.

Dear Morro Bay City Council,

I have stayed at vacations rental on the central coast for years with no issues, including during COVID!

Please don't restrict competition, it keeps the prices low and keeps me coming back!

Thanks,

Donna Haynes

**From:** [REDACTED]  
**To:** [Council](#)  
**Subject:** STR review of ordinance---citizens comment  
**Date:** Sunday, September 20, 2020 4:22:17 PM

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My husband and I are 20 year residents of Beautiful Morro Bay. We are also business owners of Allpeople Counseling Services at 1052 Main Street.

We would like to weigh in in the upcoming discussion concerning STR. Thank you for your stewardship of Morro Bay, and taking up this extremely important issues being decided upon in Morro Bay. With the impact of the Covid-19 Pandemic in Morro Bay, now more than ever before we are being impacted both positively and negatively...and we seem to be a city divided.

That said, here are our opinions:

1. We believe STR need to be limited to 75.
2. We do not believe STR should be in residential areas which have been zoned residential. They are a business.
3. We do not believe SRTs should be allowed in Condominiums, Townhouses or apartments unless they are out of Residential Housing zones.
4. Should SRTs be allowed in residential areas, we believe the property owner should live on-site, and be present on-site, when the house is being used by out-of-towners. The owners, in return, are to be held responsible should mayhem and disruption be cause by the out-of-towners
5. There needs to be a phone line with immediate access to a code enforcement officer to respond when community residents become concerned with the level off partying going on within a SRT.
6. Out of town Property Managers should not have lobby power in how it is decided our City's SRT decisions are to be determined. They don't live here and their not impacted except in their own pocket book.

Thank you,  
Dr. Joanne Smith, Evans Cowan MS  
Morro Bay, CA

**From:** [Ellen Richey](#)  
**To:** [Council](#)  
**Subject:** STR Regulation Ordinance  
**Date:** Sunday, September 20, 2020 10:11:19 PM

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Please accept this communication as public input to the upcoming Meeting Agenda Item regarding Short Term Rental (STR) Regulations scheduled for Sept 22, 2020.

Dear Morro Bay City Council,

My husband and I have enjoyed staying in the Beach-N-Bay rentals for several years.

Although I am aware that some neighborhoods believe they are negatively impacted by short term rentals (as in our home town of Santa Monica), the condos at Morro Bay can only bring value to the surrounding community with no disruption to residents. These condos have off street private parking and are totally within the tourist/business district, so are not disruptive to residents of Morro Bay in any way. In addition, local restaurants and businesses benefit from tourists like us (shout out to Foster Freeze!)

Short term rentals enrich the economy of tourist destinations, particularly when they are primarily whole house or condo rentals, which attract more dollars per person than the typical Air BNB “couch surfing” clientele.

I urge you to consider the long term impact of your actions. Tourist dollars (especially seasonal tourist dollars) create a thriving economy for Morro Bay. Higher end rentals, like Beach-N-Bay condos, can only serve to enrich your community.

You may have noticed that some beach communities, like our home city of Santa Monica, have undergone changes that are alarming to residents. These changes are not due to short term rentals of existing housing, but, rather, the impact of uncontrolled commercial development. These developments tax existing resources and, for the most part, create more burden than benefit for the surrounding community. In addition, the sheer numbers of people introduced into the community serve to change the culture, which is unsettling to the residents.

Lastly, I don't know if you're aware of this, but the Los Angeles Times recently carried a story about a wonderful time enjoyed by a couple and their grandchildren at the Beach-N-Bay property. It seems to me that this is a very nice piece of publicity attracting a highly desirable clientele.

Sincerely,

Ellen Keeler

Sent from my iPhone

**From:** [Lynda Merrill](#)  
**To:** [Council](#)  
**Subject:** B2, Vacation Rentals Council Agenda  
**Date:** Sunday, September 20, 2020 11:08:30 AM

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*Dear Mayor and Councilmembers,*

Absentee owners or agents who rent short term vacation rentals in residential neighborhoods are an immense concern to the residents of Morro Bay.

Living next door to a short-term vacation rental can be completely life altering with new people coming and going every few days, complaints about trash, parking issues and, most importantly, noise disturbance. Stories about vacation rentals being turned into party houses with nightmarish results for neighbors are all too common.

In addition to the grief this types of rental causes in residential neighborhoods there are other issues.

Because short-term vacation rentals are mainly located in residential areas, tourists are using up space that otherwise would be used for living. This means a decrease of the long-term rental housing that is in critically short supply .

They burden city government with the incredibly difficult task of regulating them and then policing those regulations..

Vacation rentals have unfair economic advantages over the City's established hotels and motels. Short term vacation rentals do not have to pay for staff and aren't licenced and taxed like hotels and motels so are able to undercut the room rates of the industry that is the economic heart of the City.

Some would say that this is a property rights issue. It is not! Cities have zoning laws. Typically residential zones are for just that. There are zones for business. There are zones for visitor serving. Vacation rentals are clearly a visitor serving business and should only be allowed in areas so zoned.

*Sincerely, Frank Merrill*

**From:** [Gary McManus](#)  
**To:** [Council](#)  
**Subject:** STR Regulation Ordinance  
**Date:** Friday, September 18, 2020 8:55:54 PM

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Please accept this communication as public input to the upcoming Meeting Agenda Item regarding Short Term Rental (STR) Regulations scheduled for Sept 22, 2020.

Dear Morro Bay City Council,

We are an older couple who have enjoyed the same rental unit for years. Don't allow a few - out of control renters, ruin one more thing for the rest of us who enjoy your beautiful area and look forward to supporting your local community with our out of town dollars.

I ask each Council member to think about where they or their parents have vacation & enjoyed over the years - what if those locations did the same thing you are thinking about doing????

Thank you for giving consideration to us who bring you our dollars willingly

Respectfully Submitted

Gary & Phyllis McManus

Modesto, CA [REDACTED]

Sent from my iPhone

**From:** [REDACTED]  
**To:** [Council](#)  
**Subject:** STR Regulation Ordinance  
**Date:** Thursday, September 17, 2020 4:03:02 PM

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Please accept this communication as public input to the upcoming Meeting Agenda Item regarding Short Term Rental (STR) Regulations scheduled for Sept 22, 2020.

Dear Morro Bay City Council,

My family members (now up to 10) have spent our vacations in Morro Bay for the past 21 years. All in all, we have been able to enjoy many different lovely homes and locations that would bring us together and create memories to last a lifetime.

We have spent many hours and fun times at the beach, taking wonderful walks, hikes, flying kites, taking electric boat rides, watching the otters bob all around the bay, eating delicious meals all along the embarcadero, as well as lots of shopping.

My parents were able to enjoy many of those vacations watching their 10 great grandchildren grow up. Although they are both no longer with us, we decided to pay tribute to them by having a memorial plaque and three trees placed at the Tidelands Park, right next to the stairs. A very important reason for us to be able to continue our vacations in Morro Bay. We still enjoy our picnics right across from this site. As the summers approach, my family always looks forward to getting away to our favorite place.

As you consider the proposed revisions of the STR Regulations, I pray you will consider and think about all of the families (like mine) who will be affected by your decision. How would you feel if you no longer could spend time in beautiful Morro Bay?

Sincerely,

Gerri Lyon

**From:** [Gina Serraiocco](#)  
**To:** [Council](#)  
**Subject:** STR Regulation Ordinance  
**Date:** Friday, September 18, 2020 3:01:53 PM

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Please accept this communication as public input to the upcoming Meeting Agenda Item regarding Short Term Rental (STR) Regulations scheduled for Sept 22, 2020.

Dear Morro Bay City Council,

If the proposal goes through, I would choose not to vacation in Morro Bay at all and would take my business elsewhere. There is a very specific reason that I chose the house that I chose.

With appreciation,  
Gina Serraiocco

**From:** [Ginger Machado](#)  
**To:** [Council](#)  
**Cc:** [Doug Machado](#)  
**Subject:** STR Regulation Ordinance  
**Date:** Friday, September 18, 2020 7:42:09 AM

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Please accept this communication as public input to the upcoming Meeting Agenda Item regarding Short Term Rental (STR) Regulations scheduled for Sept 22, 2020.

Dear Morro Bay City Council Members,

As local residents since 1999, my husband and I have enjoyed the quality of life in the old beach tract where a number of STR homes are located. In fact, we have three or more STRs within view of our front door on Sandalwood. Raising a family here, walking our dogs over the years, surfing, bike riding and celebrating the milestones with family gatherings has been a joy. In that time, we have not once experienced any negative impacts of STR guests. In fact, quite the opposite.

We have very occasionally met interesting families from near and far, we have enjoyed people watching the young families vacationing, the young adults celebrating, and adult groups gathering. In our neighborhood we have not seen any issues with parking, noise control and we've never placed a complaint.

What we have enjoyed is the tax revenue to the city for these rentals. While you have proposed raising sales tax, which will not only affect visitors, but locals as well, we think it's crazy to reduce the bed tax currently generated by STRs. We recommend Morro Bay approve more STR permits with de-permitting triggers for a maximum number of citations regarding parking and noise.

For these reasons we strongly disagree with the lottery to claw back authorization on legally permitted, uncited addresses from the approved STRs. This lottery plan is BAD as it puts into jeopardy those units which have been well managed, good tax generators and good neighbors. Stop this plan!

Ginger and Doug Machado

  
Morro Bay Residents



Virus-free. [www.avast.com](http://www.avast.com)

**From:** [Gordon Augustine](#)  
**To:** [Council](#)  
**Subject:** STR Regulation & Urgency Ordinance 637  
**Date:** Saturday, September 19, 2020 12:59:38 PM

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Please accept this communication as public input to the upcoming Meeting Agenda Item regarding Short Term Rental (STR) Regulations scheduled for Sept 22, 2020.

Dear Morro Bay City Council,

I fully support the Scenic Coast Association of Realtors' position on Urgency Ordinance 637 and the Proposed Short Term Rental Regulations.

We respectfully request that the City Council rescind Urgency Ordinance No. 637 until the California Coastal Commission approves any new STR regulations.

Allow transfers of a compliant STR business license upon sale to a new owner as the regulations allowed prior to the Urgency Ordinance.

Eliminate the proposal to utilize the use of a lottery for STR licenses that would target compliant, tax-paying private investors in Morro Bay real estate who currently provide visitor-serving accommodations.

I am a retired teacher, as is my wife, and the ordinance and proposed new SRT regulations are a hindrance to our goal of being a property owner, which allows us to enjoy Morro Bay while we are there, as well as be able to house friends and renters when we are not at our Morro Bay property.

Concerned citizen,

Gordon Augustine

**From:** [Sara Williams](#)  
**To:** [Council](#)  
**Subject:** Benefits of Short Term Rentals  
**Date:** Saturday, September 19, 2020 10:46:28 AM

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Hello City Council Members,

Short Term Rentals (STRs) bring so much to the City of Morro Bay and the families visiting our tourist town. The visitors are allowed privacy, comfort and space as an alternative to a hotel and allows family units to fully experience Morro Bay. Some families simply can not enjoy the Coast without this type of arrangement. Many of our guests with elderly parents and young children feel more comfortable relaxing in a home while others members of the family visit the town. Why do we ask them to come? Why do we have the right to push the visitors in a hotel? When a guest stays in a residence, they stay longer and spend money in town for their basic needs. They are buying groceries at our stores and farmers' markets, visiting our local coffee shops, gassing their vehicles, eating a meal at our local restaurants and shopping at our little stores to buy nicknacks, sunglasses, books etc. The revenue derived from the Power Plant is gone. The revenue from our fishing industry is gone. Many small businesses have struggled to make ends meet and the City has spent significant revenue to bring tourists to Morro Bay to fill those gaps.

We had three adjacent neighbors who live out of town and their homes were vacant for years. In aggregate those neighbors spent perhaps a month in town each year and brought very little revenue to the local economy. Since establishing our home as a STR, our guests provide a steady revenue stream of taxes, local purchases and support for our local economy. Their positive experience brings free advertising for the City and the revenue from referrals and return visits.

The complaints of a vocal minority should not infringe on the ability of our guests to enjoy the benefits of a short stay on this beautiful coast. The majority of people who live in a tourist town expect to have visiting families to support a thriving economy. By limiting or removing STRs, the City is creating an underground economy which removes revenue and is not regulated. It exists already to a certain degree and efforts should focus on enforcement of bringing non permitted locations into compliance. By limiting the amount of permits, a situation is created where home owners will be forced to hide activities due to income stream need. Our personal experience with our home as a STR has been wonderful. We have met guests from all over the world and they bring diversity to our town. We hope the City would want to embrace that. Please take the time to go to the Airbnb site and read some of the reviews by guests who have stayed in our town and enjoyed their experience.

Thank you for your service and consideration,

Greg and Sara Williams

  
Morro Bay, CA 93442

Some of our reviews...

"...great little spot! Super clean, amazing personal touches (farm fresh eggs and homemade jam), fantastic outside space and so kid friendly. It's an easy drive to the beach, shops and restaurants. Can not recommend enough! Great time. Would absolutely stay again."

"...there is a nice backyard porch with seating and furniture too. Perfect location - just a short walk from the waterfront, and the main downtown street is just around the corner..."

"...Location is perfect, the house is cozy and full of pleasant features, like childproofed kitchen, some toys and the amazing music room in the garden. The garden itself is wonderful, we spent nice evenings on the deck enjoying and listening to the seagulls crying in the distance. We would love to come again..."

Sent from my iPad

September 19, 2020

For: Agenda Correspondence, City Council Meeting September 22, 2020

To: Honorable Mayor and City Council  
City of Morro Bay

Subject: Agenda Items B-1 and B-2

From: Harry Wiese

Honorable Mayor and City Council-

My wife and I, together with another couple, purchased a home on Beachcomber Drive 17 years ago, and, after investing nearly \$100,000 to bring the property into a more desirable condition, mostly due to a lack of deferred maintenance from the prior owners, we began operating the house as an STR. We have always retained professional local management and hired local contractors for the work we've done there. We, the owners, are local North County SLO residents. Throughout the years, we have continued making upgrades, using local contractors, and local vendors, and even have a frequent-buyer ("Ace Rewards") account at Miner's in Morro Bay.

I'm laying all of this out, because there is a (not wholly unfounded) trope about absentee owners, or "the profits leave town," or some such sentiment. We ourselves are not a part of that problem. We have operated our STR to the highest standards, in compliance with licensing and TOT-collection requirements, etc. It is our dream/hope to one day retire to our Beachcomber property, which would eventually take it off the STR market.

Regarding Agenda Item B-1- I read the staff report accompanying the agenda for 3:00 pm, Special Meeting of the City Council, scheduled for earlier on September 22.  
<https://www.morrobayca.gov/ArchiveCenter/ViewFile/Item/5444>, page 9.

I note in that report that the City's FY 2019-2020 Transient Occupancy Tax (TOT) collections were \$675,000 short of budgeted projections and, by my calculations, this accounted for 62% of the City's \$1,073,000 budget-shortfall for the fiscal year. The report also cites a \$80,000 year-over-year decrease in TOT collected for July 2020 compared with July 2019. Extrapolated for 12 months, that \$80,000 would be a \$960,000 decrease compared to 2019. It seems likely the FY decrease might eventually be much greater, however, because historically July is a peak tourism month for the City.

Agenda Item B-1 seeks to extend the current 45-day moratorium on new STR permits for another 10.5 months. Is extending the moratorium a good idea? It seems like a fiscally reasonable response to decreased revenue would be to look for ways to INCREASE revenue, not decrease it. Extending that logic, one could argue for RECRUITING property owners to operate STRs, particularly since the revenue generated comes almost exclusively from tourist taxpayers coming in from outside the City. Unless I'm missing something, the City's only other viable option for raising revenue, involves extracting it from the private citizens and businesses of Morro Bay through higher taxes, licensure fees, permit fees, etc.

I'll concede the point, that STRs only account for a fraction of current TOT revenue, but there's no reason the proportion of that amount can't increase meaningfully. In the current pandemic conditions, many people aren't anxious to stay in hotels. Staying in a hotel potentially puts guests in close prolonged proximity to a random assortment of other guests

from outside their family circle. Traditional HVAC systems in hotels cannot be predictably counted on to isolate the air being breathed by guests in adjoining rooms.

Furthermore, staying in motels makes in-room meal preparation untenable and forces guests into the public, to eat in restaurants, further increasing their exposure to others. Tourists (everywhere) are currently finding it much more attractive to stay with their family in an STR single-family dwelling, where they can prepare family meals "at home" and be socially distanced from the general public.

Flipping the perspective to a Morro-Bay-centric one, at a recent council meeting one council member made a passing comment about not wanting the City to be exposed to increased Covid-19 risk from out-of-town guests. OK. Fine. But tourists will nevertheless, indeed, find their way to Morro Bay. From a communicable-disease perspective, it would be far preferable to have one or two members from a family group making single trips to a local grocery store (masked) every few days as opposed to the entire tourist party making three trips in one day, every day, to eat (unmasked of necessity) in local restaurants.

I voice my opposition to Agenda Item B-1, and hope the City Council will not vote to extend the current 45-day moratorium.

Regarding Agenda Item B-2- I have several problems with Ordinance 640 as currently written. I have major objections to the proposed 175-foot offset (measured in the most restrictive manner possible). I wouldn't mind so much if "nonconforming" STRs under that plan could be "grandfathered" in, and their number reduced through natural attrition, but the proposed random lottery in 3 years will radically, summarily, reduce the number of STRs, cutting off even more revenue to the City, and to the many local citizens employed by the STR industry. It will likewise adversely impact many businesses in Morro Bay.

Prohibiting transfer of an STR license on sale of the property is another objection I have, but, frankly, if we end up retiring into our Morro Bay property, the point will be moot for us. On the other hand, the future is always an unknown, so if we find it necessary to change our retirement plans, it would be preferable to have the option of offering an STR license to a new owner, should they find that desirable.

I realize Agenda Item B-2 is just a first reading but I must voice my opposition to its approval in its current form.

If the City enacts Ordinance 640 as currently written, brace for a vigorous appeal to the Coastal Commission by current owners. The Coastal Commission views "coastal access" as a right for all Californians, not just the lucky few who live in coastal Zip Codes and the Commission takes a dim view of municipalities restricting access for ALL Californians. Check out what they're currently doing to the City of Laguna Beach.

I appreciate this opportunity to comment.

Harry Wiese

**From:** [Heather Clarke](#)  
**To:** [Council](#)  
**Subject:** STR Regulation Ordinance  
**Date:** Friday, September 18, 2020 7:54:00 PM

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Please accept this communication as public input to the upcoming Meeting Agenda Item regarding Short Term Rental (STR) Regulations scheduled for Sept 22, 2020.

Dear Morro Bay City Council,

I am a California native and have frequented Morro Bay my entire life. I have early childhood memories of our summer family vacations to Morro Bay where we would rent a house for a week and enjoy time with extended family and play at your beautiful undeveloped beach. I have continued this annual tradition with my own family as I now am the mother of two young children and it is one of our most anticipated events of the entire year. I would imagine that tourism is a crucial part of your economy and to limit or suppress vacation rentals would not be in the best interest of your community. We are respectful tourists that genuinely love your little piece of heaven in SLO county. I hope that we will continue to have the pleasure of renting homes in the future and being able to enjoy all that Morro Bay has to offer. Thank you for your time and understanding.

Respectfully,

Heather Clarke

**From:** [Helen Hodge](#)  
**To:** [Council](#)  
**Subject:** STR Regulation Ordinance  
**Date:** Monday, September 21, 2020 1:41:03 PM

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Please accept this communication as public input to the upcoming Meeting Agenda Item regarding Short Term Rental (STR) Regulations scheduled for Sept 22, 2020.

Dear Morro Bay City Council,

I am writing to tell the council about how much my family enjoys staying in homes in your community.

I am a California native that grew up in the San Joaquin Valley vacationing all of my life in Morro Bay and Cayucos. My parents retired in the area and lived in Cayucos for 30 years before they both passed away in 2016. After selling the family home we now rely on the ability to reserve and stay in homes in your area. The joy of being able to vacation in a home setting with my family provides a much more positive experience than staying in a hotel every time we visit the coast.

I sincerely hope the council can consider other options to provide a resolution to the vacation rental dilemma between residents and those people who truly love your community and would like to continue to vacation here and support it in every way.

Thank you for your consideration to my letter.

Sincerely,

Helen M. Hodge  
[REDACTED]  
Folsom, CA 95630

[REDACTED]

--

Helen Hodge

**From:** [Jack Ben Ezra](#)  
**To:** [Council](#)  
**Subject:** STR Regulation Ordinance  
**Date:** Friday, September 18, 2020 5:12:24 PM

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Please accept this communication as public input to the upcoming Meeting Agenda Item regarding Short Term Rental (STR) Regulations scheduled for Sept 22, 2020.

Dear Morro Bay City Council:

I previously offered comments very early in the process. My family continues to visit Morro Bay, and we use short-term rentals and avoid motels/hotels, in part because we have a child with autism, and renting a residence allows us to visit without bothering common-wall neighbors. After reading the Committee Summary I confess I see nothing wrong with the proposal. We are always aware of our status as guests in your beautiful city (we still think about moving there), but we have experienced other short-term renters who do not respect the permanent residents of the city (or even short-term residents).

I believe you have come up with a reasonable and relatively equitable solution. I suspect our rental rates may increase, but I also believe it will be a justified increase, and we will continue to visit and enjoy Morro Bay.

Jack Benzra  
Poway, California

**From:** [Jack Randall](#)  
**To:** [Council](#)  
**Subject:** STR Regulation Ordinance  
**Date:** Friday, September 18, 2020 3:25:08 PM

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*Please accept this communication as public input to the upcoming Meeting Agenda Item regarding Short Term Rental (STR) Regulations scheduled for Sept 22, 2020.*

Dear Morro Bay City Council,

I write to express my support for most but not all aspects of the Planning Commission's draft STR Ordinance.

Please consider the following ideas when proposing changes to the draft ordinance.

1. No Lottery. Instead, grandfather existing active licenses and allow distance requirements to come into compliance through natural attrition.

- We purchased and put substantial investment into our home under the parameters of a specific economic model. Long term renting does not fit that economic model, nor does long term renting allow us to also enjoy our home and our Morro Bay community for part of the year.
- Taking our STR license away means having to sell our home that we plan to retire in, and plan to live in part of the year, every year.
- We are community members that know our neighbors and work cooperatively to be good neighbors when other families stay in our home. We use a professional management company (BeachNBay) to ensure good neighbor relations and high quality guests.
- In the September 1 Planning Commission meeting, they verbally stated that last year there were about "half a dozen" STR complaints and about half of those (3) were from licensed STRs. If there are so few complaints, what is the justification of forcing some people to sell their home? If there is a problematic STR part of attrition is that they could lose their license, which means rule following and neighborly STRs should be allowed to continue.
- Lawful and respectful STR's like mine should not lose their license because the city has allowed unlawful nuisance STRs to upset the community.
- The lottery is flawed in many ways. It is logistically difficult to implement. No one is going to sell until they find out if they are the unlucky one. If I am the unlucky one then I would have 1 year to sell. That is not enough time and may force me to sell in a bad market. Legitimate STRs should not have to compete with inactive STRs. Unlucky owners that got their license taken could be further delayed from getting a new one by people already on the waiting list. And finally a lottery is likely to find the city in a class action lawsuit.

2. "Inactive" licenses should be revoked immediately.

- There are homeowners who have been paying the minimum fee to retain their vacation rental permit who do not rent their home. This is not in alignment with city tourism goals or coastal access goals of the coastal commission.
- Some of the people obtained a license "just in case" they decide to rent in the future.
- Some of these people anticipated that distance requirements would be put in place and

obtained a license to create a buffer around their house.

- With a limited number of STR permits, policies should be put in place and actions should be taken to make sure that holders of STR permits are substantially contributing to the tourism goals of the city and the beach accessibility goals of the Coastal Commission. Here are two ways this can be enforced. First, vacation rental owners are required to report the number of days rented on their tax return. Second, if there is no advertising history it is unlikely that home was ever a vacation rental.

3. Set minimum nights rented to retain SRT license each year

- With a limited number of STR permits, policies should be put in place to make sure that holders of STR permits are substantially contributing to the tourism goals of the city and the beach accessibility goals of the Coastal Commission.
- I suggest 150 nights per year rented and that proof be could be in the form of a filed tax return.

4. Guest behavior violations should not cause an owner to lose their STR license.

- Owners should not lose their license for something they can not control. We will do everything we can to prevent and respond to a nuisance, but ultimately we can not control what people do.
- If a guest violates a noise ordinance, the guest should be fined.
- If a guest violates a parking ordinance, the guest should be fined.
- Owners should be responsible for making reasonable efforts to make sure guests know what ordinances they must follow and could be fined for.
- Owners should be responsible for responding timely to guest violations.
- Owners should only be at risk of losing their license for things the owner has control of. Owners do not have control over guest behavior.

5. Density rules:

- Keep it simple and similar to neighboring cities by having a 150 foot radius. This spacing is more than Cayucos which is 100 feet.
- 150 foot radius in most cases makes a 3 lot buffer around it.

6. Allow some STR License Transfers:

- Transfer should be allowed to a surviving spouse. There are various reasons why title could be held in a way that such a transfer is required.
- A 3 year license extension should be allowed to non spouse inheritance so the market conditions can be considered before selling.

Thank You  
Jack Randall



Morro Bay

**From:** [Jacqui Spiros](#)  
**To:** [Council](#)  
**Subject:** STR Regulation Ordinance  
**Date:** Saturday, September 19, 2020 10:54:04 AM

---

Please accept this communication as public input to the upcoming Meeting Agenda Item regarding Short Term Rental (STR) Regulations scheduled for Sept 22, 2020.

Dear Morro Bay City Council,

I support the short term rental policy in Morro Bay,

Thank you,  
Jacqui Spiros

**From:** [Jamie Irons](#)  
**To:** [Scot Graham](#)  
**Cc:** [Council](#)  
**Subject:** STVR Ordinance  
**Date:** Friday, September 18, 2020 4:52:45 PM  
**Attachments:** [Short term Vaction rental definitions.doc](#)

---

Scot,

I have one more question and I've copied council as well since its such short notice my apologies.

In the proposed ordinance I noticed some of the definitions still reference to the ordinance and no definition is given. In my comments to the Planning Commission I asked that all definitions be included in the ordinance instead having references only. Discussion amongst the Planning Commissioners were supportive of this. I again ask that this ordinance include definitions so one can read this ordinance without having to search back and forth through the ordinance for a clear understanding. I understand the California Government Code definition can be pages long the example of this is Accessory Dwelling Unit (see attached below).

Thanks Scot,  
Jamie

## Accessory Dwelling Unit - Government Code 65852.2

(j) As used in this section, the following terms mean:

- (1) "Accessory dwelling unit" means an attached or a detached residential dwelling unit that provides complete independent living facilities for one or more persons and is located on a lot with a proposed or existing primary residence. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the single-family or multifamily dwelling is or will be situated. An accessory dwelling unit also includes the following:

### 17.48.320 - Secondary Unit

"Secondary dwelling unit" means an attached, detached or located within the residential dwelling unit, which provides complete independent living facilities for one or more persons. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the primary dwelling. This term also means "second unit" for the purposes of Sections 65852.150 and 65852.2 of the California Government Code.

### Junior Accessory Dwelling Unit - Government Code 65852.22

(1) "Junior accessory dwelling unit" means a unit that is no more than 500 square feet in size and contained entirely within a single-family residence. A junior accessory dwelling unit may include separate sanitation facilities, or may share sanitation facilities with the existing structure.

### 17.12.350 - Lot

"Building site" means a legal lot of record, lots or parcel of land, in single or joint ownership, and occupied or to be occupied by a main building and accessory buildings or by a dwelling group and its accessory building, together with such open spaces as are required by the terms of this title and having its principal frontage on a public or private street, road or highway.

### 17.12.300 - Guesthouse

"Guesthouse" means any attached or detached accessory building which does not have enclosed access directly to the interior of the principal residence, which has any bathroom facility and which does not contain a kitchen, cooking facilities or food preparation or storage facilities, and where no compensation in any form is received or paid for use thereof.

17.12.240 - Dwelling, single family

"Single-family dwelling" means a building designed for, or used to house not more than one family on a lot, with a single kitchen, including all necessary employees of such family.

17.12.210 - Dwelling

"Dwelling" means a building or portion thereof designed and used exclusively for residential occupancy, including one-family, two-family and multiple-family dwellings, but not including hotels, motels or boarding houses.

**From:** [Jane Heath](#)  
**To:** [Council](#)  
**Subject:** Short Term Rentals  
**Date:** Saturday, September 19, 2020 9:19:34 AM

---

As a Morro Bay resident, homeowner in the Beach Tract and local business owner, I write to request the council's thoughtful consideration of the proposed STR ordinance and its many implications.

I appreciate the work of the committee that considered carefully how the interests of residents, property owners and property management companies could be balanced. The truth is, though, they cannot really be balanced. Every aspect of this issue impacts each interest group. When faced with a decision that disproportionately hurts one group while benefitting another, the only way to evaluate is not to weigh the greater or lesser interest, but to look to the greater good. In short: what is the best decision for Morro Bay as a whole?

I want to support property owners making the most of their investments. I want to champion the businesses of property managers. I want to welcome visitors to my neighborhood and share this amazing place we call home. But in the final analysis on this issue, I just can't. If visitors to Morro Bay don't have STRs to rent, they will stay in the existing hotels. That is where they belong. If there are residences in the commercial areas, they may be appropriate for STRs, but fully residential neighborhoods just are not.

Other than the owners and managers' business interests, there is simply no compelling reason to allow STRs in neighborhoods. It is a minor revenue generator that competes with existing hotels and motels, which are major generators. I am not convinced that the proposed fees cover the true cost of enforcement, especially the hidden costs of wear and tear on neighborhood infrastructure.

And, the downside is just too high. STRs remove housing stock for full time residents in a city that has very little available land to add stock. Transient residents typically bring their food and their entertainment to STRs and spend very little supporting our retail businesses, restaurants and services. While we struggle to adopt an ordinance limiting how many should be allowed to stay in a house, where they will park and how much noise they can make, the plain fact is that hotel-type uses cannot be harmonized with residential living. We have zoning of hotels and motels into commercial areas for a reason: visitor-serving interests don't belong in neighborhoods.

I live on a block with nearly half the residences either family vacation homes or vacation rentals. The rentals are well-managed and, for me, produce little beyond occasional irritation due to individual lack of courtesy. If all these homes were occupied long-term, there would be more personal impact to me. However, the specific personal impacts are largely irrelevant. The inescapable fact is that transient occupancy doesn't belong here. At all. It is fundamentally incompatible with residential living.

I therefore reluctantly, but firmly, urge the council to refuse this ordinance and outlaw STRs in R-1 neighborhoods. It is a bold and difficult position and will make few friends, but the greater good here is to keep Morro Bay neighborhoods places where people live and have our visitors stay in hotels and motels. Any other option gives up too much while getting too little.

Thank you for your consideration.

Jane Heath

Sent from my iPhone

**From:** [Jane Worthy](#)  
**To:** [Council](#)  
**Subject:** STR Regulation Ordinance  
**Date:** Friday, September 18, 2020 1:13:50 PM

---

Please accept this communication as public input to the upcoming Meeting Agenda Item regarding Short Term Rental (STR) Regulations scheduled for Sept 22, 2020.

Dear Morro Bay City Council,

I support the "grandfathering" of current vacation rental license holders so that they may continue to do business in Morro Bay as they are licensed to do.

Before the City of Morro Bay changes the current ordinance, I think they should enforce the ordinance that is currently in place to see if it "works." I understand that the City is short on resources (what City isn't?! ) but why have an ordinance if you can't/won't enforce it?

Why would the City give up any sources of income in these dire financial times?

I am a realtor working primarily in Morro Bay, Los Osos and Cayucos. Many of my clients are Morro Bay vacation rental guests and I can assure you that if vacation rentals were curtailed or eliminated from Morro Bay these guests would not stay in a Morro Bay hotel/motel, they would rent a home in Cayucos, Los Osos, or even Pismo.

Thanks for listening!

**Jane Worthy**

Realtor, Transaction Coordinator  
[Beach-N-Bay Getaways Realty](#)

**Cell: 805-602-2121**

Office: 805-528-2888

DRE # 01247630

**From:** [REDACTED]  
**To:** [Council](#); [Scott Collins](#); [Dana Swanson](#)  
**Subject:** Vacation Rental Regulations  
**Date:** Sunday, September 20, 2020 8:04:44 PM

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City Council,

Thank you for the opportunity to comment.

We support a cap on future residential single family vacation rental units. We defer to you, the experts to identify what this number would be. What we adamantly oppose is pulling existing VR licenses for owners operating in compliance with all existing regulations.

Just our personal observations. The licensed vacation rental owners we know are operating out of second homes that they intend to move into at some point. Perhaps this could be the exception to the rule. That was the case with our home before we retired. We could have made more renting it full time, but then we wouldn't have the opportunity to use ourselves when vacant. If we had purchased purely as an investment, we would have bypassed vacation renting and instead rented full time.

We have multiple VRs and second homes in our immediate neighborhood. The second homes do have relatives staying from time to time but are vacant far more time than occupied. We have established positive relationships with our neighbors, including those that operate VRs. Having had our home as a VR prior to our retirement, we are aware of the regulations that protect the neighborhood and provide tools to address non-compliance. In our case, we have the owner's phone, the property management's phone, the phone posted on their vacation rental notice, and of course the MBPD. Clearly, there are multiple protections for neighborhood residents. We're not convinced that the public in general is aware of the safeguards put in place via regulations.

We are not current VR owners, nor are we property managers. Our position is based entirely on our positive relationships with our neighborhood VR owners, and the benefit vacation renting afforded us, ultimately leading to being able to move into our dream home and dream neighborhood at retirement, three years ago. If there are violations of regulations, throw the book at them, pull their license! If they are operating within regulations, don't penalize them for misconceptions or something that is happening elsewhere.

It is also imperative that legal rentals are not treated with same broad brush as non-legal rentals. Non-legal rentals do not afford neighbors the protective regulations of licensed residential rentals. To pull existing compliant licenses could promote such homeowners to resort to renting illegally which would be a shame.

Thank you,

Jeff & Terri Koskie

**From:** [Jeff Nonemaker](#)  
**To:** [Council](#)  
**Subject:** STR Regulation Ordinance  
**Date:** Saturday, September 19, 2020 2:52:19 PM

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Please accept this communication as public input to the upcoming Meeting Agenda Item regarding Short Term Rental (STR) Regulations scheduled for Sept 22, 2020.

Dear Morro Bay City Council

My family and I have been using local Moro Bay short term rentals for several years. In addition to the rental fees we have willingly paid, we have always utilized the local business establishments in Morro Bay during our stay as well.

We would not like to see the selection of short term rentals diminished in the future because of the passage of this regulation. If it were to pass we would most likely seek rentals elsewhere.

Sincereky,

*Jeffrey L. Nonemaker, Ph.D.*  
Emeritus

To whom it may concern;

Please consider visitors like us that use vacation rentals in Morro Bay as our lodging of choice. This allows us access to the beautiful coast when we travel alone or with our extended family. Every summer we look forward to visiting Morro Bay and creating memories with our family. We have been good neighbors and have enjoyed the many residents that we have met during our vacation to this wonderful city. The vacation rentals support local businesses and the City of Morro Bay. We appeal to the City Council to not pass any regulations that would eliminate or greatly reduce the available inventory of vacation rentals.

Sincerely,

Jennifer Kornbau

**From:** [REDACTED]  
**To:** [Council](#)  
**Subject:** STR Regulation Ordinance  
**Date:** Friday, September 18, 2020 3:40:35 PM

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Let people rent beach houses!!!  
It's good for the economy!!!!  
Thank you!!!

Please accept this communication as public input to the upcoming Meeting Agenda Item regarding Short Term Rental (STR) Regulations scheduled for Sept 22, 2020.

Dear Morro Bay City Council,

Sent from my iPhone

**From:** [Joe VanWinkle](#)  
**To:** [Council](#)  
**Subject:** STR Regulation Ordinance  
**Date:** Friday, September 18, 2020 3:30:30 PM

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Please accept this communication as public input to the upcoming Meeting Agenda Item regarding Short Term Rental (STR) Regulations scheduled for Sept 22, 2020.

Dear Morro Bay City Council,

Our family has visited Morro Bay since first camping in the state park in the 60's. My mom owns a home in Morro Bay near the golf course. My brothers and I visit regularly and hold annual family reunions. As such, we need hotel rooms and rental homes to accommodate the extended family.

Don't restrict home owners from offering options to visitors. Let the market reward those that provide the best hospitality and accommodations. Collect a fair tax on those who visit to help fund city services.

Artificial limits will reward those who learn to game the system. Locked into a limited spot, they will not be rewarded based on their offer to attract visitors to Morro Bay. Rather, they will be entitled, and without incentive to maintain and improve accommodations.

Our family represents residents and visitors. We want to share and to preserve Morro Bay's unique experience.

Sincerely,  
Joe Van Winkle

Get [Outlook for iOS](#)

**From:** [John Gilbert](#)  
**To:** [Council](#)  
**Subject:** STR Regulation & Urgency Ordinance 637  
**Date:** Saturday, September 19, 2020 11:24:22 AM

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Please accept this communication as public input to the upcoming Meeting Agenda Item regarding Short Term Rental (STR) Regulations scheduled for Sept 22, 2020.

Dear Morro Bay City Council,

I fully support the Scenic Coast Association of Realtors' position on Urgency Ordinance 637 and the Proposed Short Term Rental Regulations.

We respectfully request that the City Council rescind Urgency Ordinance No. 637 until the California Coastal Commission approves any new STR regulations.

Allow transfers of a compliant STR business license upon sale to a new owner as the regulations allowed prior to the Urgency Ordinance.

Eliminate the proposal to utilize the use of a lottery for STR licenses that would target compliant, tax-paying private investors in Morro Bay real estate who currently provide visitor-serving accommodations.

Sent from my iPhone

**From:** [Josie McDermott](#)  
**To:** [Council](#)  
**Subject:** STR Regulation Ordinance  
**Date:** Thursday, September 17, 2020 9:06:28 PM

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Please accept this communication as public input to the upcoming Meeting Agenda Item regarding Short Term Rental (STR) Regulations scheduled for Sept 22, 2020.

Dear Morro Bay City Council,

It is incredibly important to me, my family, and my friends to have plenty of vacation rental lodging available to us in Morro Bay. If less vacation rentals are available in Morro Bay, we will take our group and all the money we would spend in town somewhere else. I have wonderful memories in Morro Bay vacation rentals including my baby shower, a girls reunion, family and friend vacations. Please do not pass any regulations that would reduce the availability of active licensed vacation homes.

Thank you,  
Josie McDermott

**From:** [Judy Salamacha](#)  
**To:** [Council](#)  
**Cc:** [Dana Swanson](#); [Erica Crawford](#)  
**Subject:** Vacation Rental ordinance  
**Date:** Saturday, September 19, 2020 1:56:34 PM

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Dear Council Members,

As a member of the Governmental Advisory Committee for the Morro Bay Chamber of Commerce, I sincerely request you support a business friendly policy when you vote for the pending Vacation Rental Policy. As a group we have studied and discussed and recommended best practices for you to consider.

I have been doing a series of articles for the Estero Bay News featuring businesses who have gone the distance to stay in business in Morro Bay. Besides the health challenges we are all facing, each business I have interviewed has noted the inconsistency of government has been their biggest challenge. The rules change with little notice. I believe we all understand during a pandemic one has to be flexible as well as be true to our own financial abilities to continue to meet each challenge presented, but a big help would be policies in place that alleviate the stress of trying to do business in Morro Bay.

A decision to allow others to rent a home is a business — additional income for both brokers and the property owners. The position the GAC has taken allows for built-in consistency by having a vacation rental ordinance in place — rules set so current owners of vacation rentals know their property has a marketing value and can be sold if need be in its future as a vacation rental. And investors in our marketplace will be able to understand and plan for what they are buying when they decide to place faith in our area as a viable opportunity to do business in Morro Bay.

As I see it the snag in the the ordinance would be a lottery system that will deter future investment of our properties. Why would someone plan to invest in a marketplace when there is the potential it will be pulled out from under them? If we were talking an investment under \$1,000 investment maybe someone would take a risk, but we all know investing in even “affordable” housing comes with a cost. And all should know as a tourism economy, we need a balance of vacation rentals to sustain our tourism marketplace and a balance to create/maintain affordable housing. We also know many of the investors have made the choice to live in our area upon their retirement, but hope to buy while still affordable and meanwhile help pay for their mortgage with a vacation rental opportunity until they actually move here and become a solid citizen to give back to our community.

Additionally, Morro Bay is hanging on to our city charter by threads and seeking revenue to continue to create our own destiny. Government also needs predictable revenue to continue to provide services. To compete in today's world tourism economy, we know travelers have chosen the Vacation Rental options worldwide as a comfortable way to experience a community while on vacation. A strong mix of vacation rental properties and hotels/inns is needed in Morro Bay to compete.

Why would we jeopardize our tourism economy by not offering fair and predictable options to enhance our budgets and bring family tourism to our city by not having such a policy in place? I would think very short-sighted.

Thank you for your consideration.

Judy Salamacha

  
Freelance Journalist: Salamacha PR Strategies  
Author: COLONEL BAKER'S FIELD: An American Pioneer Story (Bear State Books, 2013)  
Program Chair: Morro Bay Rotary  
GAC Committee: MB Chamber of Commerce  
Board Member: Garden House of MB

President Abraham Lincoln: A good man/women must take the world as he/she finds it. Then he/she must do what little he/she can to make it a bit better.

**From:** [judy.skousen](#)  
**To:** [Council](#)  
**Subject:** STR Regulation Ordinance  
**Date:** Sunday, September 20, 2020 6:15:18 PM

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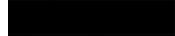
Please accept this communication as public input to the upcoming Meeting Agenda Item regarding Short Term Rental (STR) Regulations scheduled for Sept 22, 2020.

Dear Morro Bay City Council,

We have too many vacation rentals in Morro Bay in our residential neighborhoods. They need to be in an area zoned for commercial or at least multifamily. They destroy the peace and quiet a person expects in a residential area. The renters pack the vacation rental houses with many more people than a single family, they take up all the parking on the street with multiple cars, they have loud parties that last way into the night and generally make life difficult for nearby residents. They completely change the character of a neighborhood. This is especially true in the beach tract area where it seems like there are several vacation rentals on every block.

Thank you,

Judy Skousen

  
Morro Bay

**From:** [REDACTED]  
**To:** [Council](#)  
**Cc:** [Dana Swanson](#)  
**Subject:** Vacation Rental Ordinance  
**Date:** Sunday, September 20, 2020 10:53:43 AM

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Dear Mayor and Council members,

I am writing to comment on the Lottery piece of the Vacation Rental Ordinance. If there is going to be a Vacation Rental Ordinance in Morro Bay, then I feel that the LOTTERY is a huge mistake. Without complicating the issue, the Lottery will end up creating a hodgepodge approach to operating Vacation Rentals in Morro Bay. People who own the property will not be willing to invest any long term capital (both monetary and personal) if they do not see that investment being secure in the future. Instead it will create an environment of people looking to make a "quick-killing", not knowing what the future holds as far as Vacation Rental license.

In the way that the city argues against a 'Sunset' clause on sales tax, this is the equivalent for business people. Without knowing that this business opportunity will be available to them in long term, they will not/cannot make reasonable investments in the product. We have heard about the various quantitative issues associated with Vacation Rental Lottery (e.g. budget shortfall, reduction in police services, loss of vacation services jobs).

The end result of this is the guerrilla approach to making a quick buck with a "temporary license" without regard to long term, will create a significant "qualitative" impact to the city and residents. This will be worse than any current situation in place now with VR's

Thanks for your consideration

Ken MacMillan

**No Vacation Rental business affiliations**

Property Owner

Business Owner

Commercial Property Owner

**From:** [REDACTED]  
**To:** [Council](#)  
**Subject:** STR Regulation Ordinance  
**Date:** Saturday, September 19, 2020 5:42:04 AM

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Please accept this communication as public input to the upcoming Meeting Agenda Item regarding Short Term Rental (STR) Regulations scheduled for Sept 22, 2020.

Dear Morro Bay City Council,

- Many larger urban areas are becoming overrun with hosted and non-hosted vacation rentals. This is not the case in Morro Bay.
- There are 6466 housing units in Morro Bay and approximately 19% of them are second homes (approximately 1250 living units)
- Morro Bay has currently capped the number of vacation rental licenses at 250 and per data collected from the city in summer of 2019, only 153 of those homes were "active", defined as those paying more than \$500 in TOT (indicating they collected \$5000 or more in rents in the previous year).
- This means that only 4% of all the housing units in Morro Bay hold STR business licenses and only 2.5% of all housing units have an active vacation rental.
- 120 of the licensed STRs are managed by professional property managers.
- In the city urgency moratorium document from 2016 that implemented the 250 cap, it was stated that the city believed there were as many as 100 illegal rentals already in operation.

Morro Bay does not have too many licensed vacation rentals, and the city of Morro Bay has been aware of the illegal rentals for 3+ years and only recently began efforts to regulate the illegal vacation rentals.

Kenneth P. Patrick

**From:** [Kim Judge](#)  
**To:** [Council](#)  
**Subject:** STR Regulation Ordinance  
**Date:** Saturday, September 19, 2020 2:32:59 PM

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Please accept this communication as public input to the upcoming Meeting Agenda Item regarding Short Term Rental (STR) Regulations scheduled for Sept 22, 2020.

Dear Morro Bay City Council,

We have been vacationing in Morro Bay for the past 40 years. It's our home away from home. Our go to place to have our family reunions, celebrate birthdays and anniversaries, and enjoy the beautiful central coast.

We certainly hope the city of Morro Bay takes into consideration our request to continue to allow vacation rentals for our families.

Kim Judge

**From:** [Kirk Najarian](#)  
**To:** [Council](#)  
**Subject:** STR Regulation & Urgency Ordinance 637  
**Date:** Saturday, September 19, 2020 10:40:57 AM

---

Please accept this communication as public input to the upcoming Meeting Agenda Item regarding Short Term Rental (STR) Regulations scheduled for Sept 22, 2020.

Dear Morro Bay City Council,

I fully support the Scenic Coast Association of Realtors' position on Urgency Ordinance 637 and the Proposed Short Term Rental Regulations.

We respectfully request that the City Council rescind Urgency Ordinance No. 637 until the California Coastal Commission approves any new STR regulations.

Allow transfers of a compliant STR business license upon sale to a new owner as the regulations allowed prior to the Urgency Ordinance.

Eliminate the proposal to utilize the use of a lottery for STR licenses that would target compliant, tax-paying private investors in Morro Bay real estate who currently provide visitor-serving accommodations.

Respectfully,

Kirk Najarian



**From:** [Lanaray Benton](#)  
**To:** [Council](#)  
**Subject:** STR Regulation Ordinance  
**Date:** Saturday, September 19, 2020 1:13:12 PM

---

Please accept this communication as public input to the upcoming Meeting Agenda Item regarding Short Term Rental (STR) Regulations scheduled for Sept 22, 2020.

Dear Morro Bay City Council,

I have spent many weeks as a short term rental tourist. I appreciate the opportunity to stay and treat the rental and community as I would my own. I love Morro Bay and would be sad to have to chose another vacation destination.

LanaRay Benton

Morro Bay City Council: Short Term Rentals Ordinance  
(vacation rentals)

September 21, 2020

To the Morro Bay Mayor and City Council Members,

We strongly support the proposed Short Term Rental Ordinance and strongly urge passage of the ordinance.

**Bottom Line:** The **financial gain** for a limited number of STR owners **should not** take precedent over the integrity and quality of life of the full time residents in Morro Bay neighborhoods.

The need for STR Ordinance has been discussed for years. We need a STR ordinance. The current proposed ordinance is comprehensive and appears to address the concerns voiced by the public during numerous City Council sessions.

**Please support and vote to accept the STR Ordinance.**

Thank you,

Larry and Victoria Schmidt



Morro Bay, CA. 93442

**From:** [Laurie Paradis](#)  
**To:** [Council](#)  
**Subject:** STR Regulation Ordinance  
**Date:** Saturday, September 19, 2020 8:08:53 AM

---

Please accept this communication as public input to the upcoming Meeting Agenda Item regarding Short Term Rental (STR) Regulations scheduled for Sept 22, 2020.

Dear Morro Bay City Council,

For 9 years a group of six women from all over the state of California Rent a house in Morro Bay for a long 4 day weekend. It is a tradition for us. For many of us it is the only time we see each other. If we were unable to rent a house I fear our tradition would end or possibly have to move it to another state. For many of us getting a hotel would be too costly. We enjoy Morro Bay and the community and would be sad to have to relocate.  
Thank you for taking this into consideration Laurie Paradis

Sent from my iPhone

**From:** [Linda Rieger](#)  
**To:** [Council](#)  
**Subject:** agenda correspondence for the vacation rental ordinance  
**Date:** Monday, September 21, 2020 9:35:10 AM

---

Please include this letter in the agenda correspondence for the vacation rental ordinance.

To the City Council of Morro Bay,

09/20/20

Your consideration of the following requests will greatly impact my future and livelihood as well as the future and livelihood of many people. So I am asking you to take them into contemplative consideration.

Please go with the original buffer outlined in the draft. The additional 175 linear feet provision would be detrimental to many people, me included. Consider limiting the number of people allowed in a rental home to no more than 8 regardless of size. This would naturally decrease noise, the number of vehicles and overcrowding in residential areas. Please consider grandfathering in all existing vacation rentals, no lottery system that takes peoples licenses away by force. Allow natural attrition to reduce the number as owners retire into their homes or sell. Finally, please allow transfer on sale and inheritance. When vacation rentals sell, they don't always continue as rentals, they are desirable for retirees as well and we will still have attrition. Some homes have been handed down for generations.

I bought my home in 2015 as a future retirement home with the understanding I could pay for it if I rented it when I wasn't living there. My job requires I travel for 6 week periods of time. Short term renting allows me to rent and live at my home throughout the year. If I lose the ability to rent my home for short terms I will be forced to sell. I know my neighbors and they assure me I am a good neighbor. Please do not take my home away from me.

Gratefully, Linda Rieger

**From:** [Lisa McClish](#)  
**To:** [Council](#)  
**Subject:** STR Regulation Ordinance  
**Date:** Sunday, September 20, 2020 9:18:02 AM

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Please accept this communication as public input to the upcoming Meeting Agenda Item regarding Short Term Rental (STR) Regulations scheduled for Sept 22, 2020. Dear Morro Bay City Council,

Please carefully consider making such drastic changes to the vacation rental regulations. I have stayed in a few different rental homes several times in the last decade. It has always been a great way to visit beautiful Morro Bay. I enjoyed not only the practicalities of staying in a home, but in meeting the neighbors I got to appreciate Morro Bay in a special way. The residents are so nice and friendly! I never felt that I was treated like an outsider.

After many great visits to this warm, friendly town, I decided to move here! And not only that, I built an ADU in back. I love it here so much, I feel like I am living in paradise. But I feel that if you reduce the number of available vacation rentals, it will be very detrimental to our town.

Please allow homeowners the freedom to rent their homes if they choose to. Don't send tourists and their money to other vacation spots.

Thank you  
Lisa McClish

**From:** [Lorene Flowers](#)  
**To:** [Council](#)  
**Subject:** STR Regulation Ordinance  
**Date:** Friday, September 18, 2020 4:26:13 PM

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Please accept this communication as public input to the upcoming Meeting Agenda Item regarding Short Term Rental (STR) Regulations scheduled for Sept 22, 2020.

Dear Morro Bay City Council,

For the past few yrs, my 3 friends & I (in our 70's) have come to Morro Bay to hike this beautiful area. We've always rented the 4-bedroom property [REDACTED] which has been wonderful for us. Primarily because this location enabled us to go to restaurants in town for daily dinners after days of hiking. We booked this year, but were unable to come because of Covid. Please continue to make these rentals available to those of us wanting to visit your beautiful area. Thank you

**From:** [Lori Baker](#)  
**To:** [Council](#)  
**Subject:** STR Regulation Ordinance  
**Date:** Sunday, September 20, 2020 10:24:00 AM

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Please accept this communication as public input to the upcoming Meeting Agenda Item regarding Short Term Rental (STR) Regulations scheduled for Sept 22, 2020.

Dear Morro Bay City Council,

I would like to introduce myself as a new resident to Morro Bay in regards yo the vacation rental ordinance. I see it as a positive to this city. I came and stayed in a vacation home before I relocated. It was very satisfying to stay in a home surrounded by the locals.

There are so many positives as you already are aware. An influx of families that contribute monetarily to this small community that is hard at work to stay open.

It takes all kinds of people to make the world go around. Please be open minded to all the want to visit the great community.

Sincerely,  
Lori Baker

[Sent from Yahoo Mail on Android](#)

**From:** [Madalyn Clift](#)  
**To:** [Council](#)  
**Subject:** STR Meeting Agenda Sept 22, 2020  
**Date:** Sunday, September 20, 2020 4:07:37 PM

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PLEASE ACCEPT THIS COMMUNICATION AS PUBLIC INPUT TO THE UPCOMING MEETING AGENDA ITEM REGARDING SHORT TERM RENTAL (STR) REGULATIONS SCHEDULED FOR SEPTEMBER 22, 2020.

To Morro Bay City Council:

In 2009 we were able financially purchase a home in Morro Bay because we were allowed a STR permit. Our vision when we purchased was to fulfill a long time dream of retiring to Morro Bay. We have made many sacrifices financially and personally in order to keep this home. Restricting us from renting our home as an STR will be financially devastating to us right now.

Post Signs on Rental Properties listing the name and phone number of management firm or contact information. We strongly agree that a sign should be posted. Our property currently has a large sign in the window with this information.

We have been renting our home for 11 years. We have formed strong friendships with our neighbors. Each one has said they have never had a problem with any of our guests and highly praise our management company. Our neighbors have our home phone numbers and the phone number of our management company. We know our neighbors well and we know that they won't hesitate to call if they have any problems.

We have a full-time resident behind us that causes quite a disturbance in the neighborhood, but neighbors are hesitant to do anything about it as they have to live full-time with the neighbor. That's not a problem with a properly managed STR; one call and the problem is eliminated

Establish on-site parking restrictions for STR guests:

We agree with parking limitations. Beach Tract streets are narrow, but the parking problem is not limited to STR guests. Parking by visitors to our neighbors results in their guests parking in front of our walkway. We accept that as part of living in the Beach Tract area. That can be eliminated with a short term guest by a phone call to the properties contact.

Elimination of existing licenses due to buffer zone:

The map of the STRs shows that the homes are generally well spaced. We are currently in jeopardy as there is a home down the street from us that has a STR permit. The owners have never operated as an STR; it has always been rented to full-time tenants. We also are in jeopardy as there a few other homes within your proposed distancing that will affect us. However the location of these homes to our home in no way infringes upon our neighbors, parking, noise etc.

Based upon the numbers it appears by eliminating those that are operating illegally, others that are under review, those that do not pay a minimum in TOT, and the approximate 20% in turnover of current STR licenses, you will be reducing your current STRs to a reasonable number.

It is our understanding that you will greatly increase the cost of permits at renewal. This additional income will allow you to more closely monitor STRs, which will probably result in the elimination of a few others not on your current list.

We therefore ask that you don't force out the licensed rentals that are abiding by the rules but to grandfather in current license holders and allow for natural attrition to take place.

Transfer of existing licenses:

We understand a STR permit is a privilege you gave to us. But please also understand many of our financial

decisions and long term goals were built around the “privilege” you gave us and now you want to take that away. By removing the transfer of our license you have also reduced the value of our home.

We recently accepted the “perfect offer” on our house, but it was contingent upon the transfer of our license. On the day we accepted the offer, the council signed an emergency moratorium disallowing the transfer of licenses. We lost the sale because of the moratorium. It is unlikely, should we decide to sell again, that we will receive an offer as good as that one, as great value was placed on the transfer of our license.

Our children, who will inherit our house, deserve to reap the benefits of our hard work. We want them to continue to be able to keep making more memories in Morro Bay. Without vacation rental income, I doubt that will be able to happen.

We are asking that you reconsider the transfer of existing licenses upon the sale or inheritance to a family member.

#### Financial Impact to City of Morro Bay

It is my understanding the city is not in a strong financial position right now and that you are looking for other sources of income such an increase in sales tax, adding an RV park etc. etc. With that being said, why would you eliminate the strong source of income that you are receiving from STRs? Seems like poor financial planning to me.

I have read some of the complaints by full time residents of Morro Bay and in my opinion some of these complaints are problems that occur in neighborhoods all over the country. I believe residents are naïve in believing their problems are going to go away with the elimination of STRs. I am not sure what full-time residents expected when they decided to make a tourist area their full-time residence. I don't feel that those of us who have gone out of our way to be considerate of our neighbors and abide by the rules, should be penalized because of a few bad ones or simply because residents just don't want rentals in their area. We are also owners of two full-time rentals (not in Morro Bay) and trust me when I say a full-time renter can come with more problems than a short term guest!! Again, naïve if they believe a full time renter is going operate and maintain that home the same as an owner. Short term guest problems can be more easily dealt with a simple phone call, not the case with a full-time renter.

We know change is coming and nothing any of us say is going to stop that. We are just asking that some of your decisions will be based on compassion for those of us who stand to lose so much. Without sounding dramatic, for some of us you are holding our future in your hands.

Thank you  
Loyd and Madalyn Clifft

**From:** [Loydell Johansing](#)  
**To:** [Council](#)  
**Subject:** STR Regulation Ordinance  
**Date:** Friday, September 18, 2020 2:51:45 PM

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Please accept this communication as public input to the upcoming Meeting Agenda Item regarding Short Term Rental (STR) Regulations scheduled for Sept 22, 2020.

Dear Morro Bay City Council, Please keep vacation rentals going I love Morro Bay and only go there when I can rent a house for a vacationh Please keep vacation rentals going I love Morro Bay and only go there when I can rent a house for a vacation

Sent from my iPhone

**From:** [Lynda Merrill](#)  
**To:** [Council](#)  
**Subject:** Residential neighborhoods need preservation, keep Commercial use in Commercial zones.  
**Date:** Sunday, September 20, 2020 8:16:25 AM

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*Dear Mayor Headding and Councilmembers,*

*We are concerned about the potential devaluation of our home in our Residential area if SVRs are allowed in great numbers. Residential property is much cheaper to invest in than Commercial, that is why the SVR owners bought and now want to convert the property to Commercial type use.*

*We invested in a home that would provide a place for us to live in peace and quiet. The SVRs are based on the 'party time' for the short terms of visits. Some renters have been known to have no regard for us or our quality of life. The Rental Agents/Owners want their property rented, period. We are 80 years old, bought our modest forever home here 35 years ago. We don't have much except our home and so we must ask you to think of us and protect us and our investment, our peace of mind and our neighborhood character. As citizens we deserve your consideration in making your decisions.*

*I read all of the letters to you and found only a few from residents. Please, stick up for us when you review , change and add to this Ordinance. Best regards (I will be watching the Council meeting).  
Lynda and Frank Merrill*

**From:** [maggie@beachnbaygetaways.com](mailto:maggie@beachnbaygetaways.com)  
**To:** [Council](#)  
**Cc:** [Scott Collins](#); [Scot Graham](#)  
**Subject:** Correspondence for City Council agenda item on STR regulations  
**Date:** Sunday, September 20, 2020 12:44:26 PM

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To the City Council:

Please include this email in the agenda correspondence for Agenda Item B-2 for City Council meeting to be held on Sept 22<sup>nd</sup>, 2020.

I am delighted to see that the proposed ordinance that was created from the input of the community committee, of which I was a member, has made its way to the Council. I feel like most of the regulations in the ordinance will go a long way to creating a better quality of life for the residents of Morro Bay while still allowing the City to welcome all types of travelers, including families who want to spend their precious time with loved ones under the same roof.

I have expressed my concerns about certain items in the ordinance prior to this so I don't want to be redundant. I have listed below the concerns and objections I still have about the proposed Ordinance No. 640.

1. The Council now has the benefit of position papers/statements from the TBID, the Chamber of Commerce Government Affairs Committee and the Scenic Coast Realty Association. These 3 groups represent a large majority of Morro Bay's business community. In all 3 documents, you will see that they join us, the STR owners and operators, in NOT supporting the implementation of a lottery to arbitrarily revoke the license of current, compliant STR licensees. Instead, the new regulations may not solve every situation, but with strict enforcement, our hope is that density won't matter as much when there are well-behaved guests in STRs.
2. The Planning Commission added a 10 person maximum occupancy rule to what was already in the ordinance – 2 people per bedroom plus 2 additional people. I have looked at Airbnb and VRBO and found that in the residential areas, there are only 4 properties advertised for occupancy over 10 and they all allow a maximum of 12. We manage 3 of those properties and are very strict about occupancy so this additional constraint is not necessary. Morro Bay doesn't have mega mansions that could sleep huge numbers of people. But by adopting the 10 max rule, you will be removing any opportunity for those few visitors with larger families to vacation here.
3. I do not support the additional density/proximity rule introduced by the Planning Commission which added a 175 ft linear distance between STRs in addition to the 3 lots in between as stated in the ordinance with the greater distance requirement prevailing. Given the lot size in the most popular beach tract area and multiple other areas in the City, this requirement will basically trump the 3-lot separation agreed upon by the majority of the committee. The real problem we are trying to solve with proximity regulations is to make sure a given home does not have multiple STRs around them, but keep in mind it is the goal of the Coastal Commission to ensure there is adequate affordable accommodations to serve the visiting public. By including this additional requirement, in many cases you will be forcing a 5-home separation between STRs – totally overreaching the 3-lot rule. If you choose to add a linear separation, it should be set at 125' which would still preclude a 4<sup>th</sup> home on blocks where lot frontages are 40' but would not eliminate that 4<sup>th</sup> home where lot sizes are 50'.
4. Due to the complications and unintended consequences that could ensue for the City by preventing the heirs of a license holder to continue operations of the STR, we, along with the Scenic Coast Realtors, strongly object to Urgency Ordinance 637 and 639. With the new pending regulations that cover this issue, it is important that you wait and allow the Coastal Commission to weigh in on this and not try to advance this contentious rule that, as I have expressed before, does not meet the intent of the law that permits this type of action.

I look forward to your deliberation on these matters and I just want to remind you that you serve many different community interests. I ask that you set your personal biases against STRs aside and

do the right thing for this key part of our tourism-based community - STRs. Overreaching regulations will hurt property owners, businesses in our City, and the many visitors who love our area and come spend time and money here every year.

In the words of the late Justice Ginsburg,

***“Fight for the things you care about, but do it in a way that will lead others to join you.”***

This is our mission!

Maggie Juren

Owner, Beach-N-Bay Getaways

**From:** [Melly Levy](#)  
**To:** [Council](#)  
**Subject:** STR Regulation Ordinance  
**Date:** Friday, September 18, 2020 12:23:41 PM

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Please accept this communication as public input to the upcoming Meeting Agenda Item regarding Short Term Rental (STR) Regulations scheduled for Sept 22, 2020.

Dear Morro Bay City Council,

I use to live in Morro Bay, bought and sold my first house there, and had my first child there (SLO Hospital) and Morro Bay has a special place in my heart. I return regularly sometimes with my grandchildren renting a house near the beach. I hope that I can continue to do this and that there will be enough places available and that the new rules being proposed do not eliminate my favorite places. I am sending this appeal to the City Council to not pass any regulations that with eliminate or reduce the available inventory of active licensed vacation homes.

Thank you.

Malvina (Melly) Levy

**From:** [Manya Choboian](#)  
**To:** [Council](#)  
**Subject:** STR Regulation & Urgency Ordinance 637  
**Date:** Sunday, September 20, 2020 7:51:38 AM

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Please accept this communication as public input to the upcoming Meeting Agenda Item regarding Short Term Rental (STR) Regulations scheduled for Sept 22, 2020.

Dear Morro Bay City Council,

I fully support the Scenic Coast Association of Realtors' position on Urgency Ordinance 637 and the Proposed Short Term Rental Regulations.

We respectfully request that the City Council rescind Urgency Ordinance No. 637 until the California Coastal Commission approves any new STR regulations.

Allow transfers of a compliant STR business license upon sale to a new owner as the regulations allowed prior to the Urgency Ordinance.

Eliminate the proposal to utilize the use of a lottery for STR licenses that would target compliant, tax-paying private investors in Morro Bay real estate who currently provide visitor-serving accommodations.

**From:** [Mark Bozzo](#)  
**To:** [Council](#)  
**Subject:** STR Regulation Ordinance  
**Date:** Saturday, September 19, 2020 8:43:29 PM

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Please accept this communication as public input to the upcoming Meeting Agenda Item regarding Short Term Rental (STR) Regulations scheduled for Sept 22, 2020.

Dear Morro Bay City Council,

I want to strongly urge you to reconsider reducing the number of short term rental property licenses in Morro Bay. I, like many from the Central Valley, bring my family to Morro Bay at least once a year. When we come, we inevitably find ourselves shopping downtown and eating at local restaurants. I have to imagine that tourists like me generate hundreds of thousands of dollars of revenue for local business and corresponding tax revenue for the City. I would hate to see the effects of reduced tourism revenue result in closed restaurants or local businesses.

I truly feel for permanent residents who have been affected by large parties or noisy guests. Surely, however, there must be a better way to enforce noise ordinances without completely removing homeowners' ability to rent their homes.

Thank you for your consideration.

-Mark Bozzo

**From:** [Marti Filley](#)  
**To:** [Council](#)  
**Subject:** STR Regulation Ordinance  
**Date:** Saturday, September 19, 2020 1:05:36 PM

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Please accept this communication as public input to the upcoming Meeting Agenda Item regarding Short Term Rental (STR) Regulations scheduled for Sept 22, 2020.

Dear Morro Bay City Council,

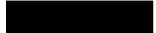
Our family has spent the past 20 years gathering in Morro Bay to spend quality time with our family. Half of us live in the Central Valley and the other half travels from Texas every summer. We have watched weddings take place, babies grow up, and cousins who live far from each other bond over boogie boarding, hiking and bonfires on the beach. The parents and grand-parents of our clan love to shop, eat, and generally spend our money in Morro Bay. Over the years we have stayed at several different rental homes and had good experiences, but our favorite that we always try to come back to are the properties managed by Beach N Bay Getaways. Our annual reunion in Morro Bay has meant so much to our family and we will all be devastated

if we are forced to start looking for another location for us to get together at the the beach. PLEASE reconsider the plan to severely restrict the number of vacation rentals in Morro Bay. We feel that this would be a such a tragic mistake and negatively affect the lives of so many people, residents and visitors alike.

Thank you for your consideration.

Sincerely,

Martha Filley  
El Paso, Texas



Sent from my iPhone

**From:** [Mary O'NEIL](#)  
**To:** [Council](#)  
**Subject:** STR Regulation Ordinance  
**Date:** Friday, September 18, 2020 2:55:43 PM

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Please accept this communication as public input to the upcoming Meeting Agenda Item regarding Short Term Rental (STR) Regulations scheduled for Sept 22, 2020.

Dear Morro Bay City Council,

Mary

**From:** [Mary Ann Britton](#)  
**To:** [Council](#)  
**Subject:** Well-Behaved Vacation Rentals  
**Date:** Saturday, September 19, 2020 7:05:59 AM

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Hello City Council,

Thank you for taking on so many concerns and putting our community as a top priority in your own lives...we appreciate all of the extras you do for Morro Bay!

Vacation Rentals have been a BIG topic, and we hope you will also hear the voices from us little guys who are working very hard to follow all of the rules and regulations.

My husband and I run an Airbnb on our quiet street. Constantly, we check in with neighbors to make sure they are not bothered, disturb, or that their lives are being altered by our choice to have guests. The answers for the last four years have always been, "We never hear your guests." That speaks volumes.

There are MANY locals who are using Vacation Rentals to make ends meet, pay local taxes, and help our small tourist town thrive. Those SAME people are working 2-3 jobs, working hard to follow the rules and regulations, but may not have the time to speak up and say, "These new restrictions on Vacation Rentals are not fair."

Please reflect on what Morro Bay is about...small business owners bringing unique touches to our town. Please reflect on...well behaved community members who are following ALL of the rules and regulations. Please reflect on...those well behaved members who are paying all of their taxes, fees, and who are considerate of their neighbors. Please reflect on...your neighbors who need this income to survive and who continue to support our Beautiful Morro Bay.

Thank you for your service and thoughtful consideration.

Smiles,

MaryAnn and Phill Britton :)



**From:** [Melissa Kurry](#)  
**To:** [Council](#)  
**Subject:** STR Regulation & Urgency Ordinance 637  
**Date:** Friday, September 18, 2020 5:16:39 PM

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Please accept this communication as public input to the upcoming Meeting Agenda Item regarding Short Term Rental (STR) Regulations scheduled for Sept 22, 2020.

Dear Morro Bay City Council, I fully support the Scenic Coast Association of Realtors' position on Urgency Ordinance 637 and the Proposed Short Term Rental Regulations. We respectfully request that the City Council rescind Urgency Ordinance No. 637 until the California Coastal Commission approves any new STR regulations.

Allow transfers of a compliant STR business license upon sale to a new owner as the regulations allowed prior to the Urgency Ordinance.

**Eliminate the proposal** to utilize the use of a lottery for STR licenses that would target compliant, tax-paying private investors in Morro Bay real estate who currently provide visitor-serving accommodations. The use of a lottery system that will revoke a current STR license from a homeowner who has been renting their home for 20 years - much longer than VRBO or Airbnb have been around - is unethical and a complete violation of property rights! This needs to be **strongly and seriously** considered before the City makes a mistake that could end up costing them greatly.

Your serious consideration is greatly appreciated.

-Melissa Kurry  
Morro Bay Resident



**From:** [melissa@beachnbaygetaways.com](mailto:melissa@beachnbaygetaways.com)  
**To:** [Council](#)  
**Subject:** STR Regulation Ordinance  
**Date:** Monday, September 21, 2020 1:03:04 PM

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Please accept this communication as public input to the upcoming Meeting Agenda Item regarding Short Term Rental (STR) Regulations scheduled for Sept 22, 2020.

Dear Morro Bay City Council,

I am a graduate of Cal Poly with a bachelors in Recreation Parks and Tourism Administration, my concentration was in hospitality and tourism. While attending Cal Poly and since graduating I have worked within various areas of the tourism industry within SLO county including hotels, special events, weddings, and now vacation rentals. My education and experience gives me a unique perspective into the regulations being proposed and unintended consequences they may bring. The following areas of the proposed new STR regulations are of concern.

1. Reducing the number of permitted 'unhosted' STR licenses in residential areas to 175 while putting no limit on 'hosted' rentals.
  - a. Part of the proposed regulation is to increase the fee on STR licenses to help with enforcement of the regulations, particularly surrounding rentals in non-compliance but of the most importance rentals operating illegally without a license. Reducing the number of permits from 250 to 175 would be a 30% reduction in the amount collected in these permitting fees, and thus a 30% reduction in the ability to enforce existing regulations and any new regulations adopted. This would be counter productive to the goal to increase enforcement of STR regulations and limiting illegal home rentals within the city.
  - b. STRs only make up 4% of the housing units within Morro Bay, there is no need to reduce this number and place further limits on the number of visitors to Morro Bay who prefer Vacation Rental Homes over hotels. Reducing this number further limits the growth potential for TOT, a direct contributor to the city. With a 175 permit limit the only room for growth of TOT would be from increased occupancy. Increased occupancy would undoubtedly occur with a reduction of available inventory, but would ultimately stagnate and limit the amount of TOT collected from STR operations.
  - c. Morro Bay is a family destination and Vacation Homes are the most desirable lodging choice for families. Lodging is a top priority to families, whereas events and attractions fall as a higher priority to solo, couple, and younger demographic travelers. When making their travel plans, families who prefer to stay in Vacation Rental homes will choose a different destination with vacation rental homes available, they will not choose a different lodging option such as a hotel or motel. Reducing the number of STRs available to these families would result in fewer visitors, reduction in TOT, and less income for small and local businesses who rely on the tourist market to operate.
  - d. There is no evidence to support any of the permitted STRs currently in operation are in violation of any regulations in place. When asked previously the city has stated 'zero citations have been issued' for STRs. A reduction in the number of permitted rentals will not resolve the ongoing problem with known illegal rental operations. The problem

is thus one of enforcement and citation of homes known to be operating illegally with no action taken to stop those operations, or assist the neighbors of such illegal operations. Reducing the number of permits is not a solution, enforcement is. Rather than penalize compliant, permitted homes, time needs to be given to enact and begin enforcing the already standing regulations and begin to remove the problem of illegal home rental operations occurring within the city.

- e. A 'hosted' rental will be very hard to enforce. What steps will the city be taking to ensure a hosted rental indeed has the owner on property for the duration of the rental period? How will this be enforced when there has been no enforcement to date for the already known illegal operations occurring?
2. A lottery system to bring 'non-compliant' permitted STRs into compliance with proposed 175 ft. proximity
    - a. A random lottery to enforce a new proximity limit would be determinantal to the city and TOT collected. This lottery could result in some of the largest contributors in TOT to no longer to a permitted STR, and result in a direct loss of TOT to the city.
    - b. All compliant, already permitted STRs should be grandfathered and excluded from any new proximity rules put in place.

In summary, changes to the number of permitted rentals is not the solution when it is clear enforcement has been minimal to non-existent, particularly when the permitting fees are intended to increase enforcement efforts. A reduction in permitted STRs should not occur until measurable enforcement efforts have been put in place, citations have been issued, and the known illegally operating rentals within the city have been cited for violation and operations have ceased. Taking action to penalize already existing STRs operating with full compliance will only result in negative impact to the city through TOT collections and reduction in visitors to the city.

My Best,

Melissa Meyer (Crist)  
Office: 805-528-2888  
[Melissa@BeachNBayGetaways.com](mailto:Melissa@BeachNBayGetaways.com)

**From:** [Jean Williams](#)  
**To:** [Council](#)  
**Subject:** Vacation Rentals  
**Date:** Sunday, September 20, 2020 5:24:20 PM

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This email is our way of expressing concern regarding the possibility of the STR ordinance under current consideration.

We have been visiting Morro Bay for the last 40+ years. Thirty years ago we relocated outside of California. Morro Bay has remained a vacation destination for us as it is our favorite vacation spot.

During this time we have had hotel stays and we have had vacation rental stays. When we stay in hotels, your hoteliers and restaurateurs are happy. When we stay in rentals your STR owners and markets are happy. A win/win for the City each time we visit.

It is our desire to express concern that your actions would limit our choices.

When we stay in a vacation rental we sign a contract which is very specific to what is allowed, and what is not allowed. It should be up to the property owner and/or their rental agent to see that these rules are followed. We understand this is not always practical and that neighboring property owners are affected by the broken rules.

What we would like to propose is that rather than punish "lottery losers," those rental owners who do not enforce the rules should lose the right to use their property as an STR, or pay a hefty fine to the City for each infraction. (If there is a rental agent involved, perhaps they, too, should pay a fine.) With police records being computerized it shouldn't take long to learn which property owners are not enforcing their rules.

It is more than understandable that neighbors are upset that their own properties are adversely affected by noncompliant tenants. However, punishing compliant owners and respectful tenants is clearly not the way to solve this problem. Everyone involved here is contributing to your tax base and should have equally fair consideration.

Thank you for your consideration of this information.

Michael and Jean Williams  
Montrose, Colorado

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From: [M.Lindsay](#)  
To: [Council](#)  
Cc: [Kenneth Burke](#)  
Subject: Vacation Rentals, an opinion from 370 Vashon  
Date: Monday, September 21, 2020 9:43:47 AM

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My husband and I are the owners of the house at [REDACTED] [REDACTED]. We have been successfully running a STR here for 5+ years. To my knowledge, we have never had a complaint or issues with any of the guests staying there. We regularly employ a local handyman (who we pay a monthly retainer to) and local housekeepers. We also are represented by URELAX VRs so that is additional funds to a local business not to mention the TOTs. Our guests write wonderful comments in the guest book, including a couple who stayed at our house once and then returned for their honeymoon. Our guests rave about the local restaurant scene (pre-covid, not sure what's being said at this very moment) and support local businesses by dining, shopping and other tourism activities.

I myself, when I get the chance to stay at our house, also very much support the community by shopping at Spencers (and Albertsons), Miners, the Thursday Farmer's Market and stores like Poppy, which I love. I also attend classes at Fitness Works (pre-covid). And of course, we also love local dining. There is so much to choose from!

Taking away STRs from the list of available accommodations offerings would be a huge detriment to the economy of Morro Bay and its stature as a go-to destination. We have had more than one set of return guests. If guests are not able to find suitable places to stay that fit their parameters, they won't keep coming

back or coming in the first place.

I attended the commission zoom meeting a few weeks back, and although I did not speak, I listened to the entire meeting. My opinion is that just a few random “unruly” STR guest incidents are ruining it for the vast majority who are abiding by all the local rules and being considerate to their neighbors. And by extension, it is also my opinion that the neighbors who have been inconvenienced or bothered by those unruly incidents have been very outspoken giving the impression that the situation is mostly bad, whereas I feel that overall it is truly mostly very good.

Our neighbor across the street Kevin Foelkner has told us that he has no problems with our VR and that he barely even notices guests coming and going etc. Our neighbor next door, Ruben (I don’t know his last name, but he works at Miners) also is very friendly and has never expressed any concern or dislike about our VR.

We eventually intend to retire in our wonderful little house and enjoy all that M.B. has to offer on a full-time basis. I think that stronger enforcement of VR rules and regulations should be implemented before any *drastic* measures to the current VR structure are implemented. But obviously, as VR owners we realize that we must find some middle ground with non-VR owners that aren’t in agreement, and so we are willing to do that.

Sincerely,

Michelle Lindsay (and Kenneth Burke)



**From:** [Mike Fackler](#)  
**To:** [Council](#)  
**Subject:** vacation rental ordinance  
**Date:** Friday, September 18, 2020 3:12:54 PM

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I would like this to be included in the agenda correspondence for the vacation rental ordinance.

I agree with and ask you to consider:

1. Grandfather all existing vacation rentals, no lottery system that takes peoples licenses away by force. Allow natural attrition to reduce the number as owners retire into their homes or sell.
2. Go with the original buffer outlined in the draft, we don't need the additional 175 linear feet provision.
3. Allow transfer on sale and inheritance. When vacation rentals sell, they don't always continue as rentals, they are desirable for retirees as well and we will still have attrition. Some homes have already been handed down from other family members that should be allowed to continue.

My wife and I bought [REDACTED] during her illness. At the time we couldn't afford a second home but her time here was running short. It felt like the right thing to do. The remodel and subsequent use was a huge highlight in an otherwise difficult time. She named the house "my happy place" and everyone knew she was in MB when she used that phrase.

I was fortunate to get the house on the initial waiting list for a rental license and received it approximately 3 months later. Since this time the house has welcomed guests to the MB area. Family, friends and strangers have found short term vacation rental to be a better choice for them than the alternatives. The guest book is filled with highlights of their travels to the area.

Our house is not a profit center, rentals help but only cover about half of the annual expenses. I do look forward to a time when the mortgage is satisfied and the property will be a source of income. A source I plan to pass along to my boys and their families to continue to enjoy the MB area for generations to come.

Without a license I would sell the house. That would trigger unplanned tax consequences.

I sympathize with full time residents ( I consider myself to be local, just not there 100%) and welcome guidelines to prevent disturbances. Based upon the one planning commission meeting I participated in it does appear there are issues but tracking and enforcement seem in need of support. I left the meeting with the feeling that no one had a firm understanding of the problem. I support inspecting current operations prior to any change. Regardless, the MB economy will be impacted negatively by a reduction in licenses. Local small business has been through enough already. A well thought out, reasoned approach supported by data is appropriate and expected.

Respectfully,

Mike Fackler

**From:** [Milton Perez](#)  
**To:** [Council](#)  
**Subject:** STR Regulation & Urgency Ordinance 637  
**Date:** Friday, September 18, 2020 6:05:28 PM

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Please accept this communication as public input to the upcoming Meeting Agenda Item regarding Short Term Rental (STR) Regulations scheduled for Sept 22, 2020.

Dear Morro Bay City Council,

I fully support the Scenic Coast Association of Realtors' position on Urgency Ordinance 637 and the Proposed Short Term Rental Regulations.

We respectfully request that the City Council rescind Urgency Ordinance No. 637 until the California Coastal Commission approves any new STR regulations.

Allow transfers of a compliant STR business license upon sale to a new owner as the regulations allowed prior to the Urgency Ordinance.

Eliminate the proposal to utilize the use of a lottery for STR licenses that would target compliant, tax-paying private investors in Morro Bay real estate who currently provide visitor-serving accommodations.

## **Please include this document in the agenda for vacation rental ordinance**

September 18,2020

To Morro Bay Planning Commission.

We have had a short term vacation rental license since 2013. My wife and I are retired with a limited income, and the renting out are vacation rental, allows us to pay our property taxes, insurance, utiities, and maintenance on both the **short term vacation rental** and our **primary resident**. Without this additional income from the **short term rental** we could not afford to live here!

We purchased the short term rental for this purpose and it took years to established our home as the best 3 bedroom/ bath home, not on the beach. We get repeat clients year after year and the reviews have all been great,with no complaints. We purchasded all our furniture from Morrto Bay furniture (no longer in business) . We use local agents (**Urelax**) and merchants all the time, which supports the economy of Morro Bay. We make multiple trips to Miners Hardware and local restaraunts. We use local house keepers gardeners, roofer and contractors.

Put a limit on the number of rental licenses. dont force out current licensed rentals, allow for attrition to take place. It is alot of work to establish and maintain a rental. Go after the **illegal rentals** and vacation rentals that are **managed by owners out of area** that never take in there trash, use the smallest trash cans available that overflow and dont follow the rules with parking or the number of guest allowed.

Dont force me to sell my homes by taking away my license. We have been coming up here since the 50's and my aunts and uncles moved up here in the 40's and were the owners and builders of the Golden Tee restaurant, along with MorMacs grocery store.

**We, as short term rental owners, help support the community, so the community should support us.**

Thank you for your support and consideration in this manner.

Bruce and Paula Morosin

[REDACTED]

Morro Bay, Ca 93442

[REDACTED]

**From:** [Nancy Reel](#)  
**To:** [Council](#)  
**Subject:** STR Regulation Ordinance  
**Date:** Saturday, September 19, 2020 10:18:07 AM

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Please accept this communication as public input to the upcoming Meeting Agenda Item regarding Short Term Rental (STR) Regulations scheduled for Sept 22, 2020.

September 19,2020

Dear Morro Bay City Council,

As a vacation rental user I want you to know how much I enjoy some time in your town during the winter months. We moved back to the midwest 4 years ago and I have stayed in your town every winter and sometimes summer since then.

I love Morro Bay and the relaxed feel it has. The people are so friendly and the town is so fun to shop and eat in. While there I have eaten at several restaurants , Dorns, Libertine, Taglianos, Morro Bay Inn, to name a few. I shop in your fun shops and boutiques and always enjoy The Plant Gallery. I love hiking the area and walking on Morro Strand beach while observing the migrating shore birds. Montana de Oro and the Rock are always favorites. I love observing my favorite playful mammal the otters in your harbor. My husband and I are retired, we are very quiet and clean people. I would hate to lose the option of enjoying your amazing town. We drive across country to get to your town, it is that much worth it. Please consider the benefits that visitors bring to your town.

Sincerely,

Nancy Reel  
Overland Park,KS

**From:** [Nick Hall](#)  
**To:** [Council](#)  
**Subject:** STR Regulation & Urgency Ordinance 637  
**Date:** Friday, September 18, 2020 5:20:45 PM

---

Please accept this communication as public input to the upcoming Meeting Agenda Item regarding Short Term Rental (STR) Regulations scheduled for Sept 22, 2020. Dear Morro Bay City Council, I fully support the Scenic Coast Association of Realtors' position on Urgency Ordinance 637 and the Proposed Short Term Rental Regulations. We respectfully request that the City Council rescind Urgency Ordinance No. 637 until the California Coastal Commission approves any new STR regulations. Allow transfers of a compliant STR business license upon sale to a new owner as the regulations allowed prior to the Urgency Ordinance. Eliminate the proposal to utilize the use of a lottery for STR licenses that would target compliant, tax-paying private investors in Morro Bay real estate who currently provide visitor-serving accommodations.

Nick Hall  
Broker Associate  
Liberty Realty  
DRE License No: 00476431  
(805) 458-4544  
[nickhall@sceniccoastrealty](mailto:nickhall@sceniccoastrealty)  
[nickhall@libertycayucos.com](mailto:nickhall@libertycayucos.com)  
[www.sceniccoastrealty.com](http://www.sceniccoastrealty.com)

**From:** [N/A](#)  
**To:** [Council](#)  
**Subject:** Vacation rentals  
**Date:** Monday, September 21, 2020 10:13:57 AM

---

I'm a contractor and as a service to property management most of my work comes from repairs and bring them up to code.

Thank you for keeping the vacation rental homes in our community.

Nicks ARC

At your service

**From:** [REDACTED]  
**To:** [Council](#)  
**Subject:** Unhosted vac rentals  
**Date:** Saturday, September 19, 2020 12:12:49 PM

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Please please lower the cap on unhosted vacation rentals in our precious town Thank you, Patti Anderson

Sent from AOL Mobile Mail  
Get the new AOL app: [mail.mobile.aol.com](mailto:mail.mobile.aol.com)

**From:** [PAULA FORSBERG](#)  
**To:** [Council](#)  
**Subject:** STR Regulation Ordinance  
**Date:** Saturday, September 19, 2020 1:33:48 PM

---

Please accept this communication as public input to the upcoming Meeting Agenda Item regarding Short Term Rental (STR) Regulations scheduled for Sept 22, 2020.

Dear Morro Bay City Council,

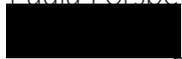
I've been a faithful visitor of Morro Bay for many years. When traveling I always prefer vacation rentals over other lodging choices. By being in a home I have an opportunity to prepare my own meals along with more privacy. It's wonderful to have the extra space also.

While visiting I am always respectful of the current residents in the area and their privacy. I've also enjoyed meeting many residents during my stays.

My choice of vacation rentals in Morro Bay has been a draw to the area for myself and family. The new regulations would reduce the available inventory of vacation home rentals. This would limit my desire to visit Morro Bay and I would choose another city that does have vacation homes available.

Thank you in advance for your consideration. Please don't disappoint many of the faithful Morro Bay visitors that prefer vacation home rentals versus other forms other lodging.

Paula Forsberg



CA 93510

**From:** [Philip Beglin](#)  
**To:** [Council](#)  
**Subject:** STR Regulation Ordinance  
**Date:** Friday, September 18, 2020 2:27:01 AM

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Please accept this communication as public input to the upcoming Meeting Agenda Item regarding Short Term Rental (STR) Regulations scheduled for Sept 22, 2020. Dear Morro Bay City Council,

Your Concern is BULLSHIT. Your Concern is Privileged. Your Concern will RAPE the Central Coast of the Tax dollars and Income from the CENTRAL VALLEY.

Do you have a stick, Well POCK IT IN TO YOUR EYE. Pick a stick

We Have legislation, also.

WHO is BACKING THIS BULLSHIT? Los Angeles money grubbers? Ah you are going for the bit coin.

WTF

**From:** [Philip Beglin](#)  
**To:** [Council](#)  
**Subject:** Upcoming Meeting Agenda regarding Short Term Rentals (STR)  
**Date:** Friday, September 18, 2020 7:14:08 PM

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Dear Honorable Morro Bay City Council:

Please accept this communication as public input to the upcoming Meeting Agenda Item regarding Short Term Rentals (STR) Regulation scheduled for September 22, 2020.

As I read your proposed Short Term Rentals (STR) Regulation, I was reminded of Juliet's famous question of Romeo ("What's in a name? That which we call a rose by any other name would smell as sweet.", *Romeo and Juliet*, Act. II; Scene II) because by setting impossible compliance standards for one group of vacation rental operators, i.e., home-owners, while entirely exempting another, i.e., hotels, the proposed regulation is nothing but yet another attempt to outlaw home owner vacation rentals which, in a similar situation, has already been declared unconstitutional in a California state courtroom. Your contemplated legislation should suffer the same fate as well.

First, by establishing arbitrary, impossible and onerous compliance standards for home-owner vacation rentals while completely exempting the bigger business hotels, even though every one of the latter's rented rooms is by your own ordinance's definition a "short term rental," you are denying the former the equal protection of the laws guaranteed by both the United States Constitution (Amendment XIV, Section 1) and that of the State of California (Article I, Section 7(a).)

Second, as the vacation rental home-owner has entered contracts with renters, your proposed legislation is also in direct violation of United States Constitution Article I, Section 10 ("No State shall...pass any...law impairing the obligation of contracts...") and California's Constitution Article I, Section 9 ("A...law impairing the obligation of contracts may not be passed.").

Your proposed ordinance, like Juliet's rose, is just another attempt to pick business winners and losers by outlawing home owner vacation rentals. I hope it is challenged in court because I believe that the plaintiffs would win.

Respectfully  
Philip J. Beglin  
Attorney at Law  
California State Bar number 92091  
3315 Cathedral Rose Avenue  
Bakersfield, CA 93313  
(661) 525-2516

## Dana Swanson

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**From:** [REDACTED]  
**Sent:** Sunday, September 20, 2020 11:30 AM  
**To:** Dana Swanson  
**Subject:** Public Comment for Sept 22 City Council meeting

Public Comment for Morro Bay City Council Sept. 22, 2020

Dear Mayor and Council,

I was privileged to serve on the Short Term Rentals Ad Hoc Committee that helped draft the ordinance you will be reviewing at your September 22 meeting. I served as a community member representing the local residents who have lived with short term rentals in their neighborhoods for years. This committee was a balanced group, respectful even in heated discussions. We worked to come to consensus on issues and succeeded more often than not.

There are three issues I hope you will consider as you review this Draft Short Term Rental ordinance.

1. **Lower the cap in the new ordinance.** The Planning Commission recently recommended a cap of 175. The committee vote was split at 4 votes for 250 and 4 votes for 150 or less. Residents are expecting to see a decrease in the cap.
2. **Shorten the transition period to 2 years or less**, including a lottery, if needed. residents and STR owners have been waiting and watching as this STR ordinance has been developing over the years. Residents want to see change. STR owners have known changes would be coming. Residents need to see that the city has listened to them. Owners have had enough time to adjust.
3. **Maintain balance.** What was supposed to be a balanced ad hoc committee has been overwhelmed by other voices. The ad hoc committee that was well balanced with residents, STR owners, hoteliers and planning commission member is now overloaded with input from tourism based business representatives. The TBID advisory board, made up of hoteliers and STR owners, has made recommendations that are written and included in the staff report. This gives a voice and platform to a group whose interests are aligned with the business of STRs rather than residents who have been trying to be heard.

Thank you for your time on this long awaited topic!

Sincerely,

Kathy Quigley

Morro Bay Resident since 1980

**From:** [Richard Patrick](#)  
**To:** [Council](#)  
**Subject:** STR Regulation Ordinance  
**Date:** Friday, September 18, 2020 4:00:35 PM

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Please accept this communication as public input to the upcoming Meeting Agenda Item regarding Short Term Rental (STR) Regulations scheduled for Sept 22, 2020.

Dear Morro Bay City Council,

I'm the head of the Patrick family from Bakersfield and we come to Morro Bay about every three months to visit and enjoy your wonderful community which includes seven members and sometime our Kids friends.

We try to utilize vacation rental homes and general stay seven days each time we visit. I wish we could afford to live their but at the present time that is not feasible, so we just stay at one of the vacation rentals.

Our family has such an outstanding time in your city with cool weather, shopping all around, great food, many trails to walk being with nature, the beauty of your ocean, how beautiful the animals are, fishing, golfing, and much more.

Morro Bay is our favorite community to stay and our family has never been filled with joy and happiness anywhere else and we can't wait to return. However; if you cut back on vacations rentals when you should be adding more, we will have to find another spot up or down the coast or someplace else. Our family spends a lot on shopping, golf, sports fishing, dinning out other activities.

Thank for listening

Richard Patrick & Family

**From:** [Rick Warren](#)  
**To:** [Council](#)  
**Subject:** Ordinance No. 637  
**Date:** Friday, September 18, 2020 5:56:34 PM

---

DATE: September 17, 2020

TO: Mayor Heading and Morro Bay City Council Members

RE: Urgency Ordinance No. 637 enacted by the City Council on Aug 25th, 2020 and the proposed Short Term Rental (STR) Regulations approved by the Morro Bay Planning Commission

Dear Mayor Heading and City Council Members,

The Scenic Coast Association of Realtors® nearly 400 members and affiliates are an integral part of the Estero Bay Communities. As a group we are also one of the primary advocates of private property rights in the local area. Please accept this communication as our organization's official Position and Recommendation to the City of Morro Bay regarding recent developments with the City's Short Term Rental regulations.

**URGENCY ORDINANCE NO. 637**

**REQUEST:** We respectfully request that the City Council rescind Urgency Ordinance No. 637 until the California Coastal Commission approves any new STR regulations.

**POSITION:** Stability and faith in the local government is a major component of the public's trust when investing in a particular area. As an association, we protest the recent Urgency Ordinance No. 637 and its vague verbiage which has been interpreted by the City Attorney to authorize the city to prohibit the transfer of a current and compliant (STR) License to the new owner upon the sale of the property. This is allowed under current City Municipal Code and since the City is in the midst of the formal process of reviewing and adapting a new STR Ordinance, we see this as an attempt to go around the due course of law for implementation of new regulations. It is important to note that the City did not, in advance of this action, follow its own published protocol and special notice procedure to notify those members of the public who signed up for notices related to STR Regulations. They failed to provide a full notice of intent and scope of the action to the affected stakeholders, i.e., homeowners on the waitlist for an STR license and most importantly all 250 current license holders. At the time the emergency ordinance went in to place, there were sellers in the midst of their transaction, and the buyers backed out of their purchase because their main interest in the property was based on the STR license transferability. Additionally, as a result of this emergency ordinance, these same buyers in the Morro Bay market

essentially have no reason to make the investment in the city because they cannot be guaranteed the right to use their property in the same manner that the sellers before them were able.

### **PROPOSED STR ORDINANCE**

Our comments and input on the proposed new STR regulations are below. Many of the issues are beyond our professional scope, but two items have us deeply concerned.

### **Lottery for STR Licenses & Non Transferability of STR Licenses:**

#### **REQUEST:**

1. Eliminate the proposal to utilize the use of a lottery in 3 years that would target compliant, tax-paying private investors in Morro Bay real estate who currently provide visitor-serving accommodations.
2. Allow transfers of a compliant STR business license upon sale to a new owner as the regulations allowed prior to the Urgency Ordinance.

**POSITION:** We encourage the City to take a measured approach and allow attrition to bring the City's STRs into compliance with the new proximity or other regulations that would not diminish the return on the existing investment.

- The City has not demonstrated why the historical use of Grandfathering by City government should not be extended to current compliant stakeholders with STR business licenses in Morro Bay.
- We recognize this as a taking of a legitimately acquired entitlement.
- Review of data from 3<sup>rd</sup> party sources (Chamber of Commerce position paper, Grand Jury Study, historical Coastal Commission actions) indicates it's the non-professionally managed and/or unlicensed STRs that comprise the majority of complaints.
- STRs represent a very large investment by their property owners, and their equity should not be reduced by City decree.
- The proposal seeks to restrict transfers between family members as well as their trusts and LLC's.
- Proactive City enforcement of the existing regulations will mitigate neighbor complaints and give the City a vehicle to eliminate the unlicensed and improperly managed STRs.

Thank you for your mindful consideration in revoking the Urgency Ordinance and in implementing our requested changes to the proposed STR regulations. Your decisions have and will continue to affect many individuals and impact private property rights and real estate investment in Morro Bay.

Thank you,

Rick Warren  
CAL BRE #01897134  
Coldwell Banker Kellie & Associates Real Estate  
702 Main Street, Cambria, CA 93428

Cell: (805) 395-0668

Fax: (805) 927-5375

Email: [Rick@CambriaViewHomes.com](mailto:Rick@CambriaViewHomes.com)

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**From:** [Rob Kitzman](#)  
**To:** [Council](#); [Dana Swanson](#)  
**Cc:** [Erica Crawford](#)  
**Subject:** Comment: Lottery system proposal for VR licensing  
**Date:** Sunday, September 20, 2020 4:40:50 PM

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Dear Council Members and Mayor,

As a member of the Chamber GAC, recent Business of the Year recipient and a concerned citizen, I feel the need to express my very strong objection to the use of a lottery system to thin out vacation rental home concentration.

I'll be to the point; please don't do a lottery! Here are three bullet points why:

\*The City needs and will continue to need the vacation rental (VR) TOT revenue in the immediate future. The City budget is on the ropes. Forced reduction of VR's will make it worse.

\*Millions of dollars of real estate investment and the associated revenue from VR's will be threatened. There will be a likelihood of costly legal battles. The city government cannot afford that cost. It's a fight that does not need to be "picked."

\*Morro Bay city government has an unfortunate but well-deserved reputation of being unpredictable and difficult to do business with. We in the business community are trying hard with city leaders to change that reputation. If our local government literally rolls the dice to see who randomly gets to keep their business (VR is a business) and who does not, we have no leg to stand on as a business community! How can we try to honestly court high quality businesses to town with that approach? It's like saying, "Come on in. Pour in your life savings. We might choose to undermine your business investment at some unforeseen moment." I can't think of a more business un-friendly policy.

I implore you to do the right and ethical thing for our City now and for the future. Allow natural attrition of VR's to spread out the concentration as needed. Don't do the "lottery!" And to be clear, I do not own a vacation rental home so I have no vested interest as a VR owner.

Sincerely,

Rob Kitzman

Kitzman's Culligan  
355 Quintana Place  
Morro Bay, CA 93442  
805.772.8164 Reception  
805.772.2579 Direct  
805.471.5799 Cell  
[www.kitzmanwater.com](http://www.kitzmanwater.com)



**From:** [Robert](#)  
**To:** [Council](#)  
**Subject:** STR Regulation Ordinance  
**Date:** Friday, September 18, 2020 11:15:57 PM

---

Please accept this communication as public input to the upcoming Meeting Agenda Item regarding Short Term Rental (STR) Regulations scheduled for Sept 22, 2020.

Dear Morro Bay City Council,  
Please accept this email as a plea to keep short term rentals available in Morro Bay.

Robert Komaromi

Sent from my iPad

## Dana Swanson

---

**From:** Scot Graham  
**Sent:** Monday, September 21, 2020 8:11 AM  
**To:** Dana Swanson  
**Subject:** FW: Concerned Morro Bay Resident

FYI

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**From:** Travis Robson [REDACTED]  
**Sent:** Saturday, September 19, 2020 6:44 PM  
**To:** John Heading <jheading@morrobayca.gov>; Marlys McPherson <mmcpherson@morrobayca.gov>; Dawn Addis <daddis@morrobayca.gov>; Jeffrey Heller <jheller@morrobayca.gov>; Robert Davis <rdavis@morrobayca.gov>; Scot Graham <sgraham@morrobayca.gov>  
**Subject:** Concerned Morro Bay Resident

Hello City Council,

My name is Travis Robson, my wife and I have lived here for fifteen years and are now raising our family here. Morro Bay is a great little community that my family and friends have grown to truly love. Families residing in Morro Bay enjoy getting to know our neighbors and have embraced the tourism side knowing that it brings much-needed tax dollars to our community. We have learned to avoid the busy Embarcadero and downtown area during the summertime and holiday seasons. My family lives in the Beach Tract and for the longest time, we had only one licensed vacation rental on our street that had the same 8 families rent it for over a month at a time each year. We ended up getting to know the renters and looked forward to the return of them. In the last couple of years, that has drastically changed. The single vacation rental on my street was sold to a family that has several rentals in the area and now the turnovers are on average, twice a week, sometimes more. I have never seen the owners there since they purchased it. Along with that, the home next door that joins the property line also sold and is now a vacation rental. When the mention of a moratorium on vacation rentals happened, they rushed into the City to become a licensed vacation rental, but I believe there was one caveat. The newly licensed vacation rental would have to comply with any adopted city ordinance. Now I have two neighboring homes directly across the street from me with a constant weekly turn over. We have six houses on our street in total and now one-third of our street belongs to tourists occupying these rentals. Our elderly neighbors at the end of the street often times struggle to even make it to their houses because tourists and vacationers are parked on both sides. It would be next to impossible for an emergency vehicle to travel down most of Beachcomber, let alone our own street packed with tourists' cars.

The characteristics of a neighborhood currently do not exist anymore and I feel the busy tourism of the Embarcadero now lives on my street. This is not what I want my 11 and 13-year-old kids to grow up remembering. I would like the single-family areas of Morro Bay to stay just that so neighbors can enjoy each other and the beautiful area we live in.

I was given hope by the City's interest in 2016 to bring attention to vacation rentals and take a look at implementing some type of ordinance on vacation rentals similar to what Cayucos has. I think that a lottery system is the only fair way to eliminate the problem of a vacation rental being in close proximity to other rentals, but I believe this should be only for preexisting licensed vacation rentals, existing before the 2016 moratorium. I'm in conflict with the idea that investors who were renting their homes out without a City license, or investors who came to get a license before the moratorium cap of 250 can have up to 4 years to conform. A lottery system that includes both the pre moratorium STR and the post-talk of a moratorium STR is in my opinion unfair. Please know that I do not own a vacation rental here and that this email is not written to

benefit me monetarily, I simply believe that part is unfair. I believe because there was the notification to the newly licensed vacation rental owners that they would have to comply with the new ordinances, that they should promptly conform to the newly adopted ordinances. They knew that changes were coming and that any investment they made at that time may not pay off. I understand that there is a concern for the investment put forth by the STR owners, but what about the investment put forth by the people who live here? I spend over \$1,100 per month just in property tax. In four years, my first child will be leaving for college, I want them to remember growing up knowing their neighbors. Not to mention we don't want to be on the constant alert by people coming here that we don't know. Imagine for a moment if this was the street you lived on and you had no less than 15 different groups of people staying each month. Each of the groups that occupy these rentals has at least 4 people sometimes up to 8. At a minimum, there are 128 random strangers staying across the street from us each month. I am pretty sure every one of you would agree that that number is too high and you probably would not want your children to be exposed to that many strangers.

The City will get it's STR revenue in the end, there are plenty of people on a waiting list that can meet the soon to be adopted ordinances. Please protect the interests of the citizens of Morro Bay first, not the people who are trying to make money off Morro Bay and its citizens. Any of the existing vacation rentals could be converted into much needed long-term rentals, and the loss to the investor would be minimal.

My family, friends, and I thank you for taking the time to read this message, and wish you all the best.

Travis Robson

**From:** [Roxanne Greenwood](#)  
**To:** [Council](#)  
**Subject:** Vacation Rentals  
**Date:** Friday, September 18, 2020 3:30:55 PM

---

City Council:

All the women in our family (aunts, mom, sister and cousins) come to Morro Bay every year and stay for 4 days. We rent a home each time to allow us all to stay in the same place. This facilitates us being able to spend time with each other and provide each of us with valuable support and the ability to catch up.

We have been doing this for over 10 years. We each look forward to the time and leave refreshed and rejuvenated and ready to concur life. We choose Morro Bay as it is centrally located for us all to come to as we are spread out all over California and we love the area as there is so much to do. Whether it is wine tasting, hiking, kayaking and of course the fantastic restaurants.

On behalf of my family we urge the City Council to not take this away from us and the families just like us. We have so many memories of the time we have spent in the beautiful City of Morro Bay. We are going to be there next week for our "Annual Girls Weekend", and we truly hope this is not our last trip.

Respectfully,  
Roxanne Greenwood



**From:** [Sabrina Elzer](#)  
**To:** [Council](#)  
**Subject:** STR Regulation Ordinance  
**Date:** Monday, September 21, 2020 12:26:39 PM

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Please accept this communication as public input to the upcoming Meeting Agenda Item regarding Short Term Rental (STR) Regulations scheduled for Sept 22, 2020.

Dear Morro Bay City Council,

My family and I are regular visitors to your beautiful city. We have happily celebrated holidays and birthdays with my family of 5. We have enjoyed the restaurants and put money into the local economy. The friendly neighbors that have waved to us in passing have made us want to revisit each year.

If you pass the regulations it would make it extremely difficult to afford to vacation in your city. The vacation rentals make it feasible for my family with young children to enjoy time together. The rentals are a home away from home. They are a well needed affordable respite during these difficult times. Please consider the impact on the mental health and financial impact of visiting families if the regulation is passed. Thank you for reading this and we hope that we can visit your beautiful city soon.

Sincerely,  
Sabrina Elzer

**From:** [Sandra Rowe](#)  
**To:** [Council](#)  
**Subject:** STR Regulation & Urgency Ordinance 637  
**Date:** Friday, September 18, 2020 6:19:35 PM

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Please accept this communication as public input to the upcoming Meeting Agenda Item regarding Short Term Rental (STR) Regulations scheduled for Sept 22, 2020.

Dear Morro Bay City Council,

I fully support the Scenic Coast Association of Realtors' position on Urgency Ordinance 637 and the Proposed Short Term Rental Regulations.

We respectfully request that the City Council rescind Urgency Ordinance No. 637 until the California Coastal Commission approves any new STR regulations.

Allow transfers of a compliant STR business license upon sale to a new owner as the regulations allowed prior to the Urgency Ordinance.

Eliminate the proposal to utilize the use of a lottery for STR licenses that would target compliant, tax-paying private investors in Morro Bay real estate who currently provide visitor-serving accommodations.

Sent from my iPhone  
Sandy Rowe  
Broker Associate  
BHGREGHaven  
Lic. 01059926

**From:** [Sandy Rowe](#)  
**To:** [Gordon Augustine](#)  
**Cc:** [Council](#)  
**Subject:** Re: STR Regulation & Urgency Ordinance 637  
**Date:** Saturday, September 19, 2020 4:56:33 PM

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Received, thank you.

On Sat, Sep 19, 2020 at 12:59 PM Gordon Augustine <[gordonaugustine@gmail.com](mailto:gordonaugustine@gmail.com)> wrote:  
Please accept this communication as public input to the upcoming Meeting Agenda Item regarding Short Term Rental (STR) Regulations scheduled for Sept 22, 2020.

Dear Morro Bay City Council,

I fully support the Scenic Coast Association of Realtors' position on Urgency Ordinance 637 and the Proposed Short Term Rental Regulations.

We respectfully request that the City Council rescind Urgency Ordinance No. 637 until the California Coastal Commission approves any new STR regulations.

Allow transfers of a compliant STR business license upon sale to a new owner as the regulations allowed prior to the Urgency Ordinance.

Eliminate the proposal to utilize the use of a lottery for STR licenses that would target compliant, tax-paying private investors in Morro Bay real estate who currently provide visitor-serving accommodations.

I am a retired teacher, as is my wife, and the ordinance and proposed new SRT regulations are a hindrance to our goal of being a property owner, which allows us to enjoy Morro Bay while we are there, as well as be able to house friends and renters when we are not at our Morro Bay property.

Concerned citizen,

Gordon Augustine

--

**Sandy Rowe**  
Broker Associate



**BETTER HOMES AND GARDENS REAL ESTATE | HAVEN PROPERTIES**  
Morro Bay: 805 Main Street, Morro Bay, CA 93442  
[San Luis Obispo: 547 Marsh Street, San Luis Obispo, CA 93401](#)  
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LIC 01059926  
Phone: [805.235.2377](tel:805.235.2377)

## Dana Swanson

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**From:** Torrey Scharton [REDACTED]  
**Sent:** Sunday, September 20, 2020 5:44 PM  
**To:** John Heading; Marlys McPherson; Dawn Addis; Jeffrey Heller; Robert Davis; Scott Collins; Dana Swanson  
**Subject:** STVR discussion and ordinance

I understand that the City is currently, more so than usual, bearing the brunt of lost revenue; and, in light of this budget deficit is motivated to ensure that revenue streams are not only maintained, but encouraged. This situation influences the consideration of this particular ordinance. If we could, for one moment, table those financial pressures and focus solely on the quality of our community and the neighborhoods that define our culture and character, I feel we could more clearly identify why the STVR pose such a threat to Morro Bay's identity beyond a tourist destination.

Balancing the concerns and desires of the opposing sides of this discussion will not be fair to everyone; but, that is a result of our failing to address the situation before it became a concern and/or problem. Yes, there are probably STVRs that do not well adhere to considerations of the neighbors and that problem is a matter of management and enforcement of the rules we adopt, which really aren't all that difficult: simply, there are space and noise ordinances. We certainly need Managers on Duty who are readily available and willing to do their part to protect their license to operate. However, the bigger issue is how many commercial properties (which is exactly what a STVR is) will be allowed within the residential areas. Note these are not mixed use areas...had I purchased a townhouse adjacent to a motel, I would know what I was getting into, yes? But, owning a home in a residential area and now finding that I am in the midst of a "hotel" type turnover, is much different.

When you live in a neighborhood, you learn the habits and schedules of your neighbors. You learn who gets up early, who stays up late, who entertains, who likes things quiet, whose dog doesn't like strangers, etc. As a permanent resident you learn to accommodate or work with the habits of your neighbors and a balance of community is maintained. Communication with one another is more likely and tends to be productive and conducive to all. *BUT, with STVRs, every weekend is new, every week is new.* There are new noises, sometimes early rising adults with newscasts and conversation, or kids who are ready to play; there are late evening noises and goings on, cars coming and going at all hours of the day and night, new sounds and lights at all hours. And, **the full time resident is the only one who has to accommodate this constantly changing environment.** The City gets their revenue, the property management business gets their cut, the owner gets their income, the guest gets the fun and exclusive use of a whole house and yard to use as an escape from the everyday elsewhere. You see, all the others are getting something out of this but the full-time resident (whether owner or LT renter). They are left with the loss of peace, security and confidence in and around their personal space.

No matter how many ordinances the STVR property has to adhere to, they will never be able to mitigate the disturbance created within the neighborhood. My neighborhood is now a commercial zone. I have hugely increased traffic, noise, and unvetted, unknown new people in my personal zone every day. This is not just a summer problem. Visiting Morro Bay is no longer seasonal when it comes to STVR.

So, the most important consideration for me in this situation is to limit the number of STVR in relation to one another as outlined in the ordinance offered.

I would recommend the oldest operating STVR get the grandfathered position, and you go from there. If that affects too many other STVRs, would they consider sharing a calendar, so that only one of them was rented during a particular time period? I am sure they could equally manage the number of nights each rented. In this instance, they all keep their license to operate, and continue to earn income but they compromise for the sake of the homeowner who lives in the vicinity year round.

I don't live in a Commercial or mixed use area, I should not have to deal with all that comes with being in one.

Furthermore, the sooner this ordinance is enacted, the better. Properties are being bought and sold regularly around here and the buyers need to be aware in advance of the income potential of their home, or the disturbance to their slice of heaven. I have lived in my home for 20 years here in MB and can honestly say that this STVR issue has snowballed out of control only over the last five years. We need to get a handle on it before it overruns our neighborhoods.

Respectfully submitted,

Torrey Scharton

**From:** [SeeLyon Beach Rentals](#)  
**To:** [Council](#)  
**Subject:** STR Regulation & Urgency Ordinance 637  
**Date:** Friday, September 18, 2020 5:18:02 PM

---

Please accept this communication as public input to the upcoming Meeting Agenda Item regarding Short Term Rental (STR) Regulations scheduled for Sept 22, 2020.

Dear Morro Bay City Council,

I fully support the Scenic Coast Association of Realtors' position on Urgency Ordinance 637 and the Proposed Short Term Rental Regulations.

We respectfully request that the City Council rescind Urgency Ordinance No. 637 until the California Coastal Commission approves any new STR regulations.

Allow transfers of a compliant STR business license upon sale to a new owner as the regulations allowed prior to the Urgency Ordinance.

Eliminate the proposal to utilize the use of a lottery for STR licenses that would target compliant, tax-paying private investors in Morro Bay real estate who currently provide visitor-serving accommodations.

-SeeLyon Beach Rentals  
(805) 995-3643

**From:** [Sherry Brajcich](#)  
**To:** [Council](#)  
**Cc:** [info@sharemorrobay.com](mailto:info@sharemorrobay.com)  
**Subject:** Comments on Ordinance 637  
**Date:** Friday, September 18, 2020 5:30:55 PM

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Dear Council Members:

RE the attached letter from our Board, I would like to add my own comments.

I relocated to Cambria from Ojai two years ago. One of the ways that I was able to purchase my home was to operate it as a vacation rental when I wasn't in town. This enabled me to pay the mortgage and also to be part of the beautiful Central Coast. I couldn't have relocated here without this wonderful opportunity to share my home with other guests. It was a special time that I will always cherish. I was able to stay in Cambria when Ojai was burnt out by the Thomas Fire, which saved my lungs. I met my husband here and am excited about building our new future. We have converted my vacation rental to a regular rental, and we have a wonderful full time Tenant at the property.

Part of my decision to leave Ojai was that it gentrified to the extreme in a very short period of time. Part of this process included banning vacation rentals, which limited the types of visitors to the Ojai Valley. No longer did we have an egalitarian vibe with scholars, spiritualists, artists, musicians, and also "regular" people. After that, visitors were largely limited to five star guests at the Ojai Valley Inn. Their tastes really changed the character of the town. Two main premises in halting vacation rentals was that it would increase housing for Tenants, and stabilize prices. Neither of these two purposes came to fruition — prices and rents are higher than ever. In fact, it just drove prices into the luxury class which further eroded housing for the most needy.

I encourage you to leave things as they are, and let them evolve organically. Creating ordinances to achieve desired effects doesn't always achieve the desired purpose.

Sherry Brajcich

**From:** [Sherry Peckhoon Sim](#)  
**To:** [Council](#)  
**Subject:** STR Regulation & Urgency Ordinance 637  
**Date:** Friday, September 18, 2020 6:22:03 PM

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Please accept this communication as public input to the upcoming Meeting Agenda Item regarding Short Term Rental (STR) Regulations scheduled for Sept 22, 2020.

Dear Morro Bay City Council,

I fully support the Scenic Coast Association of Realtors' position on Urgency Ordinance 637 and the Proposed Short Term Rental Regulations.

We respectfully request that the City Council rescind Urgency Ordinance No. 637 until the California Coastal Commission approves any new STR regulations.

Allow transfers of a compliant STR business license upon sale to a new owner as the regulations allowed prior to the Urgency Ordinance.

Eliminate the proposal to utilize the use of a lottery for STR licenses that would target compliant, tax-paying private investors in Morro Bay real estate who currently provide visitor-serving accommodations.

**From:** [Steven KoneffKlatt](#)  
**To:** [Council](#)  
**Subject:** STR Regulation Ordinance  
**Date:** Friday, September 18, 2020 2:49:29 PM

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Please accept this communication as public input to the upcoming Meeting Agenda Item regarding Short Term Rental (STR) Regulations scheduled for Sept 22, 2020.

Dear Morro Bay City Council,

I have been vacationing in Morro Bay for 68 years, clearly my parents brought me to this great town and costal area. We need to use short term rentals to keep coming to Morro Bay.

We recently spent a week in a downtown rental property.

Thank you for allowing my input.

Regards,

Steve KoneffKlatt  
Berkeley, Ca

**From:** [Susan Doris](#)  
**To:** [Council](#)  
**Subject:** STR Regulation Ordinance  
**Date:** Friday, September 18, 2020 4:12:23 PM  
**Attachments:** [email-logo.png](#)

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Please accept this communication as public input to the upcoming Meeting Agenda Item regarding Short Term Rental (STR) Regulations scheduled for Sept 22, 2020.

Dear Morro Bay City Council,

We inherited our home from our parents who built it and lived there from the 1970's until they retired to senior housing. This home has been passed down to my sisters and I, and is still our family home and brings us all together for holidays and family vacations.

We use the home also as a short term vacation rental primarily to help provide with the upkeep of the home and to keep the yard and exterior in good condition. We would have to sell this cherished gem if our existing license were taken away. Please do not vote for a system that would take away licenses by force. That is wrong, allow natural attrition will reduce rental properties.

Please retain the original buffer outlined in the draft, we do not need the 175 linear feet provision.

Our family will continue to use this home as a family get together spot, and our ability to continue short term rentals means that our kids and their kids can enjoy the peace and tranquility of the bay. Our children and grandchildren deserve to be able to inherit and continue to own this home. We have a local, manager and our neighbors know our parents and know us and have both our manager's and our cell numbers as we want to ensure that we continue to be good neighbors.

We understand the concern, however, taking licenses by force from good neighbors and homeowners, and preventing their children from owning a home a home with so many important memories, that was built by their grandparents is not the answer.

Thank you,

Susan Doris

**Susan Doris**  
DIRECTOR OF LEASING

[susan.doris@ridgecapitalinc.com](mailto:susan.doris@ridgecapitalinc.com)  
DIRECT 916.330.1057 CELL 916.798.2248



555 University Avenue, Suite 180 | Sacramento, CA | 95825  
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[www.ridgecapitalinc.com](http://www.ridgecapitalinc.com)

**From:** [Susan Stewart](#)  
**To:** [Council](#)  
**Cc:** [Dana Swanson](#)  
**Subject:** 9/22/2020 agenda items B-1 and B-2  
**Date:** Sunday, September 20, 2020 5:11:28 PM

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RE: Agenda items B-1 and B-1, 9/22/2020

Dear Mayor Headding and Council,

I had the privilege of being asked to join the committee to develop our vacation rental ordinance. It was created in response to an outpouring of citizen concerns about our neighborhoods being overrun with what is seen as a commercial business activity in residential districts. The committee had a balanced cross-section of representatives of all stakeholders: STR owners, managers, hoteliers and residents. Our agreement going in was to both represent the interests of our constituents, and to truly hear the points of view of others; to try to understand where we could find agreement and consensus, and to compromise in the interests of having a stronger document with community support as we sought approval from the California Coastal Commission. We also became quite aware of the economic needs of a city that is at this time dependent on a tourism economy. I personally did my best to leave my own preconceptions outside the room as we deliberated--and I learned a lot from all the members of the group.

I have been frustrated by the campaign of some members of the STR management community to inflame their owners and clients with the idea that they will lose all access to the coast with this ordinance. The reality is that some committee members, and many folks in our community, entered the process with the idea that un-hosted STRs are a commercial activity happening in residential zones and should be banned completely. We did NOT provide the city with an ordinance that outlawed STRs in residential zones. Most of the items have to do with common sense process issues, code enforcement, and neighborliness. The fact that some of these folks have gone directly to the Coastal Commission before we finished discussing the ordinance at the Planning Commission and City Council (and even before we had a draft) feels like a betrayal of trust.

The items where we did not achieve consensus had to do with the cap on the number of vacation rentals, not allowing transferability of licenses, and how and when to reduce the number and density of vacation rentals in residential communities. The idea of a lottery at the end of three years is extremely challenging. There was hope that with attrition, and management of new permits that respected density buffers, few STRs would fall into a category where a lottery was necessary.

I understand that the lottery idea is painful for those who own and manage the homes that may fall under this plan to reduce density. Perhaps those owners could apply for a conditional use permit or variance, with documentation from their residential neighbors that their property was operating in a fashion that met with their support. It is, after all, about being good neighbors. Alternatively, documentation of verified compliance issues could remove offending rentals from the list.

Morro Bay provides numerous lodging options for visitors, from campgrounds to RV parks to hotels to home shares to full-home rentals and vacation homes. We have several new hotels in the planning stages. I do not believe we lack options for visitor accommodations at any income level. Housing for full time residents and our local workforce remains one of our biggest challenges. Selling a home "with an existing STR license" is not only unfair to those on the waiting list, it allows prices to be inflated by speculators who are not part of our community.

The Planning Commission agreed with the TBID on recommending a cap of 175 full home STRs, with unlimited licensed STRs in mixed use and commercial zones, and unlimited licensed home stays, given that all other legal, health and safety measures were met. Reducing density, awarding new licenses based on those density guidelines, and enforcement of appropriate signage, parking restrictions and our existing noise ordinance as well as a fair way to document concerns should help give neighborhoods some relief from their loss of a sense of community.

As for the moratorium on the issuance of new STR permits, it is critical that we don't create more problems with increasing density while we are considering the direction we are going with the ordinance.

Good luck with your deliberations! I know that Mayor Headding and Council member McPherson already put hours of time in facilitating and recording our thoughts and concerns. I have also had some communication with Council member Heller, and appreciated the opportunity to share my thoughts.

Sincerely yours,

Susan Stewart  
Morro Bay Resident

**From:** [Susie Ferreria](#)  
**To:** [Council](#)  
**Subject:** STR Regulation Ordinance  
**Date:** Friday, September 18, 2020 7:29:17 PM

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Please accept this communication as public input to the upcoming Meeting Agenda Item regarding Short Term Rental (STR) Regulations scheduled for Sept 22, 2020.

I am writing to let you know I support vacation rentals in Morro Bay. I have vacationed there for forty years and twenty years ago I was able to purchase a house. The only way I can afford to keep it is to rent it as a vacation rental. I do it legally and try to be a good neighbor. I pay my taxes and hope to retire to the community in about 5 years. Please consider my thoughts when making your decision.

Dear Morro Bay City Council,

Sent from my iPhone

**From:** [Susie LiCalsi](#)  
**To:** [Council](#)  
**Subject:** STR Regulation Ordinance  
**Date:** Thursday, September 17, 2020 6:52:07 PM

---

Please accept this communication as public input to the upcoming Meeting Agenda Item regarding Short Term Rental (STR) Regulations scheduled for Sept 22, 2020.

Dear Morro Bay City Council,

I am writing to you today to add my comments regarding the proposed changes to the Short Term Rental Regulations. We have been coming to Morro Bay for the last 15 years to vacation during 4th of July. We started out by staying in hotels for 2 or 3 days. Six years ago we decided that just the couple of days was not enough time in your city, so we decided to rent a home for a week. We have a number of very good friends who have been renting homes in Morro Bay and wanted to spend time with them exploring the area and enjoying the restaurants and shops you have. By renting a home, we are now able to bring our dog and have our adult age children and grandson join us for some family time. This has developed over the years where we now stay for at the very least 10 days. We are very respectful to the neighborhood in which we stay, in fact over the years we feel as though we are a part of the neighborhood. We have met a few of the local residents and enjoy chatting with them when we visit. I am asking you to please rethink the sweeping changes that you are planning on with the current proposed draft. To limit the number of rentals by 100 homes is going to make it near impossible for people like us and our friends to find vacation housing. I feel that you would be punishing those of us who follow the rules because of those that break them. Why don't you start with monitoring the rentals with Code Enforcement? Have someone check up on those that are breaking the noise ordinances? You may find that it isn't always the vacationers that are making the noise. This year, one of the neighbors of the home we rented were having a loud party. They are actually residents of your community.

I realize that you need to do something, however there must be a better compromise. If you go through with the new regulations that have been proposed, you will force us and many others to take our travel dollars out of your community. As much as I wouldn't like it, I would have to rethink coming to my beloved Morro Bay and find housing in one of the other communities such as Cambria or Cayucos. I hear from people that those are great places to stay and vacation. Please, rethink this!

Sincerely,

Susie LiCalsi

**From:** [Terri Frank](#)  
**To:** [Council](#)  
**Subject:** Ways Vacation Rentals HELP Morro Bay!!!  
**Date:** Monday, September 21, 2020 11:44:35 AM

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Dear City Council Members,

First, I would like to thank you for the service and time you give to our beautiful community. I realize that whatever issue you are working on to try and improve Morro Bay, there are strong opinions from all sides that you have to weigh and consider, and try to make decisions that better our community and its citizens.

I am writing to you today because I am a short-term rental (STR) owner and would like to provide input on this really important topic in hopes that you will take my thoughts, concerns and experience into consideration.

I realize the general opinion is that vacation rental (VR) owners make a lot of money. Unfortunately, this is not always the case unless you own several of them. Factor in, not only the time and money it takes to *start a new business* (of any kind), but also preparing the property to be rented so it will be attractive to guests and be competitive in the market. The initial investment includes, but is not limited to, remodeling, upgrading or cleaning up the property, hardscaping and landscaping so it's suitable and safe for guests, purchasing new furniture (indoor & perhaps outdoor), appliances, equipment, household items (which you oftentimes need to have a back-up supply), cleaning supplies, fees which include legal, business license and VR website fees to name only a few.

Keeping the business running is something else to consider. These include the mortgage on the property, property taxes, Federal, State & Local taxes (TOT included), commercial insurance (costing over \$2000 a year), typical monthly bills including water & sewer, electricity, gas, garbage, tv & internet. Other routine costs include handyman services, gardening services, house cleaning services, soft water services, pest control services, professional services (electricians, plumbers, etc.). On top of those bills, you need to add on item replacement costs, necessary supply costs such as toilet paper, paper towels, dishwashing soap, laundry detergent, cleaning supplies ... the list goes on and on.

If you just look at the last two paragraphs, you will see how much money goes right back into our local economy and it doesn't even take into account all the money the guests spend while they are here!

Vacation rentals provide jobs for locals such as housecleaning, window cleaning, gardening, pest control, storage unit rentals, handyman/maintenance services, professional services including local plumbers, electricians, general contractors, etc.

Vacation rentals use local businesses, like I do, which include endless trips to Miner's =0), weekly trips to MB Propane & Moving to refill propane tanks, Village Dry Cleaners, MB Laundromat, Kitzman's Culligan for soft water services, ASAP Reprographics & Goofy Graphics for specialized office or signage needs, Spencer's, Albertson's, Rite-Aid, Dollar Tree, Family Dollar for supplies, Mobil Gas Station for gas, UPS Store & Perry's Parcel & Gift for shipping needs... again, the list goes on and

on.

Please don't forget about TOT Taxes that go to help fund the needs of our City. That's really important, too. Our City needs money!

Vacation rentals seem to get a bad rap. Some of which is justified, but I do think the MAJORITY of Vacation Rental Owners & Property Managers ARE VERY INVESTED in their business, their property, their guests, and their neighbors. Both parties have A LOT TO LOSE if their vacation rentals are not managed well.

Thank you so much for giving us Vacation Rental Owners & local Property Management companies consideration in this very important ordinance going forward. I appreciate it very much.

Sincerely,

Terri Frank

**From:** [Tim Cowan](#)  
**To:** [Council](#); [Dana Swanson](#)  
**Subject:** VRs  
**Date:** Saturday, September 19, 2020 2:29:27 PM

---

Dear Mayor and Councilmembers,

I'm writing to express that a lottery system as described in the Vacation Rental ordinance is not business friendly. Business seeks predictability and capital flows to communities where investors and entrepreneurs can calculate risk associated with building a business in that community with confidence. A lottery does not inspire confidence that the government in that community is sensitive to this risk calculation. Further, the lottery as proposed will create an unbudgeted and unplanned budget shortfall in the City's finances that could equate to 1 to 1.5 sworn police officers, plus a sudden decline in ancillary business services like landscaping, service and maintenance jobs associated with those vacation rentals "losing" the lottery.

If Vacation Rentals are created as non-conforming uses, then they should be treated the same as any other non-conforming use in the community. The City has created a comprehensive policy in its zoning ordinance to address non-conforming uses, and it should use it in this case if it creates those non-conforming uses by a new ordinance, not a lottery.

The prohibition against transfer from a seller to a buyer in the 2020 ordinance is already a substantial modification of VR permit rights when compared to existing VR regulations and those in the existing and proposed Zoning Ordinance Update. Normal turnover in licensing and restrictions on passing the VR licenses from owner to owner will address this issue over time, and I believe that this method of adjusting the concentration should be the sole method of dealing with VRs that may become non-conforming.

Thank you for your consideration!

Tim Cowan  
805.459.3818  
Pizza Port  
[theportmb@gmail.com](mailto:theportmb@gmail.com)

**From:** [Toni Detz](#)  
**To:** [Council: Toni Detz; Toni Detz](#)  
**Subject:** STR Regulation & Urgency Ordinance 637  
**Date:** Friday, September 18, 2020 6:37:40 PM

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Please accept this communication as public input to the upcoming Meeting Agenda Item regarding Short Term Rental (STR) Regulations scheduled for Sept 22, 2020.

Dear Morro Bay City Council,

I fully support the Scenic Coast Association of Realtors' position on Urgency Ordinance 637 and the Proposed Short Term Rental Regulations.

We respectfully request that the City Council rescind Urgency Ordinance No. 637 until the California Coastal Commission approves any new STR regulations.

Allow transfers of a compliant STR business license upon sale to a new owner as the regulations allowed prior to the Urgency Ordinance.

Eliminate the proposal to utilize the use of a lottery for STR licenses that would target compliant, tax-paying private investors in Morro Bay real estate who currently provide visitor-serving accommodations.

Thank you for your consideration on this matter,  
Toni Detz  
Broker  
Keller Williams Realty Central Coast  
Corporate DRE # 02005015

**From:** [Toni LeGras](#)  
**To:** [Council](#)  
**Subject:** STR Regulation & Urgency Ordinance 637  
**Date:** Friday, September 18, 2020 5:27:49 PM

---

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Dear Morro Bay City Council,

I fully support the Scenic Coast Association of Realtors' position on Urgency Ordinance 637 and the Proposed Short Term Rental Regulations.

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**From:** [Tracy Kawamoto](#)  
**To:** [Council](#)  
**Cc:** [Dana Swanson](#); [Scott Collins](#)  
**Subject:** STRs in Morro Bay for Tuesday's Agenda  
**Date:** Monday, September 21, 2020 11:55:20 AM

---

Dear Mayor and City Counsel,

As a resident of Morro Bay, I would like to add my .02 cents on the STR measures. I'm going to make this short and sweet and put it into a bulleted list for easier reading.

Reasons why I'm in favor of strictly limiting STRs in Morro Bay:

- STRs remove the sense of "community" in our neighborhoods. An STR allows for different people coming and going (sometimes on a daily basis), which causes a lack of relationship or community building. The neighborhood as a whole suffers.
- STRs diminish home values in the surrounding community.
- STRs lower the inventory of long-term rentals in our area, causing huge demand and outrageous monthly rental prices.
- Poorly managed STRs cause problems for surrounding neighbors (noise, parking, poor maintenance, etc.).

A few comments relating to the draft ordinance:

- I'm in favor of either eliminating STRs altogether or capping them at 120. 250 is far too many STRs for our small town.
- Any approved STRs must have off-street parking available and it should be strictly enforced.
- I do not agree with grandfathering non-conforming STRs, they should be eliminated within 18 months.
- I would prefer if all STRs owned by a corporation be eliminated immediately. STRs should only be allowed if they are owned by an individual or trust and limit how many STRs can be owned by one person/trust.
- I'm in favor of accessory dwelling units to be allowed as long as they are permitted and the owner is on the property. However, the number of these units used as STRs should also be limited.

Thanks for taking my feedback into consideration. I love living here and I want to see our sense of community grow. I do not want to see our lovely town become a "vacation only" town.

Your fellow resident,

Tracy Kawamoto

 | Morro Bay, CA 93442



Dear Council Member

I assume you want to resolve this issue of STVRs and move on to other important things. The STVR committee did reach consensus on many items but I am concerned that compromise may have been somewhat lacking in other areas.

No city likes to ask a business to move its location, but they do this for a variety of reasons. I am asking you to do this with some of the businesses operating in residential neighborhoods.

If you accept the Planning Commission proposal of 175 Complete Home, 40 Home Stay and 11 ADU, you have nearly the same number (250) we have now. If some of those license holders relinquish their licenses due to costs and fees, they will be replaced by others on the waiting list. Those new rentals are likely to be more active and therefore impact the neighbors to a greater degree.

Regardless, Morro Bay will have the highest vacation rentals percentage (4 %) between San Jose and Los Angeles. These other cities have realized the impact that vacation rentals can have on neighborhoods and have reduced their total number and percentage of rentals far below our proposed number.

For this reason I ask you to consider reducing the Complete Home vacation rentals to 150 and maintain the 11 ADUs already operating. Home stays should not be restricted and have little impact on neighbors. Please be aware that attrition as suggested by the business community does not occur in all parts of our community equally.

The present proposal is so designed with respect to spacing, that any resident could have three vacation rentals about their property, with those vacation rentals only 50 feet apart. I do applaud the noise restriction, as written in the ordinance and believe it may help, but I fear it will be hard to enforce.

For this reason I ask you to add a simple restriction, that no homeowner resident should have more than one vacation rental about their property beside or behind. I do not believe that rentals across the street have as much of an impact on residents.

Finally, I wish we as a city had reached out to residents adjacent to vacation rentals and sought out their opinions. Leaders might assume if they don't hear from them, then it mustn't be a problem. I have heard this from VR owners also. We have a large number of older residents who are not skilled at "fighting city hall" or whom may be fearful of retribution. You need to think of them as you draft this ordinance. Because, I know you are not like those leaders I referenced above.

Thank you,

Patrick J Vaughan  
STVR committee member

**From:** [Vicky Peralta](#)  
**To:** [Council](#)  
**Subject:** STR Regulation Ordinance  
**Date:** Monday, September 21, 2020 2:46:14 PM

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Please accept this communication as public input to the upcoming Meeting Agenda Item regarding Short Term Rental (STR) Regulations scheduled for Sept 22, 2020.

Dear Morro Bay City Council,

My family loves coming back to Morro Bay due to friends and relatives who lives in the city. Please continue having enough accomodation so we could visit this lovely place.

Thanks,  
Vicky Peralta

## Dana Swanson

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**From:** Scot Graham  
**Sent:** Monday, September 21, 2020 8:08 AM  
**To:** Dana Swanson  
**Subject:** FW: Benefits of Short Term Vacation Rentals

FYI

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**From:** Sara Williams [REDACTED]  
**Sent:** Saturday, September 19, 2020 10:57 AM  
**To:** Scot Graham <sgraham@morrobayca.gov>  
**Subject:** Benefits of Short Term Vacation Rentals

Hello Mr Graham,

Short Term Rentals (STRs) bring so much to the City of Morro Bay and the families visiting our tourist town. The visitors are allowed privacy, comfort and space as an alternative to a hotel and allows family units to fully experience Morro Bay. Some families simply can not enjoy the Coast without this type of arrangement. Many of our guests with elderly parents and young children feel more comfortable relaxing in a home while others members of the family visit the town. Why do we ask them to come? Why do we have the right to push the visitors in a hotel? When a guest stays in a residence, they stay longer and spend money in town for their basic needs. They are buying groceries at our stores and farmers' markets, visiting our local coffee shops, gassing their vehicles, eating a meal at our local restaurants and shopping at our little stores to buy nicknacks, sunglasses, books etc. The revenue derived from the Power Plant is gone. The revenue from our fishing industry is gone. Many small businesses have struggled to make ends meet and the City has spent significant revenue to bring tourists to Morro Bay to fill those gaps.

We had three adjacent neighbors who live out of town and their homes were vacant for years. In aggregate those neighbors spent perhaps a month in town each year and brought very little revenue to the local economy. Since establishing our home as a STR, our guests provide a steady revenue stream of taxes, local purchases and support for our local economy. Their positive experience brings free advertising for the City and the revenue from referrals and return visits.

The complaints of a vocal minority should not infringe on the ability of our guests to enjoy the benefits of a short stay on this beautiful coast. The majority of people who live in a tourist town expect to have visiting families to support a thriving economy. By limiting or removing STRs, the City is creating an underground economy which removes revenue and is not regulated. It exists already to a certain degree and efforts should focus on enforcement of bringing non permitted locations into compliance. By limiting the amount of permits, a situation is created where home owners will be forced to hide activities due to income stream need. Our personal experience with our home as a STR has been wonderful. We have met guests from all over the world and they bring diversity to our town. We hope the City would want to embrace that. Please take the time to go to the Airbnb site and read some of the reviews by guests who have stayed in our town and enjoyed their experience.

Thank you for your service and consideration,  
Greg and Sara Williams  
[REDACTED]  
Morro Bay, CA 93442

Some of our reviews...

"...great little spot! Super clean, amazing personal touches (farm fresh eggs and homemade jam), fantastic outside space and so kid friendly. It's an easy drive to the beach, shops and restaurants. Can not recommend enough! Great time. Would absolutely stay again."

"...there is a nice backyard porch with seating and furniture too. Perfect location - just a short walk from the waterfront, and the main downtown street is just around the corner..."

"...Location is perfect, the house is cozy and full of pleasant features, like childproofed kitchen, some toys and the amazing music room in the garden. The garden itself is wonderful, we spent nice evenings on the deck enjoying and listening to the seagulls crying in the distance. We would love to come again..."

**From:** [Dimino Betancourt](#)  
**To:** [Council](#)  
**Subject:** STR Regulation Ordinance  
**Date:** Friday, September 18, 2020 2:44:40 PM

---

Please accept this communication as public input to the upcoming Meeting Agenda Item regarding Short Term Rental (STR) Regulations scheduled for Sept 22, 2020.

Dear Morro Bay City Council,

Last year, my two sisters and I visited Morro Bay for a week and enjoyed a rental home. It was perfect because we wanted to have as much time together as possible as we live great distances from each other. The rental made that possible for us, something that a hotel would not have accomplished. From there we were able to go to town and shop and eat and know that at the end of the day, we would be able to relax and chat about all the things we did in a comfortable setting.

If you do away with rentals, I doubt if we will be back to Morro Bay.

Thank you for your time.

Sincerely,

Yolanda Dimino  
Santa Monica, CA

**AGENDA CORRESPONDENCE**  
**POSTED ON SEPTEMBER 22, 2020**



**AGENDA NO: B-2**

**MEETING DATE: September 22, 2020**

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

**From:** [Anne Pagent](#)  
**To:** [Council](#)  
**Subject:** STR Regulation & Urgency Ordinance 637  
**Date:** Monday, September 21, 2020 3:10:26 PM

---

Please accept this communication as public input to the upcoming Meeting Agenda Item regarding Short Term Rental (STR) Regulations scheduled for Sept 22, 2020.

Dear Morro Bay City Council,

I fully support the Scenic Coast Association of Realtors' position on Urgency Ordinance 637 and the Proposed Short Term Rental Regulations.

We respectfully request that the City Council rescind Urgency Ordinance No. 637 until the California Coastal Commission approves any new STR regulations.

Allow transfers of a compliant STR business license upon sale to a new owner as the regulations allowed prior to the Urgency Ordinance.

Eliminate the proposal to utilize the use of a lottery for STR licenses that would target compliant, tax-paying private investors in Morro Bay real estate who currently provide visitor-serving accommodations.

Thank You,  
Anne Pagent



**Anne Pagent, REALTOR®**

**Coldwell Banker Premier Real Estate**

DRE# 02076097

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Mobile: (805) 235-4208

Email: [anne.pagent@gmail.com](mailto:anne.pagent@gmail.com)

Website: [annepagent.realtor](http://annepagent.realtor)



## Dana Swanson

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**From:** Ben Sztajnkrycer [REDACTED]  
**Sent:** Tuesday, September 22, 2020 8:08 AM  
**To:** John Heading; Marlys McPherson; Dawn Addis; Jeffrey Heller; Robert Davis  
**Cc:** Scott Collins; Dana Swanson; Chau Le  
**Subject:** Opposition to Proposed New Rules Governing Short-Term Rentals

Ladies and Gentlemen:

We are writing to express our opposition to the proposed new rules governing short-term rental properties in Morro Bay. We are proud homeowners in this community. We love our city, we patronize local businesses, and we respect the right of our neighbors to live in peace and quiet.

But the rights of our neighbors must be balanced with our own rights; specifically, our right to earn a livelihood through the rental of our home.

The revised rules under consideration by the City Council are overbroad and arbitrary. My wife and I comply with all city ordinances and monitor the activities of our short-term rental property closely. We ensure that renters do not violate noise ordinances, do not exceed the capacity of the home, do not park too many vehicles in the street, etc.

The new rules will punish us – up to and including the possibility of losing our short-term rental license through a random lottery process – even though we have not committed any infraction. This is simply unacceptable.

The City Council should consider a more balanced approach, recognizing the needs of all of its residents. Specifically, the City Council should: 1) enforce the rules currently imposed on short-term rentals; any owner who violates these rules should face penalties; and 2) grandfather in existing short-term rental units, with a cap at the current levels; through attrition, the number of units can reduce over time (through the prohibition of additional units and the prohibition of license transfers).

We thank you for your time and consideration.

Sincerely,  
Diem-Chau Le and Benjamin Sztajnkrycer

**From:** [Bob Kasper](#)  
**To:** [Council](#)  
**Cc:** [Lynn Azevedo Taylor](#)  
**Subject:** STR Regulation & Urgency Ordinance 637  
**Date:** Monday, September 21, 2020 3:40:57 PM

---

Please accept this communication as public input to the upcoming Meeting Agenda Item regarding Short Term Rental (STR) Regulations scheduled for Sept 22, 2020.

Dear Morro Bay City Council,

As a long time Realtor in the area, as the owner of the Real Estate Company of Cambria, as someone who has done transactions in Morro Bay personally, as well as other agents in my office having done transactions in Morro Bay, and having once ran a vacation rental company of 50 units in Cambria, I am very well-versed in vacation rental-related real estate issues.

I fully support the Scenic Coast Association of Realtors' position on Urgency Ordinance 637 and the Proposed Short Term Rental Regulations.

We respectfully request that the City Council rescind Urgency Ordinance No. 637 until the California Coastal Commission approves any new STR regulations.

Allow transfers of a compliant STR business license upon sale to a new owner as the regulations allowed prior to the Urgency Ordinance.

Eliminate the proposal to utilize the use of a lottery for STR licenses that would target compliant, tax-paying private investors in Morro Bay real estate who currently provide visitor-serving accommodations.

Thank you for your attention to this matter. I appreciate it!

Bob Kasper  
Owner/Broker of The Real Estate Company of Cambria

Sent from my iPhone

**From:** [Craig Howard](#)  
**To:** [Council](#)  
**Subject:** str  
**Date:** Tuesday, September 22, 2020 9:50:32 AM

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I have been reading the saga on Nextdoor. The overwhelming majority of voters want controls, but also have a deep respect for property rights. The idea of eliminating STR is absurd. Dont listen to this small number of squeaky wheels. In fact, tourists are a part of the vibrant fabric of the community.

We are lucky to have both day tourists and overnights guests. They flood the economy with active dollars. As locals we would not enjoy even 1/3 the restaurants and stores without the tourists. What would that be like? Ghost town depressing.

I believe that when tourists come to Morro Bay, we are lucky. It means they had a choice of Newport Beach, Santa Monica, Santa Barbara, Pismo, Avila, Cayucus, Cambria, Big Sur, Pacific Grove and Monterey and CHOSE Morro.

In many cases these are couples and families with a much younger demographic than Morro, and we need that.

I say dont change anything. When you have a bad apple STR, kick em out.

Craig Howard

**From:** [Dana Swanson](#)  
**To:** [Heather Goodwin](#)  
**Subject:** FW: City Council Agenda Correspondence re: Short Term Vacation Rentals  
**Date:** Monday, September 21, 2020 3:48:02 PM

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**From:** Dan Sedley [REDACTED]  
**Sent:** Monday, September 21, 2020 3:02 PM  
**To:** Dana Swanson <dswanson@morrobyca.gov>  
**Subject:** City Council Agenda Correspondence re: Short Term Vacation Rentals

Honorable Mayor Headding  
City Council  
Staff

In considering the new policy for Short Term Vacation Rentals, I ask you to consider the following comments:

I fully support unlimited STVR's in the Full Commercial Districts, because STVR's are a commercial venture. I do not support STVR's in mixed zoning districts that also include some private housing.

I fully support unlimited STVR's in HOSTED Homes where the owner is present at all times that a short term renter would be present. To me, this is essentially the same as a person claiming an office in their home for their business and the owner is overseeing the use of the home.

I am against UNHOSTED STVR's in R-1 zoned homes. Allowing an entirely commercial venture, which STVR's are, is a violation of our own zoning laws in my opinion. UNHOSTED STVR's ruin the integrity of our neighborhoods!

In my opinion, The City of Morro Bay, has barely even touched the problem of illegal STVR's. There are four of the illegal STVR's in my neighborhood. No legal ones that I know of. Most of them have been reported, with some people being told if the city cannot determine if they are being rented online, then there is nothing they can do to stop them. But the signs are evident that they are not family members, not even remotely so. The housekeeping services show up promptly after the last renter and the linens are laundered and replaced. The owners are never there at the same time as the guests, like family would be. The Enforcement and fines need to be increased significantly. The illegal STVR owners are perfecting their craft knowing how the city detects them.

Most of the people I see so fervently fighting for the STVR's are not even residents of Morro Bay, nor do they vote here, so their stake in this issue is solely money and has nothing to do with the integrity of our neighborhoods.

Lastly, STVR's remove long term housing for perspective residents to purchase or rent. Increasing overall housing has been stated as a goal of City Council for some time. STVR's detract from this goal.

In conclusion, I am adamantly opposed to commercial enterprises like STVR's being approved in R-1 zoned neighborhoods.

Thank you for taking the time to consider this

Dan Sedley  
Morro Bay Resident

**From:** [Danny Hart - Real Estate](#)  
**To:** [Council](#)  
**Subject:** STR Regulation & Urgency Ordinance 637  
**Date:** Monday, September 21, 2020 4:57:52 PM

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Please accept this communication as public input to the upcoming Meeting Agenda Item regarding Short Term Rental (STR) Regulations scheduled for Sept 22, 2020.

Dear Morro Bay City Council,

I fully support the Scenic Coast Association of Realtors' position on Urgency Ordinance 637 and the Proposed Short Term Rental Regulations.

We respectfully request that the City Council rescind Urgency Ordinance No. 637 until the California Coastal Commission approves any new STR regulations.

Allow transfers of a compliant STR business license upon sale to a new owner as the regulations allowed prior to the Urgency Ordinance.

Eliminate the proposal to utilize the use of a lottery for STR licenses that would target compliant, tax-paying private investors in Morro Bay real estate who currently provide visitor-serving accommodations.

**From:** [Dawn Feuerberg](#)  
**To:** [Council](#)  
**Cc:** [Scott Collins](#)  
**Subject:** no limits, no caps for home hosted short term rentals  
**Date:** Monday, September 21, 2020 7:36:30 PM  
**Importance:** High

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Dear City Council Members,

I am writing to ask you to please consider not having any limits or caps on the home-hosted short term rentals. I am aware that the new ordinances may impose a separation of 3 lots between each short term rental unit. I am asking that home-hosted be exempt from this separation ordinance. Home hosted short-term rentals do not have the same issues as non-hosted rentals and the people coming to stay really do feel like guests and they act accordingly. They come from all over the world to stay in homes to have an experience and are very mindful, respectful and courteous. It is no different than having good friends or my parents visiting. In my case I have one car and plenty of parking where as my neighbors who rent bedrooms month to month have 4- 5 cars overflowing onto the street at any given time.. So parking is not an issue for my short term rental or the other short term rentals on my street here in Morro Bay,

I think the city also needs to look at long term rental ordinances. I have long term rentals all around me here in North Morro Bay and I am one of the few owner occupied homes on my street. I have discovered that some of the rentals on my street have two adults in each bedroom and everyone has a car. In my experience the parking issues are not from short-term rentals but from too many sublets which allows too many adults living under one roof.

Thank you so much for your time and consideration,  
Kindly, Dawn

Dawn Feuerberg  


**From:** [Debra Neal](#)  
**To:** [Council](#)  
**Subject:** Keeping the vacation rentals available  
**Date:** Tuesday, September 22, 2020 8:56:58 AM

---

Good Morning,

I would like to encourage the council to keep vacation rentals available as we need to be able to get away for some form of stress relief from the situations around us in our daily lives. Some of the effects from the quarantine can create high levels of anxiety for the families & individuals on a daily basis. As an RN, I can personally attest to health changes that can be remedied by time away from our homes as well as bringing a little normalcy back into our lives such as an annual vacation. Teaching children at home, Change in our work routine & reduced income, are high stressors.

Research has been shown, there have been an increase in the need for cardio medical care during this pandemic. Please consider keeping the ability for so many of us to enjoy our favorite places to vacation as therapeutic as well during these times.

Thank You,  
Debra Neal, RN  
Sent from my iPhone

**From:** [Diane Moroski](#)  
**To:** [Council](#)  
**Subject:** STR Regulation & Urgency Ordinance 637  
**Date:** Monday, September 21, 2020 3:15:34 PM

---

Please accept this communication as public input to the upcoming Meeting Agenda Item regarding Short Term Rental (STR) Regulations scheduled for Sept 22, 2020.

Dear Morro Bay City Council,

I fully support the Scenic Coast Association of Realtors' position on Urgency Ordinance 637 and the Proposed Short Term Rental Regulations.

We respectfully request that the City Council rescind Urgency Ordinance No. 637 until the California Coastal Commission approves any new STR regulations.

Allow transfers of a compliant STR business license upon sale to a new owner as the regulations allowed prior to the Urgency Ordinance.

Eliminate the proposal to utilize the use of a lottery for STR licenses that would target compliant, tax-paying private investors in Morro Bay real estate who currently provide visitor-serving accommodations.

**Diane Moroski**

[REDACTED]  
San Luis Obispo CA 93401

[Follow on Facebook](#)



**From:** [HAILEY CHIASSON](#)  
**To:** [Council](#)  
**Subject:** STR Regulation & Urgency Ordinance 637  
**Date:** Monday, September 21, 2020 3:15:05 PM

---

Please accept this communication as public input to the upcoming Meeting Agenda Item regarding Short Term Rental (STR) Regulations scheduled for Sept 22, 2020.

Dear Morro Bay City Council,

I fully support the Scenic Coast Association of Realtors' position on Urgency Ordinance 637 and the Proposed Short Term Rental Regulations.

We respectfully request that the City Council rescind Urgency Ordinance No. 637 until the California Coastal Commission approves any new STR regulations.

Allow transfers of a compliant STR business license upon sale to a new owner as the regulations allowed prior to the Urgency Ordinance.

Eliminate the proposal to utilize the use of a lottery for STR licenses that would target compliant, tax-paying private investors in Morro Bay real estate who currently provide visitor-serving accommodations.

**From:** [Heather Barbis](#)  
**To:** [Council](#); [Scott Collins](#)  
**Cc:** [PlanningCommission](#)  
**Subject:** Vote in favor of the proposed Short-Term Rental ordinance  
**Date:** Tuesday, September 22, 2020 9:41:41 AM

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To the Morro Bay City Council and other decision makers,

I would like to express my support for and would like you all to vote in favor of passing the newly-proposed Short-Term Rental ordinance. This issue is very important to me because my neighborhood in particular has been overrun in regards to the density of short-term vacation rentals, and I would like to see that resolved.

I am in full support of reducing the total number of STR licenses and implementing density rules that would require a buffer between STR homes. The STR licenses need to be spread throughout Morro Bay rather than allowing one neighborhood in particular to become occupied by high-turnover tourists rather than full-time residents.

A community is a reflection of the residents that live there. Our tourism industry should not operate in such a way that it sacrifices our town's sense of community. I want my young children to know their neighbors rather than see a constant influx of strangers. I want safety for my children to be able to ride their bikes or play in their yard. In a neighborhood, we should have neighbors, not tourists. We have plenty of hotels. We do not need our neighborhoods inundated with such a high volume of vacationers.

Within 100 yards of my house, there are at least 11 STRs. At times, I have seen up to 20 people walking in front of my house coming from just one of those homes, whether they are all staying there or just gathering there. Might one of those strangers be a predator? Maybe.

In the past few years, our neighborhood has seen a huge reduction in long-term rental availability in lieu of the number STRs going up. Again, I would prefer to have neighbors rather than strangers.

I urge you to vote in favor of passing the newly-proposed Short-Term Rental ordinance, so Morro Bay can keep its sense of community intact.

Thank you,

Heather Barbis  
12-Year Morro Bay Home Owner and 10-Year Morro Bay Business Owner

• • •

Heather Barbis  
Creative Director & Graphic Designer

**HB DESIGN**  
805.234.4167  
heather@hbdesign805.com

HBDesign805.com

## Dana Swanson

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**From:** Hemant Patel [REDACTED]  
**Sent:** Monday, September 21, 2020 9:18 PM  
**To:** Scott Collins; Dana Swanson; John Headding; Marlys McPherson; Dawn Addis; Jeffrey Heller; Robert Davis  
**Subject:** STR Agenda Item Sept 22nd 2020

Dear Council & Honorable Mayor,

I have been a resident of Morro Bay for the past 30 years. I have lived in both the commercial district and have also resided in a quiet neighborhood in North Morro Bay. As a business owner I know how imperative it is to have visitors and tourists to support our town but our neighborhoods are not the answer. Within the last few years, there has been an influx of vacation rentals that have popped up in our neighborhoods and along the beach track in north Morro Bay. As a parent of young children this is quite disconcerting. The neighborhood which once was occupied by full time residents is now turning into a commercial district and creating permanent damage to our local neighborhoods. I believe the main problem of having non-owner occupied STR in our neighborhood is that they no longer serve as a neighbor but more as a business. That house is no longer a contributor to the well being of our neighborhood and that of our like minded neighbors. Instead, it creates a real threat to the overall character and identity of the neighborhood. These STR create additional congestion, noise, garbage, and parking issues in our already narrow streets. I would strongly suggest that the council consider limiting the amount of STR to a maximum of 150 and in residential owner occupied homes only. Otherwise, they should be confined to our commercial district. Currently there is a huge concentration on the beach track which is zoned residential, single family. Since these STR are operating as a business, they are turning our neighborhoods into hotel/motels with high traffic transients since there is no way to monitor the amount of guests occupying a STR. A compromise would be to allow only owner occupied STR in our neighborhoods and leave the non occupied STR for commercial zones. This would also offer some reprieve to our already burdened resources such as our police department which is forced to patrol more frequently in areas which would normally

be low risk areas. By controlling the amount of transients in the residential district there is less likelihood of unforeseeable issues arising in those areas. It would help locals feel more confident in allowing their children to roam freely or bikes their streets without the fear of random strangers. Also, because a large quantity of these STR are managed by companies that do not reside in Morro Bay, they do not have the best interest of our town or neighborhoods in mind. Lets not allow these out of town business owners dictate the quality of life that takes place in **OUR** neighborhoods Their sole focus is profit and could care less about the character of our neighborhood. Furthermore, we are all aware that there is a huge housing shortage for our locals who are trying to make a living here and can't find long term housing. I believe this is the direct result in the rise of STR which are extremely more lucrative but just as disruptive for our small community. Let's collectively focus on how to restrict the STR permits and recognize the value of our neighborhoods. I appreciate the city taking the concerns of the neighbors seriously.

**Please make the right decision to protect our families and not \$\$\$.**

Sincerely,  
Hemant Patel  
30 year Morro Bay Resident

**From:** [Hilary Soldati](#)  
**To:** [Council](#)  
**Cc:** [Scott Collins](#); [dswanswon@morrobayca.gov](mailto:dswanswon@morrobayca.gov)  
**Subject:** Vacation rental ordinance  
**Date:** Monday, September 21, 2020 10:07:52 PM

---

Dear council members,

I am writing to share my views on the vacation rental ordinance for our beautiful city. I am among those who recognize the economic necessity of supporting our tourist population, which is the economic engine for our town. The council should pursue policy that allows for the greatest possible amount of freedom to vacation rental owners, while also protecting the safety and quality of life of full-time Morro Bay residents. The council is obligated and responsible to maintain these two goals, which are often in conflict. Despite this challenge, the council has a duty to both the economic vitality of the city and the day-to-day well-being of the residents.

Having stricter fines, simpler reporting and enforcement mechanisms, clear regulations and requirements could help achieve the balance of the competing objectives. Owners of vacation rentals should be held accountable through fines and revoking of permits for repeated violations by customers / guests who frequently violate noise, safety, and property rules. We can keep our residents safe in friendly neighborhoods through improved oversight. Additionally, the city should collect fees and taxes from these services that help support enforcement and city finances.

Additionally, owner-occupied rentals should not be limited. As a young family who is scrambling to create a life for our 3 children in Morro Bay, using a portion of our property as a temporary vacation rental makes living here viable. Given housing prices, we can only afford a small home and require the extra income and flexibility of a short term rental on our property. This makes our mortgage affordable and allows us to host guests and family from out of town, which our small primary cannot accommodate. If we cannot make Morro Bay work for young families, such as my own, the city will be depriving itself of the most reliable, stable source of a future Morro Bay. Owner-occupied short term rentals do not suffer from the same issues that result from unsupervised guests.

Thank you for reading and best of luck with a complicated issue.

All the best,  
Hilary Soldati

**From:** [Jamie](#)  
**To:** [Council](#)  
**Subject:** STVR Ordinance  
**Date:** Tuesday, September 22, 2020 7:36:34 AM

---

Dear Council,

Please discuss removing limits of distance requirements and the number of hosted VR's. If the owner is on site of a hosted VR let the complaint rules enforce a good neighbor VR. We don't have rules regulating how many roommates or parking for full time rentals. A hosted VR has more accountability for neighborhoods. Also, please allow Guest Units to be eligible for hosted VR's.

Thank you,  
Jamie and Monica Irons

Sent from my iPhone

**From:** [Jason Smith](#)  
**To:** [Council](#)  
**Subject:** STR Regulation Ordinance  
**Date:** Tuesday, September 22, 2020 12:25:12 PM

---

Please accept this communication as public input to the upcoming Meeting Agenda Item regarding Short Term Rental (STR) Regulations scheduled for Sept 22, 2020.

Dear Morro Bay City Council,

**From:** [jeanne frye](#)  
**To:** [Council](#)  
**Date:** Monday, September 21, 2020 7:37:37 PM

---

Hi

I don't think we should ban ADUs. ADUs provide housing to other family members who want to be close to loved ones yet live alone. ADUs also provides housing for others to live in our area when cost of living is so high.

Thank you for your time,  
Jeanne Frye

**From:** [Jenn Lawson](#)  
**To:** [Council](#)  
**Subject:** STR Regulation & Urgency Ordinance 637  
**Date:** Monday, September 21, 2020 5:55:12 PM

---

Please accept this communication as public input to the upcoming Meeting Agenda Item regarding Short Term Rental (STR) Regulations scheduled for Sept 22, 2020.

Dear Morro Bay City Council,

I understand we are living in uncertain times and thank you for working so hard.  
However - now is not the time to be making such altering changes and causing unnecessary stress.

I fully support the Scenic Coast Association of Realtors' position on Urgency Ordinance 637 and the Proposed Short Term Rental Regulations.

We respectfully request that the City Council rescind Urgency Ordinance No. 637 until the California Coastal Commission approves any new STR regulations.

Allow transfers of a compliant STR business license upon sale to a new owner as the regulations allowed prior to the Urgency Ordinance.

Eliminate the proposal to utilize the use of a lottery for STR licenses that would target compliant, tax-paying private investors in Morro Bay real estate who currently provide visitor-serving accommodations.

Thank you!

Sent from my iPhone

**From:** [Jerilyn Moore](#)  
**To:** [Council](#)  
**Subject:** Vacation Rentals  
**Date:** Tuesday, September 22, 2020 11:08:53 AM

---

A short note to share with the council that my home is located between two vacation rentals and one behind my home and there have been no problems with any of them. They appear to be responsibly and properly managed.

Jerilyn Moore  
Beach Tract

Sent from my iPhone

**From:** [John Gilbert](#)  
**To:** [Council](#)  
**Cc:** [REDACTED]  
**Subject:** STR Regulation & Urgency Ordinance 637  
**Date:** Monday, September 21, 2020 4:22:18 PM

---

Please accept this communication as public input to the upcoming Meeting Agenda Item regarding Short Term Rental (STR) Regulations scheduled for Sept 22, 2020.

Dear Morro Bay City Council,

I fully support the Scenic Coast Association of Realtors' position on Urgency Ordinance 637 and the Proposed Short Term Rental Regulations.

We respectfully request that the City Council rescind Urgency Ordinance No. 637 until the California Coastal Commission approves any new STR regulations.

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Eliminate the proposal to utilize the use of a lottery for STR licenses that would target compliant, tax-paying private investors in Morro Bay real estate who currently provide visitor-serving accommodations.

Sent from my iPhone

**From:** [Jose Luis Sanchez](#)  
**To:** [Council](#)  
**Subject:** STR Regulation & Urgency Ordinance 637  
**Date:** Monday, September 21, 2020 3:28:07 PM

---

Please accept this communication as public input to the upcoming Meeting Agenda Item regarding Short Term Rental (STR) Regulations scheduled for Sept 22, 2020.

Dear Morro Bay City Council,

I fully support the Scenic Coast Association of Realtors' position on Urgency Ordinance 637 and the Proposed Short Term Rental Regulations.

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Eliminate the proposal to utilize the use of a lottery for STR licenses that would target compliant, tax-paying private investors in Morro Bay real estate who currently provide visitor-serving accommodations.

Jose Luis Sanchez DRE# 02111584  
Integrity. Service. Results.  
RE/MAX Pines by the Sea  
REALTOR-Associate  
Cell. 805-903-3744  
JlsanchezRealtor@gmail.com

**From:** [Kalani Jackson](#)  
**To:** [Council](#)  
**Subject:** STR Regulation & Urgency Ordinance 637  
**Date:** Tuesday, September 22, 2020 12:49:09 PM

---

Please accept this communication as public input to the upcoming Meeting Agenda Item regarding Short Term Rental (STR) Regulations scheduled for Sept 22, 2020.

Dear Morro Bay City Council,

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Eliminate the proposal to utilize the use of a lottery for STR licenses that would target compliant, tax-paying private investors in Morro Bay real estate who currently provide visitor-serving accommodations.

From: [Karen Croley](#)  
To: [Council](#)  
Subject: Questions for rental laws  
Date: Monday, September 21, 2020 3:33:14 PM

---

Hello and thank you for taking my questions into consideration:

With a three lot separation - how would you implement this new ordinance with two already in place within three houses of each other? Or is this for future VRs?

How will you enforce this ordinance and with what resources? I thought the city was under staffed at this point?

How will you compensate for the money lost from the vacation rentals who pay their taxes but who would be banned to continue to operate?

I thought the cap was already in place- so why is this on the list for new ordinances?

Why not rather, implement ordinances on a case by case matter - for VRs that don't receive neighborhood complaints and pay their taxes and are in other ways in good standing? This would be a win-win - city continues to get paid the hundreds of dollars collected each month and the VRs continue to sustain their cost of living here.

One big reason Airbnbs are a business here is because the cost of living is so high in combination with high mortgage payments. Why are Airbnbs being considered the same as vacation rentals when it's an entirely different scenario with hosts/business owner (same thing), is home and in charge of a thriving business that's in good standing with his/her community? Having an Airbnb business makes continuing to live here, affordable for the home owner. Have you considered the differences between Airbnb home owners and other VRs?

Thank you for taking my questions. I'll be listening to the meeting tonight.

Karen Croley

--  
Karen C

--  
[Karen Croley, M.A.](#)  
A New Leaf 4 You: On the Trail Guidance for Healing  
<http://www.a4you.com>  
(609) 748-9822

**From:** [Kelly Marple](#)  
**To:** [Council](#)  
**Subject:** STR Regulation & Urgency Ordinance 637  
**Date:** Monday, September 21, 2020 3:33:11 PM

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Please accept this communication as public input to the upcoming Meeting Agenda Item regarding Short Term Rental (STR) Regulations scheduled for Sept 22, 2020.

Dear Morro Bay City Council,

I fully support the Scenic Coast Association of Realtors' position on Urgency Ordinance 637 and the Proposed Short Term Rental Regulations.

We respectfully request that the City Council rescind Urgency Ordinance No. 637 until the California Coastal Commission approves any new STR regulations.

Allow transfers of a compliant STR business license upon sale to a new owner as the regulations allowed prior to the Urgency Ordinance.

Eliminate the proposal to utilize the use of a lottery for STR licenses that would target compliant, tax-paying private investors in Morro Bay real estate who currently provide visitor-serving accommodations.

Sincerely,  
Kelly Marple  
Realtor / Property Manager / Local

**From:** [Kevin Carroll](#)  
**To:** [Dana Swanson](#)  
**Cc:** [Council](#)  
**Subject:** Fwd: Vacation Rental Committee Process and Draft Ordinance  
**Date:** Monday, September 21, 2020 3:44:48 PM

---

FYI

Begin forwarded message:

**From:** Kevin Carroll [REDACTED]  
**Subject:** **Vacation Rental Committee Process and Draft Ordinance**  
**Date:** September 21, 2020 at 1:34:33 PM PDT  
**To:** Scott Collins <[scollins@morrobayca.gov](mailto:scollins@morrobayca.gov)>, [jheading@morrobayca.gov](mailto:jheading@morrobayca.gov), [daddis@morrobayca.gov](mailto:daddis@morrobayca.gov), Robert Davis <[rdavis@morrobayca.gov](mailto:rdavis@morrobayca.gov)>, [jheller@morrobayca.gov](mailto:jheller@morrobayca.gov), [mmcpherson@morrobayca.gov](mailto:mmcpherson@morrobayca.gov)

We have been Morro Bay homeowners and full-time residents since 2000. We are strongly against vacation rentals in our community. Affordable housing is not available for families due to the prevalence of vacation rentals. Vacation rentals increase pollution, congestion, burdens on local infrastructure, and chronic neighborhood annoyances. For example, on our block, there are three STRs. Two are right next to each other. The third is right across the street from the two.

We agree with all areas of committee consensus, especially that short-term vacation rentals in residential zones must be separated by no fewer than three lots and that a rental may not abut another in front, behind, or kitty corner from each other, including across a street or alley.

Our recommendations are: The total number should not exceed 200 for residential zones. They should be spaced apart. Permits should not be able to be transferred for any reason. Do not grandfather in STRs, especially the ones that did not comply with ordinances to begin with.

Thank you for you time.

Kevin and Sandra Carroll

**From:** [Kurt Senff](#)  
**To:** [Council](#)  
**Subject:** Please include in September 22 agenda  
**Date:** Monday, September 21, 2020 8:46:58 PM

---

Please include in the September 22 agenda correspondence for the vacation rental ordinance

Dear most honorable City Council of Morro Bay,

We have been life-long lovers of the Central Coast and in particular Morro Bay. We have contributed greatly to its economy as campers, fisher persons, surfer, and in general visitors, ( i.e. dining, grocery shopping, renting etc.). We finally had saved enough money to invest in the area and bought a house in the North part of town. With the opportunity there, we licensed the house to rent as a vacation rental, ( after a nice face lift, fresh paint, drought resistant landscape, and other improvements). We have absolutely injected value into the neighborhood with tasteful home improvement. I am soon to be 67 and my wife is 61. We are working,( harder than we thought we would be at this point), and hope to soon retire in the area, and we do occupy the home when we are able to get away from our work schedules every chance we get. Our management company has been an unbelievably capable and caring concern when it comes to the guests which they screen and the rules that they put forth in order to maintain a peaceful and quiet neighborhood while these same guests contribute greatly to the local economy.

It is our request that you please include in your agenda for the meeting on the 22nd of Sept 2020 re: the vacation rental ordinance:

1. To allow the grandfathering of all existing vacation rentals and not to forcibly remove licenses through a lottery. Please let natural attrition reduce vacation rentals via owners retiring in Morro Bay, ( as we are trying to do), or by selling their vacation rental homes.
2. Please retain the original buffer outlined in draft and not use the additional 175 linear foot provision.
3. Allow transfer on sale and inheritance. New owners don't always continue as vacation rental properties and some are rented to retirees, and in this way we will still have attrition. If these changes were to be made, it would be economically disastrous for us at this time in our lives.

Again we love Morrow Bay, and it is our hope and intention to continue to be contributors to its economy, stability and peaceful community as we continue to work toward our goal of retirement there.

Sincerely,

Kurt and Darcy Senff



Morro Bay

**From:** Leigh .  
**To:** [Council](#)  
**Subject:** SPAM STR Regulation Ordinance  
**Date:** Wednesday, September 16, 2020 12:55:34 PM

---

Please accept this communication as public input to the upcoming Meeting Agenda Item regarding Short Term Rental (STR) Regulations scheduled for Sept 22, 2020.

Dear Morro Bay City Council,

My wife and I have visited Morro Bay regularly since 1998, usually staying for 2-8 weeks annually and often twice a year. We always rent the same house ([REDACTED]), and have contracted with Beach-N-Bay. I have spent more than two full years in that house when the time is added up.

We've celebrated birthdays, anniversaries, Thanksgiving, and Christmas with immediate family in that house. We've written and edited books there, while away from our busy office in Carlsbad; and I've painted more than 40 oil paintings of Morro Bay scenery, which now hang on walls in several states and foreign countries (<https://leighpaintings.com/all-themes/morro-bay/>).

We've eaten in restaurants, shopped in stores, gone to the Bay Theater, rented kayaks, and ridden bicycles all over town. Most of my t-shirts, which I wear every day, say "Morro Bay" on them. The Rock is a sacred place for us, and the beach has been our sanctuary. Frankly, we are more at home in Morro Bay than in Carlsbad, but circumstances have always prevented us from moving full-time.

My understanding is that "our" house has been taken off the rental market, but that does not diminish our desire to spend time in Morro Bay. We wouldn't stay in a hotel, because we like the feeling of belonging that comes from being in a house. So, we hope to continue renting houses through Beach-N-Bay. That said, we've never used Air B & B and would prefer to use an agency.

Carlsbad is a tourist town, and so we realize both the financial benefits and over saturation of people that tourism brings. We avoid our local beaches and restaurants when the tourists are here in mass, and we do the same thing in Morro Bay—we never come in the summer and avoid busy holidays, etc.

My hope is that rentals will continue to be allowed in Morro Bay, with some limits. Whatever measures will allow agency rentals to continue but eliminate party houses and 1-3 day rentals would be best. Renting houses—even those in close proximity to each other—for longer stays (a week minimum) seems reasonable. Cutting out online bookings from sites that are not locally run would also seem to be a good way to maintain responsible tourism and accountability.

Once the pandemic ends and we are ready to leave Carlsbad again, my first stop will be Morro Bay.

Yours truly,

Leigh Cohn

[REDACTED]  
Carlsbad, CA 92008

[REDACTED] - home

[REDACTED] - cell

[REDACTED]



## Dana Swanson

---

**From:** Leslie Conrad [REDACTED] >  
**Sent:** Monday, September 21, 2020 5:56 PM  
**To:** Dana Swanson  
**Subject:** For the City Council meeting

City of Morro Bay  
595 Harbor Street  
Morro Bay, CA 93442

September 21, 2020

To the City of Morro Bay,

I am the owner of a residence at [REDACTED] in Morro Bay. The house has a studio apartment on the ground floor and a two-bedroom apartment on the second story. The two-bedroom apartment is currently available as a Short-Term Rental.

As a short-term renter in good standing, I currently pay \$315.34 per year for a business license and an average of \$5000 per year in occupancy taxes. With approximately 200 short-term rentals in Morro Bay, that equates to **\$1,000,000** in Transient Occupancy Taxes each year. I also claim and pay taxes on my income, pay homeowner's taxes to the city, purchase goods that are taxed, and buy from local vendors, stores and contractors. This all helps Morro Bay's economy. I invest in my home and rely on great ratings from my renters, so I maintain the inside and outside of my house better than many of my neighbors, making my neighborhood a more pleasant place to live. Renters who come to stay in my home also inject money into the local economy by purchasing groceries, frequenting restaurants and shops, and visiting local points of interest. This generates jobs, revenue and taxes for the city.

I would also like to comment on the excessive proximity requirements. My property, like many in Morro Bay, is on a very small lot. While we may not meet the proximity requirement, I would like to point out that my renters strictly follow our noise guidelines and we have never had any issues with our neighbors. We have a limit of five people in our house (and rarely have that many), do not allow parties, smoking or pets. Our driveway is large enough to accommodate the renters' cars, so there is never anyone parking in the street. Other than being licensed as a STR, there is no way to know that our house is not lived in by one permanent family.

Finally, I would like to address the issue of having my STR grandfathered into the new ordinance. I attended (virtually) the last city council meeting. A suggestion was brought up that as STR properties were sold, that the STR license would not be extended to the new owner. Many felt that this was an easy and non-confrontational way to limit the number of STR in Morro Bay. However, the idea was also brought up to have a lottery to limit the number of STR properties in Morro Bay. Having been a homeowner and STR in good standing for the past five years, I find this completely unacceptable. We should not be penalized simply by the luck (or lack thereof) of a drawing.

If there are properties that are out of compliance, have complaints against them, or are unlicensed, penalize THEM, not everyone.

Sincerely,

Leslie Conrad

**From:** [Lorraine Sterkel](#)  
**To:** [Council](#)  
**Subject:** STR Regulation & Urgency Ordinance 637  
**Date:** Monday, September 21, 2020 3:35:28 PM

---

Please accept this communication as public input to the upcoming Meeting Agenda Item regarding Short Term Rental (STR) Regulations scheduled for Sept 22, 2020.

Dear Morro Bay City Council,

I fully support the Scenic Coast Association of Realtors' position on Urgency Ordinance 637 and the Proposed Short Term Rental Regulations.

We respectfully request that the City Council rescind Urgency Ordinance No. 637 until the California Coastal Commission approves any new STR regulations.

Allow transfers of a compliant STR business license upon sale to a new owner as the regulations allowed prior to the Urgency Ordinance.

Eliminate the proposal to utilize the use of a lottery for STR licenses that would target compliant, tax-paying private investors in Morro Bay real estate who currently provide visitor-serving accommodations.

Lorraine Sterkel  
Property Owner in MB

**Dana Swanson**

---

**From:** Malcolm McEwen [REDACTED]  
**Sent:** Tuesday, September 22, 2020 8:07 AM  
**To:** John Headding; Marlys McPherson; Dawn Addis; Jeffrey Heller; Robert Davis  
**Cc:** Scott Collins; Dana Swanson  
**Subject:** Vacation Rentals - Unavoidable Negative Impacts to Residents

Dear Morro Bay City Council,

Please accept this communication as public input to the upcoming Meeting Agenda Item regarding Short Term Rental (STR) Regulations scheduled for Sept 22, 2020.

I believe that there are two main \*unavoidable\* impacts of STRs to residents of Morro Bay: raising the price of housing and decreasing social cohesion.

Housing prices are raised because the availability of an income stream makes owning a second (or third or fourth) home at the beach possible to more buyers. More buyers means higher prices.

Temporary residents as neighbors makes the development of "real neighborhoods" increasingly difficult. If I don't know my neighbor, can I call my house a home?

Please consider these impacts to Morro Bay residents when you make your decisions today.

-----  
Malcolm McEwen  
Morro Bay, CA  
-----

**From:** [Mariela Mendez](#)  
**To:** [Council](#)  
**Subject:** STR Regulation Ordinance  
**Date:** Monday, September 21, 2020 4:43:12 PM

---

Please accept this communication as public input to the upcoming Meeting Agenda Item regarding Short Term Rental (STR) Regulations scheduled for Sept 22, 2020.

Dear Morro Bay City Council,

I wanted to share my experience with vacation rentals in Morro Bay. I have been in the hospitality industry for 10 years and have spent most of those years working for several hotels in the area.

I have been able to obtain a livable wage by working for a vacation rental company in Morro Bay. I had been working towards this for several years in hotels and a livable wage was never offered or was even attainable for me. Please keep in mind that regulations will impact not only homeowners in Morro Bay but also the economy in the area.

To cater only to the most privileged in Morro Bay would be unfair and speaks volumes about the city.

Sincerely,  
Mariela Mendez

**From:** [REDACTED]  
**To:** [Council](#)  
**Subject:** vacation rentals  
**Date:** Monday, September 21, 2020 3:06:26 PM

---

Fall Greetings.

We survived a busy Pandemic Summer. And so now it is fall; things should be quieting down a bit, the crowds, traffic and noise should be more tolerable, the streets less crowded.

I reviewed the number of vacation rentals listed in Morro Bay. There are 11 on Beachcomber alone.

A total of 49 rentals are in the beach tract, my neighborhood.

So counting hotels, motels, RV parks, the new "trial" city operated tent and RV recently opened campgrounds, state campgrounds...can you see my reason for alarm??

Again, here is another email voicing concern for our city being over run, bursting at the seams.

The water situation, the traffic congestion, the stress it puts on residents, first responders, including police is unmanageable.

There is a "lawless" feel to this city on weekends; locals see more than they report as there is no one to contact on weekends.

My husband and i have discussed rethinking our retirement to an area that is as this place used to be.

Maybe the upcoming election will be an incentive to consider the locals instead of the visitors.

It just can't be all about money.

Thanks for finishing reading this, if oyu did.

~Mary Forbes

48 South Ocean Avenue  
Cayucos, CA 93430  
(805) 995-3643  
(805) 995-3657 FAX



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September 21, 2020

Mayor Heading and Morro Bay City Council Members  
595 Harbor Street  
Morro Bay, CA 93442

Re: Urgency Ordinance No. 637 and STR Regulations

Dear Mayor Heading and City Council Members,

We have been in business for over 25 years, with a principal location in Cayucos, but with multiple vacation rentals in Morro Bay. Vacation Rentals have been a part of this community for as long as there have been homes here. They serve as a unique alternative to hotels, motels, and bed and breakfasts by allowing families to all stay together under one roof and allow visitors to feel like residents, giving them a deeper connection to the community. In some situations, they also serve as alternative housing for longer-term guests such as traveling nurses, out of town contractors (such as those working on our community's infrastructure projects, like the sewer plant), or fire evacuees.

The County of San Luis Obispo has a Vacation Rental Ordinance in place that you may want to review and consider prior to approving your proposed ordinance. For one, the County allows for the transfer of a license upon the sale of a property. A Vacation Rental License adds value to a property and is of interest to buyers, who may choose to rent the property for several years until they are ready to retire and move into the home permanently, which you may find is the case in most situations. Forbidding the transfer of a license with the sale of a home takes away this value and makes it difficult for buyers who are ready to buy, but are not yet ready to move. Making the home into a full-time rental is not an ideal or practical scenario, as it prevents the owner(s) from using the home when they visit.

You may also note that when the County of San Luis Obispo implemented the Vacation Rental Ordinance, they allowed existing vacation rentals to be grandfathered in. Some of the vacation rentals in Morro Bay have been used in that capacity for more than 20 years without any issue or incident, especially those with professional and local management. To take that away is a revocation of their property rights and seems to be a

very risky move. It is safe to assume that should the proposal for a lottery system be approved, lawsuits will follow. As elected representatives of our City, we would strongly suggest that you seriously reconsider this proposal and the impact it will have on the City and its homeowners.

While we certainly understand the issues some residents may have with vacation rentals due to the increased popularity of Airbnb and VRBO, we have also seen that the majority of issues (parking, over occupancy, noise, etc....) have taken place at homes that are not professionally and locally managed or licensed. We would suggest that the City of Morro Bay encourage the proper licensing and professional management of STR homes to help alleviate these issues, as well as consider ways to fund enforcement of those that are not licensed. Stricter regulations will only result in an increase of illegal STR homes, which will ultimately result in more issues for residents and neighbors.

While the County of San Luis Obispo does not have a maximum cap on the number of STR permitted, they have fair density standards in place which vary by community. We suggest that the City consider replacing a flat number allowed with a percentage, or consider a fair density standard instead.

We respectfully request that the City Council rescind Urgency Ordinance No. 637 until the California Coastal Commission approves any new STR regulations and that you consider the repercussions of taking away homeowners' property rights.

Thank you for your consideration.

Sincerely,

*Melissa Kurry*

Melissa Kurry  
*Property Manager/Broker*

*DRE #01197409*

*SeeLyon Beach Rentals is an active member of the Central Coast Management Association, Vacation Rental Managers Association, Scenic Coast Association of Realtors, California Association of Realtors, and National Association of Realtors.*

**From:** [Mike Dores](#)  
**To:** [Council](#)  
**Subject:** FW: STR Regulation Ordinance  
**Date:** Monday, September 21, 2020 4:00:45 PM

---

Please accept this communication as public input to the upcoming Meeting Agenda Item regarding Short Term Rental (STR) Regulations scheduled for Sept 22, 2020.

Dear Morro Bay City Council,

This is to voice my opposition to the proposed ruling about the required distance between STR as well as opposition to the ruling that would prohibit transfer of the license upon transfer of the property. My wife and I currently own a STR in the Beach Tract, and have for the past 24 years. In all of those years, it has been professionally managed, and has not generated problems with the neighbors. We know this for a fact, because we talk to all of our immediate neighbors, as we have been coming there for winters for many years.

Additionally, the concept of holding a lottery for the distribution of licenses is preposterous. It demonstrates a clear lack of understanding of what it takes for an owner to set up a home as a vacation rental, both in thousands of dollars in direct costs, as well as on-going marketing and maintenance expenses.

The other new rules and regulations under consideration are not as onerous as the three mentioned above.

For the record, should our STR license be taken away, our home would never become a full time rental. We would simply allow friends and family to stay there free of charge. Hopefully they wouldn't behave in a rowdy fashion, as there wouldn't be the oversight to deal with that.

Sincerely,  
Michael Dores  
Owner, [REDACTED]  
Morro Bay, CA 93442

**From:** [Patrick Wilkinson](#)  
**To:** [Council](#)  
**Subject:** STR Regulation & Urgency Ordinance 637  
**Date:** Monday, September 21, 2020 4:35:07 PM

---

Please accept this communication as public input to the upcoming Meeting Agenda Item regarding Short Term Rental (STR) Regulations scheduled for Sept 22, 2020.

Dear Morro Bay City Council,

I fully support the Scenic Coast Association of Realtors' position on Urgency Ordinance 637 and the Proposed Short Term Rental Regulations.

We respectfully request that the City Council rescind Urgency Ordinance No. 637 until the California Coastal Commission approves any new STR regulations.

Allow transfers of a compliant STR business license upon sale to a new owner as the regulations allowed prior to the Urgency Ordinance.

Eliminate the proposal to utilize the use of a lottery for STR licenses that would target compliant, tax-paying private investors in Morro Bay real estate who currently provide visitor-serving accommodations.

Sincerely,

Patrick Wilkinson



**From:** [REDACTED]  
**To:** [Council](#)  
**Subject:** STR Regulation Ordinance  
**Date:** Monday, September 21, 2020 8:45:25 PM

---

Please accept this communication as public input to the upcoming Meeting Agenda Item regarding Short Term Rental (STR) Regulations scheduled for Sept 22, 2020.

Dear Morro Bay City Council,

I love your city and want to return yearly for a summer break. We inland people love the beach. Please let us continue to come and rent in your city

Patty Ryan

Sent from my iPhone

**From:** [Paula Gates](#)  
**To:** [Council](#)  
**Subject:** STR Regulation & Urgency Ordinance 637  
**Date:** Monday, September 21, 2020 4:41:56 PM

---

Please accept this communication as public input to the upcoming Meeting Agenda Item regarding Short Term Rental (STR) Regulations scheduled for Sept 22, 2020.

Dear Morro Bay City Council,

I fully support the Scenic Coast Association of Realtors' position on Urgency Ordinance 637 and the Proposed Short Term Rental Regulations.

We respectfully request that the City Council rescind Urgency Ordinance No. 637 until the California Coastal Commission approves any new STR regulations.

Allow transfers of a compliant STR business license upon sale to a new owner as the regulations allowed prior to the Urgency Ordinance.

Eliminate the proposal to utilize the use of a lottery for STR licenses that would target compliant, tax-paying private investors in Morro Bay real estate who currently provide visitor-serving accommodations.

Sincerely,

Paula Gates  
Realtor®  
DRE 02084704  
714-425-0473

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**From:** [Paula Norsell](#)  
**To:** [Council](#)  
**Subject:** STR Regulation Ordinance  
**Date:** Tuesday, September 22, 2020 8:07:15 AM

---

Please accept this communication as public input to the upcoming Meeting Agenda Item regarding Short Term Rental (STR) Regulations scheduled for Sept 22, 2020. Dear Morro Bay City Council.

I have been visiting Morro Bay and Cayucos with my family every year for more than 20 years. We always stay in short-term rental vacation homes, so we can cook meals together and pretend, for a short time, that we live in your wonderful community.

Whenever we visit, we shop at local grocery stores, eat at local restaurants, and visit local shops. We are respectful and treat your community as if it were our own.

Please reconsider plans to limit the short-term rental homes available. We love your community and want to be able to continue to support it by spending our dollars there.

Kindest regards,

Paula Norsell  
Los Gatos

**From:** [Rhoda Gonzales](#)  
**To:** [Council](#)  
**Subject:** correspondence for agenda item on STR ordinance  
**Date:** Monday, September 21, 2020 4:20:23 PM

---

Dear councilmembers,  
I urge you to not consider revoking licenses for vacation rentals due to proximity in Morro Bay. This will hurt the individuals who rely on tourism for a living as well as vacationers who enjoy coming to the area.  
Thank you

**Rhoda Gonzales**

**From:** [REDACTED]  
**To:** [Council](#)  
**Cc:** [Scott Collins](#); [REDACTED]  
**Subject:** Comments for city council meeting 22 September VR ordinance  
**Date:** Monday, September 21, 2020 3:26:54 PM  
**Attachments:** [image001.png](#)

---

Dear Mayor and City Council,

I am a part owner of URelax Vacation Rentals, we manage 22 vacation rentals in the city of Morro Bay. I'm writing today to ask you to modify the draft vacation rental ordinance to grandfather all existing licensed vacation rentals, so no owner's license be taken away by a lotter or other means. I believe the other measures in the draft ordinance along with some of the steps taken in the planning commission process will result in a significant improvement in the vacation rental situation without the harsh action of taking licenses away from owners, most of whom have never had a single complaint, always paid TOT and always operated within the rules.

If the current draft plan goes forward as is or with additional restrictions, there will be a loss of 50 to 100 licensed vacation rentals, a dramatic action that would have severe negative effects on all those home owners and the dozens of workers in the vacation rental community, including housekeepers, maintenance personnel, employees of vacation rental management companies, and others. The loss of TOT to the city would mean that the city, already under financial stress, would be in less of a position to return laid off and furloughed employees to work. These city employees provide critical services to the citizens of Morro Bay. It's not an exaggeration to say that many dozens of jobs or more could be lost or severely impacted by this action.

My question to you: has there been enough demonstrated harm to the city and neighborhoods to justify this harsh action? The city has repeatedly stated that there have been very few complaints about vacation rentals and to my knowledge there have not been any verified complaints against a licensed vacation rental. Opponents of vacation rentals will state that this is because neighbors don't know where to file complaints, I don't find that argument particularly valid as many complaints of all different types easily find their way to the city staff and the police. Is it possible that the negative impact to vacation rentals has been exaggerated? Shouldn't we require more evidence of harm before we take action that would result in severe consequences to so many people?

The city has over 1200 second homes and during the planning commission meetings we were told there were around 34 illegal rentals, along with about 175 active licensed vacation rentals. Is it possible that some of these negative effects come from second homes and illegal rentals? These homes could very well appear to be vacation rentals from the outside, but they do not operate under the same rules as licensed vacation rentals. Is it fair to take action against licensed vacation rentals when we can't say for certain that they are causing the small number of issues that have been brought to the city's attention?

Considering that there are only around 175 or less active licensed rentals in residential areas, we understand that the city may want to reduce the 250 cap to something they feel is more reasonable for a city of our size. With a lower cap and some kind of buffer zone, there would be

guarantees to residents that the number and density of vacation rentals will not become overwhelming. Even with the buffer zone in the draft ordinance, about a third of the homes in the beach track area would be non-conforming and it would prevent the introduction of new vacation rentals into that area in almost all cases. With the larger buffer zones, 50% or more of the homes would be non-compliant, we feel that is very severe and unfair to VRs that have been operating under the rules for all these years.

The city stated at the last meeting that they see about 20 licenses per year relinquished voluntarily, a natural attrition rate of over 10% per year compared to active vacation rentals. Some of these are low activity rentals, but many are highly active rentals as many of our owners intend to retire into their vacation home and it is common for this to happen each year. We have 2 active vacation rentals under management in the beach track that will almost certainly transition this year with owners moving in or selling and both homes will not be vacation rentals going forward. Why not allow this natural attrition to reduce the numbers of vacation rentals instead of forcing people out?

Morro Bay is a coastal tourist town and always has been. Residents of tourist towns will always have some level of resentment towards tourists, even though the city's economy and local business are very dependent on it. We have an obligation to allow a reasonable level of access to the coast for people who don't get to enjoy it on a daily basis like we do and having an attitude of exclusion is unreasonable. It was sad to hear some comments disparaging visitors to the area as valley people or similar negative labels. I am very familiar with our guests; the vast majority are families with children looking to enjoy the coast and don't do any harm to our city. For these guests, their visit to the area might be the highlight of their summer and something they look forward to all year. Vacation rentals are critical to their enjoyment of the coast, a hotel is not going to meet the needs of a family with children and grandparents who want to spend time together.

Again, I have to ask if there's enough evidence to show that licensed vacation rentals cause enough harm to justify the harm to many dozens of home owners, workers, city staff and guests? The money that the vacation rental community provides is more than just money, it provides for dozens of workers and their families, helps people achieve their dreams of having a home by the coast and helps the city provide critical services to the residents of Morro Bay. We also support the local business community; our guests enjoy the restaurants and shops in town and are a critical part of supporting our local community.

I respectfully ask the commission to consider the following:

1. Eliminate the lottery and use natural attrition to reduce the number of vacation rentals.
2. Keep the current buffer zone in the draft ordinance.
3. Keep the occupancy limits of 2 per bedroom plus 2 as outlined in the draft, no need for the 10 person maximum cap as only a very few homes in the area even entertain that.
4. Consider allowing transfer on sale, or at least to a family member as an inheritance.
5. Cap licensed vacation rentals at a reasonable number not including home shares or rentals in commercial zones. Remove home shares from the density/distance requirement.
6. Do not add in other restrictions that would severely impact existing licensed vacation rentals.

Thank you for your time and consideration. Let's give the increased restrictions and limitations in the draft ordinance a chance to work before we try more severe action, the incremental approach is

the correct and fair method.

Robert Elzer  
URelax Vacation Rentals

Robert  
URelax Vacation Rentals  
800.976.0405  
805.528.1082



**From:** [REDACTED]  
**To:** [Council](#)  
**Subject:** STR Regulation & Urgency Ordinance 637  
**Date:** Monday, September 21, 2020 3:42:39 PM

---

Please accept this communication as public input to the upcoming Meeting Agenda Item regarding Short Term Rental (STR) Regulations scheduled for Sept 22, 2020.

Dear Morro Bay City Council,

I fully support the Scenic Coast Association of Realtors' position on Urgency Ordinance 637 and the Proposed Short Term Rental Regulations.

We respectfully request that the City Council rescind Urgency Ordinance No. 637 until the California Coastal Commission approves any new STR regulations.

Allow transfers of a compliant STR business license upon sale to a new owner as the regulations allowed prior to the Urgency Ordinance.

Eliminate the proposal to utilize the use of a lottery for STR licenses that would target compliant, tax-paying private investors in Morro Bay real estate who currently provide visitor-serving accommodations.

Regards,

Robert Elzer  
Beach-N-Bay Getaways Realty  
License: 01947619  
805.440.4737c  
805.528.2888o

**From:** [Rushdi Cader](#)  
**To:** [Council](#)  
**Subject:** Re: Agenda Item on STR ordinance  
**Date:** Tuesday, September 22, 2020 7:59:55 AM

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Dear Morro Bay City Council,

Thank you for representing us. I want to lend my voice to the to the issue of proximity rules for short term rentals in Morro Bay. I am both an emergency physician, and a police officer with San Luis Obispo Police Department. I own a lovely home in Morro Bay, that I purchased as an investment.

Now more than ever our city, state and county funds are under threat from reduction in business in our area due to COVID19.

Please do NOT limit homeowners from renting their homes for short term rentals. Proximity rules are NOT fair to many of us who have weathered the storm of COVID-19, and have played by the rules. I have very strict house rules for my home, have a license, and have never had a complaint from a neighbor.

Due to COVID-19 we currently a single couple renting our home for several months at much reduced rent, which has strongly impacted our bottom line.

The few guests who have visited our home has been very thankful for a private, clean and safe getaway for their family. Each of those families has brought business, revenue, and increased notoriety to Morro Bay. This number has been very small. And further restrictions and fees will simply suffocate our ability to continue renting.

I asked that you please protect our rights as both property and business owners in Morro Bay. Our efforts literally fill the cities coffers every year.

Moreover, short term rental homes provide very valuable service to those visiting our areas. It allows for families to congregate in a safe manner. Literally all of our renters have been families.

If the rules change, many of us will rent long term, reducing city revenue or sell our properties altogether, and opt to invest in cities that support both responsible home and business owners.

**MUCH OF THE ANTI-STM LOBBY IS BEING LED BY 2 or 3 VOCAL "BIG BUSINESS" HOTELIERS WITH STRONG BIAS AND VESTED INTEREST IN DESTROYING THE RIGHTS OF MORRO BAY HOMEOWNERS TO RENT THEIR HOMES FOR STM.**

Please listen to the requests of long time residents like myself who wish to maintain our rights, and support common sense.

Many thanks,

Rushdi

Dr. Rushdi Cader M.D., F.A.C.E.P.

Sent from handheld device: excuse misspelling & errors

**From:** [Sandy Rowe](#)  
**To:** [Council](#)  
**Subject:** STR Regulation & Urgency Ordinance 637  
**Date:** Tuesday, September 22, 2020 9:41:15 AM

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Please accept this communication as public input to the upcoming Meeting Agenda Item regarding Short Term Rental (STR) Regulations scheduled for Sept 22, 2020.

Dear Morro Bay City Council,

I fully support the Scenic Coast Association of Realtors' position on Urgency Ordinance 637 and the Proposed Short Term Rental Regulations.

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Eliminate the proposal to utilize the use of a lottery for STR licenses that would target compliant, tax-paying private investors in Morro Bay real estate who currently provide visitor-serving accommodations.

**From:** [Sean Green](#)  
**To:** [Council](#)  
**Cc:** [Scott Collins](#); [CityClerk](#); [Dana Swanson](#)  
**Subject:** 9/22/20 Agenda Item B-2: Vacation Rental Ordinance  
**Date:** Tuesday, September 22, 2020 10:45:29 AM

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Council,

As a resident and member of the STVR citizen's committee responsible for many of the recommendations you see before you, I want to say that neighborhood representatives fought hard and responsibly over the course of several months to secure dozens of useful, enforceable restrictions that will no doubt change the VR landscape in Morro Bay for the better. Among them, parking, noise, trash, signage, and capacity regulations were unanimously agreed upon by the committee (and supported by Planning Commission and TBID); it is now City leadership's responsibility to not only enforce these new regulations as part of the 2020 ordinance, but to also focus much of your energy toward the eradication of illegal rentals. That powerful combination—of compliance by good actors and removal of bad ones—will no doubt enable Morro Bay to turn over a new leaf and return neighborhoods to a healthier balance for years to come.

Now, as a vacation rental permit holder myself (a one-man operation, not a corporation), I must say that folks who seek retroactive enforcement of brand new density buffers based on "X" number of feet or "Y" number of lots—two conditions that were never referenced in several ordinances passed by Council since 2016 (and upon which we've relied for guidance)—have me feeling both disappointed and discouraged about my future in this city. As a 39-year-old man on a teacher's salary, my vacation rental permit is the only thing that allows me to own a home in Morro Bay, as is the case for many others in my position. Sincerely, I hope that people in my city—a city where 90% of homeowners are over the age of 45—don't want me gone, so the best I can do in this letter is try to help them understand what homeownership in California looks like for people of my generation and what permit revocation would mean for someone like me.

Back in 2016, knowing that my full-time Cal Poly salary was unlikely enough to buy a home in Morro Bay, I diligently researched your vacation rental permitting policies and began doing some math. Given the starter home price points I was looking at, I calculated that I could possibly afford the cheapest home in Morro Bay (literally) if—and only if—I was willing and able to rent it out over summer breaks and possibly 1-2 weekends per month during the academic year to visiting small families eager to spend a few days on the Central Coast. Fast forward to 2020 and I've done exactly that: vacate my primary residence for roughly 1/3 of the calendar year (each of the last four years), stay with friends and family or travel on a shoestring budget (out of necessity), designate a responsible party to manage in my absence, and consistently remit TOT payments per city guidelines, all without receiving a single complaint. So I ask, what Morro Bay resident doesn't want that kind of neighbor?

It's easy and understandable for some folks in our community to think of vacation

rentals as huge beachfront businesses, but that's not the norm. Most of us are individuals trying to make ends meet. Further, most of us are individuals who've made thoughtful, intentional decisions based on guidelines that you [Council] provided us, first in 2016, then in 2018, and again in 2019. For Council to now consider going well beyond the necessary implementation of neighborhood-friendly restrictions and into the realm of retroactive enforcement and permit revocation from those who've well represented this city for years feels not only punitive but legally risky. We took your words, your votes, and your legal ordinances to mean something and made significant financial decisions accordingly. I mean, what else could someone like me have done to protect myself other than become 100% familiar with prevailing city code prior to purchase, 100% compliant with said code along the way, and 100% participatory as a civic voice in every single vacation rental policy discussion since?

As a relatively young, active stakeholder in the Morro Bay community, I don't really want to sell my home and move elsewhere, but the draft ordinance you have before you may leave me no choice. I've fought and fought these past few years—as a public commenter, as a letter writer, as a TBID board member, and as a member of the STVR committee—to advocate for VR enforcement while protecting my ability to safely and responsibly rent my home for part of each year in order to remain a full-time resident of Morro Bay. Please don't render my advocacy meaningless nor my home ownership doomed by overreaching on today's important decision.

Respectfully submitted,

Sean Green  
Morro Bay, CA

**From:** [Steve Wallace](#)  
**To:** [Council](#)  
**Subject:** STR Regulation Ordinance  
**Date:** Tuesday, September 22, 2020 6:07:02 AM

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Please accept this communication as public input to the upcoming Meeting Agenda Item regarding Short Term Rental (STR) Regulations scheduled for Sept 22, 2020.

Dear Morro Bay City Council,

Our comment is late but we wanted to let you know how very important your area is to us for time away. Our oldest son died in an accidently fall in May of 2018. For marking the one year anniversary we went to Morro Bay as an extended family. It was a wonderful trip for 7 adults and 1 child. At that time we determined we would do the same every year. Morro Bay is beautiful, quiet, has wonderful people and is a world away from the deserts of Arizona.

This year Covid did not allow us to return but we hope to in the future. Our family is growing and being able to stay all together is a very important part of the reason we come.

Please reconsider your proposal to severely limit the short term rentals that are available. We obeyed the noise and parking and limit on number of cars and I believe anybody who wants/needs to come to the area will be willing to do the same.

Thank you for your consideration.

Sincerely,  
Sherri Wallace

**From:** [Sierra Hatton](#)  
**To:** [Council](#)  
**Subject:** STR Regulation Ordinance  
**Date:** Tuesday, September 22, 2020 6:49:24 AM

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Please accept this communication as public input to the upcoming Meeting Agenda Item regarding Short Term Rental (STR) Regulations scheduled for Sept 22, 2020.

Dear Morro Bay City Council,

Please consider visitors like us that share Morro Bay and the access to the coast it provides. Vacation rentals are our lodging of choice when we travel as a family and especially when we include our extended family.

We have been good neighbors and enjoyed the many residents we have met in our travels to the city.

Our favorite vacation rentals are unique in many ways and in most cases are not replaceable. We appeal to the City Council to not pass any regulations that would eliminate or greatly reduce the available inventory of active licensed vacation homes. If we could not stay in a vacation rental in Morro Bay we would choose to visit a different city.

Thank you,  
Sierra Hatton

**From:** [Stephanie Raven](#)  
**To:** [Council](#)  
**Subject:** Vacation rentals  
**Date:** Tuesday, September 22, 2020 9:13:08 AM

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Dear councilmembers,

I urge you to not consider revoking licenses for vacation rentals due to proximity in Morro Bay. This will hurt the individuals who rely on tourism for a living as well as vacationers who enjoy coming to visit.

Sincerely,  
Stephanie Raven

**From:** [Stephen Marshall](#)  
**To:** [Council](#)  
**Subject:** Vacation Rental Ordinance  
**Date:** Tuesday, September 22, 2020 9:49:45 AM

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Good morning,

I am writing to ask you oppose or continue to amend the vacation rental ordinance. Having viewed the planning commissions discussion on this matter I disagree with their approach and demeanor in coming to this proposal. Some of their comments and lack of thoughtful insight shows me a lack of planning credibility/ability to put forth a salient policy.

Although I am not a permit holder, we have many friends and family member who either vacation in Morro Bay or own a home here, of which they rent their property to responsible adults wishing to enjoy some R and R in Morro Bay.

Thank you for your consideration, please feel free to contact me with any questions or additional comment.

Stephen Marshal |  


Sent from my iPhone

**From:** [Tim Hixson](#)  
**To:** [Council](#); [Scott Collins](#); [Dana Swanson](#)  
**Subject:** STR Should Be Owner Occupied  
**Date:** Tuesday, September 22, 2020 8:53:58 AM

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To help cut down on bad behavior by renters of STR they should be owner occupied where at all feasible. This item should be added to the STR Ordinance.

Please include this in tonight's STR Draft Ordinance review at your city council meeting.

Thank You

T.T.Hixson Jr. Morro Bay, Ca.

**From:** [Tim Hixson](#)  
**To:** [Council](#); [Scott Collins](#); [Dana Swanson](#)  
**Subject:** STR Draft  
**Date:** Monday, September 21, 2020 3:57:09 PM

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I believe the STR Draft Ordinance is coming to you for review this coming Tuesday 9/22/20. My wife & I have had our life impacted negatively by having a STR start up & run a commercial enterprise out of the house next door to us. It has not been a good experience. My wife & I are not able to completely relax & enjoy our home. Every 2 or 3 days a new round of guests arrive, & stressing about how this group will behave, is not a great way to live. As I mentioned we can never truly relax in our own home.

I applaud all of you for being aware that the situation is far from ideal & that you set out to try to regulate the commercial STR enterprise that exists in the MB neighborhoods. By putting together & supporting this draft I hope that we might get some hard & fast STR regulations on the books for our City that will help with quality of life issues for the tax paying citizens of Morro Bay. The well being of your tax paying citizens should be one of your highest priorities, not the tourists or the homeowner who is running a commercial enterprise out of their house in a residential neighborhood.

I have read the draft with interest before it made its way through the various bodies of our government & is now coming to you.

I realize that to do away with the STR is not a reality that is likely to take place in our City at this point in time.

I would respectfully request that you hold fast on some of these suggestions in the draft.

- 1) Keep the STR Non Transferable.
- 2) Do not relax the separation distance from other STR as written. If anything, make it bigger.
- 3) The occupancy limit, the noise ordinance, quiet time, the contact person requirements, response times, parking requirements for the STR, & no offsite or street parking as well as the 250 STR cap are just a few of the items that I think should be approved as written & not modified & if anything should be made stricter. I would like to see the 250 cap reduced.

While you are reviewing the draft I would ask you to review it for implementation as if you had one right next door to you. I have lived at my house for over 40 years. I would like to finish out my time in our house without the drama we have endured since our neighbors house became a STR some 5 or 6 years ago. I could detail some or all of the negative aspects of living next door to a STR with stories but that is not the intent of today's correspondence with you.

I wish you the best of luck, prudent judgement, wisdom & with respect for the existing homeowners of Morro Bay in your reviewing this STR draft ordinance for implementation.

Sincerely,  
Tim & Kim Hixson

  
Morro Bay, Ca.

**From:** [Scott Collins](#)  
**To:** [Dana Swanson](#); [Heather Goodwin](#)  
**Subject:** FW: VR Ordinance Feedback  
**Date:** Monday, September 21, 2020 4:24:04 PM

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For Council correspondence

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**From:** Victoria Lane <[v\[REDACTED\]](#)>  
**Sent:** Tuesday, September 15, 2020 11:31 AM  
**To:** Scott Collins <[scollins@morrobayca.gov](mailto:scollins@morrobayca.gov)>  
**Subject:** VR Ordinance Feedback

Hello,

I wanted to take the opportunity to share my two cents with the ongoing VR ordinance issues.

First of all, when I purchased my home in 2017, I was definitely eyeballing VR opportunities to make a little extra cash as needed because I was committing to a much-larger monthly payment than I was used to. I was very disappointed to learn in May of 2018 the city had drastically reduced the opportunity for homeowners to legally make additional funds this way. I was hopeful this would get worked out soon enough.

I also soon learned how many people turned to doing VR's illegally (or continued to, I'm sure).

I stayed on the fringes and watched the ongoing discussions occur re: VR rules and protocol. I just couldn't understand why this small area could not adequately work this out. I travel all of the time for work and stay in Air BnB's pretty much everywhere. They work great for me as I travel with my dogs. I don't see the towns infighting where I stay. Neighbors are nice to me. I am a great guest and worry about my personal rating all of the time so I will be allowed to stay at the next Air BNB.

I certainly understand there are two sides of the coin to consider, but ultimately, the city needs to make revenue and this is a perfect opportunity for them.

My suggestions:

~definitely let people who have an ADU on their property rent if IF they, too, also live there. I cannot understand why you would not let this happen? The property manager on site has to be the best-case scenario to control the situation?

~ditto if people are renting out part of their house while occupied

~if people are renting an empty vacation home and are not local, make certain they have a local agent who can be immediately contacted by neighbors SHOULD the short-term renters get loud, damage property, etc

~**fine, fine, fine** the homeowner if things go wrong. The onus should be on the homeowner to carefully choose their clientele based on the rating systems provided by the VR sites as well as to clearly post the rules in the house which must be followed lest the guest be asked to immediately leave without refund. Enforce fines and policies.

From my perspective, there has to be a way Morro Bay can make this work effectively for most, if not all, particularly if so many other cities have. And given the global pandemic, the job losses, pay-cuts, etc. (not

to mention how high our mortgages are, utilities, and the cost of living in general) how on earth are people supposed to make ends meet? And does the city want them/us to either foreclose or have to sell their/our houses? Are the neighbors who are complaining the most realizing that if people sell their house it will be to people from LA or SF area? They will most likely be a little younger and a little louder. This entire scenario just seems ridiculous to me and will self-perpetuate the growth the locals fight so hard to seemingly not have happen.

I love this little city but I see it struggle so much in order to stay stuck in yesterday. This is a beach front city in California. Premiere real estate which means property values will increase, taxes will increase, the cost of living will increase and if we want business to thrive, we have to allow people to make additional income in order to stay. Otherwise, just throw in the towel. Those who purchased their home 20 - 30 years can continue to fight to keep this area suppressed, however as people are forced to leave, the dynamics will quickly change and soon this will become exactly opposite of what they are fighting for.

Please don't succumb to people who cannot be open to compromise and change. There is always a solution.

Thank you for the ear.

Victoria Lane

**AGENDA CORRESPONDENCE UPDATED  
ON SEPTEMBER 22, 2020**



**AGENDA NO: B-2**

**MEETING DATE: September 22, 2020**

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

**From:** [Chris Langley](#)  
**To:** [Council](#)  
**Subject:** STR Regulation & Urgency Ordinance 637  
**Date:** Tuesday, September 22, 2020 3:21:54 PM

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Please accept this communication as public input to the upcoming Meeting Agenda Item regarding Short Term Rental (STR) Regulations scheduled for Sept 22, 2020.

Dear Morro Bay City Council,

I fully support the Scenic Coast Association of Realtors' position on Urgency Ordinance 637 and the Proposed Short Term Rental Regulations.

We respectfully request that the City Council rescind Urgency Ordinance No. 637 until the California Coastal Commission approves any new STR regulations.

Allow transfers of a compliant STR business license upon sale to a new owner as the regulations allowed prior to the Urgency Ordinance.

Eliminate the proposal to utilize the use of a lottery for STR licenses that would target compliant, tax-paying private investors in Morro Bay real estate who currently provide visitor-serving accommodations.

**From:** [Cindy Muir](#)  
**To:** [Council](#)  
**Cc:** [John Headding](#); [Scott Collins](#); [Dana Swanson](#); [Dawn Addis](#); [Jeffrey Heller](#); [marlysmcpherson@morrobayca.gov](mailto:marlysmcpherson@morrobayca.gov); [Robert Davis](#)  
**Subject:** STR Ordinances  
**Date:** Tuesday, September 22, 2020 3:00:11 PM

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September 22, 2020

To The Morro Bay City Council:

We all know Morro Bay's primary focus and business is tourism. The Short-Term Vacation Rental (STVR) has a place and serves a niche market that has greatly increased in popularity during the past few years. There are tourists that prefer hotels and tourists who prefer a home type environment. Why not accommodate everyone who wants to visit our city? Vacation rentals are a business that helps the entire community because we are a tourist town. Go after the short term rentals causing a problem and not the entire group of responsible owners and managers that operate this type of business.

If Morro Bay reduces the STVR availability, then Morro Bay loses on many fronts. People who prefer a short-term rental will go to neighboring communities to find the type of lodging they desire and thus, Morro Bay loses much needed revenue. It is not only the city that loses, but all the businesses that benefit from travelers who visit this area.

Not only does the city lose taxes, but revenue losses to many businesses such as restaurants, novelty stores, coffee shops, grocery stores, gas stations, fishing related businesses, etc., are all affected. Add to that the residents who lose, those who earn a living directly from the STVR business in Morro Bay. Contractors, handymen, gardeners, managers, cleaners, repair businesses and more who derive their income from maintaining these rentals. The STVR industry should be embraced not banished.

Obviously, there are problems with a small number of rentals that have caused people to be in an uproar. But it seems that this city council and planning commission want to throw the baby out with the bathwater with an extreme overreaction. **There is always a solution**, but to penalize a growing and popular business model that benefits the city of Morro Bay is ridiculous!

If the city's reasoning to lower the number of STVR properties is due to problems with a few, by doing the suggested 'lottery', you risk having those same 'problem' properties back in business. Why would everyone with a license be penalized by this ridiculous idea?

**Why not address the problem at hand and focus on a solution for the offending vacation rentals?** Would you sell a car because it has a flat tire? The proposed solution makes no sense whatsoever and financially crushes those people who have put their time, finances, and resources into their vacation homes. Should a

homeowner be penalized for not living here? They are contributing to the city taxes and helping support city businesses by having a STVR when they are not visiting their home in Morro Bay. Would you rather the homes remain empty? That's not a better choice. For those who say long term rentals are better, I would remind you that tourists spend their moneys differently than residents for the most part. They eat out more and help the Embarcadero and downtown businesses tremendously.

An easy solution to the noise problem is to implement a fine structure as San Luis Obispo did for their noise problems with partying college kids. It has reduced the noise and party problem significantly. The first complaint is a warning, the second complaint is a \$500 fine, the third complaint is \$1,000 fine, then it jumps to \$2,500 and Morro Bay could add a loss of license if there's 5 *legitimate* complaints. The owners/managers could post in their rentals that they will not get their deposits back if there is a noise complaint. This is a simple fix. What other problems concerning vacation rentals can be addressed this way?

Eliminating all the vacation rentals that are 'too close' to one another is also not right. If there have been no complaints, there is no reason not to grandfather in the rentals that have been in compliance, that have been operating successfully and are a benefit to the city and city businesses.

To address people in neighborhoods that say a vacation rental takes away the neighborly atmosphere, I have this to say, not all neighbors are friendly or take the time to know one another, and that is not a legitimate complaint. People come and go whether they live full time in a residence or if they are visiting our city. It doesn't increase traffic up and down a street.

Personally, I have been managing a STVR for five years. We have had zero problems or complaints. I am a senior on Social Security, and quite frankly, if I could not manage this vacation rental, I would have to move out of the area. This enables me to live in Morro Bay and adds to my income each month from cleaning fees and management fees. How many people would be hurt financially by your penalizing and overreaching proposed ordinances? You are threatening my very ability to live and work in Morro Bay by your promise to revoke all licenses and do a lottery drawing. This is not right! I am not the only senior citizen who benefits from working in the vacation rental industry.

Cities that have over-stepped their bounds with vacation rental restrictions have met with costly lawsuits. Too many restrictions and cutting down on permitted homes is only going to encourage people to rent without a license. Morro Bay is a tourist town and vacation rentals are an important asset to increase revenue from the people who have related jobs, to the businesses in town, to the taxes the city receives. It would be irresponsible to impose drastic and unreasonable ordinances on a business that is crucial to a tourist area!

Sincerely,

Cynthia Muir

**From:** [D.Wise](#)  
**To:** [Council](#)  
**Subject:** Correspondence for agenda item on STR Ordinance  
**Date:** Tuesday, September 22, 2020 2:44:32 PM  
**Importance:** High

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We purchased our home at [REDACTED] in 1984.

- 1.. NEVER have we EVER had a complaint filed against us for loud and rude renters (whether they were long term renters or short term vacation renters).
2. WHY are you throwing us into the same pool of STR that do have complaints filed against them?
3. WE do not have a management company renting or taking care of our home (nor have we ever)
4. WE vet the renters ourselves ... they know that if ANY neighbor complains about them and their conduct, they no longer will be able to rent the home.
5. WHY would you punish us for abiding by the rules and regulations?
6. YOU need to amend your proposed ordinance to EXEMPT those properties that have no complaints filed against them
7. WE should be grandfathered in
8. NO inspections should be required on the grandfathered homes
9. NO grandfathered home should be required to be brought up to the current building codes
10. OUR home was built in the 1950's and did adhere to the then current building codes

Respectfully submitted  
Darlene & Jeff Wise

[REDACTED]

**From:** [Jack Franklin](#)  
**To:** [Council](#)  
**Subject:** STR Regulation & Urgency Ordinance 637  
**Date:** Tuesday, September 22, 2020 3:44:19 PM

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**From:** [John Cribb](#)  
**To:** [Council](#)  
**Subject:** STR Regulation & Urgency Ordinance 637  
**Date:** Tuesday, September 22, 2020 3:03:43 PM

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Please accept this communication as public input to the upcoming Meeting Agenda Item regarding Short Term Rental (STR) Regulations scheduled for Sept 22, 2020. Dear Morro Bay City Council, I fully support the Scenic Coast Association of Realtors' position on Urgency Ordinance 637 and the Proposed Short Term Rental Regulations. We respectfully request that the City Council rescind Urgency Ordinance No. 637 until the California Coastal Commission approves any new STR regulations. Allow transfers of a compliant STR business license upon sale to a new owner as the regulations allowed prior to the Urgency Ordinance. Eliminate the proposal to utilize the use of a lottery for STR licenses that would target compliant, tax-paying private investors in Morro Bay real estate who currently provide visitor-serving accommodations.

**From:** [Keshia Toler](#)  
**To:** [Council](#)  
**Subject:** STR Regulation & Urgency Ordinance 637  
**Date:** Tuesday, September 22, 2020 4:18:15 PM

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Keshia Toler, GRI  
Sales Manager  
COMPASS  
o 805/544.7000  
m 805/503.9239  
Efax 805/544.2837  
Broker Associate 01907471

Sent from my iPhone - please forgive any typos!

**From:** [Kristi Donati](#)  
**To:** [Council](#)  
**Subject:** STR Regulation & Urgency Ordinance 637  
**Date:** Tuesday, September 22, 2020 3:23:37 PM

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Dear Morro Bay City Council,

I fully support the Scenic Coast Association of Realtors' position on Urgency Ordinance 637 and the Proposed Short Term Rental Regulations.

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**Kristi Donati**  
805.459.3099  
DRE: 01727301  
[www.compass.com](http://www.compass.com)

**From:** [meghan@beachnbaygetaways.com](mailto:meghan@beachnbaygetaways.com)  
**To:** [Council](#)  
**Subject:** Comments for Council Meeting 9/22/20  
**Date:** Tuesday, September 22, 2020 2:56:19 PM

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To: City Council

Re: Proposed Short Term Rental Regulations

I request that this correspondence be included with in the agenda for the meeting to be held on 9/22/20

My name is Meghan Hamill and I am the Operations Manager for Beach-N-Bay Getaways and URelax Vacation Rentals. I am also an Estero Bay native. My parents raised me in Baywood Park and I attended Baywood Elementary, LOMS and Morro Bay High School. As an adult I have lived in Los Osos, Morro Bay and Cayucos. I am no stranger to these towns, and I could not fit the "small town native" cliché more: I went to high school with the men that you hire to paint your houses and who catch your local fish, I volunteered with family friends and helped build walking trails around our estuary and my father likely took you on a tour of Hearst Castle during his 20+ years as a tour guide there. I have watched our beloved towns and beautiful coastal areas become filled with tourists every single summer of my life. I echo other residents' frustrations and concerns that their neighborhoods, at times, no longer feel like their own; strangers coming and going at a high rate in the peak seasons and not always treating this place as their own- because it just isn't. So, to accompany those concerns I also agree that there must be fair regulations in place to protect our home and protect the comfort and livelihood for those of us who live here.

This is why I agree with a majority of the proposed ordinance as it is written. However, if existing licenses are not grandfathered in, free of a lottery system to bring them all into compliance in the future, we risk losing a significant number of rentals under our management. While that solution may sound appealing to residents who feel affected by the number of vacation rentals, it must be considered that pushing out legal, policy abiding rentals that are professionally managed will only increase the number of illegal, unmanaged rentals that will inevitably make life for neighboring homes challenging.

In the 15 years that I have worked in Hospitality Management, I have only spent 2.5 of those years in vacation rental management in Morro Bay. This is the first opportunity I have had to offer livable wages to our employees. We employ 5 team members besides myself, all of which are paid above average wages compared to hotel employees or similar positions in a different industry. We contract with 9 different housekeeping vendors or teams, who also earn above average, livable wages... compared immensely to the low wages of hotel housekeepers. Because of the high rates we pay our vendors they are able to employ and pay their employees livable wages too. And I personally have built a career around welcoming guests and visitors to this place that we all love and can afford to remain here because of this job. The consequences of removing existing vacation rental licenses by any other means than

natural attrition has consequences that extend much further than to those home owners.

I kindly and respectfully request that you grandfather all existing licenses, adopt the buffer agreed upon by the STR committee and that you enact fair changes to the regulations which will allow time for them really create the changes in the city that the affected locals need, but that also maintain and support the homeowners whose homes contribute so much to the city.

My Best,  
Meghan Hamill

Meghan Hamill  
Operations Manager  
[Meghan@BeachNBayGetaways.com](mailto:Meghan@BeachNBayGetaways.com)  
Office: 805-528-2888  
[www.BeachNBayGetaways.com](http://www.BeachNBayGetaways.com)



**From:** [Richard Nilmeier](#)  
**To:** [Council](#)  
**Subject:** STR Regulation Ordinance  
**Date:** Tuesday, September 22, 2020 2:43:57 PM

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Please accept this communication as public input to the upcoming Meeting Agenda Item regarding Short Term Rental (STR) Regulations scheduled for Sept 22, 2020. Dear Morro Bay City Council,

I wanted to express my deep regrets over the actions you have taken the last several years regarding short term vacation rentals. It seems that those of us who enjoyed renting a home where our whole family could congregate are no longer welcome in Morro Bay. We have gotten the message and will not be coming back to Morro Bay. We will be going to different parts of the Central Coast in the future. We do not like going to places where we are not wanted. The full time residents can have the whole town to themselves. And when the Embarcadero is emptied, they can remember when Morro Bay was a vibrant community. So sad to see towns do this to themselves.

Richard Nilmeier

**From:** [Roger L'Heureux](#)  
**To:** [Council](#)  
**Subject:** STR Regulation & Urgency Ordinance 637  
**Date:** Tuesday, September 22, 2020 3:28:13 PM

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Please accept this communication as public input to the upcoming Meeting Agenda Item regarding Short Term Rental (STR) Regulations scheduled for Sept 22, 2020.

Dear Morro Bay City Council,

I fully support the Scenic Coast Association of Realtors' position on Urgency Ordinance 637 and the Proposed Short Term Rental Regulations.

We respectfully request that the City Council rescind Urgency Ordinance No. 637 until the California Coastal Commission approves any new STR regulations.

Allow transfers of a compliant STR business license upon sale to a new owner as the regulations allowed prior to the Urgency Ordinance.

Eliminate the proposal to utilize the use of a lottery for STR licenses that would target compliant, tax-paying private investors in Morro Bay real estate who currently provide visitor-serving accommodations.

Roger L'Heureux  
Broker CRB,CDPE  
Lighthouse Realty  
DRE # 00690045  
559-349-0101

**From:** [Toni LeGras](#)  
**To:** [Council](#)  
**Subject:** STR Regulation & Urgency Ordinance 637  
**Date:** Tuesday, September 22, 2020 4:04:35 PM

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Please accept this communication as public input to the upcoming Meeting Agenda Item regarding Short Term Rental (STR) Regulations scheduled for Sept 22, 2020.

Dear Morro Bay City Council,

I fully support the Scenic Coast Association of Realtors' position on Urgency Ordinance 637 and the Proposed Short Term Rental Regulations.

We respectfully request that the City Council rescind Urgency Ordinance No. 637 until the California Coastal Commission approves any new STR regulations.

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Eliminate the proposal to utilize the use of a lottery for STR licenses that would target compliant, tax-paying private investors in Morro Bay real estate who currently provide visitor-serving accommodations.

Sent from my iPhone

**AGENDA CORRESPONDENCE**  
**UPDATED AFTER SEPTEMBER 22, 2020**  
**COUNCIL MEETING**



**AGENDA NO: B-2**

**MEETING DATE: September 22, 2020**

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

**From:** [Becky Adams](#)  
**To:** [Council](#)  
**Cc:** [Lisa Keelan; lynn@realestateinspired.com](mailto:lynn@realestateinspired.com)  
**Subject:** STR Regulation & Urgency Ordinance 637  
**Date:** Tuesday, September 22, 2020 5:19:58 PM

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Please accept this communication as public input to the upcoming Meeting Agenda Item regarding Short Term Rental (STR) Regulations scheduled for Sept 22, 2020.

Dear Mayor Headding and Morro Bay City Council,

I fully support the Scenic Coast Association of Realtors' position on Urgency Ordinance 637 and the Proposed Short Term Rental Regulations.

We respectfully request that the City Council rescind Urgency Ordinance No. 637 until the California Coastal Commission approves any new STR regulations.

Allow transfers of a compliant STR business license upon sale to a new owner as the regulations allowed prior to the Urgency Ordinance.

Eliminate the proposal to utilize the use of a lottery for STR licenses that would target compliant, tax-paying private investors in Morro Bay real estate who currently provide visitor-serving accommodations.

As I've observed over my thirty-five years practicing in the real estate profession, reactionary and arbitrary policy shifts, without due process, never meet the desired needs of a balanced community. Rather, these kinds of hasty actions create instability, unintended consequences and hardship for many more than a few.

Sincerely,

Becky Adams

Past President Scenic Coast Assn Realtors  
Real Estate Broker #00880858  
(805) 235-2258

**From:** [Debbie Berk](#)  
**To:** [Council](#)  
**Subject:** STR Regulation & Urgency Ordinance 637  
**Date:** Wednesday, September 23, 2020 8:24:34 AM

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Please accept this communication as public input to the upcoming Meeting Agenda Item regarding Short Term Rental (STR) Regulations scheduled for Sept 22, 2020.

Dear Morro Bay City Council,

I fully support the Scenic Coast Association of Realtors' position on Urgency Ordinance 637 and the Proposed Short Term Rental Regulations.

We respectfully request that the City Council rescind Urgency Ordinance No. 637 until the California Coastal Commission approves any new STR regulations.

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Eliminate the proposal to utilize the use of a lottery for STR licenses that would target compliant, tax-paying private investors in Morro Bay real estate who currently provide visitor-serving accommodations.

Deborah Berk, Lic.#01324340 Sea & Pines Realty Cambria CA 93428

**From:** [REDACTED]  
**To:** [Council](#)  
**Subject:** STR Regulation & Urgency Ordinance 637  
**Date:** Tuesday, September 22, 2020 6:17:34 PM

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Please accept this communication as public input to the upcoming Meeting Agenda Item regarding Short Term Rental (STR) Regulations scheduled for Sept 22, 2020.

Dear Morro Bay City Council,

I fully support the Scenic Coast Association of Realtors' position on Urgency Ordinance 637 and the Proposed Short Term Rental Regulations.

We respectfully request that the City Council rescind Urgency Ordinance No. 637 until the California Coastal Commission approves any new STR regulations.

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Eliminate the proposal to utilize the use of a lottery for STR licenses that would target compliant, tax-paying private investors in Morro Bay real estate who currently provide visitor-serving accommodations.

**From:** [Jay Chiasson](#)  
**To:** [Council](#)  
**Subject:** STR Regulation & Urgency Ordinance 637  
**Date:** Tuesday, September 22, 2020 9:47:02 PM

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Please accept this communication as public input to the upcoming Meeting Agenda Item regarding Short Term Rental (STR) Regulations scheduled for Sept 22, 2020.

Dear Morro Bay City Council,

I fully support the Scenic Coast Association of Realtors' position on Urgency Ordinance 637 and the Proposed Short Term Rental Regulations.

We respectfully request that the City Council rescind Urgency Ordinance No. 637 until the California Coastal Commission approves any new STR regulations.

Allow transfers of a compliant STR business license upon sale to a new owner as the regulations allowed prior to the Urgency Ordinance.

Eliminate the proposal to utilize the use of a lottery for STR licenses that would target compliant, tax-paying private investors in Morro Bay real estate who currently provide visitor-serving accommodations.

Jay Chiasson  
Navigators Real Estate  
1170 Main Street  
Morro Bay  
805-591-9931

**From:** [Judi Gilligan](#)  
**To:** [Council](#)  
**Subject:** STR Regulation & Urgency Ordinance 637  
**Date:** Wednesday, September 23, 2020 8:30:50 AM

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Please accept this communication as public input to the upcoming Meeting Agenda Item regarding Short Term Rental (STR) Regulations scheduled for Sept 22, 2020.

Dear Morro Bay City Council,

I fully support the Scenic Coast Association of Realtors' position on Urgency Ordinance 637 and the Proposed Short Term Rental Regulations.

We respectfully request that the City Council rescind Urgency Ordinance No. 637 until the California Coastal Commission approves any new STR regulations.

Allow transfers of a compliant STR business license upon sale to a new owner as the regulations allowed prior to the Urgency Ordinance.

Eliminate the proposal to utilize the use of a lottery for STR licenses that would target compliant, tax-paying private investors in Morro Bay real estate who currently provide visitor-serving accommodations.

[Sent from Yahoo Mail on Android](#)

**From:** [Jules Howard](#)  
**To:** [Council](#)  
**Subject:** STR Regulation Ordinance  
**Date:** Wednesday, September 23, 2020 9:04:08 AM

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Please accept this communication as public input to the upcoming Meeting Agenda Item regarding Short Term Rental (STR) Regulations scheduled for Sept 22, 2020.

Dear Morro Bay City Council,

I'm sorry this is a couple days late! Please don't take our chance to visit one of the most beautiful places left in CA away. Without the vacation rental we couldn't afford to come. I grew up in CA and Morro Bay still has the old CA flavor you rarely find in the state anymore. Our friends have a rental we can utilize and it's the only way we can visit !!!!

Sincerely,  
Julie Howard

Sent from my iPhone

**From:** [Kelly Vandenheuvel](#)  
**To:** [Council](#)  
**Subject:** STR Regulation & Urgency Ordinance 637  
**Date:** Tuesday, September 22, 2020 4:45:19 PM

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Please accept this communication as public input to the upcoming Meeting Agenda Item regarding Short Term Rental (STR) Regulations scheduled for Sept 22, 2020.

Dear Morro Bay City Council,

I fully support the Scenic Coast Association of Realtors' position on Urgency Ordinance 637 and the Proposed Short Term Rental Regulations.

We respectfully request that the City Council rescind Urgency Ordinance No. 637 until the California Coastal Commission approves any new STR regulations.

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Eliminate the proposal to utilize the use of a lottery for STR licenses that would target compliant, tax-paying private investors in Morro Bay real estate who currently provide visitor-serving accommodations.

Sincerely,  
Kelly Vandenheuvel

Sent from my iPhone

**From:** [Pat Crowe](#)  
**To:** [Council](#)  
**Subject:** STR Regulation & Urgency Ordinance 637  
**Date:** Tuesday, September 22, 2020 4:59:22 PM

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Please accept this communication as public input to the upcoming Meeting Agenda Item regarding Short Term Rental (STR) Regulations scheduled for Sept 22, 2020.

Dear Morro Bay City Council,

I fully support the Scenic Coast Association of Realtors' position on Urgency Ordinance 637 and the Proposed Short Term Rental Regulations.

We respectfully request that the City Council rescind Urgency Ordinance No. 637 until the California Coastal Commission approves any new STR regulations.

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Eliminate the proposal to utilize the use of a lottery for STR licenses that would target compliant, tax-paying private investors in Morro Bay real estate who currently provide visitor-serving accommodations.

Pat Crowe, Realtor; SRES

**From:** [Gmail](#)  
**To:** [Council](#)  
**Subject:** STR Regulation & Urgency Ordinance 637  
**Date:** Tuesday, September 22, 2020 5:00:54 PM

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Please accept this communication as public input to the upcoming Meeting Agenda Item regarding Short Term Rental (STR) Regulations scheduled for Sept 22, 2020.

Dear Morro Bay City Council,

I fully support the Scenic Coast Association of Realtors' position on Urgency Ordinance 637 and the Proposed Short Term Rental Regulations.

We respectfully request that the City Council rescind Urgency Ordinance No. 637 until the California Coastal Commission approves any new STR regulations.

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Eliminate the proposal to utilize the use of a lottery for STR licenses that would target compliant, tax-paying private investors in Morro Bay real estate who currently provide visitor-serving accommodations.

Thanks for your time

Steve Marvin  
Realtor  
Dre#:00993904  
West Coast Properties  
805.235.1997  
[www.stevemarvin.com](http://www.stevemarvin.com)

**From:** [Tom Flanigan](#)  
**To:** [Council](#)  
**Subject:** STR Regulation & Urgency Ordinance 637  
**Date:** Tuesday, September 22, 2020 4:52:50 PM

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Please accept this communication as public input to the upcoming Meeting Agenda Item regarding Short Term Rental (STR) Regulations scheduled for Sept 22, 2020.

Dear Morro Bay City Council,

I fully support the Scenic Coast Association of Realtors' position on Urgency Ordinance 637 and the Proposed Short Term Rental Regulations.

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**From:** [valeriebures](#)  
**To:** [Council](#)  
**Subject:** STR Regulation & Urgency Ordinance 637  
**Date:** Tuesday, September 22, 2020 9:59:11 PM

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Please accept this communication as public input to the upcoming Meeting Agenda Item regarding Short Term Rental (STR) Regulations scheduled for Sept 22, 2020.

Dear Morro Bay City Council,

I fully support the Scenic Coast Association of Realtors' position on Urgency Ordinance 637 and the Proposed Short Term Rental Regulations.

We respectfully request that the City Council rescind Urgency Ordinance No. 637 until the California Coastal Commission approves any new STR regulations.

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Sent from my Verizon, Samsung Galaxy smartphone

**From:** [Sharon Bone](#)  
**To:** [Council](#)  
**Subject:** STR Regulation & Urgency Ordinance 637  
**Date:** Thursday, September 24, 2020 12:10:12 PM

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Please accept this communication as public input to the upcoming Meeting Agenda Item regarding Short Term Rental (STR) Regulations scheduled for Sept 22, 2020.

Dear Morro Bay City Council,

I fully support the Scenic Coast Association of Realtors' position on Urgency Ordinance 637 and the Proposed Short Term Rental Regulations.

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