

3/22/16 City Council
Study Session

RECEIVED
City of Morro Bay

Dana Swanson

From: Christine Johnson
Sent: Friday, March 18, 2016 8:44 AM
To: Dana Swanson
Subject: Fw: Results of your firm's suggestions on our Citizens

MAR 21 2016

Administration

Christine Johnson, Councilmember
City of Morro Bay
805.305.3759
cjohnson@morrobayca.gov

From: Merrill
Sent: Thursday, March 17, 2016 5:29 PM
To: Dave Buckingham; Christine Johnson
Subject: Results of your firm's suggestions on our Citizens

Christine Johnson, Councilwoman

Attention: Bob Leland, Management Partners,

Dear Mr. Leland,

As a resident of Morro Bay for 30 years I have witnessed several reports/suggestions from your Management Partners firm and not all of them fit with our superior 'quality of life'.

- 1. Your firm has suggested that the fees be adjusted for Recreation programs. In several cases elderly people (some 90 years old!) have been threatened with charges for gentle exercise programs! Our Rec building has been paid for by the citizens and I believe we should use the facility as much as possible, not think up ways to eliminate people who want to use it.*
- 2. The suggestion that we have Automated water meters would not provide our citizens with the services we need and would have given, perhaps our City representatives are responsible for this, a firm in Arizona control over our water meters, collection of revenue, etc. Fortunately, informed citizens were able to eliminate this change.*
- 3. Harbor Dept be given over to an outside source. Our citizens and the people on the Harbor Advisory Board opposed this suggestion.*

4. Fire Dept., you suggested we change to CalFire, but this would not be a good fit with our Citizens and was rejected.

5. Police Dept, you suggested we change to the services of the Sheriff Department, but again our citizens opposed this idea.

I would like your firm to spend some time reviewing what happens when and if your suggestions are carried out. I would like you to come to the senior center at 10:30 am. some Tues and Thursday and join our group of (mostly women) people who exercise and just see how important this group is to them! How can you make suggestions and then just go away and have not idea what it does to our people and their quality of life? I don't know the ages of your employees, but I am sure no one realizes what happens to a 90 year old person's sense of pride and belonging when you threaten to take away something they value.

I would like to meet the person (people) who make suggestions that threaten seniors programs!

Respectfully, Lynda Merrill

Morro Bay

3/22/16 City Council
Agenda Item B-1
RECEIVED
City of Mono Bay

Dana Swanson

From: Jamie Irons
Sent: Tuesday, March 22, 2016 8:48 AM
To: Council
Cc: Dave Buckingham; Joseph W. Pannone; Scot Graham; Dana Swanson
Subject: Secondary unit ordinance item on tonight's agenda
Attachments: Secondary Unit letter to council 2016 2.doc; ATT00001.txt

MAR 22 2016

Administration

Council,

I am attaching a letter to you all on behalf of Monica and I. The letter outlines why I will be recusing myself from the discussion of this item on tonight's agenda and specific requests for you all to consider. As many of you know Monica and I have operated a vacation rental on our property. Some may not know that we have also built a secondary unit under the current secondary unit ordinance (around 2008) with success. I believe we offer a very unique perspective as neighbors, builders, and landlords. One thing that I didn't consider until now was asking our neighbors to provide comments to you on their experience having a vacation rental in the neighborhood. I'm sure there is time before a second reading of this ordinance should you want additional comments from neighbors. I can say that some are disappointed that it is not available for their family members at this time. Thanks for reviewing and considering our input.

Sincerely,

Monica and Jamie Irons

Dear City Council,

Thank you for your diligent work on so many changes to the City's Municipal Code and Zoning Ordinance. I am formally recusing myself from this issue because my wife, Monica and I submitting plans to remodel our house that includes a guesthouse and are awaiting a permit. However, the proposed changes to the secondary unit and guesthouse ordinance are significant and we wanted to share our observations and opinions with you on the important topic.

We respectfully request that you consider eliminating some of the restrictions in the proposed ordinance; specifically, 1) reference to AG exceptions, 2) floor area including the garage, 3) prohibited use as a vacation rental, 4) covenant agreement, 5) guesthouse restriction - 7500 sq ft., and, 6) no separate rental. Further we ask for your careful consideration in the following; 1) the acceptance of existing secondary dwelling units and amnesty, 2) the opening statement and purpose of the Secondary Unit Ordinance.

We relied upon Government Code 65852.150 and Policy H-10 as the foundation of our comment and have inserted them below for your convenience.

65852.150. The Legislature finds and declares that second units are a valuable form of housing in California. Second units provide housing for family members, students, the elderly, in-home health care providers, the disabled, and others, at below market prices within existing neighborhoods. Homeowners who create second units benefit from added income, and an increased sense of security. It is the intent of the Legislature that any second-unit ordinances adopted by local agencies have the effect of providing for the creation of second units and that provisions in these ordinances relating to matters including unit size, parking, fees and other requirements, are not so arbitrary, excessive, or burdensome so as to

unreasonably restrict the ability of homeowners to create second units in zones in which they are authorized by local ordinance.

Policy H-10 (Secondary Units)

Allow for the development of secondary housing units as an affordable housing option throughout the city.

Program H-10.1

To comply with AB 1866, the City will continue to permit secondary dwelling units ministerially (by right) in all residential zones. An administrative coastal development permit, which does not require approval at a Planning Commission hearing but does require noticing, is required for new secondary units in or outside the coastal appeals jurisdiction.

The point of the City's secondary unit ordinance is to comply with Government Code 65852.150 and 65852.2 not for the purpose of affordable housing. H-10 simply states "allow" and "option" not required for the purpose of affordable housing. It is for those reasons we request that the opening sentence in the secondary unit ordinance be stricken and the language of intent from 65852.150 replace it.

Furthermore reference "fees and other requirements, are not so arbitrary, excessive, or burdensome so as to unreasonably restrict the ability of homeowners to create second units in zones in which they are authorized by local ordinance."

This section of 65852.150 is why we request the following changes to the proposed draft ordinance.

- 1) "A secondary dwelling unit may be allowed on any lot zoned AG only if the unit is expressly designated and used for farm laborer quarters."

Remove this section entirely. We don't have a lot of ag in city limits and those that are would say they need every flexibility to make ends meet. Maybe they want to build a secondary unit for a family member

- 2) "The floor area, **including a garage**, of an attached secondary dwelling unit shall not exceed thirty percent of the living area of the primary single-family dwelling."

Remove "**including a garage**". In the past, the thirty percent did not include the garage. Including the garage, reduces the amount of livable space allowed and reduces the feasibility of secondary units. For example, thirty percent of a 1800 sq.ft. house is 540 sq. ft. If you subtract a standard garage (10'x20' 200 square feet), the livable space is reduced to 360 square feet. Uncovered parking is allowed in our ordinance.

- 3) Prohibited Use as Vacation Rental.

Remove entirely from Secondary Unit and Guesthouse. Monica and I operated a vacation rental on our property for several years and now rent the 625 square foot unit full time. Operating a vacation rental allowed us the flexibility to have extended visits from our family and friends and provides us a source of revenue. A high percentage of our vacation rental guests were relatives and friends of our immediate neighbors who did not have sufficient bedrooms for their guests. As such, we had a positive response from neighbors when we ran our vacation rental. Vacation rentals in conjunction with residences, should be encouraged, not discouraged as it provides income to offset home ownership costs and provided TOT and business license revenue for the City. We seek out small vacation rental units when we travel and prefer those adjacent to owners' residents as they are typically well cared for, secure, and available to provide guidance if needed.

- 4) Covenant Agreement

Remove entirely - this doesn't appear necessary, nor is it necessary for newly built homes to prevent illegal garage conversions I feel this falls into the excessive and burdensome area.

- 5) Acceptance of existing secondary dwelling units and amnesty.

Please carefully consider the impact of this as it feels reminiscent of MAS business license audit and will be bigger than we think. I suggest delaying this and focus on getting code enforcement on stable ground first.

6) Guesthouse - restriction of 7500 sq.ft. lot size

This is newly added for reasons that are not clear to me. The current ordinance does not have this restriction and I am not aware of community outcry over guesthouse's on lot's less than 7500 sq. ft. adding negative impacts to neighborhoods. The existing setback and lot coverage requirement will self regulate the size of a guesthouse. The 7500 sq.ft. restriction seems arbitrary and burdensome.

7) No separate rental (guesthouse)

Remove entirely. Realistically a guesthouse does not have a full kitchen so it shouldn't be rented out anyway. However, a guesthouse being used for family should be allowed the flexibility to be rented out as a vacation rental (short term stays like a hotel does not need a kitchen).

8) Guesthouse and secondary unit - restriction - " only one guesthouse/secondary unit allowed with a primary single family dwelling unit on one lot."

Change to - "may be permitted in conjunction with a dwelling unit." In the multi - family zone there are opportunity to add a second unit or guesthouse in a thoughtful way that is nicely designed and compatible. The excerpt below is from the Department of Housing and Development.

Is a Locality Required to Allow Second-Units in Multifamily Zones?

While second-units may be allowed in both single- and multi-family zones (Sections 65852.2(a)(1) and (b)(1)(B)), nothing in the statute requires more than one second-unit to be permitted on a single parcel. The State standards specifically require that the lot contain an existing single-family dwelling (Section 65852.2(b)(1)(C)) and localities could adopt a similar requirement. Alternatively localities could permit second-units on parcels containing, for example, a duplex. The guiding

principle for the local ordinance should be to avoid provisions that are “...so arbitrary, excessive or burdensome so as to unreasonably restrict the ability of homeowners to create second- units in zones where they are authorized by local ordinance.” (Section 65852.150). For example, second-units should not be arbitrarily excluded from appropriate geographic areas.

9) Water service and meter requirement.

Allow that to be at the discretion of the home owner. For some it could be a costly requirement and burden that pushes the project over the edge and may allow to spend the money in other areas to enhance their project or provide a needed ADA ramp for a family member that project is being provided for. For the most part most people will want a separate meter and for the few why have them go through the extra steps of an exception process.

I hope you consider these comments and requests. The compatibility of a small attached unit or detached unit serving as a vacation rental in our experience both as a tourist, neighbor, and homeowner has been overwhelmingly positive. One of the main focuses of the secondary unit ordinance was one of fit and neighborhood compatibility. We have the tools to help ensure we achieve that. As residents in a multi-residential zone neighborhood we have homes with secondary units, guest quarters, tri-plexes, multiple condominiums, single family homes on small lots and large to average lots, duplexes, and apartments. Allowing a secondary unit or guesthouse on a lot with a duplex or two units is completely compatible and doable with guidance of design standards which we have. Saying no to a secondary unit or guesthouse on a multi-residential zone doesn't achieve the “option” of affordable housing, the addition of a small rental unit, or the original intent of providing housing for a family member.

Please don't limit the possibilities of home owners who have secondary units or guesthouses or desire to build them. Our society is changing and we should encourage the use of secondary units or guesthouses to

meet family's need; a place for grandparents or other relatives to stay when kids are young and parents needing additional help, a part-time vacation rental or full-time rental to supplement a growing family's needs. a place for a caretaker as family member's age. Please allow the flexibility for positive outcomes for both those who live in these units and those who own them. As you consider approving this ordinance with modifications, please address when it will become effective and what outreach is necessary for those with secondary units or guesthouses as well as the impact on applications for new secondary units or guesthouses, submitted under the current ordinance. We ask that the ordinance go into effect prospectively and not impact applications submitted and planned under the existing ordinance. Significant time, thought and expense has been put into design, utilizing the current ordinance.

Finally, a suggestion on the important topic of secondary units as affordable housing. I have followed the secondary unit ordinance for years. I have advocated for it, and I have voted against a change (as a planning commissioner) in the secondary unit ordinance. I have also been an advocate of affordable housing and workforce housing. I would suggest that council direct staff and the Planning Commission to explore either additional modifications to the secondary unit ordinance or a specific stand alone secondary unit ordinance specifically designed to incent affordable housing. The City's Housing Element has numerous policy programs to incent workforce housing and affordable housing projects yet the Secondary Unit ordinance does not provide any incentives at all. An affordable housing secondary unit ordinance by design would have specific criteria and should have incentives and restrictions. Incentives, fees, parking exceptions, and perhaps grant funding to offset the cost of design. As an example, RFP for architects that will work with the client, city, to design a unit at a reduced cost. Or perhaps grant funds can be made available for this service if a special secondary unit ordinance specific to affordable housing exists. With the update of the GP/LCP affordable housing and workforce housing zone opportunities should be considered. For some, having a secondary unit

may allow them to afford to purchase or retain a home the “option” of how they use it wether for family part time and vacation rental other times or perhaps the simplicity of a full time rental should be the “option”. Monica and I respectfully request the consideration of the content of this letter to council. Thank you for your service.

Sincerely,

Monica and Jamie Irons

MB

Dana Swanson

MAR 21 2016

From: Rich Buquet
Sent: Monday, March 21, 2016 2:56 PM
To: Jamie Irons; Noah Smukler; Christine Johnson; Matt Makowetski; John Headding
Cc: Dave Buckingham; Dana Swanson
Subject: Council Meeting March 22, 2016, Item B-1

Council,

Please allow me to express my concerns about item B-1. Specifically **Exhibit A Item H. Prohibited Use as Vacation Rental**

My wife, Dianne, and I purchased our property here in Morro Bay in 2012 for our future retirement. We soon realized as we viewed properties and costs, that we would need a house with a rental option to satisfy our two main needs. The first being that we would need the additional income to supplement our retirement and make our move affordable. Secondly, we have 7 kids, 12 grand kids, and 1 great-granddaughter so we would need space for them to stay when they visited.

Prior to purchasing, I had my real estate agent inquire at the City as to what we would be able to do with the potential site. Since I have an extensive background in reading codes, I went back to Escondido and thoroughly dissected the Morro Bay planning and zoning codes to ensure we would have no surprises. Satisfied in our options, we completed the purchase and began plans to build a main unit and convert the existing house into a second dwelling unit. Construction began Dec 1, 2014 and we completed our home on August 15, 2015. In our plan for the property, we chose the vacation rental option that would allow us to have space for our kids, reduce the size of the main house to two bedrooms, and have the small income needed to "get us over the hump".

Since we first purchased the property in 2012, I've continued to follow this particular ordinance thru the Council and Planning Commission process to make sure that our plans would not be thwarted by any change to existing ordinances and regulations. Section H of exhibit A has just been added to the January 5 Planning Commission agenda. This language was not in the final ordinance approved in 2014. Nothing was discussed regarding prohibition of Vacation rentals, by Council, staff, or to my knowledge, the Public, prior to Jan. 5 of this year. I got late word on Saturday night and immediately began my homework.

I urge Council to vote to strike Section H from ordinance 601. The staff report identified 35 second dwelling units currently licensed as Vacation rentals. I suspect that most of us are in the same boat, needing occasional extra space and a little extra money to stretch our retirement. I also suspect that our properties are maintained better than most full time rentals since our guests expect "hotel level" cleanliness. Living on the premises, we guarantee that our guests are quiet and respectful. Dianne and I let them know ahead of time that we live on site, so they get the message that ours is not a party place.

Please help us to maintain our affordable retirement as well as the 34 other owners whom i believe are just like us

best
Rich Buquet

Dana Swanson

From: Christine Johnson
Sent: Tuesday, March 22, 2016 1:11 PM
To: Dana Swanson; Scot Graham
Cc: Dave Buckingham
Subject: Fw: Flagpole Code Enforcement

MAR 22 2016

Administration

Dana: agenda correspondence.

Thanks,
Christine

Christine Johnson, Councilmember
City of Morro Bay
805.305.3759
cjohnson@morrobayca.gov

From: Andy Starkie
Sent: Tuesday, March 22, 2016 10:48 AM
To: Christine Johnson
Subject: Flagpole Code Enforcement

Greetings Christine

I am concerned that the Code Enforcement effort in Morro Bay is headed the wrong direction. We seem to be looking at FLAGPOLES and HEDGES instead of Health & Safety concerns. I cannot see how a flagpole on the roof of a house should be a problem with the City Height restrictions. We are moving into restricting the right to Fly the American Flag and not about blocking someone's view. Forcing someone into paying a fee to be able to keep a flag pole is not right. As I understand it even if you pay the fee and someone complains you still do not get to have the pole and lose the fee paid.

Thank you for your time on this matter , and please do the right thing and direct Code Enforcement to address Health & Safety and not someone's complaint over what flag you are flying.

Andy Starkie

Morro Bay, Ca.

3/22/16 City Council
Agenda Item C-1
RECEIVED
City of Morro Bay

Dana Swanson

From: Lara Kimm
Sent: Tuesday, March 22, 2016 1:13 PM
To: Council
Cc: Dave Buckingham; Scot Graham
Subject: RE: New Code Enforcement System

MAR 22 2016

Administration

Hello All,

I apologize for sending this again, but in my haste typing this on my lunch hour, I made a major typo (last paragraph in red below).

Thank you for your time and consideration.

LARA

From:
To: council@morrobayca.gov
CC: dbuckingham@morrobayca.gov; sgraham@morrobayca.gov
Subject: New Code Enforcement System
Date: Tue, 22 Mar 2016 12:43:43 -0700

Dear Morro Bay City Council Members,

I am composing this email to express my frustration with a recently received Code Enforcement Notice (Notice) regarding my boat stored in my driveway at (picture attached). As a result of this Notice, I have familiarized myself with the recent grand jury report (which prompted the city to take this course of action), consulted with a member of the grand jury, reviewed the Morro Bay municipal code, and have had discussions with friends and neighbors in the community.

History

As a younger adult, I used to love visiting Morro Bay. I fell in love with this quaint little fishing village and always admired the fact that a lot of people had boats at their homes that they could just hook up to and go fishing anytime they wanted. Subsequently, I purchased a home in Morro Bay in 2009 and now I also have a boat in my driveway that I can hook up to and go fishing anytime I want.

Problem

According to the Notice I received, my boat, which is parked in my driveway, is in violation of Municipal Code 17.48.060(A), which states that, "Such vehicle or boat shall not be maintained in any required front yard or side street yard." Apparently, my boat is in my "front yard." According to the Notice, although the box was not checked, my hedge may also be in violation of the municipal code.

Logic

While I support the recent findings of the grand jury and proactive enforcement of the city's ordinances, I have trouble understanding that in a fishing/boating village where most lot sizes are extremely small, the reasoning for not allowing tax paying property owners to park their operable boat and/or RV in their private driveway for storage, but yet it's legal for me to park my ¾ ton 4x4 truck in my driveway? It is my understanding that although there are some boat storage facilities in the city, they are already full. That means that those in violation would have search for a facility to store their boat in a nearby town, potentially up to 30 miles away; thus, every time these tax payers want to go fishing or boating, they will have to drive to go pick up their boat and drive it back when finished.

Another issue is that per 2010 census data, out of the 10,350 residents in Morro Bay, 3,200 (31.3%) are aged 45 to 64, and 2,425 (23.7%) are 65 years of age or older, meaning a lot of these people are retirees on a fixed income. The inability to keep ones boat or RV on one's private property creates an unnecessary financial burden on these people especially.

While I understand the need to keep hedges trimmed to a safe level, especially around corner lots, I also have an issue with the strict ordinance on hedges. I do not live on a corner lot, but I have a hedge on the north westerly/windward side of my property which does not create any safety issues. When I moved into this home, the hedge was there and I was warned by my neighbors not to cut it down as it provided a wind break for me and my neighbors. As we all know, Morro Bay can get pretty windy during different times of the year, so my neighbors were right. A 1950's photo I obtained shows the hedge in place, so it is over 60 years old and has such a wide base that if it were trimmed to 3 feet in height, I suspect it would just be all stumps; and therefore, be even more unsightly.

Solutions

I have talked with friends and neighbors in the community about this specific issue. Some are just mad in general about the change from reactive to a proactive code enforcement, some are actually excited about the proactive stance, especially if it nips the illegal homeless camping in the bud, but all have agreed that the strict boat/RV ordinance regarding parking on your private property is logically unfair. It is also unfair to complain about issues and not offer up solutions. Therefore, I would suggest that the council delay their April 1 deadline to start issuing formal violations on boat/RV storage on private property and form a citizen advisory group to discuss the logic of the ordinance. Perhaps it needs to be revised to meet the needs of the residents of this quaint little retirement fishing village that we all love so much.



3/22/16 City Coun:
Agenda Item C-1

Dana Swanson

RECEIVED
City of Morro Bay

From: Christine Johnson
Sent: Monday, March 21, 2016 9:37 PM
To: Dana Swanson
Cc: Dave Buckingham; Scot Graham
Subject: Fw: Current Municipal Code and Enforcement

MAR 22 2016

Administration

Agenda correspondence, FYI.

Thanks,
Christine

Christine Johnson, Councilmember
City of Morro Bay
805.305.3759
cjohnson@morrobayca.gov

From: David Rose
Sent: Monday, March 21, 2016 7:52 PM
To: Jamie Irons; Christine Johnson; Matt Makowetski; John Headding; Noah Smukler
Subject: Current Municipal Code and Enforcement

Dear Mayor and Council-

I would like to go on the record to oppose the area of code enforcement which governs the heights of fences, plants and trees which do not block traffic lines-of sight. Morro Bay is architecturally very eclectic, meaning nearly every house is different. The current fence and hedge ordinance makes sense in planned communities that come with Homeowner's Associations, onerous CC&R's and substantial conformity of appearance where all the homes were built all at once. It makes no sense in an older city with many pre-existing items, either enhancements or "violations" depending on whether you prefer the quaint Carmel Village near Monterey or the typical bland gated community built in the last 20 years where every house looks the same. Consider which community is more appealing and valuable.

This nice neighborhood scene (near downtown Carmel) is illegal according to our poorly written code:



This is what our current blueprint for the city will result in:



If the latter is the direction the city wants to take I want no part of it.

Especially with drought conditions becoming standard, streetside shrubbery and trees make for a welcoming environment, as long as they don't block driver's sightlines. Why not leave them alone? It can be much nicer than looking at half dead yards and houses straight out of "Bad Architectural Digest", "House Unbeautiful" or

"Ugly Homes and Gardens".

Please rewrite Section 17.48.100.D of the Municipal Code to read:

D. General Fencing, Hedge, and Wall Standards. Fences, hedges and walls may be erected in any district subject to the following conditions:

1. Fences, Walls and Hedges Open to the Passage of Air and Light. Fences, walls and hedges, fifty percent or more of the surface of which is open to the passage of air and light, ~~not exceed four feet in height may occupy any required street yard area~~ *restricted only to provide safe lines-of sight for motor vehicles.*
2. Solid Fences, Walls and Hedges. Solid fences, walls and hedges not exceeding three feet in height may occupy any required street yard area.
3. Side or Rear Yard Areas. Fences, walls and hedges not exceeding six feet, six inches in height may occupy any side or rear yard area, provided:
 - a. That such fence, wall or hedge does not extend into any required front yard;
 - b. That, in the case of a corner lot, such fence does not extend into the street side yard *in the area that coincides with the front yard setback.*
4. Walls, Fences, and Hedges Exceeding Height Standards. Fences or structures exceeding six feet, six inches in height to enclose commercial or industrial uses, tennis courts, or similar areas, when such fences are not in a street setback area, may be erected subject to the obtaining of a minor use permit.
5. Swimming Pool, Spa or Hot Tub Fencing Requirements. A fence or other structure approved by the building official shall be constructed surrounding any swimming pool or spa or hot tub at grade level. The maximum allowable height shall be six feet, six inches; the minimum allowable height shall be six feet; all gates within said fence or other structure shall be self-closing and self-latching.

Obviously if someone were to construct fences out of old shipping pallets or offered up a hedge of dead plants this should somehow be controlled by some sort of public nuisance ordinance already on the books. But it seems a shame to outlaw some of the prettier examples of landscaping in our city to satisfy an artificial arbitrary aesthetic standard based on mid-1950's thinking of lawns everywhere between the houses.

I will say I believe the Grand Jury made a mistake here, trampling on the rightful discretion of a community and its ability to police itself in its own ways. Paying inspectors to snoop around looking for trouble where there is none makes no sense. If neighbors have no objection to an item in someone's yard, why should anyone else, with the exception of health and safety issues? I think the city should have taken a stronger stand in defending its autonomy.

I sincerely hope reason can return to our little town. I voted for all of you, Mayor and Council, but certainly expect much better in regards to this.

Regards and Best Wishes,

David Rose

30 year resident of Morro Bay

3/22/16 City Council
Agenda Item C-1

Dana Swanson

From: Christine Johnson
Sent: Monday, March 21, 2016 9:36 PM
To: Dana Swanson
Subject: Fw: Boat and RV Parking

RECEIVED
City of Morro Bay

MAR 22 2016

Administration

Agenda correspondence.
Thanks,
Christine

Christine Johnson, Councilmember
City of Morro Bay
805.305.3759
cjohnson@morrobayca.gov

From: Jane Heath <
Sent: Monday, March 21, 2016 8:40 PM
To: Christine Johnson
Subject: Boat and RV Parking

Dear Ms. Johnson:

As a resident and business owner in Morro Bay, I have listened to citizen concern over enforcement of municipal codes that allegedly prohibit the parking of recreational vehicles and boats in driveways or in yards on private, residential property.

I reviewed the portions of the City code that seem to apply to the parking of such vehicles. I discovered codes which prohibit parking of those vehicles:

- For more than 72 hours on city streets or in public parking areas
- In business districts
- Unless enclosed, behind fences, not visible, *only if they are inoperable*
- If they are for sale
- "Reefer" trucks within 200 feet of a dwelling
- RVs or trailers that are inhabited
- Reducing traffic visibility

What I did not find was a code section that prohibits the parking of operable boats or RVs in driveways or private yards entirely on private property. Maybe I'm missing something but what exactly are people complaining about? I hear concern over not being able to keep (especially boats) on their property, but I do not see any ordinance that prohibits such activity. If there is such a code (and I can't find it), the city can consider revising it in connection with the current review of the Municipal Code, and hold off enforcement until that process is complete. If there is no such ordinance then the city should do a better job explaining what exactly is being enforced and reassure citizens who fear being

unable to keep their boats in a community where water sports are a key feature of our culture, or their recreational vehicles in a community with a large number of non-permanent residents.

Please consider my comments as I am unable to attend the Tuesday hearing.



| Jane E. Heath |

Morro Bay, CA 93442 |

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3/22/16 City Council
Agenda Item C-1

Dana Swanson

RECEIVED
City of Morro Bay

From: Christine Johnson
Sent: Monday, March 21, 2016 9:35 PM
To: Dana Swanson
Cc: Dave Buckingham; Scot Graham
Subject: Fw: Muni code

MAR 22 2016

Administration

Agenda correspondence. FYI.
Thanks,
Christine

Christine Johnson, Councilmember
City of Morro Bay
805.305.3759
cjohnson@morrobayca.gov

From:
Sent: Monday, March 21, 2016 9:05 PM
To: Noah Smukler; Jamie Irons; Christine Johnson; John Headding; Matt Makowetski
Subject: Muni code

I want to express my support for modifying the muni code to allow boats to be parked in a persons driveway. I have numerous reasons for supporting such a concept but the primary reason is because I have a well maintained and often used boat in my driveway. Unfortunately, I cant make the Council meeting on March 22nd to show my support as I will be in Los Angeles for personal reasons. Thank you for considering the abundant public input that I am sure you have received, looking forward to watching the community work cooperatively towards a successful resolution of this issue,
Bruce Keogh

3/22/16 City Council
Item C-1

Dana Swanson

RECEIVED
City of Morro Bay

From: Christine Johnson
Sent: Monday, March 21, 2016 8:19 AM
To: Dana Swanson
Subject: Fw: Code Enforcement
Attachments: IMG_2376[1].JPG; IMG_2377[1].JPG

MAR 21 2016

Administration

Dana, FYI...agenda correspondance. Thanks.

Christine Johnson, Councilmember
City of Morro Bay
805.305.3759
cjohnson@morrobayca.gov

From: anita franzmann
Sent: Sunday, March 20, 2016 2:45 PM
To: Jamie Irons; Christine Johnson; Matt Makowetski; John Headding; nsmuckler@morrobayca.gov
Subject: Code Enforcement

I am so looking forward to code enforcement in Moro Bay because for the last 11 years I have looked across the street at this old motor home. For the past year and a half, I've had to endure the man that moved into a trailer on his mother's property. I'm enclosing photos so you can see the view from my home at [redacted]. The police have come out many times waiting for code enforcement to be approved so they can deal with the man living in the trailer. Please stay strong and enforce the code!!
Thank you
Anita Franzmann



3/22/16 City Council
Agenda Item C-1

Dana Swanson

From: Christine Johnson
Sent: Saturday, March 19, 2016 4:06 PM
To: Dana Swanson
Subject: Fw:
Attachments: text_0.txt

RECEIVED
City of Morro Bay

MAR 21 2016

Administration

Hi Dana,

Christine Johnson, Councilmember
City of Morro Bay
805.305.3759
cjohnson@morrobayca.gov

From:
Sent: Saturday, March 19, 2016 1:49 PM
To: Christine Johnson
Subject:

text_0.txt

Ur move to restrict boat and rv owners is outrageous! I will join with the people to fight your ordinance. This is a fishing community for heavens sake!

3/22/16 City Council
Item C-1

Dana Swanson

RECEIVED
City of Morro Bay

From: Dale Johnson <
Sent: Thursday, March 17, 2016 10:31 AM
To: Council; Dave Buckingham
Subject: Re: Code Enforcement - Recreational Vehicle Parking
Attachments: 002.jpg; 003.jpg

MAR 21 2016

Administration

Scot:

I have attached two documents indicating the approval from the city relative to the pad in question:

- 1) Copy of the Encroachment Permit #2001-56
- 2) Receipt No 7696 dated 4/23/01 for the amount of \$71.82

There has been a motorhome parked on our property in the pad in question since 1996 when we actually moved to our new home.

Dale & Betty Johnson

On Fri, Mar 11, 2016 at 3:00 PM, _____ wrote:

To: Mayor Irons, City Council Members
City Manager David Buckingham

From: Dale & Betty Johnson

Dale: 3/11/2017

Subject: Code Enforcement - Recreational Vehicle Parking

We are writing to voice our concerns about Item C-2 (Code Enforcement) which was originally on the March 8 Council Agenda.

We purchased our property at _____ in Morro Bay for 3 primary reasons:

- 1. It was in the city of MB
- 2. It had a great view of The Rock and the ocean
- 3. On site was a previously approved pad to park our motorhome. Such a site in any beach community is very difficult to find and it told us that we found a city that appeared to be "RV Friendly". The ability for on-site parking adds value to our property.

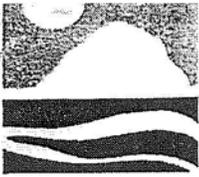
After purchasing the property we obtained a construction permit from the city which allowed us to convert from an asphalt to a concrete pad. We now park our Motorhome on this pad and in our opinion it is not unsightly or a safety hazard for drivers on adjoining streets.

To the best of our knowledge we have received no complaints from the city or our neighbors since purchasing this property in 1994.

We understand that the municipal code has identified the area where our Motorhome is parked as a "side street" yard; as a consequence we are in violation of the existing city code, so we would like to work with the city of MB staff to amend Municipal Code 17.48.060. Such an amended code would give us and all other RV owners the permission to park on our private property.

The amendment of this code is important if Morro Bay wants to continue to be RV Friendly. Thanks for your consideration

Dale and Betty Johnson



PUBLIC SERVICES DEPARTMENT
590 MORRO BAY BLVD. ♦ MORRO BAY, CA 93442
805-772-6261

ENCROACHMENT PERMIT

NO. 2001-56

DATE: 4/23/01

TO: (Contractor) BORCHARD

FOR: (Owner) JOHNSON DALE

AT: (Address) _____

LOT(s) _____ Block _____ Tract _____

In compliance with your request this date, and subject to all terms, conditions, and restrictions written below or printed as general or special provisions on any part of this form

PERMISSION IS HEREB Y GRANTED TO:

*CONSTRUCT CONCRETE DRIVE APPROACH
TO REPLACE EXISTING A.C. APPROACH*

Note: This permit expires six (6) months after date of issuance.

AGREEMENT: All work performed under this permit shall be in accordance with the Standard Plans and Specification and the applicable ordinances of the City of Morro Bay.

Greg Fuz
Director of Public Services

By: Alick Muick

Dale Johnson
Permittee

Work Completed _____

Inspector

CITY OF MORRO BAY
Public Services Dept.
590 Morro Bay Blvd.
Morro Bay, CA 93442

DATE: 4/23/01 Receipt No 7696

AMOUNT: 71.82

SECURITY - ONE \$ 82/100 Dollars/Rec. By: H.A.A.

Received From: DALE JOHNSON Site Address:

Address: _____

CASH CHECK NO. 2159 CASE NO.

ENCR. 7

PERMIT NO. 2001-56

BUILD	CUP	EIR
PLNCK	CDP	LAND USE DET
SMIP	TM	PARKING EXCPT
SEWER	PM	ZONE AMEND
WATER	SIGN PERMIT	ON-SITE RFT
HOUSING	SIGN EXCEPT	CODES/MAP
FIRE PLNCK	VAR	COPIES
FLOOD HAZ	ENVIRON	
SEISMIC	FILING FEE	

3/22/16 City Council
Agenda Item C-1

Dana Swanson

From: Kristen Headland <
Sent: Tuesday, March 15, 2016 9:31 AM
To: Council
Subject: Code Enforcement Travel Trailer

RECEIVED
City of Morro Bay

MAR 21 2016

Administration

Hello City Council Members,

My husband and I have a big concern regarding the Morro Bay Municipal Code 17.48.060, "Outside Maintenance of Recreational Vehicle and Boat Storage".

First we would like to introduce ourselves. Morro Bay is a wonderful place to live, we feel blessed to be here. We bought our home in Morro Bay in 1991. In April of 2010, my husband retired and we bought a small 2009 sixteen-foot Travel Trailer. We have parked our Travel Trailer on our private property with no complaints from the city or any neighbors. Our property is always nicely maintained and we take pride in the way it looks. You could say we're a part of "Morro Bay Beautiful".

I would like to note that our home sits on a corner lot. I understand the Municipal Code has identified the area where we park our Travel Trailer as a "Side Street Yard". Therefore, we are in violation of the city code so I would like to be proactive to work with the City of Morro Bay staff to amend Municipal Code 17.48.060.

I would like this code to be review and amended so it grants us permission to park our Travel Trailer on our private property.

Can you provide me some direction on this matter?

Thank you for your time,

Don and Kris

3/22/16 City Council
Agenda Item C-1

Dana Swanson

RECEIVED
City of Morro Bay

From: Bonnie Ogilvie-Apra
Sent: Monday, March 14, 2016 11:17 AM
To: Council
Subject: No Boat/RV/Trailer No Way

MAR 21 2016

Administration

Dear Morro Bay Council,

I am writing to express my opinion about the existing ordinance to rid parking of boats, Rvs and trailers on private property. I think this code needs to be amended and residence should be allowed to park any registered boat, RV or trailer on their property.

I think the ordinance is absurd and we should be using our time and resources on real issues this community faces. Unearthing old ordinances, in my opinion is not where we should be focusing our efforts.

Thank you for your time.

Bonnie Ogilvie

Professional Representation Since 1973

3/22/16 City Council
Agenda Item C-1

Dana Swanson

RECEIVED
City of Morro Bay

From: Josie Hyde
Sent: Monday, March 14, 2016 10:03 AM
To: Council
Cc: Dave Buckingham
Subject: FW: Some thoughts about code enforcement

MAR 21 2016

Administration

Mr. Buckingham

Thank you for your reply. I am taking your suggestion and forwarding this to the council. Josie Hyde

From: dbuckingham@morrobayca.gov
To:
Subject: Re: Some thoughts about code enforcement
Date: Mon, 14 Mar 2016 13:31:01 +0000

Hi Josie,

Thanks very much for sharing these observations.

The City Council will be reviewing our code enforcement program at the next Council meeting on Feb 23rd.

I encourage you to write the council at council@morrobayca.gov, and attend that meeting to share your views.

Thanks for being engaged in this process.

—Dave

From: Josie Hyde <
Date: Wednesday, March 9, 2016 at 4:42 PM
To: David Buckingham <dbuckingham@morrobayca.gov>
Subject: Some thoughts about code enforcement

Mr. Buckingham:

Thank you for this venue to allow community comments. I have been reading a great deal about the new push to enforce codes in the city. I live in the (which is a short block) and would like to share a few things, in case the new code enforcement folks have not yet been to this street:

There is one home that has four (Yes 4!) disabled cars in their driveway, readily observed from the street. There are a couple of homes that have cars which are rarely moved parked on the city right-of-way between the street and the front of the owner's property. (Isn't there a 72 hour parking limit?) Several of the homes on this block are rentals, which is ok, except the tenants never cut the grass or clean up their front yards. There is one house on the street that has been vacant for many years (not sure the story there) but no

one cuts the grass in the front yard since the folks next door moved out of town more than a year ago. (They had been nice enough to keep it cut, no doubt so their property would look nice, too.) One home also has a travel trailer parked in the side yard in full view.

This is a great neighborhood and a quiet one. Good people live here. It would be nice to just see the area "neatened up" a little.

Thanks for listening.

Josie Hyde

3/22/16 City Council
Agenda Item C-1

Dana Swanson

From: Ric Deschler <
Sent: Monday, March 14, 2016 1:46 AM
To: Council
Subject: Code Enforcement meeting comments
Attachments: Code enforcement.docx

RECEIVED
City of Morro Bay

MAR 21 2016

Administration

Dear Mayor and Members of Council and City Staff,

I will be out of town for your next meeting and will miss the lively discussion on code enforcement issues. Please accept these comments on the subject.

Ric

Code enforcement issues

March 14, 2016

Dear Mayor and Members of Council and City Staff,

Damned if you do. Damned if you don't.

There are ordinances that I like and ordinances that I think need to be fixed because they are too restrictive and out of place for Morro Bay.

I love the part of the sign ordinance that restricts the use of flashing or scrolling lights. The flashing "Open" signs are popping up more frequently at businesses and need to be discouraged. These creep in and suddenly the business district becomes tacky and gaudy with flashing signs. We saw the extreme occur recently when Lemos installed that Vegas style flashing marquee at their new building. Fortunately, the flashing, scrolling aspect has been turned off. By code, it never should have been allowed to be installed. I am less concerned about the use of freestanding A-frame type signs. As long as walkways are not blocked, they pose less of a problem than news racks or outdoor dining furniture.

But I'm on the fence about the overly restrictive RV and boat parking codes. I can see where it could get out of hand with multiple vehicles on a lot. But you also need to realize, the characteristics of this town. Being by the ocean and being a community with people that live here but do their RV'ing elsewhere have to be taken into consideration. For many years my neighbor had a large fishing boat in the driveway next to my front yard. I accepted it as part of the nature and character of Morro Bay. We need to adjust the codes to permit RV's and boats. We are not living in a inland suburbia tract community.

Then there is the "Garbage Cans not being Visible from Street" code that is a good example of an ordinance being out of touch with the community. I would guess that 90% of my neighbors are in violation in my part of town. We love our neighborhood setting and don't view this as a problem. It is just a standard lifted from city planning textbooks and has no relationship to our casual community. The part about moving the cans back and forth to the

curb on pick-up day is reasonable, but the "Visible from the Street" part is not. No one wants neighborhoods to look trashy. The old style of irregular and banged up metal trash cans is long gone. We all have standardized, waste wheelers that are replaced by the garbage company when they deteriorate.

You have to realize that most of these codes are designed for cookie-cutter suburban communities and they come straight out of planning textbooks. They have little relationship to our uniquely evolved town. Of course, we all want our neighborhoods to be nice and safe and not junky, but we don't want to destroy the *character* of our neighborhoods with standards from some other cities.

You need to ask yourselves what are the functionality and practicality of these codes. Are you trying to please the people that live here or trying to match a picture perfect textbook.

In 1993 I served on the Morro Bay Municipal Code Ad-Hoc Review Committee. We met about weekly for a year and a half trying to clean up confusing language in the codes. It was a horrendous job and we barely scratched the surface. Our recommendations were accepted and basically shelved. We didn't come up with any dramatic changes, only suggestions to make the code easier to read. One suggestion was to have all definitions listed in one section in the front so that you wouldn't have words like "person" defined over a dozen different ways scattered throughout the code.

Everybody gets a pet peeve about something sometime, I'm no exception. Your job is to find a balance of which codes are really needed and at what level of restrictiveness. You are getting lots of feedback from the community on certain codes. Take that as a sign that those codes need to be thoroughly reviewed immediately and changed to meet the character of the town, not the generic standards of other cities. If not, then basically, you are in a no-win situation. Good luck.

Ric Deschler

Dana Swanson

From: Bruce Elster
Sent: Tuesday, March 08, 2016 2:31 PM
To: Council
Subject: Item C-2 2016-03-08

RECEIVED
City of Morro Bay

MAR - 8 2016

Administration

Reference Item C-2 - Community Enhancement (Code Enforcement) Program Status/Discussion

This correspondence is directed to the Council expressing concern for code enforcement for boats and RV's in the City of Morro Bay.

I have been made aware that a change in code enforcement regarding the storage of boats and recreational vehicles on private property is up for discussion.

Storage of well-maintained boats and recreational vehicles should not be an enforcement issue. There are other code enforcement issues that are certainly more relevant.

1. Boat storage on private property.

- Morro Bay is a fishing and boating community. Boat storage comes with the territory.
- Our daughter and her husband work in the commercial fishing industry. It is a tough business. They use a small trailerable boat so they can follow the fish from here to Moss Landing, Bodega Bay, etc. The commercial fishing industry is moving toward more vessels that are smaller and trailerable so they can be more nimble in following the fish. We, as a community, should be supporting our younger families who are following in the long established local tradition of commercial fishing.
- Recreational boaters should be supported. Recreational boating brings money and visitors to the community and should be supported.
- Boat storage off-site is difficult to find. Our business has three boats. All are trailered. Two are stored out of town. One stored at the business. The primary vessel is set up with special engineering and life-safety equipment. There are no storage sites locally that provide secure and covered storage for our vessel and so it is kept out of town when not in use. There are times when the vessel is stored at our home, secure, well-maintained.
- The City is encouraged to develop increased opportunities for secure boat storage. The new sewer treatment plant site could be a candidate.

2. Recreational vehicle storage on private property.

- Morro Bay is a retirement community as well as a community that promotes recreation. We have among the highest ratios of citizens over 65 per capita in the state. Many of our citizens have recreational vehicles as well they should.
- Off-site storage locally is a problem as well for recreational vehicles.

I believe Morro Bay is a community that supports/promotes its fishing community (both commercial and recreational); and its citizens (retired and the rest of us) that own recreational vehicles.

Code enforcement should be directed to those that do not keep their properties in good order.

Do not punish the rest of the community that behaves and act in a responsible manner.

Bruce S. Elster, PE

Shoreline Engineering, Inc

Morro Bay, CA 93442

Dana Swanson

RECEIVED
City of Morro Bay

From: Christine Johnson
Sent: Tuesday, March 08, 2016 10:42 AM
To: Dana Swanson
Cc: Scot Graham; Dave Buckingham
Subject: Fw: Code Enforcement

MAR - 8 2016

Administration

FYI...agenda correspondance.

Christine Johnson, Councilmember
City of Morro Bay
805.305.3759
cjohnson@morrobayca.gov

From: Sonny Hyde
Sent: Tuesday, March 8, 2016 9:20 AM
To: Jamie Irons; Christine Johnson; John Headding; Matt Makowetski; Noah Smukler
Subject: Code Enforcement

I am writing to voice my concerns about item C-2 (code enforcement) on tonight's agenda. A few years ago we asked the city about RV parking on our property and we were told it was okay to park on our property. We also asked if it was okay to stay in the trailer while on the property the couple of times of year we come over. We were told that was also okay as long as no one was living in it.

My husband and I have been working on the property, cleaning out the garage and dropping trees this last year with the plan to move to Morro Bay to make it our home within the next 24 months. We currently have my niece staying in the house due to the vandals that were breaking into the garage and casing the house. Having the trailer on the property has allowed us to come over to make repairs and still stay on our property.

We have since received information and it seems we may have been misinformed according to code 17.48.060. As the city has been lenient on enforcing these codes for quite some time, to just make the change back to enforcing the code seems to punish the residents for what has been a lack of communication to the public on the laws regarding the RV parking and storage until the recent code enforcement officers sent out letters to all the residents.

Maybe the law should be amended to make allowances for some of these vehicles to be stored or parked on the property with some restrictions, as Morro Bay is a touristy town. Also, perhaps allowing a period to park and stay in recreational vehicles on their property for 7-14 days for those on vacation or visiting (with some allowances for hookups). Perhaps a permit process for this would be an option. I hope you would consider making some of these amendments.

Should this not be the case, I would hope that the council would take into consideration the time and effort it would take for some to move and/or store their vehicles. A week would be too short or even a month may not be long enough for some to make this transition.

I will be attending the meeting tonight and would like to thank you for your consideration in this matter.

Sonny Hyde

Morro Bay, CA 93442

Dana Swanson

RECEIVED
City of Morro Bay

From: Scot Graham
Sent: Tuesday, March 08, 2016 11:18 AM
To: Dana Swanson
Subject: FW: Travel Trailer Issue

MAR - 8 2016

Administration

C-2 correspondence.

From: Kristen Headland
Sent: Tuesday, March 08, 2016 11:12 AM
To: Scot Graham <sgraham@morrobayca.gov>
Subject: Travel Trailer Issue

Hello,

My husband and I have a big concern regarding the Morro Bay Municipal Code 17.48.060, "Outside Maintenance of Recreational Vehicle and Boat Storage".

First we would like to introduce ourselves. Morro Bay is a wonderful place to live, we feel blessed to be here. We bought our home in Morro Bay in 1991. In April of 2010, my husband retired and we bought a small 2009 sixteen-foot Travel Trailer. I would like to note that our home sits on a corner lot. We have parked our Travel Trailer on our private property with no complaints from the city or any neighbors. Our property is always nicely maintained and we take pride in the way it looks. You could say we're a part of "Morro Bay Beautiful".

I understand the Municipal Code has identified the area where we park our Travel Trailer as a "Side Street Yard". Therefore, we are in violation of the city code so I would like to be proactive to work with the City of Morro Bay staff to amend Municipal Code 17.48.060. I would like this code to be review and amended so it grants us permission to park our Travel Trailer on our private property.

Can you provide me some direction on this matter?

Thank you for your time,

Don and Kris

Dana Swanson

RECEIVED
City of Morro Bay

From: Steve ·
Sent: Tuesday, March 08, 2016 7:08 AM
To: Council
Subject: Zone enforcement

MAR - 8 2016

Administration

Hoping to get to the meeting tonight, but I would like to send in my opinion in case I cannot get out of work on time. I have written to the council previously with my opinion on the new enforcement. We have a small trailer that we use most weekends in the summer, which we park on our driveway , completely off the street and with no line of sight issues.

My wife and I both work, and forcing us to store the trailer would preclude us from using it on weekends as we usually prep it during the workweek.

Storage would be an additional financial burden for us.

I think we need to look at the current codes. Due to some strange lot splits in the past, I can look out the back window and see 2 boats and a large trailer which meet code, and out the front about 3 trailers and a boat that won't meet code. If one is offended by the aesthetics of this , it would only be fair to ban all of these vehicles from properties.

This is the direction of the grand jury process, and I am sure that is the next step for the "concerned citizen" who brought this to the grand jury. Interestingly I have not been able to find out who brought this to process, and would not be surprised if it is backed by some developer or business interest.

We are not an HOA community and most of the long term residents do not want that type of community. We are a fishing town, with mixed socioeconomic residents.

Bringing in a ton of tourists decreases quality of life for the residents and does not create living standard jobs. No-one working in the service industries makes enough money to buy a home here. It does bring in taxes for the city, and money for business owners.

I would like the city to consider current zone parking laws for rvs and boats , and make them fairer for all of us, given the types of lots we have in town.

Our trailer gives us a great quality of life in the summer and that is why we live here.

Don't allow the yuppies to take it away.

I thank you for all your hard work.

Steve Kerr.

Sent from my iPad

Dana Swanson

From: Diane Arnoldi <
Sent: Sunday, March 06, 2016 5:10 PM
To: Council
Subject: Ordinance prohibiting boat parking on private property

RECEIVED
City of Morro Bay

MAR - 7 2016

Administration

Dear Morro Bay City Council,

My name is Fred Arnoldi. I have lived in Morro Bay since the mid 1970's. I became a property owner in the late 1970's. I am a commercial fisherman and have a 20ft. commercial fishing vessel which I currently park in my driveway. I would like to go on record stating I am not in favor of the ordinance prohibiting storage of a boat or RV on private property.

The ordinance or code is ridiculous and should not be in force in a fishing community.

Thank you for your consideration.

Fred Arnoldi,

Property Owner in Morro Bay

Sent from Mail for Windows 10

Dana Swanson

RECEIVED
City of Morro Bay

From: Christine Johnson
Sent: Monday, March 07, 2016 2:46 PM
To: Dana Swanson
Subject: Fw: Enforcement of City Ordinances

MAR - 7 2016

Administration

FYI

Christine Johnson, Councilmember
City of Morro Bay
805.305.3759
cjohnson@morrobayca.gov

From: Richard Strassel
Sent: Sunday, March 6, 2016 5:13 PM
To: Noah Smukler; Christine Johnson; mmatowetski@morrobayca.gov; jheading@morrobayca.gov
Subject: Fw: Enforcement of City Ordinances

On Sunday, March 6, 2016 5:09 PM, Richard Strassel wrote:

Dear Mayor and City Council,

I am writing this letter because I feel very strongly about property rights in MB. I believe an individual should be allowed to store a boat, a trailer, and/or a motorhome in his yard irregardless if it is kept in the side, rear, or front yard. I do however, believe it should be maintained and registered.

If the current ordinances are enforced, I believe the citizens of MB will be treated unfairly and be presented with an unnecessary financial hardship.

Sincerely, Richard Strassel

Dana Swanson

RECEIVED

City of Morro Bay

From: Christine Johnson
Sent: Monday, March 07, 2016 2:46 PM
To: Dana Swanson
Subject: Fw: Storm Brewing II

MAR - 7 2016

Administration

FYI

Christine Johnson, Councilmember
City of Morro Bay
805.305.3759
cjohnson@morrobayca.gov

From: Don Lockwood <
Sent: Monday, March 7, 2016 11:42 AM
To: Jamie Irons; Christine Johnson; Matt Makowetski; John Heading; Noah Smukler; Don Lockwood
Subject: Storm Brewing II

Hi Council People,

Here is your weekly Dear Don Advice column for lonely Council People. First, thank you for the very nice email Jamie it helped clear up some things. Also, I talked at length with Ms. Johnson (thank you Christine) and she was able to clarify some of the rumors and misconceptions floating around. She also gave me some of the background information on RV and boat parking in our driveways, ([DocumentCenter/View/9279](#) and [DocumentCenter/View/9278](#)). These documents do lay out the Cities position on these vehicles pretty clearly. They are however a little vague regarding how long boats and RVs may be parked or if they are even permitted in our driveways at all.

The basic problem I see with this ordinance is that it appears that the city sees boats and RVs as eyesores and that, if they are to be allowed in Morro Bay at all, they must be kept hidden. I don't think that is your feeling at least I hope not. Unless there are additional ordinances covering this, it would appear that a 1 1/2 ton flat bed truck or a one ton E300 ford van is OK but a 10 foot teardrop camp trailer is not. That just doesn't seem right.

I feel that any rewrite of any ordinance should first identify its objective, do you want to ban boats and RVs or to you want something else such as protecting views, keeping Morro Bay looking nice, insuring that people are not using these vehicles as granny units or whatever but singling out boats as being undesirable in a beach town doesn't seem to make sense.

So much for the gripe here is a suggested solution.

Set a maximum X,Y,Z dimensions on any vehicle parked in a driveway.

Require vehicles to be parked on hard surfaces.

Unsightly vehicles or conditions should not be permitted.

Vehicles should not extend into the sidewalk area.

If a citizen wants to park a vehicle that exceeds the maximums, they might, with no objections from immediate neighbors, pay a yearly fee and receive a sticker to place on their vehicle.

I'm sure there are other restriction that should probably be considered but I have a pressing engagement. Monday's I meet with four other old veterans for lunch and we tell each other war stories. Most of our stories have as much truth as fairy tales but we just ignore little things like that. So I must be off.

Kindest Regards
Don Lockwood

Dana Swanson

RECEIVED
City of Morro Bay

From:
Sent: Monday, March 07, 2016 7:49 AM
To: Council
Subject: RV Storage

MAR - 7 2016

Administration

I received a courtesy letter advising me that my RV was illegally parked in the driveway at the front of the house. It is physically impossible for me to store it legally as the code is written as there is no room either side of the house and the lot line. Please consider rewriting the code so that residents who are otherwise in compliance with the code may store RV's in front driveways.

Sincerely,

W. H. Taylor

Morro Bay

Dana Swanson

From: Scot Graham
Sent: Friday, March 04, 2016 3:25 PM
To: Dana Swanson
Subject: FW: RV on private property in Morro Bay

RECEIVED
City of Morro Bay

MAR - 4 2016

FYI

Administration

From: Kathleen E. Martin
Sent: Friday, March 04, 2016 3:23 PM
To: Scot Graham <sgraham@morrobayca.gov>; Jamie Irons <jirons@morrobayca.gov>; Matt Makowetski <mmakowetski@morrobayca.gov>; John Headding <jheadding@morrobayca.gov>; Christine Johnson <cjohnson@morrobayca.gov>; Noah Smukler <nsmukler@morrobayca.gov>
Subject: Fw: RV on private property in Morro Bay

Dear Mayor, Community Development Manager, and Council Members:

I live at _____ in Morro Bay with my husband, Richard Strassel. Rich has lived in Morro Bay for 37 years and owns two businesses on the Embarcadero. I am a Licensed Clinical Social Worker with the Veterans Affairs clinic in SLO. We are full-time residents, tax payers, and homeowners in this community. We are solidly middle class and as such have a very modest residence within the city limits.

We received a Code Enforcement Notice dated 2/10/2016 citing us for our RV. We have a 22-foot motor home that is well kept, licensed, registered, and insured. It is fully operational and we use it regularly. We bought this size motor home with the specific intention of parking it in our driveway so we can make use of it frequently. However, no one is living in it, it is not blocking the street, or access to our front door or garage. It is plugged in to a "trickle charger" to keep the battery from dying. We recently put a new cover on it to protect it from the winter rains. Please see attached photos.

Please know - I fully support some code enforcement in this city! There are many non-operational and unregistered vehicles parked throughout the city that are an eyesore and take up valuable parking spaces. We have at least one neighbor who owns multiple vehicles parked on the street (or on vacant lots) that haven't been moved in months. One block away there is a travel trailer on the street that someone is clearly living in. Obviously these are the targets of this new code enforcement effort.

However, I think this city code (17.48.060) needs to be amended to allow for some exceptions. Morro Bay is a community in the midst of an ocean and nature-loving population. We take our motor home to places near and far to enjoy our environment. I am sure we are not alone in that endeavor. It is unreasonable and unfair to arbitrarily dictate that there be NO place to lawfully park boats, motor homes and other RVs vehicles in Morro Bay - except to pay to store them elsewhere (unless of course you are wealthy enough to own a larger piece of property).

I would like to petition that you revise this code to NOT include fully operational and registered recreational vehicles that do not occupy the public right-of-way, or obstruct entry or exit into buildings and homes.

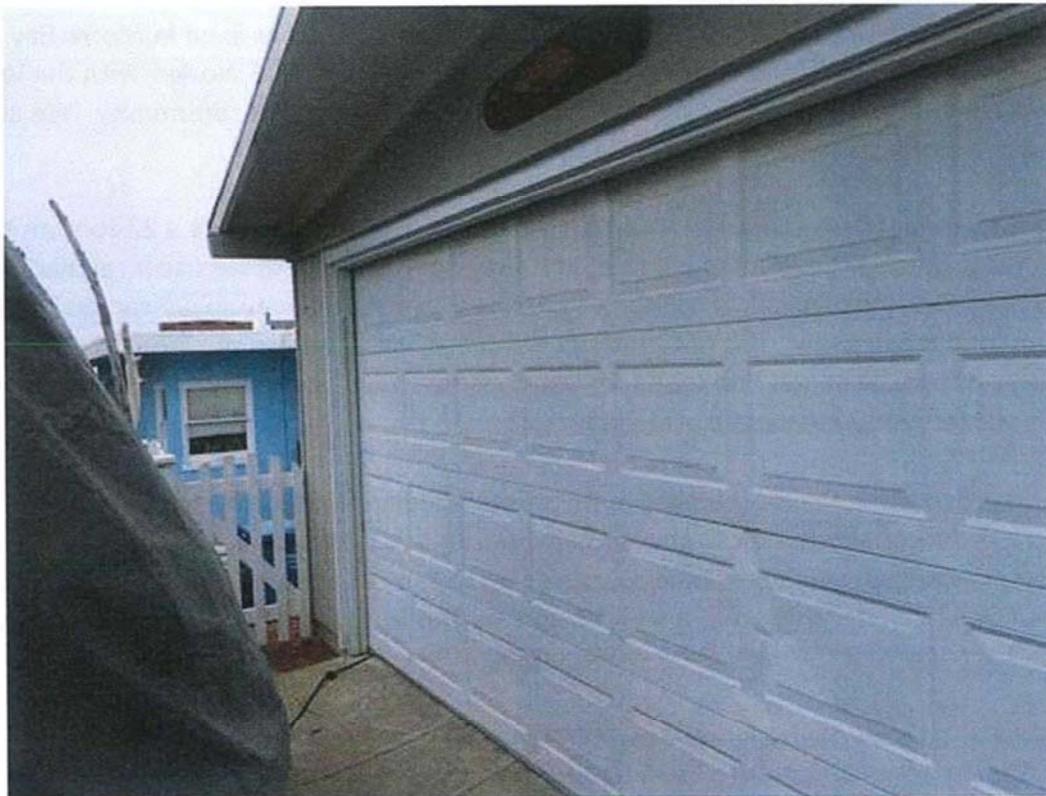
Thank you for your attention to this matter. I look forward to your thoughtful response.

Respectfully,

Kathleen E. Martin

Begin forwarded message:

From: "Kathleen E. Martin" <
Subject: RV on private property in Morro Bay
Date: March 4, 2016 at 2:12:40 PM PST
To: "Kathleen E. Martin"







Sent from my iPhone

JON WICKSTRÖM
MORRO BAY, CA 93442

RECEIVED
City of Morro Bay

MAR - 4 2016

Administration

March 4, 2016

City of Morro Bay
Attn: Mayor Irons and City Council
595 Harbor Street
Morro Bay, CA 93442

RE: Code Enforcement for Boats and RV's within the City of Morro Bay

Dear Mayor Irons and Morro Bay Council Members,

I write this letter in response to the recent indication of an upcoming change in the code enforcement with regard to the storing of boats and recreational vehicles on private property. I completely agree with keeping our neighborhoods, and City, beautiful and safe. I can see taking action, and enforcing the code, if there is a non-operable eyesore without current registration, or if the location of the storing of a boat or RV is creating a safety hazard. However, Morro Bay is historically a fishing and retirement city, and to keep its residents from storing operable, and maintained, boats and RV's at their home doesn't seem consistent with this community history. In addition, the act of finding an alternative location for storage of boats and RV's presents a significant problem, as there are minimal boat and/or RV storage facilities within the City of Morro Bay.

I love living in Morro Bay and take pride in my home, in my neighborhood, in my City. I also own a boat, which I store at my home, in my driveway. I don't feel this is a "you against us" issue, and respectfully ask that we work together, to come to a solution.

Sincerely,

Jon Wickstrom

3/22 City Council
Agenda Item C-2
RECEIVED
City of Morro Bay

MAR 22 2016

Administration

March 22, 2016

To Staff and Council Members:

I am writing this note to explain the main reason I have made this application for a new proposal for 801 Embarcadero.

I was content with the previously approved one story plan, but was approached by Morro Bay's City Manager, The Economic Development Director, The Planning Director, and The Harbor Master for the need of hotel rooms on the Embarcadero. The implications were clear to me. I in turn made it clear to them that I was willing to cooperate in presenting a new plan that could work both for me and the City of Morro Bay's new objective as stated by them. This current plan is the culmination of those stated goals and meetings.

I have also enclosed the original draft of the language presented to us by staff for us to sign for this evenings meeting. As you will note, we have made some red line changes for clarifications. I have copied those changes in this email to The Planning Director, The City Manager, and The Harbor Master for their review. I made these changes for clarification of what I believe was their intent. Also, as to the financial decision to be made by The City Manager in December, I believe if this is an adverse decision, I should have the ability to have this reviewed by the City Council with my attorney's and accountant providing necessary financial documentation for that review and vote.

I know many of you realize the various plans and the amount of monies I've expended over the years to help improve the Embarcadero and Morro Bay. In light of that, I believe these requests are reasonable and are made in the wish that I may continue to work with the City to improve Morro Bay. These decisions are too important after the history involved.

I, and my family, look forward to working with you on this redevelopment to help sustain the viability of Morro Bay.

Thank You,

Burt Caldwell

John Headding: jheadding@morrobayca.gov

Jamie Irons: jirons@morrobayca.gov

Christine Johnson: cjohnson@morrobayca.gov □

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Eric Endersby: EEndersby@morrobayca.gov

Scot Graham: sgraham@morrobayca.gov

Proposed modifications to Consent of Landowner form:

Option 2 to have an application filed and deemed complete by the City as of June 30, 2016

I, as representative of the City of Morro Bay, the owner of record of the fee interest in the above noted land for which an application for a ~~building permit~~ **Conditional Use Permit** is being requested by the Applicant, do certify Consent of Landowner is given for the preliminary site plans presented to the City Council on March 22, 2016 and to be submitted to the City of Morro Bay Community Development Department for processing.

This Consent of Landowner Agreement will expire on July 1, 2016, if a complete application for the Planning Commission to review a Concept Plan has not been filed by the Applicant on or before June 30, 2016, 4:00 p.m. **This time frame will be extended by the City Manager if the application has not been deemed complete by the City for circumstances beyond the applicant's control, including reasonable time periods to respond to the City's request for additional information.**

Also, if due to any reason within the control of Applicant, as reasonably determined by the City Manager, a Concept Plan has not been approved by the Planning Commission on or before June 30, 2017, then this Consent of Landowner Agreement will expire on July 1, 2017.

In addition, unless evidence of sufficient financial and organizational capacity to fund **and**; ~~manage~~; complete ~~and maintain~~ the project as-proposed, as reasonably determined by the City Manager, is not provided in writing to the City Manager or his/her designee on or before December 31, 2016, at 4:00 p.m., the City Council may revoke this Consent of Landowner Agreement at its sole discretion.

One or more extensions to any or all of these compliance dates may be granted by the City Council in its sole discretion.