

**April 12, 2016 City Council Meeting**  
**Agenda Correspondence**

**Item C-4 – Second Reading of Ordinance 601**  
**Secondary Dwelling Units**

4/12/16 City Council  
Agenda Item C-4

**Dana Swanson**

**From:** B. Doerr  
**Sent:** Tuesday, April 12, 2016 11:24 AM  
**To:** Dana Swanson; Scot Graham; mmcilvaine@morrobayca.gov; Dave Buckingham  
**Subject:** FW: AGENDA Item # C-4 – Prohibit Vacation Rentals of @ Dwelling Units

RECEIVED  
City of Morro Bay

APR 12 2016

Administration

Sent from Mail for Windows 10

**From:** B. Doerr  
**Sent:** Tuesday, April 12, 2016 11:13 AM  
**To:** cjohnson@morrobayca.gov; nsmukler@morrobayca.gov; Jheading@morrobayca.gov; mmakowetski@morrobayca.gov  
**Subject:** AGENDA Item # C-4 – Prohibit Vacation Rentals of Secondary Dwelling Units;

**April 12, 2016 - Agenda Item # C - 4**

**DATE:** 4/12/2016  
**TO:** City Council Members: C. Johnson, J. Heading, N. Smukler, M. Makowetski  
**FROM:** Barbara & Bob Doerr, Morro Bay Property owners since 1993.  
**SUBJECT:** AGENDA Item # C-4 – Secondary Dwelling Units; Support for  
**Prohibition on “Secondary Dwelling Vacation Rentals”**

Please prohibit the use of secondary dwellings for “VACATION Rentals.” Do not adopt Ord. 601 as amended by the City Manager, but support the recommendation from you Community Development Director, Scot Graham and the Planning Commission. In the staff report Mr. Buckingham states: “Since he is unaware of any negative issues caused by vacation rentals, he sees no reason to prohibit secondary residential units from being so used.” To the contrary, many residents have a different position and have had negative experiences resulting in opposition to vacation rentals. Negative impacts were expressed in letters to the Council. Our opposition is clearly expressed by the California court system. The following excerpt is taken from page 16 in an April 28, 2015 Santa Monica staff report:

The Court of Appeal resoundingly ... affirmed the constitutionality of Carmel’s vacation rental prohibition. The Court reasoned that maintenance of the character of residential neighborhoods is a proper purpose of local zoning laws. **The Court recognized that residential character of a neighborhood is threatened when a significant number of residences are occupied not by permanent residents but by a stream of short term visitors. “Such rentals undoubtedly affect the essential character of a neighborhood and the stability of a community,” because such visitors “have little interest in the public agencies or in the welfare of the citizenry.”** Carmel’s ordinance precisely sought to remedy such ill effects of vacation rentals, which was a proper exercise of the City’s police powers. Similarly, numerous other courts throughout the Country have similarly upheld local vacation rental prohibitions. See. e.g., Aamodt v. City of Norfolk, Ark., 682 F.3d 735 (8th Cir2012) (upholding Norfolk, Arkansas’s short-term rental ban); Neumont v. Florida, 610 F.3d 1249 (11th Cir. 2010) (upholding Monroe County, Florida’s short-term rental restrictions); Siwinski v. Town of Ogden Dunes, 949 N.E.2d 825 (Ind. 2011) (affirming Ogden Dunes, Indiana’s prohibition against vacation rentals).

I am not familiar with the Ogden Dunes, Indiana lawsuit referenced above, but I am very familiar with vacation rental problems in Michigan. Wonderful families and groups are out to maximize their vacation fun, and

while doing so they turn into a neighborhood nuisance (i.e. too many cars and people, noise around the clock, smoke from barbecuing or fires every night, outdoor partying late into the evening). They are paying a lot and this is their once a year vacation! It is a big problem for the neighborhood. Neighbors aren't on vacation, they still have to go to work and school. And what about Megan's Law protections. We don't know who these visitors are. The General Plan identifies Hotel/visitor serving areas for vacationers, not in our residential, family neighborhoods. Also, we once attended a Cal Poly graduation party attended by over fifty (50) people at a Cayucos beach house vacation rental. We don't want this in our neighborhoods.

Morro Bay already is a tourist serving town. If we need to increase the available stock of hotel rooms or RV/camping opportunities, then please create new zones for them to protect our residential neighborhoods. Start trying to build a permanent economy in Morro Bay not just tourist serving. Our neighborhoods already are a haven for vacation style second homes for inland residents and from all over. While many homes sit vacant for part of the year, at least these people/property owners respect their second community, and plan to become proud permanent residents of this wonderful town. They have a second home, not just an investment; they are part-time residents, not just investors seeking to reap financial benefit while destroying our family-friendly neighborhoods. If property owners need a supplemental income from their second dwelling or primary dwelling, it can be rented on a permanent basis, or they can buy a sleeper sofa for visiting family.

Support your experienced planning staff and your Planning Commission members by prohibiting the use of secondary dwelling units for vacation rentals. Keep secondary units for affordable workforce housing or family members, as intended by State law. Long term renters become part of the fabric of this community. Please protect our wonderful family neighborhoods. If residents want to earn money from short term visitors to Morro Bay, they need to invest in a commercial hotel/motel not build vacation resorts in our backyards.

Please send a strong message to those who would destroy our neighborhoods, prohibit vacation rental of secondary dwellings. Keep the intrusive tourist serving business activities in our business districts. End the pain to all now.

Councilmembers were provided two options in the staff report. I suggest you instead take a third action - approve the ordinance as approved by the Planning Commission and prohibit vacation rentals of secondary dwellings. We watched the Planning Commission meeting and they and Staff did a great job - support them and your community.

Thank you for considering this information and our opinion.  
Bob & Barbara

4/12/16 City Council  
Agenda Item C-4

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APR 12 2016

Administration

**Dana Swanson**

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**From:** Christine Johnson  
**Sent:** Tuesday, April 12, 2016 9:37 AM  
**To:** Dana Swanson  
**Subject:** Fw: MB Secondary Unit Additional Comments  
**Attachments:** MBCityCnclTalkApr12.docx

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

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**From:** Susan Hay  
**Sent:** Tuesday, April 12, 2016 8:56 AM  
**To:** Christine Johnson; Noah Smukler; John Headding; Matt Makowetski  
**Subject:** MB Secondary Unit Additional Comments

Dear Christine, Noah, John and Matt,

I have additional comments to the email I sent to you last week. These comments are attached. I was going to read them tonight at your meeting, but am not able to attend after all. I hope these additional comments are helpful for all of us.

Best regards,

Susan Hay in Morro Bay

April 12, 2016...Page 1 of 2

GOOD EVENING

SUSAN HAY, PERMANENT OWNER RESIDENT, RETIRED BUSINESS OWNER

THANK YOU, CHRISTINE AND NOAH, FOR RESPONDING TO MY EMAIL SENT OUT TO ALL FOUR OF YOU.

I HAVE ADDITIONAL COMMENTS TO THE EMAIL AS FOLLOWS:

1. I FEEL DUE DILIGENCE IS IN ORDER BEFORE VOTING TO ASSURE ALL BASES ARE COVERED IN THE BEST INTEREST OF ALL CONCERNED.
2. I SEE THE COUNCIL IS REVIEWING ALL CODE ENFORCEMENTS FOR MORRO BAY, TO SEE IF THEY CAN BE SCALED BACK. I RECOMMEND THIS HAPPEN FIRST BEFORE ADDING MORE VACATION RENTALS TO THE BURDEN OF ENFORCING CODES. PLEASE DO NOT PUT THE "CART BEFORE THE HORSE" HERE BY ADDING MORE...I UNDERSTAND ABOUT 50...GRANNY UNITS TO THE VACATION RENTAL MIX.
3. I RECOMMEND AN IMPACT STUDY BE DONE INCLUDING CURRENT VACATION RENTALS, AND THEN INCLUDING THE IDEA OF ADDING SECONDARY UNITS AKA GRANNY UNITS. AN EXAMPLE I HAVE FROM LIVING TEN YEARS IN CAMBRIA WAS HAVING TOO MANY VACATION RENTALS CAUSED NOISE, DEBRIS AND EXTRA WATER USAGE. THEIR ANSWER TO THAT WAS A HOMEOWNER NEEDED TO APPLY FOR A PERMIT TO USE A RESIDENCE AS A VACATION RENTAL, BUT THE DISTRICT WOULD ONLY GRANT THESE BY MAINTAINING A 200 FOOT DISTANCE BETWEEN ONE VACATION RENTAL TO ANOTHER.
4. DEBRIS FROM VISITORS TO THIS TOWN IS A KNOWN FACTOR IN PARKING LOTS, ALONG STREETS AND CURBS THAT ARE USED DOING PEAK WEEKENDS AND SEASONS. I HAVE FOUND THAT PERMANENT HOMEOWNER AND FULL-TIME RENTER RESIDENTS ARE HAPPY TO BE HERE, AND CARE ABOUT THEIR NEIGHBORHOODS. I DO NOT SEE THIS WITH MANY VISITORS.
5. IN THE BIG, LONG-TIME PICTURE HERE, WE WOULD NOT WANT TO BECOME A SANTA BARBARA. MY CONCERN IS HOMEOWNERS USE THEIR PROPERTIES AS A SOURCE OF QUICK BIGGER BUCKS THAN USING THEM AS FULL-TIME RENTALS, MORRO BAY COULD BECOME A SANTA BARBARA IN THAT WORKERS WHO PROVIDE SERVICES FOR THE TOWN AND COUNTY CANNOT AFFORD TO LIVE ANYWHERE NEAR WHERE THEY WORK.

6. ON AIR BNB...THIS NEW METHOD CAUSES PROBLEMS IN THAT VACATION RENTERS WILL NOT FOLLOW THEIR CONTRACT AND ALLOW MORE PEOPLE WITH CARS IN OUR STREETS TO STAY AT THEIR VACATION RENTAL. THIS ADDS ADDITIONAL NOISE, CARS AND DEBRIS ALSO TO THE NEIGHBORHOODS.
7. PLEASE REMEMBER OUR MANY HOTELS AND MOTELS ARE SETUP FOR GROUNDS MAINTENANCE. HOMEOWNERS ARE NOT, INCLUDING ME, WHO IS RESPONSIBLE FOR MAINTAINING AN EXTRA 1000 SQUARE FEET OF YOUR EASEMENTS FOR A STREET-TO-STREET LOT.
8. DO NOT VOTE ON THIS UNTIL A COMPLETE REVIEW IS DONE ON SHORT AND LONG-TERM IMPACT FOR THE BETTERMENT OF ALL CONCERNED!

4/12/16 City Council  
Agenda Item C-4

**Dana Swanson**

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**From:** Christine Johnson  
**Sent:** Tuesday, April 12, 2016 9:46 AM  
**To:** Dana Swanson  
**Subject:** Fw: Item C-4

**RECEIVED**  
City of Morro Bay

APR 12 2016

Administration

Oops...did this one make it?

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

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**From:**  
**Sent:** Monday, April 11, 2016 11:48 AM  
**To:** Christine Johnson; Jamie Irons; John Heading; Matt Makowetski; Noah Smukler  
**Cc:** Dave Buckingham; Robert Tefft; Joe Ingrassia; Richard E.T. Sadowski; Michael Lucas; Gerald Luhr; Scot Graham  
**Subject:** Item C-4

Hello, All,  
It's my understanding that a change is being considered re vacation rentals vs. affordable housing uses for secondary units, so I am adding my thoughts for consideration.  
Morro Bay is becoming more and more a high end vacation destination, which is fine for our lodging businesses. But it's not so fine for our seniors and working people who want to live here and can't find affordable housing. I am surrounded by vacation homes on . two rentals (both occupied constantly) and several used intermittently by their out of town owners. (And I'm fortunate, because the rental owners provide clear instructions to their visiting guests about being respectful of the neighborhood by not parking in front of other homes, and both properties have sufficient driveway and right of way space for that use. Many of our streets don't have that space.)  
The Cloisters, I believe, is still over half vacation homes, with part time use by the owners. And there are, I suspect, hundreds more properties with out of town owners who occupy them only a few weeks per year. This directly affects our city revenue. These part time residents use all the city facilities, roads, water (I recently had to tell one visitor about our water shortage and that she couldn't wash her car with a hose left running for 20 minutes while she soaped the car), etc., but most of their taxable spending is done elsewhere. We need more permanent residents who work and live here, contributing daily to our local economy and participating in our community. The more affordable housing options turn into vacation rentals, the more difficult this is to achieve.  
Before you make this change, perhaps it would be worthwhile to do a survey of affordable housing options in the city. How many rental options are available for a person or family making \$15-25,000 per year? From my experience, salaries in this area are woefully below what is needed for decent housing.  
I believe we need to put our resident working population FIRST. If we need more lodging for visitors, let the lodging industry supply it, which is also good for our city's economy.  
Thank you for considering this.

Janice

4/12/16 City Council  
Agenda Item C-4

**Dana Swanson**

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**From:** Susan Stewart  
**Sent:** Sunday, April 10, 2016 7:05 PM  
**To:** Council  
**Cc:** Planning Commission  
**Subject:** Agenda item C-4, Ordinance 601

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APR 11 2016

Administration

Dear Council,

This letter is in regards to Ordinance 601 (Local Coastal Program and Zoning Text Amendment #A00-029) of the Morro Bay Municipal Code.

While it appears that the ordinance allows for "development of secondary housing units as an affordable housing option throughout the city" (section 1/7), the staff report suggests that a provision prohibiting secondary units from being used as vacation rentals be stricken from the original ordinance.

Obviously, one does not preclude the other (that is, we could allow secondary units as permanent affordable (rental) housing and/or as vacation rentals.) However, given that a property owner has much higher earning potential with a vacation rental at \$200-\$400 a night or more, I think we can all guess what many property owners would do given the option.

The impact on communities of transient occupancy can be challenging, depending on the neighborhood. Generally, second units behind a main unit will not have separate off street parking. Additionally, the character of a neighborhood is changed by increasingly fewer vested home-owners and renters and different "strangers" each week. Many residents are already feeling the impact of VRBO's in their neighborhoods with excessive numbers of cars and traffic on their streets. As someone who appreciates a peaceful neighborhood, the extra noise of parties and events is not entirely welcome.

We have many options in this community for visitors: hotels, RV parks, campgrounds and free-standing vacation rentals. However, we continually bring up the problem of lack of affordable housing in Morro Bay when it comes to attracting new businesses and young entrepreneurs. I think the Planning Commission and the City were right the first time in not allowing secondary dwelling units in residential zones be used for anything but residents--either renters or owners and their families.

I hope you reconsider this language.

Respectfully,

Susan Stewart

4/12/16 City Council  
Agenda Item C-4

**Dana Swanson**

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**From:** Ric Deschler  
**Sent:** Friday, April 08, 2016 12:31 PM  
**To:** Council; Dave Buckingham  
**Subject:** Secondary Dwelling Units  
**Attachments:** Secondary Dwellings 4-8-16.docx

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APR 11 2016

Administration

Attached are my comments on agenda item C-4 Secondary Dwelling Units.  
Thank you,

Ric

April 8, 2016

Agenda Item C4 - Secondary Dwelling Units

Dear Members of Council and Staff,

I suggest you follow the **ALTERNATIVE**

1) Defer adoption of Ordinance 601 and direct staff to return to Planning Commission for reconsideration.

When granny units were first allowed to increase density on properties, its primary intent was to allow low-cost, permanent housing units for extended family use. That has morphed into common rental usage. Now, with the advent of short-term vacation rentals over the internet, these long-term rentals are being swallowed up for short-term usage.

Long-term rentals are the basis for workforce housing. It is imperative that the council preserve as much workforce housing opportunities as possible in the city. Year-round workforce housing is far more important to Morro Bay than sporadic or random vacation rentals. With the exception of certain events, there are plenty of regular motel lodging opportunities and regular vacation rentals in Morro Bay. What we lack is adequate workforce housing.

I would hate to see the council allow the conversion of secondary dwellings to vacation rentals that would diminish the year-round workforce housing stock and then have the council turn around and state that we need to develop something like the Tri-W property because we need workforce housing. Don't exacerbate a problem that we already have. Help to resolve the current issue by protecting secondary dwellings for workforce housing.

The city should establish and maintain a prohibition on the use of secondary dwellings as vacation rentals.

Thank you,  
Ric Deschler

4/12/16 City Council  
Agenda Item C-4

**Dana Swanson**

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**From:** Jacob and Kalila Volkov  
**Sent:** Friday, April 08, 2016 9:50 AM  
**To:** Council  
**Subject:** vacation rentals

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APR - 8 2016

Greetings folks,

I understand there was a late night vote to approve the allowance of increased vacation rentals in Morro Bay. I regret I do not have all the facts, but wanted to voice my opinion that I'm not in favor of this vote. My experience of living near vacation rentals is that many renters do not respect the rules, i.e. have loud parties after 10:00 pm, leave trash in the street, park wherever they want, etc. I think that vacation rentals often bring down the quality of a neighborhood. Thanks for listening to my two cents.

Administration

Sincerely,

**Kalila Volkov**

**Member—Canzona Women's Ensemble & SLONightWriters**

**Author, *Hiking Trail, Treasure Land* and *Fishing for Equilibrium: The power of a diary***

**[www.kalilavolkov.com](http://www.kalilavolkov.com)**

4/12/16 City Council  
Agenda Item C-4

**Dana Swanson**

**From:** Christine Johnson  
**Sent:** Wednesday, April 06, 2016 4:20 PM  
**To:** Dana Swanson  
**Subject:** Re: houseing

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City of Morro Bay

APR - 6 2016

Administration

FYI...this is from my old address.

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

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From: Postmaster@morro-bay.ca.us <Postmaster@morro-bay.ca.us> on behalf of Christine Johnson <CJohnson@morro-bay.ca.us>  
Sent: Wednesday, April 6, 2016 10:53 AM  
To: Christine Johnson  
Subject: Fwd: houseing

Christine Johnson  
Councilmember, City of Morro Bay  
805-305-3759

NEW EMAIL: cjohnson@morrobayca.gov

>>> 04/06/16 10:53 >>>

Dear Council members,  
Emails are flying about your upcoming vote on second units.  
With congrats to John for his vote.  
One paragraph I got.....Morro Bay is woefully behind on providing a variety of affordable house as mandated by the State. Second units have long been used as "proof" to the State that the City provides for affordable housing.WHAT WILL BE USED INSTEAD TO MEET OUR MANDATED QUOTA?

I WOULD LIKE TO KNOW THE ANSWER TO THIS.  
Thanksann

4/12/16 City Council  
Agenda Item C-4

**Dana Swanson**

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**From:** Christine Johnson  
**Sent:** Wednesday, April 06, 2016 4:14 PM  
**To:** Dana Swanson  
**Subject:** Fw: Vacation rentals

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City of Morro Bay

APR - 6 2016

Administration

FYI

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

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**From:** Pat Reed  
**Sent:** Wednesday, March 30, 2016 11:27 AM  
**To:** Dave Buckingham  
**Cc:** Jamie Irons; Christine Johnson; Matt Makowetski; John Heading  
**Subject:** Vacation rentals

For some time we have noticed that when a house sells in Morro Bay shortly thereafter it often appears as a VRBO/Airbnb vacation rental. In all directions from our home, within sight or very close by there are 5 vacation rentals, one of which sleeps, according to their ad, 13 people. This can mean not only lots of people, but an abundance of cars being parked everywhere. As of yet we have not had a problem with loud parties, but that is a matter of luck. The problem in the county, particularly Cambria, was addressed some time ago, with regulations regarding distance between vacation rentals, and number of times one house can be rented during a month. And the city of Paso Robles is also looking into the matter. There are currently 140 vacation rentals listed on VRBO, with the largest number of them in Morro Bay Heights and the Beach Tract. One close to us has been rented on a short term basis for a number of years without ever paying any taxes to the city.

We understand the issues revolving around property rights, but we also feel that the property rights of people in any given neighborhood should apply as well. The city council has many important things to be decided such as the sewer, future plans, etc., but this is an issue that needs to be addressed, sooner rather than later to avoid people demanding their rental be grandfathered in.

Jim and Pat Reed

Morro Bay

Sent from my iPad

4/12/16 City Council  
Agenda Item - C-4

**Dana Swanson**

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**From:** Christine Johnson  
**Sent:** Wednesday, April 06, 2016 4:09 PM  
**To:** Dana Swanson  
**Subject:** Fw: No 2nd units as Vacation Rentals

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City of Morro Bay

APR - 6 2016

Administration

FYI

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

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**From:**  
**Sent:** Wednesday, April 6, 2016 11:42 AM  
**To:** Jirons@morro-bay.ca.us; Jamie Irons; Matt Makowetski; Christine Johnson; Noah Smukler; John Headding  
**Subject:** No 2nd units as Vacation Rentals

Dear City leaders,

We can't tell you how disappointed we are to hear that our mayor and city council are voting to allow second units/granny units, etc. to become vacation rentals. We voted the last group out because they were in the pockets of the Business district/Business interests over the residents of our wonderful town. It took many years to get a majority to look out for our interests, over business pocketbooks.

Our family has several rentals, but only for residents who lease from us long term on good size lots. We hear from many people how awful Cayucos is because of weekend rentals, where parking is impacted and loud parties and large groups congregate. We live near our rentals and properly screen prospective tenants, some have rented for seven years, but all for at least two years.

Does R-1 zoning mean nothing to you? We have motels and vacation rentals enough which are on separate lots. This vacation rental idea will change our town in a terrible way. What a poor legacy from you!!

Jamie, We are really disappointed in you and our past support for you.

John Headding, Thank you for voting No on this terrible plan of no benefit to our city's residents.

Sincerely,  
Dr. William and Sue Ann Perry

Morro Bay, CA 93442

**Dana Swanson**

**From:** Rich Buquet  
**Sent:** Wednesday, April 06, 2016 10:31 AM  
**To:** Jamie Irons; Dave Buckingham; Dana Swanson; Christine Johnson; Noah Smukler; Matt Makowetski; John Heading; Dianne Buquet  
**Subject:** Second dwelling ordinance second reading ( Agenda Item XX)

APR - 6 2016

Administration

Council,

I would like to submit comments ahead of next Tuesdays meeting for the second reading of the ordinance regarding vacation rentals in second dwelling units. Dianne and I have already explained our personal concerns so I see no need to revisit our issues, they still stand.

We were pleased to see the Council affirm our right to operate a vacation rental business at our property at the last Council meeting. We sincerely hope that you will vote again to reaffirm our right to operate a small business that serves our growing tourist industry. As we all know, small businesses are the backbone to Morro Bays economic prosperity, especially in light our our City Manager's recent admonitions of a possible \$3 million shortfall to our City budget.

At the last meeting, we all discovered that the second dwellings at the heart of the affordable housing discussion amount to only 5 properties. I suspect that the owners of those proprieties are in the same boat as Dianne and I. Just trying to supplement our retirement income while providing a place for our families to visit. It goes without saying that they too, spend money when visiting here.

Our 5 little TOT monthly contributions will not "plug all the holes" in our economic bucket but we are doing our part. Does the Council wish to ignore our small contributions to make a very small dent in the Affordable Housing concern?

We love our City and would hate to see Morro Bay saddled with an "anti small business" nickname in the Public's eyes, We are moving in a positive direction economically, lets continue.

Another positive reason to allow us small guys to operate is that we are not a drain on City services. I'm positive that if the calls for service for Police were checked, you would find that our "mom and pop, live on site" Vacation rentals have minimal calls as opposed to the "stand alone" larger rentals with absentee owners.

Affordable Housing needs to be addressed, BUT on a larger stage. We've already had a good discussion at our last GPAC meeting, there was a consensus to continue our efforts towards increasing Affordable Housing. Let's continue to work with the Planning Comission to achieve a strong Affordable Housing policy that truly addresses the City's needs.

Going after 5 small property owners is an easy win for Affordable Housing but is it the "hashtag" we want for Morro Bay?  
tk  
Rich Buquet

Another couple of comments, please.

It seems to me that the City's effort to close down 5 small businesses, no matter how small, flies in the face of your and staff's efforts to strengthen the economic viability of Morro Bay and is a huge price to pay for a small amount of affordable housing. We love our City and would hate to see Morro Bay saddled with an "anti small business" nickname in the Public's eyes.

5 vacation rentals paying the 10% TOT to our City coffers is a small amount but it is a positive contribution, not a drain to the City.

I'm also positive that if the calls for service for Police were checked, you would find that our "mom and pop, live on site" Vacation rentals have minimal calls as opposed to the "stand alone" larger rentals with absentee owners.

4/12/16 City Council  
Agenda Item C-4

**Dana Swanson**

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**From:** Christine Johnson  
**Sent:** Wednesday, April 06, 2016 4:09 PM  
**To:** Dana Swanson  
**Subject:** Fw: MB Secondary Unit Vote  
**Attachments:** MBCityCouncilSecondaryUnitVoteNo.docx

**RECEIVED**  
City of Morro Bay

APR - 6 2016

Administration

FYI

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

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**From:** Susan Hay  
**Sent:** Wednesday, April 6, 2016 1:02 PM  
**To:** Christine Johnson  
**Subject:** MB Secondary Unit Vote

Dear Christine,  
Attached please find my email letter going out to the City Council members now about the vote this week.

Susan Hay  
Morro Bay, CA

April 6, 2016, Page 1 of 2

From: Susan Hay,

Morro Bay, CA 93442

Phone:

In Re: **Secondary Unit Vote No Issue/Vacation Rental Problems**

To: Morro Bay City Council

Dear John, Matt, Christine and Noah,

I have first-hand observations on this subject in our neighborhoods and feel a **NO vote** is needed on the above subject for the following reasons:

1. Keeping **R-1 Secondary Units aka Granny Units** is a benefit to property owners for additional space for their own families. It is also a benefit to be rented long-term, due to severe shortage of long-term rentals for workers on the Central Coast. We need workers to help businesses thrive, which in turn gives our cities funds for infrastructure, etc.
2. I have **four first-hand observations** with vacation rentals in Morro Bay as follows: **A.** The people vacationing from out of town **trash our town's** parking lots, curbs (both in neighborhoods and retail establishments) as is evident after every busy weekend, summer and holiday times. They do not care about permanent residents. **B.** The house across the street from me is rented through a **Cayucos Beachside Rentals** and they post it on Air BnB. The address is \_\_\_\_\_ I spoke with the owner of the property several times. **She does not reside in the house. She said she bought it so her son could attend Morro Bay High School instead of Cambria,** since they actually live in Cayucos. I have seen her house rented and there are **as many as 4-5 extra automobiles** in my neighborhood. It is known that vacation renters will **not abide by their contract and have more people** stay. **C.** I live on a quiet street, and the owner of the property has **refused to keep her hedges trimmed down to the 3' roadside requirement.** Her hedges ultimately end up obstructing our views but she does not care. **D.** It is known when people rent Air BnB's, they are **not caring about their water usage.** I witnessed this when visiting a family that rented an Air BnB on the north side of town.
3. I own a street-to-street lot, therefore am required to maintain our city's easements on both streets. I am not a happy resident owner of **1,000 extra square feet** of land when I am **picking up renters dog poop on a continual basis!!!** I am ready to have the City Council come and do it for me, because apparently there are no "watch dogs" (pun intended) to monitor our city ordinances for such as this.
4. I as a homeowner/permanent resident might need to start getting money from the city's rental income pocket book to pay someone to cleanup after you for not caring enough to keep our properties and water run off to the ocean clean here. An you now want MORE vacation renters right in our private neighborhoods? Talk about "going to the dogs."

5. Did you know Morro Bay has a reputation of being the “low class California coastal town?” Yes, I have heard that too. No wonder outsiders come here and do not care if they trash the place.

**SUMMARY:**

Do not change R-1 to include R-2 owner rights. All of the above complications will escalate over time. It is wrong to change these ordinances for a few while leaving cleanup and aggravation for other permanent residents.

Permanent homeowners do not have a cleanup crew for their properties and easements the city requires us to maintain. All of the hotel and motel establishments are already setup for these tasks.

Since when do we allow a property owner to use a Morro Bay address to pass for high school attendance, then allow Beachside Rentals in Cayucos hide this fact through Air Bnb listings?

You have hired 2 part time people to monitor the 3' hedge requirement along streets. I already filed a notice for (an Air BnB rental) and still do not see it being taken care of on my behalf. I already tried on my own with the property owner and through their Beachside Rentals.

Are you ready, City Council, to come pickup the poop on the easements that I have been doing myself for 3 ½ years because no one acts on City Ordinances? I have heard Morro Bay referred to as “the low class California coastal town.” Is that the reputation we want now and in our future?

Thank you for your service and I certainly hope you do not cause a huge neighborhood problem in our city over slum lord renter issues.

04/06/2016

**April 12, 2016 City Council Meeting  
Agenda Correspondence**

**Item C-6 – Water Reclamation Facility  
60-day Pause Update**

4/12/16 City Council  
Agenda Item C-6

**Dana Swanson**

**From:** Christine Johnson  
**Sent:** Tuesday, April 12, 2016 7:22 AM  
**To:** Dana Swanson  
**Subject:** Fwd: La Colina site better

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APR 12 2016

Administration

FYI. Agenda correspondence.

Christine Johnson  
Councilmember, City of Morro Bay  
805-305-3759  
[cjohnson@morrobayca.gov](mailto:cjohnson@morrobayca.gov)

Begin forwarded message:

**From:** "C. Johnson" <[cjohnson@morrobayca.gov](mailto:cjohnson@morrobayca.gov)>  
**Date:** April 12, 2016 at 7:19:55 AM PDT  
**To:** "[jirons@morrobayca.gov](mailto:jirons@morrobayca.gov)" <[jirons@morrobayca.gov](mailto:jirons@morrobayca.gov)>, "[cjohnson@morrobayca.gov](mailto:cjohnson@morrobayca.gov)" <[cjohnson@morrobayca.gov](mailto:cjohnson@morrobayca.gov)>, "[mmakowetski@morrobayca.gov](mailto:mmakowetski@morrobayca.gov)" <[mmakowetski@morrobayca.gov](mailto:mmakowetski@morrobayca.gov)>, "[jheading@morrobayca.gov](mailto:jheading@morrobayca.gov)" <[jheading@morrobayca.gov](mailto:jheading@morrobayca.gov)>, "[nsmukler@morrobayca.gov](mailto:nsmukler@morrobayca.gov)" <[nsmukler@morrobayca.gov](mailto:nsmukler@morrobayca.gov)>  
**Subject:** La Colina site better  
**Reply-To:** "C. Johnson" <

Dear Mayor and City Council Members,

Thank you for holding Sunday's open house session regarding the new WRF.

After reviewing the information, I would suggest that the new facility be placed at the La Colina site.

Some problems with the Righetti site are:

1. Traffic – maintenance yard trucks and cars going to the electronic waste drop-off making left hand turns on Hwy. 41 in front of on-coming traffic would increase potential for serious accidents on Hwy. 41 near Ironwood intersection

A facility further from town would be better.

2. Noise - from the trucks, cars, and from the facility itself would increase noise pollution in the surrounding neighborhoods

A facility further from town would be better.

Thank you for considering citizens' opinions regarding this important issue.

Sincerely,  
Colleen Johnson

4/12/16 City Council  
Agenda Item C-6

**Dana Swanson**

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**From:** Bonnie Sario  
**Sent:** Saturday, April 09, 2016 6:22 PM  
**To:** Council  
**Cc:**

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To Whom it may concern,

I oppose the WWTP to be placed on the Righetti property. It is not zoned for this project and I think it should remain a ranch. Although it is my understanding the WWTP would only use a small portion of the property, it worries me to think of what the city would do with the remaining land. The WWTP would be too close to the residents, (I live on not to mention the smell, noise 24 hours a day and the added high traffic added to Hwy. 41.

I suggest you contact the California Coastal Commission again to upgrade the existing site which I would think could be done at a lower cost to the tax payers of Morro Bay. I also think the possibility of a tsunami here in Morro Bay are highly unlikely and if there was one it would affect both sites considered on 41.

In my opinion the 2 best sites are the Chevron/Toro Creek site or the Tri-W site.

Sincerely,  
Bonnie Sario

Morro Bay

Sent from Windows Mail

4/12/16 City Council  
Agenda Item C-6

**Dana Swanson**

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**From:** Sherie Tennant  
**Sent:** Friday, April 08, 2016 12:21 PM  
**To:** Dave Buckingham  
**Cc:** Council  
**Subject:** April 7 open house

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Administration

Hi Dave,

We thought the open house was very good last night because you could answer the questions when asked. Unfortunately, there were more negatives than positives in our view. The biggest cost savings to the citizens of Morro Bay may still be renewing a relationship with Cayucos for a joint project. It made sense in the beginning so it seems we should really pursue that now. We applaud the Mayor for making an overture to the Cayucos Council to reopen discussions. We were also pleased to hear of the possibility of a new site in the Morro Valley. Perhaps the 60 day pause will bear some unexpected fruit.

That said, we do still feel the Righetti site is not right or fair to the surrounding community. I think it was definitely the consensus of the people last night and hope you got that feeling also and will report it to the city council. We feel it is important to remind the council that, although a home is a man's castle, the 75 homes on the Rancho Colina site are mobile homes not the million dollar properties on Nutmeg. In that line of thinking, it was also stated that a park and HS are next to the facility now. I don't think many or any of the school windows look directly at the facility and the facility was there before the park and boardwalk. We also hope you will recommend to the city council that the city yard and now the household toxic waste disposal are really confusing the project and upsetting the people.

We do appreciate your thoughts that there might be another site and hope the council takes your advice. It doesn't seem cost or time efficient to get into a long or legal fight for something that might be able to change and still work for the whole community.

Thank you again for your time,  
Sherie and Terry Tennant

4/12/16 City Council  
Agenda Item C-6

**Dana Swanson**

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**From:** Brian Hendricks  
**Sent:** Thursday, April 07, 2016 4:49 PM  
**To:** Council  
**Subject:** treatment site.

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Administration

Please do not use the Righetti site for the treatment site. Vote no on this project site.

Thank You  
Brian Hendricks  
Estero Bay Graphics