

CALIFORNIA COASTAL COMMISSION

CENTRAL COAST DISTRICT
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Th15a

Prepared September 7, 2021 for September 9, 2021 Hearing

To: Commissioners and Interested Persons

From: Susan Craig, Central Coast District Manager
Esme Wahl, Coastal Planner

**Subject: Additional hearing materials for Th15a
LCP Submittal Number LCP-3-MRB-20-0050-1 (Vacation Rentals)**

This package includes additional materials related to the above-referenced hearing item as follows:

Additional correspondence received in the time since the staff report was distributed

From: [Robin McPeak](#)
To: CentralCoast@Coastal
Subject: Public Comment on September 2021 Agenda Item Thursday 15a - City of Morro Bay LCP Amendment No. LCP-3-MRB-20-0050-1 (Vacation Rentals).
Date: Monday, August 30, 2021 2:41:33 PM

Sent from my iPhone

From: [Dan Sedley](#)
To: CentralCoast@Coastal; Kahn, Kevin@Coastal
Subject: Th15a City of Morro Bay LCP Amendment No. LCP-3-MRB-20-0050-1 (Vacation Rentals)
Date: Friday, September 3, 2021 2:53:55 AM

Dear Mr. Kahn and Staff:

Please include the following correspondence in the Commissioners packet for the hearing next Thursday. I understand the deadline for a submittal is 5pm on the Friday before the meeting.

Thank you,
Dan Sedley

Dear Coastal Commissioners:

On behalf of Citizens for Affordable Living Morro Bay, I am asking you to vote **NO on the de Minimis** determination and hold a hearing on this item.

Citizens for Affordable Living is a registered political action committee with the state of CA. We are 20 active members with 300 supporters. We ask the Commission to make **TWO critical changes** to the Vacation Rental ordinance via a hearing. These changes would actually bring into balance "the need to respect residential neighborhoods" which is not true in the current proposal.

1. Replace grandfathering of current vacation rentals with a lottery.

Section 17.41.050A states that current permitted STRs in good standing "shall be considered legal non-conforming uses" as long as they re-apply every year. While STRs occur throughout Morro Bay neighborhoods, there are areas of dense concentration, particularly in the Beach Tract area. In these neighborhoods there may be one or two houses on a street that are not STRs. **A lottery would bring current owners into compliance with the proposed ordinance's density limitation.** To not make the change from grandfathering to lottery when initiating this ordinance means **some neighborhoods will have to wait years before being relieved of the weekly rotating door of vacationers.**

The Short Term Rental committee voted with a super majority to recommend a lottery. The City Council changed it to grandfathering. The committee appointed by the City Council was comprised of 3 people in the STR business, 3 community members, 1 hotel owner, and 1 planning commissioner.

2. Add a section that hires an enforcer.

During both City Council hearings, to appease the residents, the Council committed to using STR bed tax to hire an employee to monitor and enforce the rules set forth in this ordinance. **That position is not in this ordinance.** Sections 17.41.060 through 17.41.110 hold the City to **many enforcement requirements without providing a means of enforcement.** Residents will feel more confident in this ordinance if it has the means to be enforced.

Regarding the **criteria for de minimis**:

1. **The first criteria is not met; it's not consistent with Coastal Act Chapter 3.** Without the inclusion of the 2 mentioned items above, the Proposed Zoning Ordinance Amendments will be injurious or detrimental "to the health, safety, comfort, general welfare or well-being of the persons residing or working in the neighborhood."

2. **The second criteria is not met.** During the last 5 years STRs have created a "**change in the use of land...and allowable use of property.**" Unchecked, they have transformed the use of land/property from long-term **residential neighborhoods into short-term business opportunities.** There has been change in "**use of water**" because vacationers **do not conserve** the resource the way locals conserve.

Please respect the residents. Please vote no and hold a hearing.

Sincerely,
Dan Sedley, Chair
Citizens for Affordable Living

Please include for Public Comment to all commissioners

September 3, 2021

Dear Commissioners,

I am asking that you vote NO on the De Minimus Amendment Determination for City of Morro Bay Local Coastal Program Amendment LCP-3-MRB-20-0050-1. Give this important ordinance a public hearing.

Section 17.41.050 of the ordinance allows for nonconforming STVR that do not currently meet the density limitations be grandfathered in and remain in operation. As a member of the ad hoc committee who developed the ordinance I can tell you this was NOT how the ad hoc committee voted. Of the eight voting members, seven of us voted for a lottery version of transition. Only one member voted for grandfathering. Members voting for a lottery included STVR owners, hotel owner, community representatives, and a planning commissioner. The compromise from all parties, except one, was testament to the understanding that residents needed to see some change.

The lottery transition was also supported by our planning commission. The change to grandfathering was added by City Council.

This leaves residents with no change in the area they most asked for - too many STVRs in neighborhoods. As a result, the STVR business continues to negatively affect the characteristics and quality of neighborhoods.

The report by Coastal staff emphasizes the importance of “striking an appropriate balance between providing STRs as an important visitor serving accommodation and protecting community character”. Grandfathering rentals that do not meet the ordinance standards does not support this idea of balance.

To deem this amendment as de minimis or “lacking significance or importance, so minor as to merit disregard” (Merriam-Webster) is insulting to the residents who have been waiting for some regulation of this growing business in our neighborhoods. Again, please give this a hearing.

Respectfully submitted,

Kathleen Quigley

Resident of Morro Bay