

December 1, 2019

Dear Morro Bay Resident,

The City has initiated a process to revise its Short-Term Vacation Rental (STR) ordinance. It has also contracted with a company, Host Compliance, to identify vacation rentals operating illegally. And the City Manager has appointed an Ad Hoc Committee whose mission is to study the issue and come up with a draft short-term vacation rental ordinance to bring to the Planning Commission and the City Council for review in early 2020. The committee is composed of three residents, three owners and/or managers of STRs, one hotelier, two City Councilmembers, and one Planning Commissioner.

The Ad Hoc Committee will be grappling with the tough issue of how to balance the need to provide a range of accommodations for tourists who brings revenues into the City with the desire of residents to maintain the character and safety of their neighborhoods.

The Committee is seeking your opinions about the direction that the new STR ordinance should take. Please take the time to complete the survey on the back of this letter and return it to City Hall in person or mail to Morro Bay City Hall, 595 Harbor Street, Morro Bay, CA 93442 by December 15, 2019. If you have additional comments to make, you may use the space below.

Thank you for taking the time to complete the survey and give us your opinion. You can also participate on an online survey at <https://polco.us/morrobay> (and click "sign-up" if you haven't used the Polco site before).

Sincerely,

Scott Collins
City Manager
City of Morro Bay
805-772-6206

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Please provide your general comments about Short-Term Vacation Rentals here (survey on back):

Morro Bay Short-Term Vacation Rental Survey

1. Morro Bay's current short-term vacation rental (STR) ordinance says that a maximum number (cap) of 250 STRs are allowed in residential neighborhoods. Which do you prefer:
 No cap on the number of STRs in residential neighborhoods
 Keep the cap at 250 STRs in residential neighborhoods
 Lower the cap to _____

2. The Morro Bay Planning Commission recommends a requirement that there be a buffer of 250 feet between STRs in residential neighborhoods. Which do you prefer:
 No buffer between STRs in residential neighborhoods; allow them anywhere
 A buffer of less than 250 feet, which allows them closer together
 A 250 feet buffer as suggested by the Planning Commission
 A buffer of more than 250 feet between STRs which makes them farther apart

3. Some people suggest that STRs where the owners are present on the property (hosted STRs) should have fewer restrictions than STRs that are managed by an off-site company or individual. Which do you prefer:
 Some restrictions, such as parking requirements, should apply, but hosted STRs should not be included in any maximum cap or buffer requirements
 The same restrictions and requirements should apply to hosted STRs as apply to non-hosted STRs

4. The current STR ordinance requires a sign (typically 8"x11") posted on the premises with contact information and a maximum response time of 4 hours. Which do you prefer:
 Keep the current ordinance's sign and contact information/response time
 STRs should be required to place a conspicuous, readable sign in their front yard that includes contact information, with a maximum response time of 1 hour

5. Which of the following provisions would you like to see in a new short-term vacation rental ordinance (check as many options as you prefer):
 Stricter enforcement
 Require On-site parking
 Limits on the number of days STRs can be rented
 Limits on the number of guests allowed in STRs
 Limit STRs to Morro Bay residents who reside at least half time in the home

6. Which of the following best describes you:
 I live in a neighborhood with too many STRs
 I live in a neighborhood with few STRs
 I live in a commercial or mixed-use area
 I own or manage a STR