

CAPISTRANO BAY DISTRICT
AGENDA REPORT
June 26, 2014

Manager's Reports

ITEM J.1

Continued Short Term Rental Discussion

The following pages are samples of the data currently being collected by the District relating to all rental activity. The majority of the community's rental activity is created from the summer weekly vacationers although there are several that rent for periods greater than a month. The following is the rental inventory for the week of June 21st (week starts on Saturdays)

- o Short term units 25
- o Long term units 12

The season is technically early and vacation rentals tend to increase in July and August then drop off sharply after Labor Day in September. While the long term rental count should remain static, the short term count will definitely increase.

Current Data Collection:

Vehicle Counts at the Entrance Gate – Every vehicle entering the community that is in any way linked to a rental, either short or long term (including service, is counted each day on a tally sheet and compiled each month.

Phone Calls and Patrol Responses – On the same tally sheet with vehicle counts are the number of phone calls and patrol officer responses.

Nightly Renter Vehicle Counts – One of the major issues stemming from rental activity is with over occupancy. The City's amended zoning code specifically restricts the occupancy limit to two people per bedroom plus an additional two occupants. In other words, a three bedroom unit would be limited to 8 people. Since the City is not on duty to count heads in the rentals, the District is making a vehicle count at each rental every morning at 4:00 AM and keeping a daily tally report.

Refer to the data sheets on the following two pages.