

Meeting #612

CAPISTRANO BAY DISTRICT  
AGENDA REPORT  
May 26, 2015

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*Old Business*

## **ITEM 11**

Proposed Community Notice Regarding Sober-Living Homes on Beach Road

The following is the draft of a proposed notice to be sent out to property owners and property managers expressing opposition to sober living/recovery homes in the Beach Road community:

*To all property managers and owners of short-term rental properties;*

*The Board of Directors of the Capistrano Bay District strictly prohibits Short and Long term Rentals which involve any type of Commercial Venture. Possible examples of this could include Corporate Retreats, Business Conferencing, and Rehabilitation Units. The Board also recommends that Realtor Agents and Owners of Rental Properties resist an apparent growing trend of renting solitary bedroom units to individual persons, a process usually reserved to Hotels or Boarding Houses. The Board is concerned that this type of rental invariably leads to parking issues in a community that is already severely hampered by a lack of public parking spaces. Additionally, increased traffic on our narrow, frequent, one way roadway is hazardous and presents many safety concerns. Violators of these policies may be subject to significant assessments. Thank You.*