

CAPISTRANO BAY DISTRICT  
AGENDA REPORT  
May 30th, 2017

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*Quality of Life – Short Term Rentals*

## **ITEM 11a**

### Short Term Rentals Update

Master Spread Sheet created that indicates:

- The STR & Long Term Rentals
- The STR Rental Company's managing the properties, and/or private owner-managers
- Working on collecting all 24-Hour Emergency Contact information per rental

Thus, far in my investigation, I have come up with 59 STRs and 12 Long Term homes/units.

I met with Ted Harris at the beginning of May and he gave us a sheet with all the homes on the Road who have current rental permit numbers. In my rental count, I discovered that 11 homes are running short term rentals without a current STR permit number. At my meeting with Ted, I had turned in 3 of those homes. One is battling with the issue of the rental permit transferring from one beach road home to another beach road home. One home is moving from a STR to a LT, until the moratorium is lifted. And one was listed incorrectly by the City as to who owned the home and the current homeowner did indeed have valid permit, per Ted Harris.

So that leaves us with 8 other homes that are running STRs without a permit. I have yet to alert Ted to these homes. I have sent out an email to these rental homeowners introducing myself as the District's Short Term Rental Contact. And what the District expects as far as Gate Entry procedures, handing out community Rules & Regulations, and enforcement procedures should a rental become out of control.

Working on getting all Rental Owners and/or Rental Managers on board with utilizing the Dwelling Live System. The goal is to get the weekend check ins for rentals to go more smoothly and not bog the gate officer down.

Informing Guards and Homeowners as to what the county Sheriffs can and can't control. Making sure guards are informed on how to handle an unruly rental. If the Sherriff is called in, notifying the Sherriff when he comes thru the gate, what violation is happening and what our expectations are concerning resolution.

Would like to draft a letter to go out to all Homeowners informing them on the procedures to take should they live next door to an unruly renter. We, as a District, must enlist all Rental

## **ITEM 11a cont.**

Owners/Managers to discipline their rentals should they be breaking a District Ordinance (Rules & Regulations).

Regarding parking, Ted Harris seems to be unconcerned with the number of vehicles per rental. He will leave Beach Road alone, unless vehicles are encroaching on private parking and those private homeowners are complaining. Pictures recording the illegally parked vehicle and license plate numbers are needed for the city to take any action. So that leaves the burden of over parking back on Securitas to keep count of and tow when necessary.

Bottom Line for the District, when an ordinance is broken, it must be tracked and appropriate fines put on the homeowner's in question.