

CAPISTRANO BAY DISTRICT
AGENDA REPORT
January 30th, 2018

Quality of Life – Short Term Rentals

ITEM 12a

Short Term Rentals Update

Capistrano Realty has recently sold their business to Seabreeze Vacation Rentals. Seabreeze is a growing vacation rental company based out of the San Diego area. 21 units, previously managed by Capo Realty, have been transferred to Seabreeze. The other 6 rental units signed up with other rental managers.

We have already been introduced to many of the key staff at Seabreeze. We have updated Dwelling Live, per rental, with a new Seabreeze agent. The 24-Hour Emergency contact procedures have been updated in Dwelling Live as well.

A letter to the community is being drafted to go out in the mail giving all permanent homeowners a heads up on the new Rental Company and how to contact them should an issue arise.

The District has been in contact with Ted Harris, Code Enforcement officer with the City of Dana Point concerning this transfer and other short-term rental issues, such as desiring to know the maximum occupancy levels per rental unit. Our communication has been met with some resistance, but we are hopeful with the Host Compliance involvement, that the District may see more code enforcement occur. We already know that the non-permitted homes have been put on notice to cease and desist all short-term rental activity. The District has been requesting from Ted Harris a contact name and number for Host Compliance so that we may dialogue with them as issues may arise – that info has yet to be provided by the City.

You may have noticed many Seabreeze Rental signs that have gone up. Dana Point Municipal Code Section 5.38.080(a)14 specifically prohibits any onsite exterior signs advertising a short term rental. While that type of sign is prohibited, there are no codes prohibiting the posting of a sign at a property if the rental is for a time period greater than a month. This means a rental property may post a sign as long as it indicates monthly or longer, which also means some existing rental signs may remain in place.

Mr. Harris has informed Seabreeze and other STR's that the signs may not indicate daily or weekly rentals. Seabreeze and any other STR's in our community should be adjusting their signage soon.