

CAPISTRANO BAY DISTRICT
AGENDA REPORT
November 13th, 2018

Security – Short Term Rentals

ITEM 6b

Short Term Rental Update

Since our last Board Meeting where Jeff Bosson, owner of SeaBreeze Vacation Rentals, was present to update the Board on how the summer season 2018 progressed, the Board had brought up some concerns regarding over-crowding, too many vehicles per property, vehicles parked incorrectly, parties, trash overflow and noise after 10:00pm.

The District has been working closely with SeaBreeze Rentals since then and has developed a tentative gate entry protocol and vehicle quota for SeaBreeze rentals as follows:

- All SeaBreeze Rental Duplexes can have no more than 2 vehicles per unit.
- All SeaBreeze Rental Homes can have no more than 3 vehicles per property.

We are working with the two duplexes at 155 & 157 to make sure that the renters only park small vehicles on the railroad side. Larger vehicles will only protrude out into the roadway and will have to be moved by Security or towed. SeaBreeze has posted signs accordingly.

The District is now requiring SeaBreeze to take responsibility for entering the renter information into the DwellingLIVE system themselves, as opposed to giving a long list to the gate officers to enter each week. The renter names along with the vehicle they're driving (no more than three per address) will become the ONLY people permitted through the gate. All others will be turned away. Additionally, renters are no longer permitted to call the guard shack for guest access. They are however, being allowed to call in pizza and other small food deliveries but NO catering services or catering food trucks, party equipment deliveries, etc.

For the time being, this effort is being directed to only SeaBreeze rentals as they've been cooperative in accepting these ground rules. Until the District has legal direction from Counsel regarding ALL short term rentals, it may not be able to enforce such rules community-wide. It is believed that by restricting entrance per property by a vehicle quota, many of the overcrowding, potential parties and excess vehicles can be eliminated.

Addressing the trash overflow issue, SeaBreeze has an employee who monitors the trash and is taking all excess trash bags to the District's trash dumpster in the Northgate area on a weekly basis. This is expected to prevent the piles of trash bags set out at the curb on trash day.

This new rental oversight effort, while sounding simple and sensible, is not going as smoothly as expected. It is going to take some time for SeaBreeze to get in the habit of following these guidelines and it is hoped that by next spring when the rental season begins to pick up again, the

bugs will have been ironed out and the program running smoothly. SeaBreeze is still missing some rental names and vehicle entries for some addresses which continues to create havoc at the guard shack plus they are not always answering their hotline phone number in the late hours when noise complaints occur.

Added to this, City Code Enforcement is very spineless and totally absent during the late hours when party and noise issues come up. This leaves Security at some disadvantage in getting enforcement support from the City. Security is being trained and instructed to be more proactive after 10 PM and call Sheriff's Dispatch as soon as the offending party refuses to quiet down and to wait at the location to escort the deputies into the rental for intervention.

In sum, the next few months will indicate whether vehicle quotas will work and if SeaBreeze can get with this new program, and if the District has legal grounds to require this of ALL short term rentals.