

CAPISTRANO BAY DISTRICT  
AGENDA REPORT  
January 29, 2019

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*Quality of Life*

## **ITEM 11a**

### Short Term Rentals – Coordination with the City

In meetings and discussions with City officials, including Ted Harris of Rental Code Enforcement, District Legal Counsel Sean Schwerdtfeger and Beach Road liaison Jeff Lurner, the following plan of action has been developed in an effort to bring stronger oversight and enforcement of STR activity in the Beach Road community.

- Ted Harris has acknowledged he is fully aware and understands all the conditions and rules that regulate the activity in STR's, as stated in Dana Point Municipal Code Chapter 5.38
- Ted Harris also understands our complaint that the OC Sheriff Deputies who respond to STR complaints have not been briefed on the ground rules of the City's Ordinance on STR's and he will make sure the PD includes this special training for its Deputies so they can be more effective when responding to complaints of STR violations
- A master list will be created that shows the maximum number of people allowed to stay overnight and the maximum number of vehicles allowed at each rental.
- Security will begin marking ALL renter-related passes with a special color for ease of identification:
  - red for renters
  - blue for renters' guests (cannot stay overnight)
  - security will begin taping renters' passes to the inside of the windshield so that passes will always be visible – if the renter or guest moves the pass, it will record as a renter violation
- Security will continue with late-night (4:00 AM) vehicle counts at ALL addresses that are occupied by renters and will now log all blue-marked passes (staying overnight illegally) and report this daily to the City along with photo documentation, for violations of both occupancy and excess vehicles.
- Security will begin taking photos of any renter or guest who is being uncooperative, rude, refuses to comply with direction from any security officer, and any party preparation and will submit such photo documentation to the City for processing renter violations
- Additional night time lighting will be installed at the guard shack visitor driveway to better illuminate the occupants of vehicles for aiding in photo documentation of uncooperative renters and their guests from our existing security surveillance cameras.
- Securitas Branch Manager Jorge Moreno will establish a special training protocol for all security officers, related specifically to dealing with renters and guests, documenting violations and abusive activity, and how to present this information to the District Manager and Jeff Lurner for review and submittal up the line to City Code Enforcement.
- Food deliveries for parties and party equipment deliveries will be turned around at the gate.
- Renters and their guests who are not listed in our computer system have always been turned away and will continue to be turned away