

CAPISTRANO BAY DISTRICT  
AGENDA REPORT  
*February 26, 2019*

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*Quality of Life*

## **ITEM 11ab**

### Short Term Rentals

The District's appointed liaison for STR's with the City, homeowner Jeff Lurner, will not be in attendance for this meeting so the update report will be short.

What is known right now is that the City has provided their interpretation of the Code relating to the number of allowable vehicles. The Code allows for a maximum of two vehicles at each subject property and the City is intending to enforce this limit. They also say this includes guests.

The City has also addressed the following Code provision: the Code provides for adding extra vehicles beyond two but the rental owner or property manager must submit their request in writing to the Director of Community Development and ONLY at the time of the annual permit renewal. Prior to the City's consent to increase the number of vehicles, they must notify the District for approval, much like the variance process in the building department.

It was reported by security on Friday afternoon that a short term renter was able to circumvent the vehicle limit by contacting the owner, who is apparently a friend, and had the owner call in guests for the renter. This little end run tactic completely fouls up the efforts by security to manage the rental guest access and vehicle counts.

Lastly, it has become a real problem that SeaBreeze is failing to properly enter renter names and information. They seemed to start out great and embrace the procedure as was spelled out but there are new staff people now who are not doing this even after being asked several times.

### Violations

As for violations being reported to the City, there are none since last month but it is expected that the City's position with the number of allowable vehicles will begin resulting in numerous violations in the upcoming weeks and months.