

CAPISTRANO BAY DISTRICT
AGENDA REPORT
April 27, 2021

Quality of Life/CBRA

ITEM 11a

STR Pilot Program/Phase 1

The City STR Subcommittee, appointed by the Planning Commission, has developed a list of enhanced and new regulations affecting Short-Term Rentals based on research and public input from stakeholder meetings and the Planning Commission STR public workshop.

At the latest Planning Commission meeting, held April 12, 2021, City Staff and the Subcommittee recommended their findings be incorporated into the revised STR Business Regulations Section 5.38 of the City Municipal Code.

NEXT STEPS

1. Forward draft regulations to City Council for consideration (tentative May 2021).
2. Subcommittee to kick-off Phase 2: development of the STR Pilot Program, continuation of stakeholder meetings, public outreach, Planning Commission briefings (June 2021).
- 3.

****NOTE:** *The full Planning Commission report can be found on the City's website under the Planning Commission Meeting of April 12, 2021. Go to www.danapoint.org then click on Departments then look for Planning Commission then past meetings.*

ITEM 11b

CBRA/Shoreline Protection Awareness and Education

For this month, progress with homeowner awareness and education efforts are directed to the information provided under agenda items 9a and 9b. The CCC staff has not replied yet to the District's March 12 letter. In the meantime, Kristin Stark, lead volunteer for the CBRA effort, is making use of this intervening time to vet a possible attorney who can consult and advise the homeowner group. The District's legal consultant is not available to provide consultation to the CBRA group due to conflict of interest, hence the effort to vet another consultant.

Conflict of interest notwithstanding, a second reason for the CBRA and homeowners to develop this on their own centers around the District's possible lack of authority to engage in shoreline protection efforts, an issue of which is currently being addressed through a petition to the County to activate certain enabling latent powers (refer to agenda item 9a report from the February meeting).