

CAPISTRANO BAY DISTRICT
AGENDA REPORT
December 7, 2021

CBRA – Short Term Rentals

ITEM 11

Short-Term Rental Pilot Program Update

As part of Phase 2 of the STR Pilot Program, the STR Subcommittee requested input from residents on the city's STR program at a public workshop held on Monday, November 8th. As a review, the Subcommittee is evaluating three types of short-term rentals: homestays, primary residence, and non-primary residence.

- Homestays are when the homeowner rents out a portion of their home for 29 consecutive days or less and the homeowner continues to live there at the home while guests are renting.
- A primary residence is when a homeowner rents out their own primary residence to guests for 29 consecutive days or less while the homeowner is traveling or living elsewhere.
- A non-primary residence is when a property owner rents out homes other than their primary residence to guests for 29 consecutive days or less.

The City of Dana Point's Planning Commission is focused on protecting existing residents from nuisances that may occur at neighboring STR's. By creating new regulations, the STR Subcommittee is determined to balance everyone's rights and make sure that they're listening to owners who rent out their homes as well as to those that are full-time residents within the community.

During the meeting, the Subcommittee requested input from residents regarding zoning, permit caps, transferability of permits, maximum stay length and regulating multi-family unit STRs.

Regarding zoning, the question asked was, should the city restrict STRs to only specific zones and/or should some zones only allow for specific types of STRs?

Regarding permit caps, should there be an annual cap on the number of nights rented within a zone per year?

Regarding existing permits, should they be transferable to new owners? This would mean that if a currently run STR was sold, then the permit would follow the property so that whoever bought the property would inherit the permit.

Regarding maximum stay length, should there be a cap on the maximum number of nights a guest could rent?

Regarding multi-family unit STRs, should there be a cap on the number of multi-family unit STRs within a zone?

The future of Short-Term Rentals in Dana Point still remains uncertain as the Planning Commission and the STR Subcommittee continue to work to develop a policy to regulate them. The subcommittee plans to take the month of December to draft a program with the hopes of presenting a draft STR program to the Planning Commission in early January.