

CAPISTRANO BAY DISTRICT
AGENDA REPORT
May 31, 2022

Quality of Life – Short Term Rentals

ITEM 11a

Short Term Rentals Update

On Monday, May 9th, the Dana Point Planning Commission voted to approve the short-term rental program that will permit and regulate local vacation rentals through a coastal development permit CDP22-0010.

The approval was appealed by a couple of concerned full-time residents here in Dana Point who are strongly opposed to STR's and the appeal will be reviewed by the City Council on June 21, 2022. Apparently, these vocal homeowners want the City to prohibit STR's everywhere in the Dana Point.

In the meantime, here on Beach Road there was a recent violation at 35391 on Tues/Wed, May 17th and 18th. I reached out to Ted Harris, the code enforcement officer for the City, and forwarded to him the email complaint (with resident names redacted) that we received regarding the noise issue at 35391.

The gate was called twice by two different residents, but there was only one incident report written up. The first call to security did not generate an incident report because by the time security showed up, the renters were all leaving in Ubers. This was late afternoon or early evening on Tuesday. However, the second call to security was more constructive. The renters were observed to be overly loud and disruptive well after midnight, early Wednesday morning. Security was able to contact the main renter, get them to quiet down, and then wrote up his incident report.

Ted Harris reviewed the Security Officer's report as well as the nearby resident's email complaint which resulted in this rental receiving its first recorded violation. The rental owner was fined \$1500 – this is per the City's new STR enforcement policy. This was a great example of the code enforcement process working in conjunction with our residents and our Security team.

As a last comment, the new STR policy only allows for three violations during the lifetime of the rental permit and then it is revoked permanently. In the past it was three violations per year which was much too lenient and never produced results.

Karen Morris