

CAPISTRANO BAY DISTRICT
AGENDA REPORT
September 27, 2022

Quality of Life – Short Term Rentals

ITEM 11a

Short Term Rentals/City Progress

The City recently acted to approve its new STR codes. The action was appealed by a group of concerned homeowners. All actions made by the City of Dana Point that involve any kind of development within the Coastal Zone get reviewed by the Coastal Commission who has the right to appeal. Given the strong opposition by this group of homeowners, the CCC chose to review this in what is called a *Substantial Issue Hearing*.

The Substantial Issue Hearing was held earlier in the month and the CCC agreed, after much discussion, that a substantial issue exists and ruled to schedule this issue for another hearing. The issue with moving this to another hearing is that it is not known when the CCC will get around to scheduling the hearing.

In the meantime, there is uncertainty with the City in dealing with STR's, leaving communities like Beach Road wondering why the City hasn't been more proactive with rentals that are causing problems and those that are operating without permits.