

CAPISTRANO BAY DISTRICT
AGENDA REPORT
December 6, 2022

Quality of Life – Short Term Rentals

ITEM 11a

Short Term Rentals/CCC Hearing

In the Coastal Commission hearing held on November 16th, the CCC voted unanimously to approve a CDP application that will allow the City of Dana Point to permit and regulate local vacation rentals within the coastal zone. This means the City can now allow a combination of 115 non-primary, multi-family, homestay, and mixed-use non-primary STR's. The coastal zone within the City includes Beach Road and a small area in the northern part of town (might be part of the Strands community).

The reality here is that multi-family, homestay and mixed-use non-primary make up such a small percentage of vacation rentals, it's clear that the majority of those 115 STR's are going to be in non-primary single family homes. These are homes where the owner does not live on or near the property, possibly in another state and has turned the home into a weekly vacation motel business that is managed by an outside property management service. The primary mgmt. service here on Beach Road is VACASA – used to be called SEABREEZE and before that was called CAPISTRANO REALTY, plus a few that are managed directly by the property owner.

Given this exorbitant number of allowable STR's, Beach Road can expect to see as many as 40-45 additional vacation rentals go into business here over the next few years.