

**CITY OF DANA POINT
PLANNING DEPARTMENT
STR COMMUNITY GROUP STAKEHOLDER ACTION MINUTES**

Date: August 19, 2021
Time: 4:02 p.m. – 5:05 p.m.

City Hall
33282 Golden Lantern
Dana Point, CA 92629

CALL TO ORDER STR Community Group Stakeholder Meeting

Eric Nelson called the STR Community Group Stakeholder Meeting to order at 4:02 p.m.

ROLL CALL

Staff Present: Brenda Wisneski (Director of Community Development), Jennifer Farrell (Deputy City Attorney), Jeff Rosaler (Community Development Manager), Johnathan Ciampa (Senior Planner), Allison Peterson (Senior Administrative Assistant)

Subcommittee Members Present: Eric Nelson, Roy Dohner

STR Community Group Stakeholders Present: Barbara Wilson, Don Russell, Karen Morris, Carol Wilson, Toni Nelson, Mark Zarides

ITEMS COVERED IN PRESENTATION

- 1. Introductions & Updates – Subcommittee Member Nelson**
- 2. Recent Court Action – Deputy City Attorney, Jennifer Farrell**
- 3. Process for Evaluating STR Regulations – Senior Planner John Ciampa**
- 4. STR Statistics – Senior Planner John Ciampa**
- 5. Stakeholder Recommendations for STR Regulations – Subcommittee Member Nelson**
- 6. Questions and Answers – Subcommittee Member Nelson**

MEETING COMMENTS

Toni Nelson stated that she believes most residents do want non-primary STRs in their neighborhood. She commented that primary STRs are hard to regulate, and she does not believe people have an issue with home stays. Toni said she likes the Laguna Beach ordinance and felt Coastal Commission likes it too. She suggested only a certain percentage of mixed-use should be allowed for STRs.

Don Russell shared a recent negative experience with a STR within the Beach Road community and believes that STRs renters are continually pushing the envelope.

**CITY OF DANA POINT
PLANNING DEPARTMENT**

August 19, 2021 STR COMMUNITY GROUP STAKEHOLDER ACTION MINUTES
4:02 p.m. – 5:05 p.m.

PAGE 2

Mark Zanides commented that there is a misunderstanding about what the Coastal Commission wants. He does not believe the Coastal Commission is unreasonably and rigidly in favor of STRs. He said the Kracke case makes it clear that regulations should be developed in coordination with the Coastal Commission. He does not believe that proceeding without the Coastal Commission is viable. He wanted to know what efforts are being made to work with Coastal Commission staff. Mark also wanted to know why the City is not pursuing unregistered STRs.

Brenda Wisneski confirmed that the City has had ongoing conversations with the Coastal Commission, the latest being this past Monday. She stated that the Coastal Commission is an important contributor.

Eric Nelson confirmed that the City does not want unlicensed STRs, and the city has prosecuted as many as they can.

Jeff Rosaler said that there will always be unlicensed STRs. He said that in the past 5 years, they have pursued over 1800 unlicensed STRs. He also confirmed that we use a third-party vendor that tracks unlicensed STRs, and the City looks at the data daily.

Mark Zanides stated that violation penalties are not enough to provide a deterrent.

Eric Nelson stated the City's current fine is at the maximum allowed by the State.

Jennifer Farrell confirmed that because we are not a charter city, we are limited to how much can be penalized. She said if the State allows fines to increase, the City will levy to increase the fines.

Toni Nelson stated that she pulled public records requests and saw that a large amount of fines were not collected. She requested an update at the next meeting to show actual fines levied, collected, and the number of people prosecuted.

Jennifer Farrell stated the City wants to collect fines and Code Enforcement puts in a lot of effort to collect taxes. However, Code Enforcement is limited to what assets they can attach.

Jeff Rosaler confirmed the fines that can be charged to STR violators are limited. He said there is a pending Senate bill that, if passed, it would enable the City to raise the fines. Jeff also said the City uses a third-party vendor to collect fines, follows up on citations, and sends the violators to the Franchise Tax Board if uncollected.

Toni Nelson commented that the overarching belief is STRs are unwanted in neighborhoods. She felt it unfair to have most STRs in Capo Beach and Lantern District. She would like equalization among districts.

**CITY OF DANA POINT
PLANNING DEPARTMENT**

August 19, 2021 STR COMMUNITY GROUP STAKEHOLDER ACTION MINUTES
4:02 p.m. – 5:05 p.m.

PAGE 3

Barbara Wilson would like to see caps on STRs. She believes raising the number of STRs will negatively affect lower income rentals and does not want STRs in all neighborhoods. She asked that the City take their time when putting this together.

Toni Nelson expressed her opposition to transferrable STR permits.

Mark Zanides agreed with Toni on transferability.

Toni Nelson commented that the cap on primary STRs should be 90 days and unlimited with home stays.

Mark Zanides said Laguna Beach has a good statute to look at.

Toni Nelson suggested all current STR holders get one year to retire their STRs at the start of a new program.

Barbara Wilson agreed with Toni Nelson on retiring current STRs. Barbara emphasized her desire to keep STRs out of neighborhoods.

Carol Wilson said there are ways to control STRs as she has had them removed from VRBO.

John Ciampa stated the next steps for the STR pilot program.

Brenda Wisneski stated that a mailer is going out to all property owners and renters notifying them of upcoming ways to participate in this process, as well as local hotels.

ADJOURNMENT

Eric Nelson adjourned the meeting at 5:05 p.m.