

**CITY OF DANA POINT  
PLANNING DEPARTMENT  
STR NEIGHBORS STAKEHOLDER ACTION MINUTES**

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Date: August 18, 2021  
Time: 4:04 p.m. – 5:11 p.m.

City Hall  
33282 Golden Lantern  
Dana Point, CA 92629

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**CALL TO ORDER STR Neighbors Stakeholder Meeting**

**Eric Nelson** called the STR Neighbors Stakeholder Meeting to order at 4:04 p.m.

**ROLL CALL**

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

Subcommittee Members Present: Eric Nelson, Roy Dohner

STR Neighbors Stakeholders Present: Kim Tarantino, Buck Hill, Betty Hill, Thomas Miller, Laura Lanier, Felicia Verner

**ITEMS COVERED IN PRESENTATION**

- 1. Introductions & Update – Subcommittee Member Nelson**
- 2. Update Recent Court Case – 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**

**Buck Hill** stated he prefers STRs in Dana Point operate the way Laguna Beach operates their program. He would like to see STRs in mixed-use and commercial areas and home stays in residential area.

**Betty Hill** agreed with Buck Hill, although she felt home stays would be hard to regulate. Betty would like to see limitations set.

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PAGE 2

**Kim Tarantino** wanted to know how zoning requirements are bypassed to allow STRs. She also mentioned that she sees many more STRs offered online than what is allowed. She believes the City is missing out on TOTs.

**Brenda Wisneski** asked Kim to provide the data she found. She mentioned that the City pays a third-party vendor to have these sites scrubbed, and she would appreciate seeing if there are inaccuracies.

**Patrick Munoz** commented that the Coastal Commission states there is no permissive zoning in Dana Point when it comes to STRs. Patrick explained how permissive zoning works.

**Kim Tarantino** commented that she believes the Coastal Commission would prefer home stays.

**Patrick Munoz** confirmed that he had a conversation with Coastal Commission's legal council on Monday and they said the Coastal Commission is interested in providing traditional STRs as an option.

**Brenda Wisneski** confirmed that the Coastal Commission is looking for variety and they would like a range of options available to the public.

**Betty Hill** suggested that Dana Point require STR permit numbers on the listings. She also wondered if Airbnb collects TOTs and provides them to the City.

**Eric Nelson** confirmed that Betty's suggestion of placing STR permit number on listing is currently in place.

**Brenda Wisneski** responded to Betty Hill and said the City is looking into Airbnb collecting TOTs.

**Kim Tarantino** would like to see STR permit caps by district, except on home stays.

**Betty Hill** commented that home stays are hard to regulate.

**Laura Lanier** would like to see a cap on STR permits and believes all categories should be available for STRs. Laura expressed opposition to transferrable STRs, believing each person should apply and go through the inspection and regulations.

**Kim Tarantino** believes there should be a minimum number of consecutive nights, not maximum.

**Betty Hill** shared concern that a home could have every weekend rented, impacting the neighborhood and still not meet maximums.

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PAGE 3

**Laura Lanier** agreed that a minimum number of more than two nights should be required.

**Betty Hill** suggested a maximum number of weekends.

**Felicia Verner** stated it is imperative that the minimum stay be increased to at least ten days. She believes there should be a minimum of ten days or longer. She commented that Beach Road does not accommodate the number of cars that STRs bring. She does not think there can be proper emergency response with all the cars in the way.

**Betty Hill** expressed concern that multi-unit complexes will become mini hotels. She would like to protect low-income renters. Betty suggested having a percentage of STRs limited to 25% in complexes.

**Laura Lanier** agreed with Betty Hill on limiting STRs in multi-unit complexes.

**Betty Hill** suggested the City make sure they don't appear to be targeting minorities.

**John Ciampa** went over the next steps for the STR pilot program.

**Kim Tarantino** asked about how Code Enforcement is going to deal with rental arbitrage. She said there are apartments available to rent on a year lease, and the lessee then rents out the unit on places like Airbnb.

**Jeff Rosaler** responded by stating that notices of violations are sent to the property as well as the property owner, enabling the owner to be informed.

**Kim Tarantino** asked Patrick Munoz to summarize the Kracke case in Santa Barbara.

**Patrick Munoz** offered to provide the full case to Kim Tarantino and provided a summary.

**Jeff Verner** expressed concern about STRs renters not complying to regulations.

## **ADJOURNMENT**

**Eric Nelson** adjourned the meeting at 5:11 p.m.