

**CITY OF DANA POINT
PLANNING DEPARTMENT
STR PERMIT HOLDERS STAKEHOLDER ACTION MINUTES**

Date: August 17, 2021
Time: 4:05 p.m. – 5:07 p.m.

City Hall
33282 Golden Lantern
Dana Point, CA 92629

CALL TO ORDER STR Permit Holders Stakeholder Meeting

Eric Nelson called the STR Permit Holders Stakeholder Meeting to order at 4:05 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 Permit Holders Stakeholders Present: Jeff Stanford, Miriam Rupke, Deanna Slocum, 9496329957, Patrick Mnulty, Bill Gaita

ITEMS COVERED IN PRESENTATION

1. **Introductions & Update – Subcommittee Member Nelson**
2. **Summary of 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

Miriam Rupke stated that most STR permit holders are non-primary and does not think the other types should have such a large amount of focus.

Deanna Slocum suggested we focus on non-primary permit holders as well. She wanted to know the data for non-primary permit holders so rules can be adjusted appropriately.

Jeff Stanford agreed that the focus should be on non-primary STRs. He asked for education on the Coastal Commission oversight.

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Miriam Rupke stated home stay STRs target a younger demographic and are like hostels. Her fear is that the City will eliminate non-primary STRs.

Deanna Slocum expressed concern that a hotel would purchase residential homes and turn them into STRs. She believes this is fundamentally different than STR permit holders that are local and managing locally. Deanna wanted to know what Dana Point is going to do to protect the neighborhoods. She also commented that STR regulations should be about density rather than type.

Bill Gaita stated that single-family neighborhoods should not be filled with STRs. His belief is that bigger companies will buy up these homes and rent them out. Bill suggested the bulk of STRs in denser areas close to mixed-use locations, allowing just a small percentage in residential neighborhoods after reviewing the make-up of specific neighborhoods.

Miriam Rupke disagreed with Bill Gaita stating that her STR is in a neighborhood and the neighbors have commended her for her management, saying long-term tenants are the issue. She believes management of the property is what is important. She also stated the belief that HOAs would cover Bill's concerns about STRs in neighborhoods.

Bill Gaita said that most HOAs for private residences do not have language for how to handle STRs.

Miriam Rupke believes transfer of STRs should be allowed and would improve the marketability of homes.

Deanna Slocum disagreed with Miriam Rupke on transferability of STRs. She expressed concern over the level of neighborhood focus and standards. She would prefer new homeowners re-apply.

Bill Gaita agreed with Deanna Slocum and suggested transfers operate similar to marina slips where permits may be transferred only within the family upon death of permit holder.

Jeff Stanford wondered if a lawsuit would take place if transfers were allowed upon the sale of a home that has an STR permit.

Tiffany Katuls mentioned she owns homes in other states and STRs are largely nontransferable. She brought the issue of having a cap, STRs keep being transferred and the waiting list never moves.

Deanna Slocum expressed concern over STR permits running with the land and how that could create a zoning issue and changing the fundamental character of a home.

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Bill Gaita expressed concern over a potential massive influx of summer rentals if STRs are allowed for a maximum of so many days a year. He believes the City should put a cap on the amount of STRs allowed in the City.

Deanna Slocum commented that there should be a set of regulations for primary and home stay and a different set of regulations for non-primary STRs.

Tiffany Katul agreed with Deanna Slocum. She also believes that if the City puts caps and limits anywhere, it will put a lot more work on the City to ensure people are abiding.

Deanna Slocum stated that renters are being displaced by market rates, not by STRs.

Bill Gaita, Jeff Stanford, Tiffany Katuls, and Miriam Rupke agreed with Deanna Slocum.

Deanna Slocum wanted to know if there is data available on who the permit holders are and the quantity of permits each permit holder has. Deanna suggested the City may use this information to direct future plans.

John Ciampa said there is information on single holder and multiple permit holders that can be provided in the future. He also went over next steps for the STR pilot program.

ADJOURNMENT

Eric Nelson adjourned the meeting at 5:07 p.m.