

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

Date: January 21, 2021
Time: 4:02 p.m. – 5:28 p.m.

City Hall
33282 Golden Lantern
Dana Point, CA 92629

CALL TO ORDER STR Community Group Stakeholder Meeting

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

ROLL CALL

Staff Present: Brenda Wisneski (Director of Community Development), 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: Karen Morris, Toni Nelson, Barbara Wilson, Enzo Scognamiglio, Don Russell

ITEMS COVERED IN PRESENTATION

- 1. Introductions – Subcommittee Member Nelson**
- 2. Background – Community Development Director, Brenda Wisneski**
 - A. Recent history of STRs in Dana Point
- 3. Process for Updating STR Regulations and Developing a Pilot Program – Senior Planner John Ciampa**
 - A. Phase one – update regulations for the existing STRs
 - B. Phase two – develop an STR Pilot Program
- 4. STR Code Enforcement Statistics – Community Development Manager, Jeff Rosaler**
 - A. Review STR enforcement nuisance data
- 5. STR Regulations and Recommendations for Consideration (Phase One) – Senior Planner, John Ciampa and Subcommittee Members Dohner and Nelson**
 - A. Review current and modified regulations for parking
 - B. Review current and modified regulations for noise
 - C. Review current and modified regulations for trash
 - D. Other stakeholder comments to improve STR compatibility in the community
- 6. Questions and Answers – Subcommittee Member Nelson**

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7. Next Steps – Senior Planner, John Ciampa

Planning Commission public workshop February 22, 2021

MEETING COMMENTS

Toni Nelson asked if inactive permits are permanently inactive and if they can be reinstated.

Brenda Wisneski confirmed that the smaller amount of STR permits than originally distributed is due to residents not renewing or losing permits due to home sale.

Toni Nelson commented on the large percentage of long-term renters in Dana Point. Her concern is long-term renters getting kicked out to turn properties into STRs. She feels that the City should be sure to inform the Hispanic communities and hotels, as they are heavily impacted.

Brenda Wisneski commented that social media, the newspaper, ambassadors, and open meetings will be made available to spread awareness as the program progresses.

Barbara Wilson questioned the timing of rolling out the STR pilot program in the midst of the pandemic as well as the overall desire to implement. She also commented on the large number of uncollected TOTs.

Brenda Wisneski commented that the City has been attempting for quite some time to reevaluate the ordinances. She confirmed that there is not a guarantee that there will be an expansion of STRs.

Karen Morris complimented Code Enforcement for working after hours in peak vacation months to help prevent nuisances. She suggested increased fines for owners as she has experienced the fees not being a deterrent.

Jeff Rosaler stated that California code has a maximum fine amount. He also confirmed rolling out a new party to aid in collections.

Barbara Wilson wanted to know how the City interacts with the homeowner associations.

Eric Nelson confirmed that owners cannot circumvent City laws.

Jeff Rosaler confirmed that Code Enforcement has made a lot of progress in catching owners illegally renting.

Toni Nelson suggested supervision of STRs. She believes residents would be positive on homestay STRs. Toni referenced that many STR owners are not City residents, and she believes STRs should only be allowed in commercial and mixed-use areas.

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Enzo Scognamiglio commented that he lives near STRs and has not had nuisance issues. He believes some people need the income or they could not afford to live Dana Point. Enzo stated that everyone should have a voice. He stated that he is against investors buying property and renting from afar.

Toni Nelson mentioned that 72% of STRs are owned by investors and echoed what Enzo said on the concerns of renting from afar.

ADJOURNMENT

Eric Nelson adjourned the meeting at 5:28 p.m.