

**CITY OF DANA POINT
PLANNING DEPARTMENT
STR MANAGEMENT CO. ACTION MINUTES**

Date: January 20, 2021
Time: 2:03 p.m. – 3:09 p.m.

City Hall
33282 Golden Lantern
Dana Point, CA 92629

CALL TO ORDER STR Management Co. Meeting

John Ciampa called the STR Management Co. Meeting to order at 2:03 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 Management Co. Members Present: Jeff Perry (Vacation Concierges), Chris Miller (Beach Road Realty), Miriam Rupke, and Cynthia Carol

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**
- 7. Next Steps – Senior Planner, John Ciampa**

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Planning Commission public workshop February 22, 2021

MEETING COMMENTS

Miriam Rupke suggested all renters should use rental contracts. She also suggested a minimum age requirement of twenty-five years to be established as a City ordinance. She cautioned against the instant book model on posting platforms to enable greater renter screening.

Jeff Perry suggested a minimum of a three or four night stay to eliminate the potential for parties. He also expressed that fines should be specific to guests as opposed to each site be fair to owners.

Chris Miller agreed with a minimum of three or four night stay.

Miriam Rupke disagreed with three or four night minimums. She reasoned that she wants to be able to accommodate business travelers and traveler profiles of the like. She also expressed that management should be responsible for proper screening of guests. Miriam suggested that all STR locations be required to be posted on the City website with a listed emergency contact, as well as signage required within the home containing City specific regulations. Miriam recommended partnering with Airbnb and VRBO to require the STR permit number be posted on each listing and not allowed to list unless the STR is registered with the City.

Jeff Perry mentioned that noise monitors have been faulty in his experience.

Chris Miller expressed the frustration of homeowners renting under the radar.

Jeff Perry suggested that there be a City provided list for STR permit holders to abide by universal policies.

Chris Miller expressed that the two car parking ordinance is not suitable for all rentals. He suggested that the parking spots are allotted in relation to size of home.

Jeff Perry mentioned that every condominium complex has their own parking restrictions. He suggested a caveat in the City ordinance to use available space on property or abide by rules that are established by the condominium's management.

ADJOURNMENT

Roy Dohner adjourned the meeting at 3:09 p.m.