

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

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Date: January 19, 2021  
Time: 4:00 p.m. – 5:24 p.m.

City Hall  
33282 Golden Lantern  
Dana Point, CA 92629

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**CALL TO ORDER STR Neighbor Stakeholder Meeting**

John Ciampa called the STR Neighbor Stakeholder meeting to order at 4:00 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 Permit Holder's Present: Carol Kelly, Jill Fabricant, Kim Tarantino, Mark McGinn, Patricia Happy, Steve Didier, Thomas Miller, Buck Hill, Gregg Linn, Doug R., Jeff L., Wendi, and Cindy

**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**

**Jeff L.** referenced a clear decline in leases and problems last year due to the pandemic. He believes that parking should be subject to that particular neighborhood and that duplexes, triplexes, and fourplexes should not be treated as separate homes in regards to parking. He also stated partying and alcohol use should strictly regulated.

**Steve Didier** expressed his desire to preserve community character by either not allowing STRs or heavily restricting them. He believes STRs should be solely within the coastal zone. Steve does not believe permits should carry over when a home sells, but that the permit carries with person.

**Jill Fabricant** recommended limiting STRs to only those with managers on site. She disagreed that permits should be limited to the coastal zone, and agreed that the permit should be attached to the person, not the property.

**Gregg Linn** requested statistics on pre-Covid violations. He mentioned that on-site management is key for regulation. Gregg believes the City should consider areas of density, such as condos, and limit STR permit availability to a small percentage. He suggested limiting the number of guests on-site to those only on the lease. Gregg believes most violations occur after normal business hours. He would like twenty-four hour coverage, seven days a week. Gregg also does not believe residents should be addressing problems themselves.

**Thomas Miller** would like more control over residents renting under the radar. He suggested ongoing code enforcement tracking that does not reset on a given permit each year with greater enforcement. Thomas said that residents are looking to the City to enforce regulation rather than community boards.

**Eric Nelson** suggested an attorney look at ordinance language on alcohol prohibition for further clarity.

**Gregg Linn** questioned how TOTs are being collected as well as the penalty for violation.

**Jeff Rosaler** confirmed that collection of TOTs are done in-house by a management analyst, but we need to look into more robust technology to track.

**Eric Nelson** explained that we have a mandate to provide some sort of affordable lodging and if the City does not make the determination, the Coastal Commission will do it.

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**Jill Fabricant** stated that it is income lost to the City if STRs are not allowed due to renters will going to other cities. She suggested there is some sort of tracking done on economic impact.

**Steve Didier** commented that the City should be enforcing City law rather than condominium management.

**Buck Hill** stated that the City should consider what is best for residents. He believes STRs are a disruption to residential communities. Buck also wanted to know how owners are being held responsible for accurately reporting when they lease as well as sending TOTs.

**Jeff Rosaler** confirmed that TOT collections are on the honor system, and we need to upgrade procedures.

**Wendi** mentioned she lives near three STR properties and believes they take away from the residential feel.

**ADJOURNMENT**

**Eric Nelson** adjourned the meeting at 5:24 pm.