

CITY OF DANA POINT
STR PERMIT HOLDER STAKEHOLDER ACTION MINUTES

Date: January 18, 2021
Time: 4:00 p.m. – 5:30 p.m.

City Hall - Zoom
33282 Golden Lantern
Dana Point, CA 92629

CALL TO ORDER STR Permit Holder Stakeholder Meeting

John Ciampa called the STR Permit Holder 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: William Gaita, Dana Somsel, George Ray, Tiffany Katuls, Deana Slocum, Nancy Warner, Jason Husky, and Jeff Stanford

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**
 - A. Planning Commission public workshop February 22, 2021

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MEETING COMMENTS

Brenda Wisneski confirmed that the meeting is being recorded and details of meeting will be made available to attendees.

Dana Somsel requested STR parking remain as originally provided as some STR rentals do not have a driveway and need street space.

Deana Slocum commented that many homeowners do not have parking, so the concern is residents blaming STRs for the no parking issues.

Jeff Rosaler confirmed that there were not any complaints regarding parking in 2020.

William Gaita suggested the City provide hard data on parking concerns, with increased citations, in an effort to help with the perception of the parking dilemma.

Tiffany Katuls commented that regulation creates a better situation for everyone. She suggested the City offer a walk-up trash service at STR locations. She also suggested that if a STR has a garage or driveway, it must be used for parking. Tiffany also suggested a zero-noise policy.

Deana Slocum expressed concern about overregulation, specifically with noise, because houses are so close together. She asked if we do not have decibel number maximum, how can we guard against nefarious complaints?

Eric Nelson commented that we need to create framework for noise, but not such that it becomes a nuisance for City. He asked if anyone has noise monitors in units and wondered what the consensus is on that.

William Gaita suggested contacting monitor companies to get their data, and potentially have someone volunteer to test for 6 months and see what comes back.

Tiffany Katuls mentioned that she used a noise monitor in an STR elsewhere and the monitor had gotten many false warnings. She has since uninstalled, but is not opposed to their use.

Deana Slocum suggested minimum stay requirements and more enforcement to put residents at ease.

William Gaita wanted to point out that four citations had been written over twelve-month period. He felt the number was low, and questioned enforcement.

Deana Slocum mentioned the challenge to get in touch with enforcement when needed.

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Jeff Stanford commented that the City is tame, and the citations could be reflecting accurately.

Jeff Rosaler confirmed the Code Enforcement received twenty-eight nuisance complaints in 2020 and verified true problems at just two locations.

Deana Slocum requested increased communication from Code Enforcement and someone available at all times.

Tiffany Katuls suggested Code Enforcement on twenty-four hours a day with the ability to arrive at an STR residence within twenty minutes.

Jeff Rosaler confirmed the City's use of a twenty-four hour hotline and confirmed that Code Enforcement works normal business hours. He emphasized a call to the Sheriff's Department if there is a complaint outside of business hours. If the Sheriff writes a report, the report is given to Code Enforcement for further investigation. Jeff also mentioned Code Enforcement having worked additional evening hours during peak times and found it effective.

William Gaita suggested a standardized version or disclaimer on STR contracts for a maximum number of guests on site.

Tiffany Katuls suggested a minimum age requirement for STR renters determined by the City.

Deana Slocum wanted to know if there are different regulations for STRs where owner is host and lives on-site.

Brenda Wisneski confirmed the City does not have different regulations for host versus non-host STRs.

Eric Nelson took a poll of those on the call who self-manage their STR versus the use of a management company. All individual on the call confirmed self-management. The consensus was the owners want to meet STR tenants and be good ambassadors for the City.

George Ray, Jeff Stanford, Dana Slocum, and Tiffany Katuls all echoed that they have more control over short-term rentals as opposed to long-term rentals.

George Ray commented that noise issues transcend STRs.

Tiffany Katuls commented STR owners have incentive to keep their properties up.

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Brenda Wisneski mentioned that the City website has been bolstered to contain raw data and resources in an effort to get accurate information out residents as well as provide the right tools to help the City do a better job of enforcement.

Eric Nelson thanked everyone for attending and encouraged attendees be involved as a collective voice from all different positions.

John Ciampa informed that all attendees are on an interested parties list and will be informed of future meetings.

Brenda Wisneski mentioned the timeframe for the STR pilot program will span over this next year.

ADJOURNMENT

John Ciampa adjourned the meeting at 5:30 p.m.