

## Shayna Sharke

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**From:** Laurie Beylik <lbeylik0@gmail.com>  
**Sent:** Tuesday, July 19, 2022 9:05 AM  
**To:** Comment  
**Subject:** Shot Term Rentals: Public Comment

Honorable Council Members,

My name is Laurie Beylik, I own and operate a STR on Beach Road. The STR program allowed me to keep my mom, who suffered from Alzheimer's in her own home, as safe and as happy as she could be. Without the STR program I would never have been able to afford the twenty four hour caregivers she needed to stay in her own home, she would have had to be in a supervised care facility, as she also developed "Sundowners Syndrome". Anyone that has dealt with Alzheimer's and Sundowners will know just how heartbreaking and difficult it is.

It is now my sole retirement income, except for a very meager Social Security payment. If not for my house and this program, I would not be able to afford to live in Dana Point, a city I love and have called home for nearly forty years. I know of several other STR owners that are in the same circumstances. They couldn't afford to live in Dana Point if not for the STR program. Dana Point is not an inexpensive place to live.

I would never rent long term because of the extreme unfriendly landlord regulations. I have sold investment properties for this reason. The last being a condo in Ontario that I rented to a family with an autistic son, for twenty five years. I never raised their rent, I am not a greedy landlord! When they gave notice that they were moving closer to their daughter for health reasons. I sold the condo, rather than deal with the newer California regulations.

This is a very real, consequence of the new regulations. Small mom and pop owners can no longer be involved in being a landlord, only large corporate entities. We can't afford the hit if a tenant decides to stay and not pay.

It also allows me to provide a home for a senior low income widow, that had to move to Yorba Linda after the death of her husband. She and her husband had lived in Dana Point for twenty five years, before he died. She didn't want to leave but on her single fixed income she was forced to. She has very deep roots here, with all her Dr.s, friends and social activities in this town. When I asked her if she would like to come back, and live in the granny apartment to be my onsite caretaker at the house, she was ecstatic that she was coming home.

I also provide a primary source of income for my cleaning team, yes they have other sources, but if not for the reliable income from my house their circumstances would suffer greatly. My house also provides income for my property manager and several others. All local to Dana Point and San Clemente.

I have heard many people comment on the availability of hotel accommodations, that is true, we have ample hotel accommodations. But, we STR owners provide a very different and unique accommodation, that hotels cannot. My house has hosted families of terminally ill members, that just wanted to be together in privacy. We have had family reunions, important birthday celebrations, wedding anniversaries and celebrations of life. I feel very proud and happy we can create an experience over and above what a hotel can. Even though my house is on the upper end, when you consider all the other expenses of hotel accommodations, it is a bargain. The families do not have to pay for parking or three square meals out, each and every day at restaurants. We have games, beach toys, and boogie boards.

In closing, every STR owner I know, has expensive mortgages and upkeep. A well managed STR is very important, we have never had a complaint. My manger, Miriam is extremely careful about screening our guests. I lived on Beach Road when there were no rules or ordinances, it was like the Wild West. We had people parking in our spots, stealing our firewood and over occupying small cramped houses. Having an ordinance has helped, people tend to be more careful if

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they have something to loose. I believe that to penalize responsible STR owners is wrong. All current permit holders with no verified violations or complaints should be grandfathered into the new ordinance. Thank you for your time and attention.

Respectfully, Laurie Beylik  
(Owner and permit holder 35083 Beach Road)

Sent from my iPad

7/19/22

Good Evening Mayor and Council members,

My name is Brian Randall of 34001 Amber Lantern Street.

I am here to ask for the council's reconsideration of the recently passed ordinance to limit Vacation Rentals to only the Coastal Zone and ask to grandfather in those of us who have been operating and supporting the City and abiding by its STLU process that has been in existence for years.

I purchased my building in 2015 in hopes of making this building my residence and retirement location. I am not a large corporation, I am an educator, simply trying to make ends meet. I have operated one of the units as a short term rental since purchasing the building. I do so in order to afford the building and keep up with the maintenance and improvements on the property. Located on a Corner, it is important that it represents the city's expectation of a welcoming, inviting, and pleasant building to look at. I even have Mike Frost living across the street..... and I have to try to keep up with his neighborhood expectations on a regular basis. If you ask Mike, I think he would agree that the building is by far in an improved state from what it was in 2015 and possibly one of the nicest buildings on the street to look at.

My building has the unfortunate situation of being 800' from the coastal zone boundary. And to be honest most of the short term rentals in the city fall in this category due to the lay out of the coastal zone boundary containing mostly business properties and limited housing.

I have operated for 7 years without a single occurrence of any issues. I screen my clients personally and turn down many reservation requests based on not feeling that it is appropriate for the building or may potentially lead to something. Careful screening and due diligence has enabled me to maintain good relations with my neighbors and have zero problems with the city.

I have provided TOT tax each quarter for the past 7 years, never being late. My single 1 bedroom unit last year brought in 65 reservations, To date for this year it has brought in 36 reservations enabling 72-95 people to enjoy the local activities that Dana Point has to offer. They spend money at local restaurants, shops, and venues which adds to the revenue for the City and other Dana Point Residents making a living within the city.

My rental does not only support out of town guests, I have rented to local residents for many reasons, from repairs being done to their homes, or they have family coming into town and need extra space. I have had local businesses with clients come into town and needing a place to stay.

For the past 7 years this one bedroom unit has provided substantial Housecleaning income for a local single mother which helps her provide for her children whom reside in this city.

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My permit was just renewed this past month and I already have been taking reservations for not only the remainder of the year but into next year. I am providing vacation housing for small families as well as local visiting business people who need an affordable place to stay. This week alone I have a mid 60's couple staying from Sacramento who are attending a wedding at the Ritz Carlton who cannot afford the Ritz and yet are still getting to experience Dana Point by staying at my unit.

I ask that the council reconsider the past ordinance that was approved and allow those of us not in the coastal zone to continue to operate or in the least, grandfather us in and let us continue to support visitors to Dana Point and the economic support the stay provides. And lastly providing us the opportunity to keep our buildings that we have vested so much interest time, energy and money into trying to make "Harbor the good life" in Dana Point.

Thank you for your time.

## Shayna Sharke

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**From:** Cox <kzhall@cox.net>  
**Sent:** Tuesday, July 19, 2022 6:46 AM  
**To:** Comment  
**Subject:** STR ordinance discussion

Unfortunately I am unable to attend today's meeting due to a prior commitment-i'm babysitting my grandchildren.

I am an owner of a condo in the city of Dana Point. Renting my condo on VRBO (monthly) is my only source of income (retired). While it's rented, I live with one of my two daughters who live in the area.

From a homeowner standpoint-It is more profitable, easier to rent, and more flexible as a STR vs LTR.

From a tourist perspective (and a city of Dana Point interest) -Since it is a much more affordable way for a family to visit the area and enjoy all the amenities we have to offer here, those who are here on a weekly basis rather than monthly (they tend to stock up on groceries and cook in their lodging & watch Netflix etc. Weekly visitors are much more likely to dine out and seek out local attractions and spend their vacation dollars in the community and small businesses-(and don't spend much time in their lodging) and rather than stay & spend solely on their Resort/Hotel experience.

I am in support of the city issuing STR licenses (7 day minimum) regulated, taxed and monitored in Dana Point.

I believe it benefits everyone -

- 1) The residents, (allowing owners to generate a small income which in turn makes it affordable to stay/keep their homes the City of Dana Point.
- 2) Tourism, and revenue for local small businesses and restaurants etc.
- 3) The City of Dana Point, increasing revenue and bringing in cultural diversity & awareness of our beautiful coastal city!

Thank you,  
Kathy Hall

Sent from my iPhone

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## Shayna Sharke

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**From:** Dani R <daniyelle2107@gmail.com>  
**Sent:** Tuesday, July 19, 2022 3:46 AM  
**To:** Comment  
**Subject:** JULY 19th comments for city counsel members

Hello,

My name is Danielle Raabe. I rent out my property in Capistrano Beach half of the year to help cover the mortgage as I'm currently taking care of my elderly parents who also live in the area. I also travel abroad for work and it is necessary that I have the option to rent out my house when I am away. Most who are renting their properties are not investors who own multiple homes, but rather individuals trying to make ends meet by using their home to cover expenses which are increasing every day. For most it is essential to have the option to rent their homes out in order to cover these rising living costs.

I have spoken to all my neighbors whom I'm very close with. They know that I am very strict on my rental house rules and therefore rent only to guests who respect the rules, otherwise they face immediate eviction from the property. My house rules are signed off BEFORE the booking is accepted to ensure that their stay is peaceful and non disruptive to my neighbors. This has been very successful and I believe we can have vacation rentals in our neighborhoods with little disturbance to the community.

It is also important to remember that families now more than ever want to congregate in a "home away from home", as for many this makes for a more memorable travel experience rather than having separate rooms at a hotel. Most importantly, renting a STR instead of several rooms at a hotel is more affordable for families.

I would like the city to consider grandfathering in those permit holders, like myself, who have been part of the STR program from the beginning and have a wait list for future permits.

I am currently working abroad and cannot attend the meeting in person, however I hope my comments are read by the city counsel before a vote is taken.

Thank you,  
Danielle Raabe

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## Shayna Sharke

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**From:** Rebecca Mansfield <primarycolour@netscape.net>  
**Sent:** Sunday, July 17, 2022 8:47 PM  
**To:** Comment  
**Subject:** STR permit meeting 7/19/22

To Dana Point City:

We are unable to attend the meeting on Tuesday July 19th, but understand that our STR permit could be in jeopardy since our STR is in the Lantern District outside of the Coastal zone.

I was born and raised in Orange County and our house on Diana Drive is our family home, 2 of our 3 children were born there, We have owned it since 1995. The only way we have been able to afford to keep and use our home, was to move to the desert so that we could still spend time in our Dana Point house, but also generate income from it as an STR. We operate a small window cleaning business in the desert and we're hoping to retire from the tough physical labor in the next 5 years, as we are nearing retirement age, and transition to spending more and more time at our home in Dana Point.

Taking away our permit would devastate our livelihood, our retirement plans, our past investment and our future.

We have invested all of our money into our STR, between upgrading the house with new cabinets, countertops, flooring, vanities, tiling, new roof, new windows, appliances, fixtures and landscaping - and luxury furnishings, high quality beds, couches, dining table, outdoor furniture, soft furnishings, kitchen accessories, beach gear and everything you need to make it a perfect holiday experience. Plus the ongoing improvements we make every time we visit.

Our home has been an STR since 2016 and we have never had any complaints from the neighbors, but they have commented on how nice the house is and that it improves the neighborhood. We have plenty of off-street parking, both in the garage and on the wide driveway, we receive almost entirely 5 star reviews because we keep the place in top condition inside and out.

If we had to revert to a traditional monthly rental it would negatively impact us in these ways:

- 1) 50% loss in rental income
- 2) Loss of investment of furniture and fittings.
- 3) Loss of regular personal access to Dana Point, our home, community, friends and aging parents (Laguna).
- 4) Heavy wear and tear on the property from full time renters.

Regarding wear and tear from full time renters:

The problem we have had in the past with full time renters, was not having regular access to maintain our home. As an STR, we are able to spend time there about 6x a year. We are constantly touching up and making little changes and improvements. Here is an example of an experience we had last year: We had a resident that stayed for 2 months. Unbeknownst to them, rats had taken up residency in the drainpipes during their stay. We discovered the rats after they left, when we came to stay in the house, Because we had access and time, we were able to spot the issue and take care of it before it caused further damage to our property or our neighbors'. We have had full time renters in the past and found that they rarely report maintenance issues like this, and have let things go, such as leaks, termite activity and broken irrigation pipes, etc. Which is harmful to our investment and the community.

We have been operating above board with a permit in good faith.

If you decide to take away our permit, know that you are not only damaging us financially, but taking away the life we have been planning, and working towards for all of these years,

Thank you for your consideration.

Paul and Rebecca Mansfield

## Shayna Sharke

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**From:** La Plaza Apartments <laplaza24661@gmail.com>  
**Sent:** Wednesday, July 13, 2022 7:30 AM  
**To:** Comment  
**Subject:** "Public Comment" July 12th Meeting RE: Opposing Permit CDP22-0010 to establish the Short-Term Rental Program

Dear City Clerk,

Please let the council know that the owners and management company of the La Plaza Apartments oppose the Short-term Rental Program as constant turnover of tenants and guests creates disruption to the quiet enjoyment of tenancies. (loud parties, too many uninvited guests, failure of guests to follow rules / regulations, unsupervised staycations,

Respectfully,

Lari Combs  
Resident Manager  
La Plaza Apartments  
[LaPlaza24661@gmail.com](mailto:LaPlaza24661@gmail.com)  
(949) 481-3766

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## Shayna Sharke

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**From:** Holly Martino  
**Sent:** Tuesday, July 19, 2022 12:04 PM  
**To:** Shayna Sharke  
**Subject:** FW: Please Vote to keep our House / Agenda Item #18

See below email, it is a follow up to a previous one.

Holly Martino  
Executive Assistant  
City of Dana Point  
(949) 248-3513 / [hmartino@danapoint.org](mailto:hmartino@danapoint.org)

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**From:** Alyssa Hendrie <[alyssa.hendrie@gmail.com](mailto:alyssa.hendrie@gmail.com)>  
**Sent:** Tuesday, July 19, 2022 12:02 PM  
**To:** Joe Muller <[JMULLER@DanaPoint.org](mailto:JMULLER@DanaPoint.org)>; Richard Viczorek <[RVICZOREK@DanaPoint.org](mailto:RVICZOREK@DanaPoint.org)>; Jamey Federico <[JFederico@DanaPoint.org](mailto:JFederico@DanaPoint.org)>; Mike Frost <[MFrost@DanaPoint.org](mailto:MFrost@DanaPoint.org)>; Michael Villar <[MVillar@DanaPoint.org](mailto:MVillar@DanaPoint.org)>  
**Cc:** Allison Peterson <[APeterson@DanaPoint.org](mailto:APeterson@DanaPoint.org)>; Johnathan Ciampa <[JCiampa@DanaPoint.org](mailto:JCiampa@DanaPoint.org)>; Holly Martino <[HMartino@DanaPoint.org](mailto:HMartino@DanaPoint.org)>  
**Subject:** Re: Please Vote to keep our House / Agenda Item #18

Also, this is very important to me and I was planning on coming to speak in person today, however I just tested positive for Covid and do not want to put anyone at risk. Please read my letter and take it into consideration for your vote. I truly wish I could be there in person.

Alyssa Hendrie  
33851 Olinda Drive  
Dana Point, CA 92629

On Tue, Jul 19, 2022 at 11:41 AM Alyssa Hendrie <[alyssa.hendrie@gmail.com](mailto:alyssa.hendrie@gmail.com)> wrote:

Dear Dana Point City Council,

If you take away our ability to have our home as an STR you will be forcing us to sell it. We all know that mortgages and costs in Dana Point are through the roof. We bought our home in 2008 when the market was low...we make ends meet by renting it as an STR.

We are not big investment companies. We are not big hotels. They are the big industry, not us.

We are young sister homeowners. We are not big investors. I've met many of the other people who own STRs throughout Dana Point...our group is retirees, families, couples, young women and men looking to make ends meet. STRs make it affordable for us to have a home in Dana Point. It's how we stay afloat. Very few of us could afford it without STRs.

I don't think your intention is wanting us to lose our ability to afford our homes. But if you take away our permits, that is exactly what you will be voting to do. Year after year, we are terrified of the threat of not being able to make ends meet and our homes becoming unaffordable with a vote. Please allow us the ability to afford to keep our homes.

Please...please hear us...don't brush us aside. We need your help and understanding. Please Vote to keep our STR permits.

Sincerely,

Alyssa Hendrie

Dana Point

July 19, 2022

Dear Dana Point City Council.

If you take away our ability to have our home as an STR you will be forcing us to sell it. We all know that mortgages and costs in Dana Point are through the roof. We bought our home in 2008 when the market was low...we make ends meet by renting it as an STR.

We are not big investment companies. We are not big hotels. They are the big industry, not us.

We are young sister homeowners. We are not big investors. I've met many of the other people who own STRs throughout Dana Point...our group is retirees, families, couples, young women and men looking to make ends meet. STRs make it affordable for us to have a home in Dana Point. It's how we stay afloat. Very few of us could afford it without STRs.

I don't think your intention is wanting us to lose our ability to afford our homes. But if you take away our permits, that is exactly what you will be voting to do. Year after year, we are terrified of the threat of not being able to make ends meet and our homes becoming unaffordable with a vote. Please allow us the ability to afford to keep our homes.

Please...please hear us...don't brush us aside. We need your help and understanding. Please Vote to keep our STR permits.

Sincerely,

Alyssa Hendrie  
Dana Point

7/19/2022

Dear Dana Point City Council,

Please vote to continue allowing short-term rentals in Dana Point. Short-term rentals help so many diverse people.

- They allow guests to experience the true spirit of Dana Point, by giving the option of a home experience, not just a hotel experience. Most Vacation Renters are like us, wanting a home experience, a little different from a hotel, giving us more of a feel for the community. We are considerate, happy, law abiding guests to your city who want to enhance our involvement in your beautiful community by staying in a home.
- For families and seniors, staying in a home is generally much more affordable than a hotel. Short-term rentals give safe, beautiful, affordable options that won't exist if you vote to discontinue. Dana Point should not want to lose the diversity of your guests and become only a destination for the wealthy.
- Dana Point regulates short-term rentals. Those that don't follow the rules most likely will continue to rent out their homes, whether it is legal or not. By making it illegal, you are impacting homeowners that care about doing things right, care about following the rules, care about their homes and care about the law.
- Short-term rentals allow homeowners a way to keep up with the increasing costs of ownership, especially seniors who are on a fixed income, first time homebuyers, and our younger generation who want to be able to afford a home.

My daughters have owned a home in Dana Point for about 15 years and are able to make their mortgage because of the extra income. They love Dana Point; they do not want to rent their home full time; they want to come and go. Without the extra income, they will need to consider selling their home. They are not the only ones that will be in this position, if you vote to deny the right to rent their homes short-term. We know this is not the impact you want.

Besides bringing in tax dollars, by having short-term rentals, Dana Point gains so much more. Short-term rentals bring in more customers for restaurants & more shoppers for small businesses. Please don't overlook the many many wonderful sides of short-term rentals. Please vote to continue giving homeowners the right to rent their homes to our vacation guests. Thank you all.

Sincerely,

Stephanie Widener Hendrie  
President & Founder  
Hendrie Communications, Inc.

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## Shayna Sharke

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**From:** tessahendrie@gmail.com  
**Sent:** Tuesday, July 19, 2022 11:46 AM  
**To:** Comment  
**Cc:** Staci Sheaks; Shayna Sharke; Ted Harris  
**Subject:** Public Comment for July 19, 2022 Dana Point City Council Hearing Agenda Item #18

Dear Dana Point City Council,

Hello and thank you for taking the time. This situation is very nerve-racking for us because my sister and I are young designers that worked for literally years to own a small piece of property in Dana Point and the ONLY way we can afford to keep our dream home is by having a short term rental to keep us afloat. Please vote to continue to allow Short Term Rentals in all part of Dana Point.

The majority of short term rentals are not giant corporations and investors - it's small families, retired couples, sisters like us who banded together to own and keep their first home. If we are no longer allowed to do short term rentals, us and many others will be forced to sell (inevitably to those big companies and investors) because those are the only people who could afford to buy into Dana Point at this point.

If you are looking to wipe away the soul and family community that is Dana Point -taking away short term rentals will do exactly that.

On another note, we really hope you can see the positive financial and cultural impact that short term rentals provide!

My sister and I are designers and fell in love with Dana Point years ago. Our lifelong dream has always been to buy a piece of property in a gorgeous area and make the house stunning. The vibe of Dana Point, coupled with the amazing sunsets at Strands Beach made it THE place we wanted to make our lifelong dream come true.

Like my sister, I spent my time working to save money to buy our first house in Dana Point. We bought a small, rundown cottage, listed as the "cheapest house in Dana Point" and spent seven months renovating it and turning it into a Caribbean style beach bungalow. It is our baby...though small in size, we furnished it with one-of-a-kind pieces from our grandparents villa in Mexico and found décor and artwork at garage sales & on Craigslist to turn it into a truly unique place:

Since we are young and early on in our careers, we started renting it out to supplement the mortgage. Turning it into a vacation rental allows us to live at the house and enjoy Dana Point, and also rent it out when we travel, to help with mortgage payments.

Turning our house into a vacation rental has truly been a joy for us and for our guests from around the world, and for the local community...let me share a few of the many reasons:

1. The types of people attracted to vacation rentals:
  - Vacation Renters are generally a different clientele than people who prefer to stay in a hotel. They are looking for a unique experience to stay as a "local" in a home. As best written by some of our vacation renters:
    - o "What a charming home and SO much nicer than a hotel! We thoroughly enjoyed our stay." - The Lubinski Family (Tucson, Arizona)
    - o "We had a magical time at the BBH. The BBH is an intimate, personal, real world antidote to the motel/hotel scene..."

every detail has obviously been handcrafted with care... We felt like locals not tourists."U.J. (Pacific Northwest)

o "...The neighborhood is quiet except for the occasional car driving by. This is so much nicer than getting a hotel...Plenty of things to do and places to eat..." Scott (Hobe Sound, Florida)

o "We loved the BBH. Everything about it says R-E-A-L. It was the ultimate anti-motel. A bit of magic in the midst of a regular neighborhood. An amazing relief to the spirit after a day at the Magic Kingdom!" John, Sue, Lucy, Rick (Washington)

o "There's no better way to experience the ever changing landscapes of America than by throwing yourself right in the thick of it - and as Orange County experiences go, Bitchin' Beach House (in Dana Point) is about as spot on as you're going to get." Sean Lynch (Sydney, Australia)

o "Couldn't have asked for a better vacation! It was a fabulous alternative to staying in a hotel and we want to make this a yearly adventure!" Kaitlin, Ben, Johnny and Mike (Philadelphia, Pennsylvania)

o "We really enjoyed our vacation. It was nice to come back to a "home" and relax after running around all day. Our seven-year-old daughter loved it! Staying here made our vacation extra special." The Schreiner Family (Seattle, Washington )

o "Truly Magical. The Bitchin' Beach House was everything we anticipated and more! ...The Beach House is close to everything but in a nice quiet residential neighborhood. I cannot imagine coming to California to visit and having to stay somewhere else. We took many photos on our mini vacation I noticed a lot of them were of our beach house ;)"Laurie H. (Port Angeles, Washington).

o "The house worked out perfectly for our 3-generation double-digit celebration – grandma, mom (me) & daughter. The outdoor bed even fit all 3 of us, curled up at night, each with our own book to read! Love the fun & funky décor. So nice to know I'm not alone loving bright, bold colors on walls." Alice O. (San Rafael, CA)

2. Our guests frequent the local restaurants, shops, whale watching tours, bike shops, paddle board/kayak/surfboard/sailboat rental companies, the farmers market, and beaches. We give them a list of our top "things to do in Dana Point" and they love it. Vacation rentals are great for the local Dana Point economy. In our guests' words:

- "Really enjoyed our stay! Places we ate and recommend: Breakfast – RJ's – Dana Point, Lunch – Wind and Sea – Dana Point, Dinner – Beachcomber – Crystal Cove, Captain Dave's for whale watching. Thank you again!" Tina and Jan (Arlington, Texas)

- "We had a great stay over Memorial Day Weekend at this lovely place! The home came equipped with everything we needed which helped us relax and just enjoy our time in Dana Point. We were able to walk down to Cyclelogical Bike Shop just 5 min away in the shopping center and rent a couple of bikes to ride down to Doheny Beach. We enjoyed the BBQ and fire pit on the relaxing porch at the house after our day adventure! We loved it!" Andrea (Los Angeles, CA)

- "Loved BBH! I took my wife and two boys on a summer OC surf adventure and the Bitchin' Beach House created the perfect atmosphere for a casual, fun and relaxed getaway with a Caribbean/beachy feel. The place was clean, comfortable, and well-appointed. Hosts Alyssa and Tessa were very helpful and friendly. They helped us get set up, provided restaurant recommendations in the area and made sure everything was taken care of. Our trip was much more memorable staying at the BBH than at a chain hotel!" Daniel (San Diego, CA)

- "Super cozy, fun decorated house located in a great area. Quiet relaxing neighborhood with the coolest looking house on the block. Perfect place to stay while visiting Dana point and surrounding areas. I'd recommend this to anyone visiting this beach town!!" Brooke and Jake(Los Angeles, California)

- "...Decor beautiful I felt as if I was in Hawaii or some tropical exotic locale. After all our friends and family left. I relaxed on the swinging bed. Listened to the rain softly falling on the metal roof. Breathe in the ocean air and fell asleep. Though you're in a residential neighborhood its just a short drive to Dana Harbor. We went whale watching the next morning and had an amazing time. Dana Wharf whale watching. We saw 2 humpback many greys and about 20 or more breaches. Which rarely happens. It was a magical experience. Short but perfect for our family Easter..." Sue (Carver, Minnesota")

- "The house is adorable and in a great location, super close to the harbor. This was my first airbnb experience and I can't wait to rent again." Jillian H. (Brielle, New Jersey)

- "We had an amazing time at the Bitchin' Beach House...We loved exploring the neighborhood and walking to the beach. Also very accessible and close to Laguna. I would definitely stay here again!" Craig (Los Angeles, California)

- "We really liked the cozy atmosphere of this place. Alyssa was totally great and accommodating. Love Dana Point. And the place is close to all shopping centers. " Sue (Ladera Ranch, California")

- "Where do we start? What a fantastic little house! Cozy and a fantastic outdoor space. If you crave a bohemian vibe and want to be far enough away from the hustle to chill yet close enough to go out to eat, walk and enjoy one of the gorgeous, countless beaches this is a perfect place to stay." Beth (Toronto, Canada)

- "The space is WAY better than we could have imagined. Every little detail has been thought out with these two lovely hosts... What a hidden gem!...Close to the beach and shops, hosts were amazing!" Kenna (San Diego, CA)

- "We had a great stay! Thanks for the wonderful recommendationsand the Bitchin' accommodations." Ryan & Julia (Chicago, Illinois)

- "Thank you so much for sharing your home with us! I could not stop oo-ing and ah-ing at the awesome decor! The home was bright and airy during the day; cozy and romantic at night! It was All California! ...The outdoor living space was my favorite part of the house!!! The owner should be so proud of her home! Location of the house is perfect - Mussel Cove only minutes away - BEST BEACH! Downtown Dana Point & Marina/Beach within walking distance!" H.C.H (Chicago, IL)

- "...Thank you for allowing us to have this charming little beach bungalow be our home away from home...Conveniently located near all amenities, including the harbor and fine restaurants was an added bonus for us during our stay here. Our stay here will be one of our cherished memories for years to come. We look forward to coming back soon!" Cheryl & Rich (San Juan Capistrano, CA)

- "...WOW! ... As the sun went down, the sky looked like a watercolor painting. The moon came out shortly after and was an astronomers dream, a huge flashlight in the distance. Great for us too, guiding us down to Hennessey's Bar/Club...Headed down to the farmers market for some snacks. Picked up fresh avocados, tomatoes, artichokes, and some other goodies for snacktime. It is so nice to have fresh fruits and vegetables...do I miss this? Yes! SoCal produce is the best..." Angelina (San Francisco, CA)

- "Fantastic retreat from the world...tucked away but close to everything...Your home was amazing and truly enjoyed the stay!" -- Raquel M. (Houston, TX)

- "Mellissa and I (Alison) stayed @ The "Bitchin' Beach House" for a fabulous week of soul searching!! We danced, we laughed and enjoyed dinner out on the swing. We enjoyed our yoga class "Yoga for Teens" → teaching

teens how to do yoga → in Canada. Had a fabulous time. Thank you so much for an amazing place to stay! Amazing growth! The ocean is amazing → We're telling all our Canadian friends about this place." Mellissa & Alison (Calgary, Alberta, Canada)

- "Thank you Tessa for the use of your charming cottage. It was a cozy haven for us while we explored what Dana Point and Laguna has to offer." Celia, Mardya & Marion (Piedmont, California")

3. We only rent to families, couples and individuals who will take good care of our home. Since the house is extremely special to us and we want to keep the neighborhood quiet and peaceful, we are very careful about whom we rent to and only rent to people who will be respectful of the house and community. If we ever suspect that someone is interested in hosting a party, we do not rent to them. It would be heartbreaking to have anything happen to our home that we worked for a decade to save up for, design and remodel.

Because of our screening process, we have been lucky to have a diverse group of amazing guests who have become lifelong friends of ours. It has been thrilling to host brides and grooms on their honeymoons, business people, artists and families from around the world (all of whom contribute to the local economy):

- International Guests - Calgary, Alberta, Canada; Düsseldorf, Germany; Fayence, France; Geneva, Switzerland, Hoveringham, England; London, England; North Rhine-Westphalia, Germany; Paris, France, Rome, Italy; Sidney, Australia

- Guests from other cities within the United States - Anchorage, Alaska; Arlington, Texas; Berkeley, California; Beverly Hills, California; Boston, Massachusetts; Fort Lauderdale, Florida; Houston, Texas; Northern California; Oakland, California; Omaha, Nebraska; Pacific Northwest; Philadelphia, Pennsylvania; Piedmont, California; Port Angeles, Washington; Salt Lake City, Utah; San Diego, California; San Rafael, California; Seattle, Washington; Sedona, Arizona; Tucson, Arizona

It draws families, business people and artists who are looking for a unique Southern California experience living as a "local":

- Family Vacation - "A beautiful place to spend our family vacation. We have memories to last our lifetimes!" The Nedneys (Scotts Valley, CA)

- Home Away from Home - "BITCHIN' Beautiful, Peaceful, Suh-weet!, Relaxin', Chill, Colorful, Peaceful, comfortable, cute, HIP, BOHO, COZY, Pretty, Family, Friendly, Creative, Detailed, Homy, Cool, Original, Happy, Warm, Chic, Amazing, Wonderful, All We Had Hoped, Don't Wanna Leave, Ready to come back, Perfect Get Away, Nest for my Girls & Me...MAGICAL!!Thank you so much for sharing your home with these Nebraska girls <3 ❤️" Susan Nelson-Knox (Omaha, Nebraska)

- Artists/Inspiration - "The BBH was amazing. Alyssa was available to attend to our needs and the property was artfully designed and highly inspirational for our creative weekend." Vincent (Simi Valley, California).

- International Travelers –
  - o "Thanks for a wonderful time in a special place! Never seen before something like that! We enjoyed the evenings outside with all the lights!" Barbara, Bodo & Max (Düsseldorf, Germany)
  - o "I never been in such a beautiful place. They have such great taste and attention to detail, it's impressive! ... If you are looking for a house to rest close to the beach, that's the place to be!" Sebastiano (Rome, Italy)

It makes me so happy that people from around the world are making memories that will last a lifetime in our house and in Dana Point. I love that it is a draw for tourists and supports the local economy in a city that I care so much about.

We appreciate the rules that have been set in place for Short Term Rentals and have been (and continue to be) very conscientious to comply with the City rules since the STR program began in 2014. We are happy to pay the 10% tax to



the city and think of that money as going towards the beautification of Dana Point (the improvements to the City are gorgeous!). I read that the short-term rentals accounted for approximately \$700,000 in revenue for the City in 2021, which is fantastic! Let's keep growing that number and bring in even more money for the city...it will be a win for everyone (the City, the homeowners, the travelers and the local businesses).

I appreciate you taking the time and consideration,

Sincerely,

Tessa Hendrie  
33851 Olinda Drive  
Dana Point, CA 90265  
(818) 903-9754





## Shayna Sharke

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**From:** Deanna S <djslocum@gmail.com>  
**Sent:** Tuesday, July 19, 2022 11:51 AM  
**To:** Comment  
**Subject:** Allow STRs in Dana Point - Grandfather existing permit holders

Dear City Council,

Regrettably, I tested positive for Covid today, so I cannot be there in person this evening to express my support for your work. Therefore, I am writing to you here about the proposed short term rental program in Dana Point.

First, we are not faceless investors buying up properties all over Dana Point to offer as short term rentals.

- Of the approximately 129 permits in Dana Point today, 112 individuals and families own the underlying property. This means that few people today own more than 1 STR. They are owners like me - who purchased the property many years ago, outgrew it, but wanted to keep it in the family for eventual retirement use.
- More than 60% of STRs are self-managed which means people like me manage everything having to do with the property, including exhaustively vetting every guest to ensure there will be no parties or disruptions to my neighbors.
- In the neighborhood of my STR, my neighbors on each side and in the back have told me they never even know when the property is occupied since my guests - at my request - are so quiet. And this is in a location where we are so closely situated that I hear my neighbors sneeze! One of my neighbors is 97, and I visit with her every day, making sure she has what she needs as she has no family close by.

Second, Dana Point residents deserve the freedom to use their biggest investment as they need to - to make ends meet or to support the maintenance of their most valuable asset. With STRs current and

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proposed representing such a negligible percentage (~1%) of the housing stock in Dana Point, the arguments suggesting STRs will push out longer term renters are fantasy. I want to keep my property maintained at a high level, so it was never a consideration for me to rent my home out for a longer term. I suspect many of my STR friends would agree - that the thought of offering the home as a longer term rental was never appealing, so housing stock has not been displaced. It was never available.

Moreover, when residents were surveyed about short term rentals, 92% of the respondents had never called to complain about an STR, 70% lived near an STR, and 74% had no issues or very few issues. Recently, of the 50+ letters that were written in advance of the 6/21/22 City Council meeting to discuss the proposed short term rental program, 40+ (75%) wrote to express support for the STR program - to have the freedom to rent property as needed.

Finally, the proposed program should be approved to allow non-owner occupied STRs in Dana Point, and it should expressly state that the current permit holders are grandfathered. And, since enforcement numbers show that the current permit-holders know how to run respectful STRs, the 1 permit per household should commence with the new program - to allow those grandfathered to obtain an additional permit. The Planning Commission has worked tirelessly with stakeholders on all sides of the issue to create an STR program with strong rules and restrictions. Please vote to approve the STR program.

Best regards,  
Deanna Slocum

I am writing in support of our daughters' home in Dana Point which has been listed as a short term rental for several years.

They would not be able to afford to keep their house without it being a short term rental. The Bitchin' Beach House has brought much joy to visitors from around the world who find it a wonderful experience to rave about! This is continuously reflected in their positive comments! Please vote to allow short term rentals to remain in place for Dana Point! It's great for the community and keeps visitors coming back!

Thank You!

Chris Hendrie  
[chrishendrie@gmail.com](mailto:chrishendrie@gmail.com)  
818-903-9753 mobile  
818-951-1952 studio

## Shayna Sharke

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**From:** James Spangler <jnspangler@gmail.com>  
**Sent:** Tuesday, July 19, 2022 1:38 PM  
**To:** Comment  
**Cc:** James Spangler  
**Subject:** Short Term Rentals, Council meeting 7/19/2022

Dear Council Persons,

WE have owned our home since 1974 raising our family here and calling Capistrano Beach HOME. This is our community, these are our neighbors and using our home now in our retirement as a STR is what we have respectfully done since 2010. Before STR's were known or popular in fact; they were not even a thought for discussion.

WE became "legal" and permitted with the city in 2015 and have been permitted ever since. No Complaints, No Issues! We manage this home with PRIDE ourselves. We know our neighbors and they know us. Our Neighbors have our phone numbers and contact information. We have attended and been active with the STR compliance, meetings, conversations etc since day 1. Simply put...WE CARE!

WE CARE about our home, WE CARE about our neighbors, WE CARE about our community, WE CARE about Capo Beach and WE CARE about Dana Point. Its your turn to CARE about US!

WE are not in the "Coastal Zone" we are in Capistrano Beach on the ocean side of the Freeway. We are at a loss of what the city is planning and how it will affect our family as well as the other families in our same situation.

WE can not stress enough how important it is to have your support in continuing to be able to utilize the property we have worked so hard for and to keep our STR permit and legal status to utilize our home as we choose. There needs to be a position for us in the conversation and we are requesting a GRANDFATHER status.

CAPO CARES (registered in the city of San Clemente as a 501c3) and other parties have boasted that there are not enough affordable rentals. Well the long and short of it is we are in an area where the median home price is \$1.5 Million dollars so correct there are not many affordable rentals. They also Boast of scare tactics of how we are bad neighbors, corporations, UN-involved, when that is NOT true. They threaten the city with lawsuits and anger and we only respectfully ask to coexist. We are not causing them or anyone harm.

Having a short term rental has brought joy and happiness to countless families who have come to visit, families have had the opportunity to laugh, celebrate, play and create many memories with their families. We offer the opportunity for persons with all types of disabilities, to have a safe place to call home. Where they can enjoy the outside gardens as well as a single level single family home. Please do not forget about persons with disabilities. You may not know persons affected; but there are many forms of needs and persons with mental challenges (autism, aspergers, Parkinson's, downs syndrome, PTSD, to name a few) as well as physical challenges and we offer a home that is a sanctuary for all persons. Please do not take this away.

Our home is not a place for wild parties, our home is a place to gather and celebrate family. Our home is not a place to create kayos, it is a home to create memories. Our home is not a place to cause trouble, Our home is a place to share community and joy.

Please let me take this opportunity to appeal to your sense of community and the freedom of our county in voting to keep Vacation Rentals as healthy and productive part of Dana Point. Please allow us to keep our legal status, our permit and our STR.

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Respectfully.  
James N. Spangler

FYI

Simple math:

The tax rate alone on a home of 1.5M is 1.061% Which is \$15,915. annually ~

The mortgage with \$300K / 20% down at 5% is \$6,442 per month

so how is there affordable housing in Dana Point?

*In June 2022, Dana Point home prices were up 4.4% compared to last year, selling for a median price of \$1.5M. On average, homes in Dana Point sell after 26 days on the market compared to 35 days last year. There were 36 homes sold in June this year, down from 75 last year. (Taken from RedFin)*

Least expensive rental found on Trulia

1 bedroom 700 square feet available at \$1975.00 Located at 33951 Violet Lantern St.

There is also SeaBrook at Bear Brand which range from \$2,695 for 538 square feet of living up to the larger unit listed at 1175 square feet and starting at \$5,299.

[https://www.sheaapartments.com/apartments/seabrook-at-bear-brand/?utm\\_source=zillow&utm\\_medium=boost&utm\\_campaign=seabrook](https://www.sheaapartments.com/apartments/seabrook-at-bear-brand/?utm_source=zillow&utm_medium=boost&utm_campaign=seabrook)



## Shayna Sharke

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**From:** Luanne Biggs <biggsluanne@gmail.com>  
**Sent:** Tuesday, July 19, 2022 5:13 PM  
**To:** Comment  
**Subject:** Str

Hi, hoping you open up str's in non coastal area that are primary residences for citizens. This is an infringement on our rights as property owners. As you can see from your own data, little to no problems came up with doing it years ago. Not sure why the city shut it down in the first place....please consider opening it up to all homeowners if it is there primary residence.

Thank you, Luanne Biggs

Sent from my iPad

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**Shayna Sharke**

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**From:** Jason Colaco <thecolacos@me.com>  
**Sent:** Tuesday, July 19, 2022 3:38 PM  
**To:** Comment  
**Subject:** Comment to be included as part of Short Term Rental Agenda Item for tonight's City Council meeting

**Dear City Council,**

**My name is Jason Colaco, I have lived in Dana Point for 17-years and I invest in the city I love by buying property here.**

**The issue at hand tonight goes well beyond Short Term Rentals. This is about property rights and whether or not this City Council recognizes how important this specific right truly is.**

**The data shows that Short Term rentals cause little to no issues in our city and is not a high priority issue with our city's constituents. That is what our city's own studies have shown. Little to no noise complaints, few calls to our hotline, even rarer calls to the police. As our city planners have correctly noted, Short Term**

## **Rentals “have historically been a part of Dana Point”**

**Short term rentals provide wonderful flexibility to property owners and tenants alike, they help our businesses thrive and bring desperately needed tax dollars to our city. Yet, we are looking to severely restrict them throughout Dana Point.**

**I moved to Dana 17-years ago and purchased my first STR here 15-years ago, It was initially meant to help shelter the many family and friends who visited frequently, but couldn't fit into my small house. Over time we purchased a few more, as we came to the realization that we could pass these homes onto our kids. It would likely be very difficult for them to afford living in Dana Point otherwise. Without the right to operate my STRs, we could not afford to keep these homes and will likely have to sell them. Somehow, buying properties in the**

**city I love has turned me into an investor, which apparently is a very bad thing these days. I decide to invest my hard earned money in Dana Point and it's turned me into a villain. Hard to comprehend the logic here.**

**One last antidote I will leave you with. We use to own an short term rental in Santa Monica, which were subsequently banned. With each progressive City Council it got worse. Today you can only rent to residents of Santa Monica, even if it's long term. We had an exec from Google that wanted to sign a 12-month lease. We were told we could not, because he was a resident of Atherton, not Santa Monica.**

**Clearly Santa Monica doesn't respect property rights and I am deeply concerned we are going down the same path in Dana Point. This is a slippery slope and I urge you to proceed with caution. Please**

**don't infringe on our property rights just  
to appease the small but noisy Capo  
Cares contingent during an election cycle.**

## Shayna Sharke

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**From:** Len Gardner <lgardner.docent@icloud.com>  
**Sent:** Tuesday, July 19, 2022 3:47 PM  
**To:** Comment  
**Subject:** Tonight's Council meeting: Item 18

To the members of the Dana Point City Council:

My wife Marilyn and I own and operate a Short Term Rental of the homestay variety in Dana Point. Our home, where the STR is located, is one block outside of the coastal zone.

We are pleased to see that the Council will take up the subject of extending the regulations adopted last week for inside the coastal zone to those outside of it. For the sake of fairness and consistency, we urge the Council to pass Item 18.

Thank you.

Len and Marilyn Gardner  
34012 Colegio Dr  
Dana Point, CA 92629  
949-540-4776

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## Shayna Sharke

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**From:** Jill Fabricant <jf@jfabricant.com>  
**Sent:** Tuesday, July 19, 2022 2:31 PM  
**To:** Comment  
**Subject:** Yes vote

I would like to register a "yes" vote to support the amendment to code 5.38 to create permit limitations and regulations for short term rentals.

Thank you

Jill D. Fabricant, Ph.D.  
Sent from my iPhone

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