

**CITY OF DANA POINT
PLANNING COMMISSION
SHORT-TERM RENTAL PROGRAM WORKSHOP NOTES**

November 8, 2021
6:03pm - 8:12 pm

City Hall Offices
Council Chamber (#210)
33282 Golden Lantern
Dana Point, CA 92629

CALL TO ORDER STR Program Workshop

Eric Nelson called the STR Program Workshop Meeting to order at 6:03 p.m.

ROLL CALL

Staff Present: Brenda Wisneski (Director of Community Development), Jennifer Farrell (Deputy City Attorney) Jeff Rosaler (Community Development Manager), Johnathan Ciampa (Senior Planner), Allison Peterson (Senior Administrative Assistant)

Subcommittee Members Present: Eric Nelson, Roy Dohner

ITEMS COVERED IN PRESENTATION

1. Introductions & Update – Subcommittee Member Nelson
2. STR Update - Subcommittee Member Nelson
3. STR Statistics – Senior Planner John Ciampa
4. STR Regulation Framework –Subcommittee Member Nelson
5. Questions and Answers – Subcommittee Member Nelson

MEETING COMMENTS

Luanne Biggs (Capo Beach) – taken back that there’s only 9 non-primary STRs, why wouldn’t we allow it? She wants to people to use their home for their own purposes

Deborah Derloshon (Dana Point) – would love to see homestay in multifamily units, not single-family homes. Likes designated areas favorable to STRs. Believes STRs are hotels.

Kelly Purdue (Dana Point) - spoke

Miriam Rupke (Capo Beach) – likes the way Newport Beach does it.

Kim Tarantino (Capo Beach) – AirDNA shows many more STRs offered (380)

Carla Moore (Irvine) – operates STRs. Agrees with Kim. She wants people to be fined if they are operating without a permit

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Joseph Yaeger (Monarch Beach) – focused on limited STRs in multi-family units. 20% is too high. Maybe 10%

Joseph Tepsi (Capo Beach) – agrees with Joseph Y. Not a fan of permit caps

Shelley Furse (Dana Point) – Wants residential neighborhoods to have permit caps

Dave Weidrich (Dana Point) – spoke. How do you assure there is a proactive management response?

Jim Light (Newport Beach) – owns condo in DP

Eric Moreno (Capo Beach) – transferable and managed

Russ Magnum (Dana Point) - spoke

Matt Yacoub (Monarch Beach) – would like a STR permit, would like to understand potential degradation from past surveys

Bret Johnson (Dana Point) – spoke in favor and believes tax dollars will be a benefit to City

Felicia Lurner (Capo Beach) – against STRs

Pamela Dragomanovich (Newport Beach) – representing father-in-law in Dana Point. Does not want more STRs issued because her dad has an STR and she doesn't want more in the market.

Barbara Wilson (Dana Point) – against STRs

Paul Wyatt (Dana Point) – Agrees with Barbara Wilson

YaoYao Wang (Upland) – owns a home in Dana Point. For STRs

Amy Fluent (Dana Point) – STR manager for 20 years. Can be done correctly

Dan Shaughnessy (Dana Point) – would be fine with no more permits.

Phil Web (San Marino) – representing family in Capo Beach

Deanna Slocum (Capo Beach) – owns home in DP and has STR

Nate Holiday (Rancho Santa Margarita) – owns home on Beach Road. What is fair, equitable, and consistent is what he wants whether that is with or without STRs.

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ADJOURNMENT

Eric Nelson adjourned the meeting at 8:12 p.m.