

**Shayna Sharke**

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**From:** Kim Tarantino <kim.a.tarantino@gmail.com>  
**Sent:** Tuesday, May 16, 2023 1:05 PM  
**To:** Shayna Sharke  
**Subject:** California needs more residential housing units. It appears the City is thwarting that goal.

Good afternoon Shayna,

Will you please include this email as part of item 10 on tonight's Council meeting agenda and also send to the Planning Commission commissioners? Thank you,

Kim Tarantino

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Dear Council members and Planning Commissioners,

By now most California residents know that California has a shortage of available, affordable housing. I believe that Dana Point's "fair share" per the Southern California Association of Governments (SCAG) is to add 530 more housing units by 2029. Yet the Council is eager to allow 230 homes to remain or be converted into short-term rental (STRs). Instead of adding 530 more housing units the City will need to add at least another 760 housing units:

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| Additional housing units needed in Dana Point within 6 years:                               | 530  |
| Housing units being used or converted to STRs and removed from permanent housing inventory: | <u>230</u> (Note: this does not factor in those units operating without legal STR permits. My interpretation of AirDNA data is that for every legally permitted STR in Dana Point (both zip codes), as many as one or more additional STRs are available illegally.) |

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| <b>Total additional housing units needed by 2029:</b> | <b>760</b> |
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Is this a reasonable strategy?

I have found no discussion on how the City's Code Enforcement team plans to monitor "primary" STRs, those STRs offered for a maximum of 60 days per year by a homeowner. Given the City's limited enforcement resources, isn't it possible that many "primary" STRs will actually be year-round STRs, further depleting the City's housing inventory?

My interpretation of the August 2022 Public Review Draft Housing Element is that the City will fall short of satisfying some of the RHNA goals and likely its own Goal 4: conserve and improve the existing stock of affordable housing. This result is before considering the impact of STRs.

Is the City positioning itself for failure and another California Housing and Community Development violation?

Regards,

Kim Tarantino  
Resident, Capistrano Beach

Agenda Item No. 10  
5/16/2023

## Shayna Sharke

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**From:** Rebecca Ayala <rebecca@betterneighborsla.org>  
**Sent:** Tuesday, May 16, 2023 11:43 AM  
**To:** Comment  
**Cc:** Arianna Jimenez; Randy Renick; Melanie Luthern Allen  
**Subject:** May 16, 2023 City Council Meeting: Comment on Agenda Item #10 Short-Term Rental Permit Data

Hello City Councilmembers,

My name is Becca Ayala and I am a policy analyst and advocate at Better Neighbors Los Angeles, a coalition of hosts, tenants, housing activists, hotel workers, and community members. At Better Neighbors, we conduct data analysis and research on the short-term rental industry, including the industry's impact on coastal communities. We also work to promote short-term rental policies that foster true home-sharing because this is the best way to ensure persons of low to moderate income can access affordable overnight accommodations and housing in the coastal zone.

Better Neighbors believes the discussion today on Agenda Item #10 Short-Term Rental Permit Data is an important step in determining the impact current short-term rental regulations may have within the Coastal Zone. Last November, the California Coastal Commission approved a 115 cap on non-primary, multi-family, and mixed-use parcel short-term rentals within the Coastal Zone. According to Supporting Document A included with Agenda Item #10, there is a maximum of 50 permits available within the Coastal Zone. We strongly urge the City of Dana Point to be deliberate in their review and issuance of the remaining permits to ensure no one neighborhood or street is overly burdened with new short-term rentals. Specifically, we request that the City of Dana Point pay special consideration to the 23.2% saturation rate of short-term rentals on Beach Road, as identified on Page 4 of the Agenda Report for Agenda Item #10.

In addition, Better Neighbors would like to express our support for the set of coastal development permits prohibiting short-term rentals in 11 homeowners associations approved by the Dana Point Planning Commission on April 24, 2023. Due to the historic prohibitions on short-term rentals within these 11 HOAs, it is likely the California Coastal Commission will not find that the prohibitions decrease the supply of existing overnight accommodations. These coastal development permits are simply another tool designed to place safeguards against the proliferation and oversaturation of short-term rentals within the Coastal Zone.

Thank you for your attention to this matter. Should you have any questions, please contact me at [rebecca@betterneighborsla.org](mailto:rebecca@betterneighborsla.org).

Best,

Rebecca "Becca" Ayala  
Policy Analyst and Advocate  
Better Neighbors LA  
[rebecca@betterneighborsla.org](mailto:rebecca@betterneighborsla.org)



Agenda Item No. 10  
5/16/2023