

determined every three years based on those percentages of dwellings, and not allow the City Council to increase the numbers at any time.

- No continuous renewals or grandfathering give Dana Point residents a fair chance to obtain a permit because all STR permits are newly granted on an annual basis, discouraging new Non-Primary STRs for investors that reduce available housing
- When permits are being awarded, four (4) permits will be reserved in the Coastal Zone, two (2) for Home-Stay STRs and two (2) for Primary STRs; and four (4) will be reserved in the Non-Coastal Zone, two (2) for Home-Stay STRs and two (2) for Primary STRs, that can be awarded during the year.
- All applications will be subject to a Priority Code that favors STRs with the least possible negative impacts on neighborhoods: Number 1 for Home-Stay STRs having the least possible negative impacts and number 7 for Non-Primary STRs the most. (See the Priority Code)
- Primary STR use is limited to ten (10) rental stays for a combined total of no more than 60 days during the year giving residents the ability to earn money while away or on vacation.
- No unlimited STRs are allowed in the City.
- Enforcement requirements will include monthly reports to the public and the creation of an STR Register on the City's website listing all the permitted STRs in the city with relevant data on each, and enhanced enforcement protocols to keep illegal STRs from operating in the City and HOA restricted communities.
- Major changes to the provisions would require voter approval that puts residents in charge.

#### **WHAT ARE THE PRIORITY CODES TO AWARD AN STR PERMIT?**

1. **Primary Home-Stay STRs in commercial and mixed-use zones** - where the dwelling is the owner's primary residence and where the owner is on site during every rental