

protect our neighborhoods and the City's available housing, but will cut down on illegally operating STRs in our neighborhoods.

## **DOESN'T THE CITY'S ZONING CODE PROHIBIT BUSINESSES SUCH AS STRs FROM OPERATING IN RESIDENTIAL ZONES?**

For many years Dana Point home owners have believed and relied on the City's traditional interpretation and application of the zoning code that prohibited STRs to operate in residential neighborhoods. People bought their homes under that implied commitment by the City.

But our City Council recently reinterpreted its residential zoning code by stating that the zoning code does not distinguish short-term rentals from long-term rentals and therefore short-term rentals are permitted in residential neighborhoods. It then contradicts this new interpretation by designating short-term rentals, rentals for 30 days or less, as HOTEL BUSINESSES, made them subject to the City's business code which requires the issuance of a conditional-use permit and the payment of business transit occupancy taxes (TOT).

## **DOES THE RESIDENTS' STR ORDINANCE NEED THE APPROVAL OF THE CALIFORNIA COASTAL COMMISSION?**

Yes, the California Coastal Commission (CCC) has jurisdiction over the Coastal Zone in Dana Point and if the ballot measure passes the City will require CCC approval for its implementation. Factors favoring CCC approval:

- Allowing a reasonable number of STRs per a Commissioner's suggestion of 1% of dwelling units