

B. Public Comments

From: [Johnathan Ciampa](#)
To: [Martha Ochoa](#)
Cc: [Brenda Wisneski](#)
Subject: FW: STR program Failures in Monarch Hills
Date: Monday, May 12, 2025 10:34:10 AM

Martha,

This email was received as part of the public comment for tonight's Planning Commission meeting. It is not associated with a scheduled item. Please circulate to the Planning Commissioners.

John Ciampa
Planning Manager
33282 Golden Lantern
City of Dana Point
949-248-3591
JCiampa@DanaPoint.org

From: Susan Barnard <susansbarnard@gmail.com>
Sent: Monday, May 12, 2025 10:29 AM
To: Johnathan Ciampa <JCiampa@DanaPoint.org>; Shayna Sharke <SSHARKE@DanaPoint.org>
Subject: Fwd: STR program Failures in Monarch Hills

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Hello Jonathon and Shayna,
Unfortunately I cannot attend the upcoming planning commission meeting. At the most recent city council meeting I was allowed one opportunity to speak. This letter needs to be included in the record as my comments pertain to the City Council and the Planning Commission. Thank you for your attention.

Susan Barnard
Resident Homeowner Monarch Hills
30 Corniche, unit G

From: Susan Barnard <susansbarnard@gmail.com>
Date: May 6, 2025 at 3:29:14 PM PDT
To: comment@danapoint.org
Subject: STR program Failures

Hello,

Without a guarantee to speak at the City Council meeting tonight I have comments regarding the Short Term Rental Program, specifically the failures.

1. The STR permit process allowed a sub-association (MHA) to provide to homeowners the incorrect governing CCR. The CC&Rs of the Corniche Master should have been submitted or requested by the city. When brought to the attention of community planning their response was "The city is looking for an HOA letter of authorization that must come with the STR permit. If there is a dispute between the Master HOA and the Sub HOA then that must get resolved between the two HOAs". I question why permits were issued for STRs when obviously the dispute was not resolved.
2. The complaint process for reporting issues did not take in the consideration of violations occurring outside of the rental unit. Most incidents occurred in the pools, spas, parking lots, trash and clubhouse. Reporting a complaint requires a unit number of the offending party. This requirement often forces residents into uncomfortable or unsafe confrontation with STRs to obtain their unit number.
3. The restriction of the number of STRs per building or unit does not exist. Refer to page 5, (h). The units in Monarch are not monitored closely as a building with 8 units had 6 permitted STRs.
4. How are the overnight occupancy, parking, daytime occupancy, trash violations monitored? STRs are not appropriate for condominiums as there is no enforcement as STRs are here today then gone tomorrow. The rentals are usually weekends only.

Clearly STRs are not compliant with the Corniche Master CC&Rs and the expectation of the resident homeowners to enforce the STR Program is an unreasonable burden on the Resident Homeowner's with Significant SAFETY issues.

Thank you,
Susan