

Notice of Public Hearing

THE CITY OF TEMECULA
41000 Main Street
Temecula, CA 92590

A PUBLIC HEARING has been scheduled before the **CITY COUNCIL** to consider the matter(s) described below.

Case No.: LR17-1064

Applicant: City of Temecula

Location: Citywide

Proposal: Long Range Planning Project No. LR17-1064, an ordinance of the City Council of the City of Temecula amending Title 17 of the Temecula Municipal Code to add a definition of short-term rentals and adding short-term rentals to the use regulation table. Additionally, the City Council will also consider a resolution establishing the schedule of administrative citation fines for illegal short-term rentals pursuant to Temecula Municipal Code Section 1.21.060.

On June 5, 2019, the Planning Commission considered the proposed Municipal Code amendments and recommended on a 4-0 vote, that the City Council adopt the proposed amendments.

Environmental Action: In accordance with the California Environmental Quality Act, the proposed ordinance and resolution are exempt from the requirements of the California Environmental Quality Act ("CEQA") pursuant to Title 14 of the California Code of Regulations, Section 15061 (b) (3) because it can be seen with certainty that there is no possibility that the ordinance and resolution will have a significant effect on the environment. The proposed Municipal Code amendments do not change existing City regulations as short-term rentals are already unpermitted uses under the City's permissive zoning scheme. The proposed Municipal Code amendments define short-term rentals and expressly preclude short term rentals in all residential zones in the City. This would not result in any increase in the intensity or density of any land use above what is currently allowed. The proposed resolution for administrative citation fines for illegal short-term rentals would enhance the City's ability to effectively cite illegal short-term rentals.

PLACE OF HEARING: **City Council Chambers**
41000 Main St., Temecula, CA 92590
DATE OF HEARING: **January 14, 2020**
TIME OF HEARING: **7:00 p.m.**

Any person may submit written comments to the City Council before the hearing or may appear and be heard in support of or opposition to the approval of the project at the time of hearing.

Any petition for judicial review of a decision of the City Council shall be filed within the time required by, and controlled by, Sections 1094.5 and 1094.6 of the California Code of Civil Procedure. In any such action or proceeding seeking judicial review of, which attacks or seeks to set aside, or void any decision of the City Council, shall be limited to those issues raised at the hearing or in written correspondence delivered to the City Clerk at, or prior to, the public hearing described in this notice.

The proposed project application may be viewed at the public information counter, Temecula Civic Center, Community Development Department, 41000 Main Street, Monday through Friday from 8:00 a.m. until 5:00 p.m. Questions concerning the project(s) may be addressed to Brandon Rabidou, City of Temecula Community Development Department, (951) 506-5142.