

**STAFF REPORT – PLANNING
CITY OF TEMECULA
PLANNING COMMISSION**

TO: Planning Commission Chairperson and members of the Planning Commission

FROM: Luke Watson, Director of Community Development

DATE OF MEETING: June 5, 2019

PREPARED BY: Brandon Rabidou, Assistant Planner

PROJECT SUMMARY: Long Range Planning Project No. LR17-1064, a Resolution of the Planning Commission of the City of Temecula recommending that the City Council of the City of Temecula adopt an ordinance 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, and finding that this ordinance is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA guidelines section 15061 (B) (3).

CEQA: Categorically Exempt
Title 14, Chapter 3, California Code of Regulations (CEQA Guidelines), Section 15061(B) (3).

RECOMMENDATION: Adopt a Resolution recommending that the City Council to adopt an ordinance 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.

BACKGROUND SUMMARY

The short-term rental (STR) market emerged as part of the on-line “sharing economy” where homeowners rent a room or their entire home for short stays, such as overnight, weekends, or even a week in some cases. Generally, the stays are short and not more than 30 consecutive days. These STRs are often done as a way to generate rental income by the owner of the home. The use of STRs by tourists has turned into a booming unregulated economy, growing immensely in recent years. Staff’s research in 2017 showed there have been as many as 300 unpermitted STRs in the City of Temecula. The number of short term rentals varies depending on the time of year and the type of activities or events occurring around the community.

This increase in STR use correlates to an increase in complaints from residents about neighborhood impacts. STRs are seen as providing a different experience than that of the traditional hotel stay where renters, which may include friends and family members, can stay in a home at an affordable price and have full use of the amenities offered by the STR host. This, at

times, has led to the City receiving complaints about renters generating excessive noise, disorderly conduct, traffic congestion, illegal parking, and accumulation of trash. The increase in use of STRs may also be contributing to a recent decrease in hotel occupancy as well as a decrease in collection of Transient Occupancy Tax (TOT).

As a result of recent numerous complaints from residents regarding STRs, staff was directed to research STRs and conduct outreach efforts within the community for the purpose of educating the public about STRs and to obtain information regarding the public perception, interest, and support or opposition to STRs.

In April of 2018, staff entered into an agreement with HARC Consulting to assist with the community outreach meetings and to prepare a report summarizing the outreach effort and conclusions for consideration in developing policies or regulations related to STRs.

Between July and August of 2018, a total of five community outreach meetings were held; one within each City Council district within the City. The meetings were facilitated by City staff in partnership with HARC. The meetings began with City staff providing a short informational session about short term rentals and their implications for the City. Next, community members were given the opportunity to provide input.

Public Comment at Outreach Meetings

Three common themes emerged:

- 1) Positive Comments – STR guests generally rate their experiences as good to very good, STRs create local jobs, and STRs supplement a host's income;
- 2) Negative Comments – Noise and safety impacts quality of life of neighboring residents, lack of accountability of host, and lack of adequate response from the City and Police Department to complaints; and
- 3) Proposed Solutions – The City needs to develop specific regulations, host needs to live nearby or on-site, and the City needs to establish fines and penalties for STRs.

At the November 13, 2018 City Council meeting, staff presented the STR community meeting and survey results. During that meeting, speakers spoke in opposition to STRs and in support of STRs. At the conclusion of that meeting, the City Council directed staff to develop a framework around a “hosted” STR ordinance. A hosted short-term rental is one that operates with a host (“owner home sharing”). A non-hosted short-term rental operates without any requirement for a host (“whole house rental”).

At the March 12, 2019 City Council meeting, staff presented a proposed “hosted” short-term rental framework. During that meeting, speakers spoke in opposition to STRs and in support of STRs. At the conclusion of the public testimony, the City Council discussed the proposed framework. Additionally, the City Council reaffirmed that non-hosted short-term rentals were no longer a policy option. Further discussion resulted in the City Council providing staff with three tasks. Staff was directed to:

- 1) Proceed with a RFP/Contract with a third party compliance vendor
- 2) Return to the City Council with an updated fine and enforcement ordinance
- 3) Return to the City Council STR subcommittee to further discuss the hosted STR ordinance

Since the March 12, 2019 City Council meeting, staff has been working on the above tasks. On April 17, 2019, staff met with the Planning Commission STR Subcommittee (Guerriero/Turley-Trejo). During that meeting, the PC subcommittee was updated on the progress of the three tasks. Staff also informed the PC Subcommittee that an ordinance with a short-term rental definition and an amendment to the land use table would be forthcoming in June.

Staff met with the City Council STR Subcommittee on April 23, 2019 (Rahn/Stewart). During that meeting, staff presented an update on the 3rd party compliance vendor, fine/enforcement ordinance, and the return of a hosted STR ordinance. During that meeting, the STR Subcommittee recommended that staff proceed with the fine and enforcement ordinance. Additionally, the STR Subcommittee recommended that staff work through the process of enforcing the new ordinance prior to returning to the City Council with a hosted ordinance. The STR Subcommittee also recommended that staff return to the City Council after one year of enforcement to further discuss a hosted STR ordinance.

Proposed Amendments

In order to adequately address prohibited short-term rentals, there is a need to increase fines for unpermitted short-term rentals. A specific ordinance with a proposed fine structure will be presented to the City Council at a future hearing. Before staff can provide a fine that is specific to short-term rentals, the Temecula Municipal Code will need to add a definition for short-term rentals. Short-term rentals are currently prohibited under the City's permissive zoning code. Temecula Municipal Code Section 17.01.080 states, "[n]o person shall use any premises except as specifically permitted by and subject to the regulations and conditions of this development code." The City is looking to reaffirm the prohibition of short-term rentals due to the recent proliferation of short-term rentals that are operating in violation of the Temecula Municipal Code.

The proposed amendments before the Planning Commission include two changes. First, a definition of short-term rentals will be added. The definition is as follows:

““Short-term rental” shall mean the rental of a dwelling unit (in whole or in part), accessory structure, and/or a recreational vehicle located upon a parcel or a portion thereof, by owner(s) or lessee(s) to another person or group of people for occupancy, dwelling, lodging or sleeping purposes for a period of less than 30 consecutive calendar days.

A short-term rental includes any contract or agreement that initially defined the rental term to be greater than 30 consecutive days and which was subsequently amended, either verbally or in writing to permit the occupant(s) of the owner(s) or lessee(s) short-term rental to surrender the subject dwelling unit before the expiration of the initial rental term that results in an actual rental term of less than 30 consecutive days.

The rental of units within city-approved hotels, motels, bed and breakfasts, community care facilities, and social care facilities shall not be considered to be a short-term rental.”

Secondly, a new row would be added to Table 17.06.030 that lists short-term rentals as a prohibited use in all residential zones. As mentioned before, short-term rentals are currently prohibited under City’s permissive zoning. The addition of a new row prohibiting short-term rentals will only reaffirm this existing prohibition.

LEGAL NOTICING REQUIREMENTS

Notice of the public hearing was published in the *SD Union Tribune* on May 23, 2019.

ENVIRONMENTAL DETERMINATION

In accordance with the California Environmental Quality Act Title 14, Chapter 3, California Code of Regulations (CEQA Guidelines), Section 15061(b)(3), the proposed project has been deemed to be categorically exempt from further environmental review.

STAFF RECOMMENDATION

Staff is recommending that the Planning Commission adopt a Resolution recommending that City Council adopt an ordinance 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.

- ATTACHMENTS:**
1. Draft Planning Commission Resolution
 2. Exhibit A - Draft City Council Ordinance
 3. Notice of Public Hearing

1.

DRAFT PLANNING COMMISSION RESOLUTION

PC RESOLUTION NO. 19-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TEMECULA RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF TEMECULA ADOPT AN ORDINANCE ENTITLED “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, AND FINDING THAT THIS ORDINANCE IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO CEQA GUIDELINES SECTION 15061 (B)(3).”

Section 1. Procedural Findings. The Planning Commission of the City of Temecula does hereby find, determine and declare that:

A. City staff identified the need to make revisions and clarifications to portions of Title 17 (Zoning) of the Temecula Municipal Code.

B. The Ordinance was processed including, but not limited to a public notice, in the time and manner prescribed by State and local law.

C. The Planning Commission, at a regular meeting, considered the proposed amendments to Title 17 Zoning of the Temecula Municipal Code on June 5, 2019, at a duly noticed public hearing as prescribed by law, at which time the City staff and interested persons had an opportunity to, and did testify either in support or opposition to this matter.

D. The Ordinance is consistent with the City of Temecula General Plan, and each element thereof.

E. At the conclusion of the Planning Commission hearing and after due consideration of the testimony, the Planning Commission recommended that the City Council adopt the Ordinance attached hereto as Exhibit “A”.

F. All legal preconditions to the adoption of this Resolution have occurred.

Section 2. Further Findings. The Planning Commission of the City of Temecula does hereby find, determine and declare that:

The Planning Commission, in recommending adoption of the proposed Ordinance, hereby makes the following additional findings as required by Section 17.01.040 (“Relationship to General Plan”) of the Temecula Municipal Code:

1. The proposed use is allowed in the land use designation in which the use is located, as shown on the land use map, or is described in the text of the general plan.

The proposed amendments to Title 17 of the Temecula Municipal Code do not propose any land use that is inconsistent with the Temecula General Plan. Short-term rentals are an unpermitted use under the City's permissive zoning code as well as the General Plan's residential use descriptions. The amendments update Title 17 to include a definition of short-term rentals and to expressly identify short term rentals as an unpermitted use in the City which is consistent with the General Plan.

2. The proposed use is in conformance with the goals, policies, programs and guidelines of the elements of the general plan.

The proposed short-term rental definition, as well as the amendment that will further clarify that short-term rentals are an unpermitted use in the City is consistent with Goal 5 of the Land Use Element of the Temecula General Plan, which is to ensure "A land use pattern that protects and enhances residential neighborhoods." The proposed short-term rental definition, as well as the proposed amendment will expressly identify short-term rentals as an unpermitted use, is consistent with the residential uses description of in the Land Use Element of the Temecula General Plan, "Residential uses are intended to be the principal and dominant use within each of the residential designations."

3. The proposed use is to be established and maintained in a manner which is consistent with the general plan and all applicable provisions contained therein.

The City currently prohibits short term rentals in residential zones because this use is not identified as a permitted or conditionally permitted use in the City. The proposed amendment that will add a short-term rental definition, and that will expressly identify short term rentals as a prohibited use in the City is consistent with the Temecula Municipal Code and the adopted General Plan.

Section 3. Environmental Compliance. In accordance with the California Environmental Quality Act, the proposed Ordinance No. 19- is 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 will have a significant effect on the environment. The proposed Municipal Code amendments further clarify an already unpermitted use under the City's permissive zoning and define short-term rentals, which do not result in a significant increase in the intensity or density of any land use above what is currently allowed. The Planning Commission, therefore, recommends that the City Council of the City of Temecula adopt a Notice of Exemption for the proposed ordinance.

Section 4. Recommendation. The City of Temecula Planning Commission hereby recommends the City Council approve Planning Application No. LR17-1064, a proposed Citywide Ordinance as set forth on Exhibit "A", attached hereto, and incorporated herein by this reference.

PASSED, APPROVED AND ADOPTED by the City of Temecula Planning Commission this 5th day of June, 2019.

Gary Watts, Chairman

ATTEST:

Luke Watson
Secretary

[SEAL]

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) ss
CITY OF TEMECULA)

I, Luke Watson, Secretary of the Temecula Planning Commission, do hereby certify that the forgoing PC Resolution No. 19- was duly and regularly adopted by the Planning Commission of the City of Temecula at a regular meeting thereof held on the 5th day of June, 2019, by the following vote:

AYES: PLANNING COMMISSIONERS:

NOES: PLANNING COMMISSIONERS:

ABSTAIN: PLANNING COMMISSIONERS:

ABSENT: PLANNING COMMISSIONERS:

Luke Watson
Secretary

EXHIBIT A

DRAFT CITY COUNCIL ORDINANCE

ORDINANCE NO. 19-

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, AND FINDING THAT THIS ORDINANCE IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO CEQA GUIDELINES SECTION 15061 (B)(3).

THE CITY COUNCIL OF THE CITY OF TEMECULA DOES HEREBY ORDAIN AS FOLLOWS:

Section 1. Procedural Findings. The City Council of the City of Temecula does hereby find, determine and declare that:

A. City staff identified the need to make revisions and clarifications to portions of Title 17 (Zoning) of the Temecula Municipal Code.

B. The Planning Commission considered the proposed amendments to Title 17 (Zoning) of the Temecula Municipal Code (“Ordinance”) on June 5, 2019, at a duly noticed public hearing as prescribed by law, at which time the City staff and interested persons had an opportunity to and did testify either in support of or opposition to this matter.

C. At the conclusion of the Planning Commission hearing and after due consideration of the testimony, the Planning Commission adopted Resolution No. 19- , recommending that the City Council approve the Title 17 amendments.

D. The City Council, at a regular meeting, considered the Ordinance on July 9, 2019, at a duly noticed public hearing, as prescribed by law, at which time the City Staff and interested persons had an opportunity to and did testify either in support or opposition to this matter.

E. Following the public hearing, the City Council considered the entire record of information received at the public hearings before the Planning Commission and City Council.

Section 2. Further Findings. The City Council, in approving the proposed Ordinance, hereby makes the following additional findings as required by Section 17.01.040 (“Relationship to General Plan”) of the Temecula Municipal Code:

1. The proposed use is allowed in the land use designation in which the use is located, as shown on the land use map, or is described in the text of the general plan.

The proposed amendments to Title 17 of the Temecula Municipal Code do not propose any land use that is inconsistent with the Temecula General Plan. Short-term rentals are an unpermitted use under the City’s permissive zoning code as well as the General Plan’s residential use

descriptions. The amendments update Title 17 to include a definition of short-term rentals and to expressly identify short term rentals as an unpermitted use in the City which is consistent with the General Plan.

2. The proposed use is in conformance with the goals, policies, programs and guidelines of the elements of the general plan.

The proposed short-term rental definition, as well as the amendment that will further clarify that short-term rentals are an unpermitted use in the City is consistent with Goal 5 of the Land Use Element of the Temecula General Plan, which is to ensure “A land use pattern that protects and enhances residential neighborhoods.” The proposed short-term rental definition, as well as the proposed amendment will expressly identify short-term rentals as an unpermitted use, is consistent with the residential uses description of in the Land Use Element of the Temecula General Plan, “Residential uses are intended to be the principal and dominant use within each of the residential designations.”

3. The proposed use is to be established and maintained in a manner which is consistent with the general plan and all applicable provisions contained therein.

The City currently prohibits short term rentals in residential zones because this use is not identified as a permitted or conditionally permitted use in the City. The proposed amendment that will add a short-term rental definition, and that will expressly identify short term rentals as a prohibited use in the City is consistent with the Temecula Municipal Code and the adopted General Plan.

Section 3. Further Findings. The City operates under a permissive zoning code. Temecula Municipal Code Section 17.01.080 provides that “[n]o person shall use any premises except as specifically permitted by and subject to the regulations and conditions of this development code.” Under a permissive zoning code “any use not enumerated in the code is presumptively prohibited.” (*City of Corona v. Naulls*, 166 Cal.App.4th 418, 425, 433 (2008).) “Where a particular use of land is not expressly enumerated in a city’s municipal code as constituting a permissible use, it follows that such use is impermissible.” (*Id.*) The omission of any particular land use from local zoning regulations is the equivalent of an express ban unless a designated official finds that the proposed use is substantially the same in character and intensity as those land uses listed in the code. (*Id.* at 433-436.) Table 17.06.030 of the Temecula Municipal Code identifies the uses that are specifically permitted in residential districts and under this permissive zoning scheme, if a use is not listed, it is prohibited. Staff has consistently interpreted the City’s Municipal Code as banning short term rentals as this use is not expressly identified as a permitted or conditionally permitted use in Table 17.06.030. Given the recent proliferation of short term rentals that are operating in violation of the Temecula Municipal Code, the City Council finds that it is necessary to now expressly prohibit short term rentals. This express prohibition reaffirms the City’s longstanding prohibition on short-term rentals.

Section 4. Environmental Findings. The City Council hereby finds that this Ordinance is 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 proposed ordinance would have a

significant impact on the environment pursuant to State CEQA Guidelines Section 15061(b)(3). The proposed Municipal Code amendments clarify that short term rentals are an unpermitted use in the City (they are already prohibited under the City's permissive zoning). These amendments do not result in any increase in the intensity or density of any land use above what is currently allowed. A Notice of Exemption has been prepared and will be filed in accordance with CEQA and the State CEQA Guidelines.

Section 5. Section 17.34.010 (Definitions and illustrations of terms.) of Chapter 17.34 (Definitions of Terms) of Title 17 (Zoning) of the Temecula Municipal Code is hereby amended to read as follows with all other definitions remaining unchanged:

““Short-term rental” shall mean the rental of a dwelling unit (in whole or in part), accessory structure, and/or a recreational vehicle located upon a parcel or a portion thereof, by owner(s) or lessee(s) to another person or group of people for occupancy, dwelling, lodging or sleeping purposes for a period of less than 30 consecutive calendar days.

A short-term rental includes any contract or agreement that initially defined the rental term to be greater than 30 consecutive days and which was subsequently amended, either verbally or in writing to permit the occupant(s) of the owner(s) or lessee(s) short-term rental to surrender the subject dwelling unit before the expiration of the initial rental term that results in an actual rental term of less than 30 consecutive days.

The rental of units within city-approved hotels, motels, bed and breakfasts, community care facilities, and social care facilities shall not be considered to be a short-term rental.”

Section 6. Table 17.06.030 (Residential Districts) of Section 17.06.030 (Use regulation) of Chapter 17.06 (Residential Districts) of Title 17 (Zoning) of the Temecula Municipal Code is hereby amended as follows (with additions appearing in underlined text), with all other provisions of Table 17.06.030 remaining unchanged:

| Table 17.06.030 Residential Districts | | | | | | | | | |
|--|----|----|----|-----|-----|----|---|---|--------------------|
| Description of Use | HR | RR | VL | L-1 | L-2 | LM | M | H | HR-SM ⁹ |
| Construction trailers ^{5,6} | P | P | P | P | P | P | P | P | P |
| <u>Short-term rentals</u> | = | = | = | = | = | = | = | = | = |

Section 7. Severability. If any section or provision of this Ordinance is for any reason held to be invalid or unconstitutional by any court of competent jurisdiction, or contravened by reason of any preemptive legislation, the remaining sections and/or provisions of this Ordinance shall remain valid. The City Council hereby declares that it would have adopted this Ordinance, and each section or provision thereof, regardless of the fact that any one or more section(s) or provision(s) may be declared invalid or unconstitutional or contravened via legislation.

Section 8. Certification. The Mayor shall sign and the City Clerk shall certify to the passage and adoption of this Ordinance and shall cause the same or a summary thereof to be published and posted in the manner required by law.

Section 9. Effective Date. This Ordinance shall take effect thirty (30) days after passage.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Temecula this 9th day of July, 2019.

Michael S. Naggar, Mayor

ATTEST:

Randi Johl, City Clerk

[SEAL]

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) ss
CITY OF TEMECULA)

I, Randi Johl, City Clerk of the City of Temecula, do hereby certify that the foregoing Ordinance No. 19- was duly introduced and placed upon its first reading at a meeting of the City Council of the City of Temecula on the 9th day of July, 2019, and that thereafter, said Ordinance was duly adopted by the City Council of the City of Temecula at a meeting thereof held on the 9th day of July, 2019, by the following vote:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

Randi Johl, City Clerk

NOTICE OF PUBLIC HEARING



Notice of Public Hearing

A PUBLIC HEARING has been scheduled before the City of Temecula PLANNING COMMISSION to consider the matter described below:

CASE NO: LR17-1064 **APPLICANT:** City of Temecula

LOCATION: Citywide

PROPOSAL: Long Range Planning Project No. LR17-1064, a Resolution of the Planning Commission of the City of Temecula recommending that the City Council of the City of Temecula adopt an ordinance 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, and finding that this ordinance is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA guidelines section 15061 (b)(3).

ENVIRONMENTAL: In accordance with the California Environmental Quality Act (CEQA), the proposed project is exempt from further environmental review and a Notice of Exemption will be adopted in compliance with CEQA (Section 15061 (b)(3))

CASE PLANNER: Brandon Rabidou, (951)-506-5142

PLACE OF HEARING: 41000 Main St., Temecula, CA 92590, City of Temecula, Council Chambers

DATE OF HEARING: June 5, 2019 **TIME OF HEARING:** 6:00 p.m.

The complete agenda packet (including **any supplemental materials**) will be available for viewing in the Main Reception area at the Temecula Civic Center (41000 Main Street, Temecula) after 4:00 p.m. the Friday before the Planning Commission Meeting. At that time, the packet may also be accessed on the City's website – TemeculaCA.gov and will be available for public review at the respective meeting. Any writing distributed to a majority of the Commission regarding any item on the Agenda, after the posting of the Agenda, will be available for public review in the Main Reception area at the Temecula Civic Center (41000 Main Street, Temecula), 8:00 a.m. – 5:00 p.m. In addition, such material will be made available on the City's website – TemeculaCA.gov – and will be available for public review at the meeting.

Any petition for judicial review of a decision of the Planning Commission shall be filed within 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 Planning Commission 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.

Questions? Please call the Community Development Department at (951) 694-6400.

OTHER RELEVANT INFORMATION

06/05/2019 Public Hearing
Item #3 (LR17-1064)

CIRCULATION COPIES:

Planning Commissioners:

Chairperson Watts
Vice Chairperson Turley-Trejo
Commissioner Guerriero
Commissioner Telesio
Commissioner Youmans

City Staff:

Luke Watson (Director of CD)
Stuart Fisk (Principal Planner)
Matt Peters (Sr. Planner)
Patrick Thomas (Director of PW)
Ron Moreno (Assoc. Engr.)
Maricela Marroquin (Asst. City Attorney)
Denise Jacobo (Admin Asst.)
Press Copy
Public Copy
Other(s) Brandon Rabidou, Asst. Planner
Original to: Records/Project File




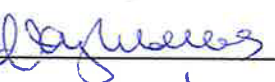
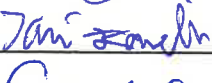





Petition to the City of Temecula

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| Petition summary and background | Petitioning against the Long Range Planning Project No. LR17-1064, a Resolution of the Planning Commission of the City of Temecula recommending that the City Council of the City of Temecula adopt an ordinance 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, and finding that this ordinance is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA guidelines section 15061 (b)(3). |
| Action petitioned for | We, the undersigned, asked for a 30 day or more postponement of the hearing to further investigate our rights as property owners in the City of Temecula and the current laws about short term rentals in the city limits please see all the undersigned |

| Printed Name | Signature | Address | Comment | Date |
|-------------------|--------------------------|---------|---------|--------|
| MECHEL MARCUCCI | <i>Mechel Marcucci</i> | | | 6/5/19 |
| Thomas E. Schults | <i>Thomas E. Schults</i> | | | 6/5/19 |
| Michelle Roberts | <i>Michelle Roberts</i> | | | 6/5/19 |
| Brenda Schults | <i>Brenda Schults</i> | | | 6/5/19 |
| Laura Leyden | <i>Laura Leyden</i> | | | 6/5/19 |
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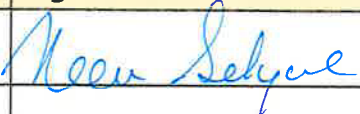
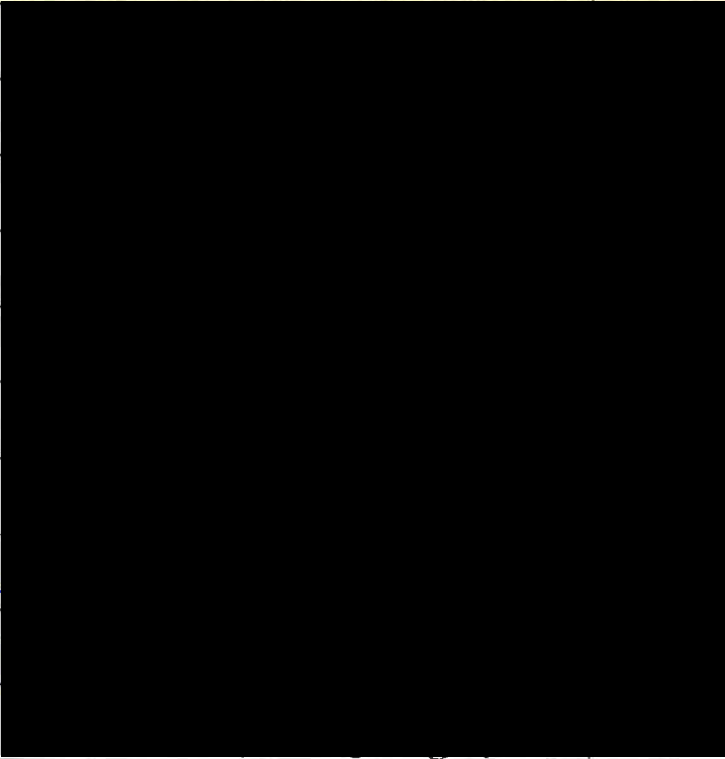


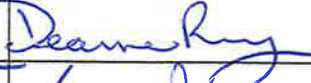





Petition to the City of Temecula

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| Action petitioned for | We, the undersigned, asked for a 30 day or more postponement of the hearing to further investigate our rights as property owners in the City of Temecula and the current laws about short term rentals in the city limits please see all the undersigned |

| Printed Name | Signature | Address | Comment | Date |
|------------------|---|---------|---|----------|
| Cardace Whitmore |  | | Stop This | 6/4/2019 |
| Nick Dexter |  | | Stop this | 6/4/2019 |
| Mike Zwarg |  | | Stop it | 6/4/2019 |
| Nancy Ceballos |  | | STOP IT | 6/4/2019 |
| Kevin Fanelli |  | | Stop + his | 6/4/2019 |
| Carla A. Rocha |  | | Stop over ^{reg} _{way} | 6/4/2019 |
| Thomas Olson |  | | Stop this | 6/4/2019 |
| Ashley Olson |  | | stop this | 6/4/2019 |
| Christina Dalton |  | | Stop this | 6.4.19 |
| Ryan Dalton |  | | Stop this | 6/4/19 |






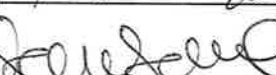
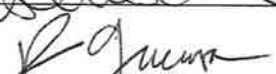
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| Petition summary and background | Petitioning against the Long Range Planning Project No. LR17-1064, a Resolution of the Planning Commission of the City of Temecula recommending that the City Council of the City of Temecula adopt an ordinance amending 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, and finding that this ordinance is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA guidelines section 15061 (b)(3). |
| Action petitioned for | We, the undersigned, asked for a 30 day or more postponement of the hearing to further investigate our rights as property owners in the City of Temecula and the current laws about short term rentals in the city limits please see all the undersigned |

| Printed Name | Signature | Address | Comment | Date |
|----------------|---|---|---------|--------|
| Neeru Sehgal |  |  | | 6-4-19 |
| Nishant Sehgal |  | | | 6-4-19 |
| Dillon Hall |  | | | 6.4.19 |
| Deanne Perry |  | | | 6/4/19 |
| ROBERT DAVIS |  | | | 6/4/19 |
| LeAnn Whelan |  | | | 6/4/19 |
| Robert Veeber |  | | | 6/4/19 |
| Margaret Goss |  | | | 6/4/19 |
| Kathy Bell |  | | | 6/4/19 |


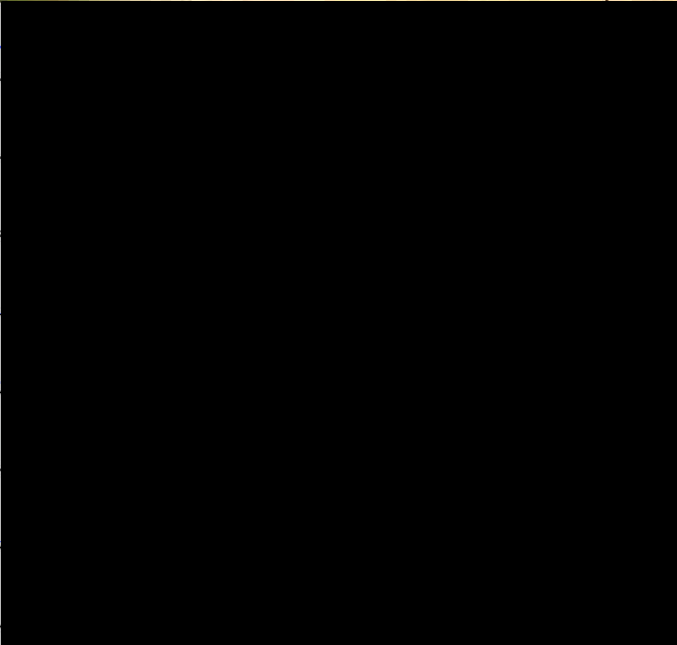

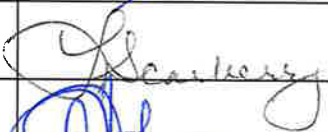
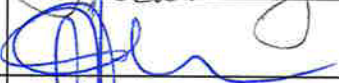




Petition to the City of Temecula

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| Printed Name | Signature | Address | Comment | Date |
|--------------------|---|---|---------|----------|
| Anthony Caracciolo |  |  | | 6-5-2019 |
| Dave Maechen |  | | | 6/5/2019 |
| Michelle Beeson |  | | | 6/5/19 |
| Kandace Albright |  | | | 6/5/19 |
| Shannon Kelle |  | | | 6/5/19 |
| Ruben Guevara |  | | | 6/5/19 |
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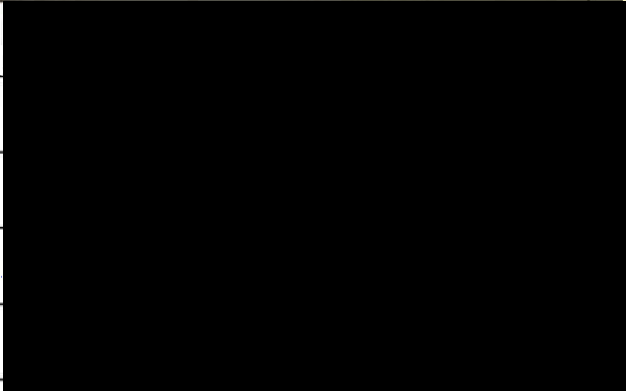
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| Danny Abrego |  |  | | 6/4/19 |
| David Sanchez |  | | | 6/4/19 |
| L. Scarberry |  | | | 6-5-19 |
| Janene Hogan |  | | | 6/5/19 |
| Kim Heyder |  | | | 6-5-19 |
| DALE WALKER |  | | | 6/5/19 |
| Lisa Mendra |  | | | 6/5/19 |
| Shawn Forgaard |  | | | 6/5/19 |
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| Printed Name | Signature | Address | Comment | Date |
|-----------------|-----------------|---|---------|--------|
| Ursula Preston | Ursula Preston |  | | 6/4/19 |
| MARTIE V. SCOTT | Martie V. Scott | | | 6/4/19 |
| GARRETT PRESTON | Garrett Preston | | | 6/4/19 |
| Gordon Trehern | Gordon Trehern | | | 6/5/19 |
| Linda Dalton | Linda Dalton | | | 6/5/19 |
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