

**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



ITEM: 3.3
(ID # 15332)

MEETING DATE:
Tuesday, May 25, 2021

FROM : SUPERVISOR CHUCK WASHINGTON AND SUPERVISORS CHUCK WASHINGTON AND V. MANUEL PEREZ :

SUBJECT: SUPERVISORS CHUCK WASHINGTON AND V. MANUEL PEREZ: Creation of an Ad Hoc Committee to Review Proposed Revisions to Ord. No. 927, Solicit Input from Stakeholders and Create a Strategy to Implement Regulations for the Growing Industry

RECOMMENDED MOTION: That the Board of Supervisors create an ad hoc committee to conduct an in-depth review of the proposed revisions to the short-term rental regulations, solicit input from stakeholders, create an implementation strategy, and report findings and recommendations to the board, and that the Board appoint Supervisors Washington and Perez to serve on the committee.

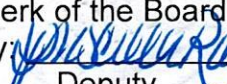
ACTION:Policy


Supervisor Chuck Washington, Supervisor 3rd District 5/20/2021

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Washington, seconded by Supervisor Perez and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Jeffries, Spiegel, Washington, Perez, and Hewitt
Nays: None
Absent: None
Date: May 25, 2021
xc: BOS-Dist. 3, BOS-Dist. 4

Kecia R. Harper
Clerk of the Board
By: 
Deputy

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA**

BACKGROUND:

Summary

The short-term rental industry has experienced steady growth since the County of Riverside first passed Ordinance No. 927 in 2016, an ordinance regulating short-term rentals. The ordinance was designed to ensure neighborhood compatibility with short-term rentals, to facilitate economic growth and to protect the health, safety and general welfare of the County's residents. The ordinance also put in place rules regarding the collection and payment of transit occupancy taxes. Since that time, the industry has grown markedly, as have complaints about excessive noise, disorderly conduct, traffic congestion, illegal vehicle parking and other problems. Many cities in Riverside County have banned short-term rentals or severely restricted them amid growing concerns and complaints from residents about the impacts on their quality of life. Consequently, the demand for short-term rentals in unincorporated county areas, particularly in the Third and Fourth Districts, has increased. Those districts are home to extremely valuable tourism markets including Wine Country, Idyllwild, and the Coachella Valley.

The Transportation Land Management Agency has proposed revisions to Ordinance No. 927 and currently is soliciting public review and comment of the proposed changes. The proposed ordinance revisions will be taken to the Board of Supervisors for review. In an effort to support that process and make sure the revisions take into consideration all the issues that have emerged since the ordinance was first approved, Supervisors Washington and Perez would like to create and serve on a short-term rental ordinance ad hoc committee. The committee provides the opportunity to do a deep dive and work with staff and stakeholders to develop a solid enforcement strategy and implementation tools. It will help establish a base for a successful vacation rental industry in Riverside County while protecting the residential character and minimizing land-use conflicts.

Maxwell, Sue

From: cob@rivco.org
Sent: Tuesday, May 25, 2021 9:28 AM
To: COB; jessica@yourbarefootvacationrentals.com
Subject: Board comments web submission

CAUTION: This email originated externally from the **Riverside County** email system.
DO NOT click links or open attachments unless you recognize the sender and know the content is safe.



First Name: Jessica
Last Name: Hinton
Address (Street, City and Zip): 40120 Grenache Court
Phone: 9513959447
Email: jessica@yourbarefootvacationrentals.com
Agenda Date: 05/25/2021
Agenda Item # or Public Comment: 3.3
State your position below: Support
Comments: would like to be on the AD HOC Committee to help suggest common sense guidelines for STRs in the county.

Thank you for submitting your request to speak. The Clerk of the Board office has received your request and will be prepared to allow you to speak when your item is called. To attend the meeting, please call (669) 900-6833 and use Meeting ID #864 4411 6015 . Password is 20210525. You will be muted until your item is pulled and your name is called. Please dial in at 9:00 am am with the phone number you provided in the form so you can be identified during the meeting.

From: cob@rivco.org
Sent: Monday, May 24, 2021 9:35 PM
To: COB; tom@twcvillas.com
Subject: Board comments web submission

CAUTION: This email originated externally from the **Riverside County** email system.
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First Name: Tom
Last Name: DeCarlo
Address (Street, City and Zip): 39625 Anza Rd Temecula 92591
Phone: 310-971-3906
Email: tom@twcvillas.com
Agenda Date: 5/25/21
Agenda Item # or Public Comment: Policy calendar 3.3
State your position below: Neutral
Comments: Provide stakeholder feedback on draft ordinance 927 and request to be on the ad hoc committee to consider revisions to current ordinance 927

Thank you for submitting your request to speak. The Clerk of the Board office has received your request and will be prepared to allow you to speak when your item is called. To attend the meeting, please call (669) 900-6833 and use Meeting ID #864 4411 6015 . Password is 20210525. You will be muted until your item is pulled and your name is called. Please dial in at 9:00 am am with the phone number you provided in the form so you can be identified during the meeting.

From: Ilka Siegmund <ilkasiegmund@gmail.com>
Sent: Tuesday, May 25, 2021 7:01 AM
To: COB
Subject: Short term rentals and wedding venue amendment

Dear Mr Jones,

I live on the Santa Rosa Plateau, in Tenaja to be exact. We have several wedding venues in the area one of them about 1 mile away that I can see and very clearly hear from my house during weddings! I also overlook Tenaja Road as it goes by Cleveland Forest Road and to the end of it. On weekends starting Fridays I see a train of cars going to and from the wedding venue on all 3 days! On average I have counted 70 cars in the parking lot. That brings the amount of cars on an average weekend to 210 per weekend for only one venue! That's close to 900 extra cars a month! Our roads were never designed for mass transport but for a residential area. The fire danger that comes with this is unimaginable! We live in a high fire danger area and can not take the risk of being careless with our surroundings. Most of these cars will have at least 2 people in them which raises the amount of additional people for just ONE venue to about 1800 per month! This just raised the probability of an unintentional fire tremendously! These venues have had fireworks (which are for obvious reason not allowed) and I have heard gun shots before. All of us on the Santa Rosa Plateau which includes, LaCresta, Santa Rosa West, LaCresta Highlands, The Trails and Tenaja, are being placed in great danger allowing these venues to operate! The Santa Rosa Plateau is mainly Horse Property and in case of a fire there are only 2 ways out for Horse trailers and in some areas only one as in the Tenaja Valley. It is irresponsible to allow the existing venues to operate and it is mind blowing that anyone would want to raise the amount of people allowed for these venues! Fire season just started and the prediction is for it to be worse than last year which was the worst in our history! The responsibility is on board to keep us safe! This is not keeping us safe! Every life we are going to lose in a fire will be on the shoulders of those that did not finally put a stop to this but actually put the amendment into place!

Ilka Siegmund

..

From: Circle K Products <tracycirclek@verizon.net>
Sent: Tuesday, May 25, 2021 12:25 AM
To: COB
Subject: Fwd: Event Venues--Ordinance Draft released by Transportation and Land Management

Hello,

Sheryl Kunkle forwarded her email to me regarding ongoing illegal events in our quiet peaceful area and short term rentals. I am in agreement with her letter and support her statements. I live near where these illegal "wedding" events take place and I am sick and tired of them. Whomever recently moved into this home and is hosting these events continues to do so, despite Code Enforcement citing them and shutting them down. Since May 4, seven events have taken place. I have called the sheriff in all instances; but their response time is hours later, often as the events are wrapping up. I hope the Supervisors can lay down the law on these matters and stop all these events from happening. These arrogant individuals continue to show no regard for the community they're living in, all the while destroying the peace and tranquility long sought after by everyone who lives here.

Sincerely,
Tracy Kiralla

Begin forwarded message:

From: Sheryl Kunkle <sbkcirclek1@verizon.net>
Subject: Fwd: Event Venues--Ordinance Draft released by Transportation and Land Management
Date: May 24, 2021 at 11:57:53 PM PDT
To: tracycirclek@verizon.net

Begin forwarded message:

From: SHERYL KUNKLE <sbkcirclek1@verizon.net>
Subject: Event Venues--Ordinance Draft released by Transportation and Land Management
Date: May 24, 2021 at 11:56:11 PM PDT
To: cob@rivco.org

Dear Sir/Madam:

I write in support of an ordinance to eliminate illegal and unethical operators of short term rentals and unpermitted event venues in our community. I live in the De Luz area and an unpermitted event venue at 44950 Dos Rios Rd, Temecula continues to plague our residential area with up to four days of large events a week. At these events, bus loads of participants as well as 50 to 100 cars can descend upon our otherwise quiet, rural community. Since there is no organized planned parking, the participants block roads and driveways. Late night horn honking, shouting, screaming, loud

music/announcements, squealing tires, drunk drivers are all common results our neighborhood must endure during each event. Our roads are narrow and winding. The inebriated guests of these events have in the past lost control of their automobiles, crashing into fences or forcing neighbors off the road. Furthermore, these strangers can have difficulty finding the venue and have frequently driven up our driveways looking for "the party", which we find disconcerting and frightening.

Control of noise levels, illegal parking, and drunk driving has been challenging for the authorities because our rural residential community sits 10 miles from Interstate 15. Calls to the police inevitably result in long delays and as a result, lack of enforcement. Our community residents have chosen to live in a quiet, rural community for the peace and tranquility that it offers. Event venues can truly change the character of a community, bringing unwanted noise, traffic, congestion, and dangers from fast, sometimes inebriated driving. Our private, resident-funded roads were not built for heavy traffic or speed. We pay for these private roads for our own use, not for non-residents to attend "for profit" events. Our community never anticipated or planned to have these public event venues and we are not prepared to handle the negative consequences. These venues are a clear case of a few individuals flagrantly trampling on the desires and rights of the majority.

Although the operators of the public event venue at 44950 Dos Rios Rd have been cited by Code Enforcement, they have continued to operate illegally without reasonable controls thru last week and have made all in the community miserable. Please help us find a way to control these events and enforce our laws.

Sincerely,

Sheryl Kunkle
47825 De Luz Rd
Temecula, CA 92590

PS I have had the time to speak to just a few neighbors, forwarding this letter, and they regret not being aware of Tuesday's Board of Supervisors meeting. They would like to make comments to the ad hoc committee on the subject, if created. Please keep us informed as to how comments can be delivered.

From: SHERYL KUNKLE <sbkcirclek1@verizon.net>
Sent: Monday, May 24, 2021 11:56 PM
To: COB
Subject: Event Venues--Ordinance Draft released by Transportation and Land Management

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Sincerely,

Sheryl Kunkle
47825 De Luz Rd
Temecula, CA 92590

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From: Gmail <tina.clippinger@gmail.com>
Sent: Monday, May 24, 2021 9:28 PM
To: COB
Subject: Short term rentals & event venue Santa Rosa Plateau

Dear Persons of the Riverside county Board of Supervisors;

My name is Tina Clippinger and I am a property owner in the community known as Tenaja on the Santa Rosa Plateau. The plateau encompasses four HOAs and one community service district.

I am writing today to have my voice heard that I am in opposition to short term rentals and event centers on the Santa Rosa Plateau. The plateau roads cannot accommodate the traffic associated with these types of rentals and gatherings. Further the problems associated with short term rentals and wedding venues will destroy the quiet and rural all nature of the Santa Rosa Plateau. The short term rentals that have been operating outside of the rules of some of the HOAs CC&Rs have caused many weekends of disturbance, high speed traffic, and high numbers of guests in these homes. One operating on Calle Bandito has all but destroyed the quiet enjoyment of our homes.

The is a wedding venue operating right across the street from my property in Tenaja. During COVID it was not rented but in the last 2 months there have been up to 3 weddings a weekend. This is a residential neighborhood. Albeit out parcels are large, but that does not negate the fact that this is residential. Residential is no place for weddings, short term rentals, & party event centers.

Please vote No on allowing this in The Santa Rosa Plateau.

Tina Clippinger
43915 Tenaja RD
Murrieta CA 92562

Sent with good Intent.



From: cob@rivco.org
Sent: Monday, May 24, 2021 9:35 PM
To: COB; tom@twcvillas.com
Subject: Board comments web submission

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First Name: Tom
Last Name: DeCarlo
Address (Street, City and Zip): 39625 Anza Rd Temecula 92591
Phone: 310-971-3906
Email: tom@twcvillas.com
Agenda Date: 5/25/21
Agenda Item # or Public Comment: Policy calendar 3.3
State your position below: Neutral
Comments: Provide stakeholder feedback on draft ordinance 927 and request to be on the ad hoc committee to consider revisions to current ordinance 927

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From: cob@rivco.org
Sent: Monday, May 24, 2021 9:23 PM
To: COB; alex@twcvillas.com
Subject: Board comments web submission

CAUTION: This email originated externally from the **Riverside County** email system.
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First Name: Alexandra
Last Name: DeCarlo
Address (Street, City and Zip): 39625 Anza Rd
Phone: 9513311515
Email: alex@twcvillas.com
Agenda Date: 05/25/2021
Agenda Item # or Public Comment: Policy calendar 3.3
State your position below: Neutral
Comments: I would like to address the board of supervisors and request to be part of their ad hoc committee to consider revisions to ordinance 927. I would also like to provide stakeholder feedback.

Thank you for submitting your request to speak. The Clerk of the Board office has received your request and will be prepared to allow you to speak when your item is called. To attend the meeting, please call (669) 900-6833 and use Meeting ID #864 4411 6015 . Password is 20210525. You will be muted until your item is pulled and your name is called. Please dial in at 9:00 am am with the phone number you provided in the form so you can be identified during the meeting.

From: Diane Hibbs <dhibbs60@gmail.com>
Sent: Tuesday, May 25, 2021 8:13 AM
To: COB
Subject: Short term rentals

Hello,

I heard a rumor that vacation rentals were going to be eradicated? That there is a meeting tonite?

We own a vacation rental, and although we had problems in the past, as we were "newbies" - we installed out door cameras with sound a few years ago, and have had minimal problems, and if we do have an issue, we are able to address it immediately.

Our guests are families and friends who get together to enjoy our five acres, wine country and all that the Temecula valley has to offer. I have one gentleman who rented for a MONTH, just to see his grandkids who live in Murrieta. People come from all over the world!

Someone on the "Next Door" site told a fib. Sarah Letts said that last weekend there were THREE LIVE BANDS from Airbnb/VRBO houses in La Cresta. I can assure you that there are only a handful of us, and none of us allow live bands. Obviously they were neighbors who had the live bands. There are some people that just can't stand the fact that people allow others to enjoy their property and make a profit. I don't think it is fair that a handful of people try to dictate what others can do with their property - especially when they are out and out lying.

I would like information on this new ordinance please. Sarah Letts is getting information that the rest of us aren't privy to, so I would appreciate a response.

Sincerely,

Diane Hibbs

From: Sharon Carvalho <pugugly2@hotmail.com>
Sent: Tuesday, May 25, 2021 8:43 AM
To: COB; Supervisor Kevin Jeffries; Palmer, James L.
Subject: DeLuz - Short Term Rentals - Fire Danger
Attachments: AA5W8735.JPG; fullsizeoutput_20a.jpeg

Dear Riverside County Board of Supervisors:

We're just one click away from disaster with unbridled STRs and wedding venues in DeLuz, La Cresta and Tenaja.

Permitting these venues in volatile, high fire hazard areas during a drought is a recipe for disaster... which cannot be overstated! Case in point - a BLM rave during the pandemic on Calle Capistrano, DeLuz.

Every weekend, the tranquility of my neighborhood is under siege with traffic and parties that take place across from my home. The legal address of this STR is 20731 Rio Linda Road which is the legal entrance for the STR. However, owners fabricated an illegal entrance for ingress and egress off Tortuga Road without permits. No street address is posted and it's dangerous and unlawful to advertise and utilize Tortuga Road. Drivers become lost and disturb the neighbors, searching for this STR. In an emergency, there will be confusion for EMS locating this non-existent address, Evacuation during a wildfire? Complicated!

STR application is inconsistent with RR zoning and land use for "mountainous high fire danger" lacking infrastructure and services to this remote area that has been plagued by wildfires of suspicious origin.

Please consider the lives of residents, livelihoods, crops, and wildlife jeopardized by STRs exploiting rural, country neighborhoods with raves, weddings, and parties for urbanites!

Sincerely,

Mrs. Sharon Carvalho
20610 Calle Cabazon
Temecula, CA 92590
(951) 297-3635

11:18

Riverside County Board of Supervisors Request to Speak

Submit request to Clerk of Board (right of podium), Speakers are entitled to three (3) minutes, subject to Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: Anita Rhodes

Address: 11184 Armour Ave

City: Beaumont Zip: 92223

Phone #: 951.845.1190

Date: May 25, 2021 Agenda # 3.3.

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

 Support Oppose ✓ Neutral

Note: If you are here for an agenda item that is filed for "Appeal", please state separately your position on the appeal below:

 Support Oppose Neutral

I give my 3 minutes to: _____

11:16

Riverside County Board of Supervisors Request to Speak

Submit request to Clerk of Board (right of podium), Speakers are entitled to three (3) minutes, subject to Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: Joe Scarafone

Address: 44618 1/2 E. Florida Ave

City: Hemete Zip: 92544

Phone #: 951 634 0634

Date: 5/25/21 Agenda # 3.3

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

Support Oppose Neutral

Note: If you are here for an agenda item that is filed for "Appeal", please state separately your position on the appeal below:

Support Oppose Neutral

I give my 3 minutes to: _____