



**300 Forest Avenue
Pacific Grove, California, 93950**

January 4, 2018

Via email ljc@groknet.net and U.S. Mail

Mr. Luke Coletti
718 Walnut Street
Pacific Grove, CA 93950

Re: Title and Summary

Dear Mr. Coletti:

Transmitted herewith is the Title and Summary pursuant to Elections Code Section 9203.

Please provide our office with proof of publication with a copy also to:

David C. Laredo, Esq.
City Attorney
De Lay & Laredo
606 Forest Avenue
Pacific Grove, CA 93950

Please feel free to contact me if I can be of further assistance.

Sincerely,

Sandra Ann Kandell
City Clerk

Ballot Title:

**City of Pacific Grove Ballot Initiative
Banning and Prohibiting Short-Term Rentals
in All Residential Districts Outside the Coastal Zone**

Ballot Summary:

The Pacific Grove Municipal Code currently licenses and regulates ownership and operation of short-term rentals (rented for less than 30 consecutive days) within the City.

The proposed ballot initiative is intended for circulation pursuant to Article 16 of the Pacific Grove City Charter that preserves the right of initiative to citizens of the City when exercised in accord with procedures prescribed by the Constitution and General Laws of this State.

If approved by the electorate, the proposed ballot measure would amend both the Pacific Grove General Plan and the Pacific Grove Municipal Code to (1) ban and prohibit short-term rentals in every residential zoning district outside the Coastal Zone, (2) allow all existing, approved short-term rentals to operate for an 18-month period (ending on or about May, 2020) after which short-term rentals shall be banned in every residential district outside the Coastal Zone, and (3) require voter approval for any change to the General Plan or the Municipal Code that conflicts with this measure.

The measure would amend the Pacific Grove General Plan to:

- Add a policy to ban and prohibit short-term (less than 30 consecutive calendar days) rental of residential property in residential districts;
- Create an exception to the short-term rental ban by allowing short-term rentals within the Coastal Zone under the City's Local Coastal Program;
- Require the Pacific Grove Municipal Code be consistent with this policy; and
- Require voter approval for any further amendment of the General Plan relating to this policy.

The measure would amend Pacific Grove Municipal Code Title 23.64 to:

- Ban and prohibit short-term rentals in residential districts outside the Coastal Zone;
- Allow any existing, licensed short-term rental to continue operation during an 18-month phase out period, ending on or about May, 2020;
- Allow (and not limit) home sharing, house swaps, house sitting, pet sitting, work trade, or similar non-commercial arrangements;
- Re-adopt existing definitions, liability and enforcement provisions related to short-term rentals; and

- Require voter approval to amend Pacific Grove Municipal Code section 23.64.350, but allow amendment without voter approval to the extent these apply only in the Coastal Zone, or address liability, or address enforcement.

The measure would not limit City authority to license or regulate short-term rentals in the Coastal Zone or in non-residential districts.