

**WRITTEN
PUBLIC
COMMENTS
& HAND-OUTS**

**CITY COUNCIL
MEETING**

JULY 7, 2020

City Council Meeting

July 7, 2020 Tuesday

Honorable Mayor of La Quinta, City Council Members,

Good Afternoon. My name is Maria L. Puente. I am a resident of LQ. I have lived in LQ for 30 years. I was a Historical Preservation Commissioner when the city created that commission in 1994. I am a teacher at LQHS and an Adjunct Professor at College of the Desert.

I own a house in North La Quinta, in the Acacia Homes. I have been enjoying my property peacefully, as my home is the place where I come back for peace, rest and to recuperate from the stress at work. My property is the place where I find the solace to recharge emotionally, I water my plants, garden, feed and listen to the birds, sit in my patio to pause and reflect from our busy, frantic and stressful life.

As I have said, I have enjoyed my property for many years... until this past year.

In North La Quinta, at 78-615 Sanita Drive, in La Quinta del Rey, there is an infamous and unbearable STRV property located just directly behind my backyard. The previous owners retired and sold the property in June 2019, and since then it has been hell on earth for me. The new owner converted that property into a short term rental. They rent everyday of the week and during the weekend as well. It has become a true mad house. Every three days I dread to see who are the next people coming. I never get a break to enjoy peace and quiet and to rest in my own property. It seems that every week the same vicious cycle repeats. This is not quality of life at all.

The renters are out of control. They play really loud music with microphones and speakers (it exceeds permitted decibels) during the day and at night (past 10 pm, when they start their parties), they have karaoke sessions with microphones to make it ever louder, they scream from the top of their lungs, they jump in the pool making a big splash, and create a true calamity environment for the neighbors.

The renters have no respect or consideration for quiet times or to the neighborhood. There is trash all over the side walk and many cars parked and blocking trash collection. The only thing waiting to happen is a shooting or a fire in that property, God forbid, and for the renters to jump the fence and do something to me. I fear for my personal safety. They smoke marihuana and the odor comes to my house. Why do I need to smell /breathe the second hand marihuana while trying to sit and enjoy my backyard?

My master room faces directly to their swimming pool. I can't help but to hear and receive all the acoustic wave and bangs from the loud music and screaming during the day and during the night. My house was built with standard insulation, not sonic sound proof. Why does city of La Quinta allow this suffering of unsolicited mad behavior to go on at the expense of the poor enduring neighbors??

My neighborhood was designed, built, advertised and sold as a residential neighborhood. That means steady and established people live there, go to work and come back to their homes to rest and enjoy the tranquility of their homes.

My house is located in a residential neighborhood, not in a motel row, party street, on going Coachella Fest, Summer never Ending Love House, Wild Party square and a house of questionable reputation where constant transient young people are in and out, acting like a pack of wolves. And by the way,

never observing any social distancing or whatsoever, endangering the safety and health of those around and nearby.

That is not the quality of life I was sold and I bought when I invested in my house. This is affecting the value of my property, my peace of mind, my personal safety and producing anxiety and countless sleepless nights.

For the last 11 months I have kept a log of at least 60 phone calls (and counting) placed to the Hotline, Police and City Hall, which is the procedure put in place by City of La Quinta for neighbors to complain about any disturbance by STVRs. That does not work. The property violates rules every week, and yet, they keep renting the place and nothing has happened yet to solve the ongoing problem. What about the three strikes and your permit is revoked?

The hotline person says that if in 45 minutes the noise has not ceased, please call again. Ok, so at 2 am I am supposed to be counting the minutes and the call again?? When I call the police they tell me they will send a deputy when he /she is in the area and available because they have more pressing situations to take care of; by the time they come the renters are passed out from overdrinking and being high from drugs. This is a most frustrating situation. Eventually, if the city fines the owner, the city collects the money; however, the neighbor doing the reporting, the calling and the enduring of the violation gets nothing, no resolution, no satisfaction. This is not working.

I have also even been told once to get myself a set of headphones to not hear the noise, in my own house!!?? That is so disrespectful and insensitive. I should not be in my own house wearing a set of headphones to block the loud music from wild people partying.

Palm Desert does not allow STVRs and that Cathedral City is in the process of banning them. Gated communities throughout La Quinta do not allow any short term rentals at all; they only allow rentals of at least one month. The city of LQ is allowing all those pack of wolves destroying the non gated neighborhoods. That is a type of discrimination towards the people who can't afford to live in a gated community. Good people are going to have to move out because there is no way to live in these conditions. We in the desert want and need peace and serenity, not constant disturbances. I do not want to move, I have invested my career and my life in LQ. I want to stay here.

What else is there for me to do? What else does city of La Quinta expect me to do? This can't go on any longer. The situation is really disturbing. Nobody can live life like this, policing renters, calling hotlines, calling the police, contacting the City; it is a catch 22, and this vicious cycle repeats weekly!! I am reaching out to you, elected officials, because you have the duty, obligation and responsibility to care for the welfare of the residents of LQ, and to protect the full time residents from this nonsense that you have allowed to happen and snowball. The latest I have heard is that the property in question is being given a 60 days suspension and a citation; however, that has not happened yet and it is not enough. After that time the same problem will continue. The property needs to be totally banned for short term rentals and get back to being part of the quiet neighborhood where it is located.

Why does the City of La Quinta think that has the right to take away my right to enjoy my own property, my right to peace, tranquility and quiet in my own property, and give that right to the abusive renters? I have to get up by 5: 30 AM to go to work. I need my rest. Why can't I go freely to bed at 9 pm but instead I have to be waiting until 10 pm to see if the renters quiet down, which they do

not, and then I have to start the unproductive phone calls session and lose another night of sleep? I am a hostage in my own home!

Why does city of LQ allow this STVRs to take place and take over in quiet, nice neighborhoods? What is the rationale to destroy residential, peacefully established neighborhoods? Those renters and their obnoxious behavior for sure would not be allowed in any hotel! The owner only cares about making money from the property; they think they rent to five people but 20 rowdy, out of control show up with many cars and destroy the peace, tranquility and serenity of the neighbors and the environment.

Why does the City of La Quinta allow this insanity to continue?

The short term renters (three days, one weekend) come with one only goal in mind: to party, which includes the crowds, the many cars, the noise, the screaming, the marijuana, the trash. A normal residential neighbor would not have parties all weekend and during the weekdays and making noises all day.

The truth is that STVRs are just incompatible with residential and family oriented, regular working people neighborhoods. More than ever, now that we spend a lot of time at home and that we have to stay home and work from home because of the unprecedented Corona Virus pandemic, it is most important to feel safe and be able to relax in your own house, in the quiet residential neighborhood that we originally invested our money in by buying our house, without constant stressful disturbances of careless transient and loud party people.

What is the solution? Please give a hotel voucher for the neighbors affected by the noise disturbances of the STVRs, so they can have a good night sleep, including the meal (they can't cook at home) and gasoline. But we do not want to leave our houses. Better yet, have city of LQ buy my property so I can move to quiet area. I am more than willing to sell it to you. However, the best solution is:

Keep La Quinta as the Gem of the Desert, not the hell of the desert.

Please I beg you to do the right thing. Please I beg you not renew and to revoke for good the STRV permit to this property. Please I beg you to restore peace and tranquility in my neighborhood.

Thank you very much for listening to me.

From: Cheri Flores
Sent: Tuesday, July 07, 2020 1:45 PM
To: Monika Radeva
Cc: Danny Castro; Jon McMillen
Subject: FW: Pavilion Palms

Monika,

The applicant is requesting a continuance of the public hearing, see below.



Cheri L. Flores | *Planning Manager*
City of La Quinta
78495 Calle Tampico La Quinta, CA 92253
Ph. 760-777-7067

www.laquintaca.gov

NOTE: City Hall is now open on a limited basis by advanced appointment only. Information on types of appointments being accepted, how to schedule and City-implemented safety measures are available at [HUB Appointments](#).

From: gwb964@aol.com <gwb964@aol.com>
Sent: Tuesday, July 7, 2020 1:25 PM
To: Cheri Flores <clflores@laquintaca.gov>
Subject: Pavilion Palms

EXTERNAL: This message originated outside of the City of La Quinta. Please use proper judgement and caution when opening attachments, clicking links or responding to requests for information.

Cheri, we are requesting a continuance of our public hearing to October 6, 2020.

Greg Bever
[REDACTED]

From: Jeri Mut [REDACTED]
Sent: Tuesday, July 07, 2020 9:24 AM
To: City Clerk Mail
Subject: Pavilion Palms La Quinta

** EXTERNAL: This message originated outside of the City of La Quinta. Please use proper judgement and caution when opening attachments, clicking links or responding to requests for information. **

As a resident of La Quinta I am in favor of the upcoming Pavilion Shopping center shopping center to be built with the new revisions. If there must be a gas station built Then let it be part of the Pavillions shopping center and NOT in the Ralph's shopping center known as Citrus Plaza.

Please take into account my vote!
Thank you

Jeri Ballinger
Resident of La Quinta, California
[REDACTED]

From: Jana Baumann [REDACTED]
Sent: Tuesday, July 07, 2020 10:16 AM
To: City Clerk Mail
Subject: Pavilions shopping center comments

** EXTERNAL: This message originated outside of the City of La Quinta. Please use proper judgement and caution when opening attachments, clicking links or responding to requests for information. **

DATE: July 7, 2020
TO: La Quinta City Council and Planners
FROM: Jana Baumann
[REDACTED]
RE: Pavilion Palms shopping center at Jefferson & Avenue 50

I am a close neighbor to the Pavilion Palms project. It will impact me every day as I am a full time resident. Thank you for the careful, thoughtful work you do for our city. If this commercial project reflects the pride and beauty of our La Quinta city hall, library, and other public places it will be a wonderful, welcome addition.

Please insist that the developers pay special attention to how this project looks from both Jefferson Street and Avenue 50. Let's make this La Quinta project much more appealing than the Citrus Plaza (the Ralphs shopping center) across the street, I would like to see desert landscaping including shade trees, welcoming shaded pathways, and subtle but adequate lighting. This prominent corner deserves an appealing appearance.

I strongly object to any stores, especially the gas station or minimart, being open for business late at night. This is not a good location for 24/7 businesses.

Concerning the gas station, please insist on landscaping, shade structures, and low lighting. I've seen gas stations in other cities that are so nicely landscaped that you don't immediately see that it is, indeed a gas station. It can be done.

Thank you for considering my comments. Again, thank you for serving our city.

From: John Carnie [REDACTED]
Sent: Tuesday, July 07, 2020 7:04 AM
To: City Clerk Mail
Subject: Pavillion

** EXTERNAL: This message originated outside of the City of La Quinta. Please use proper judgement and caution when opening attachments, clicking links or responding to requests for information. **

Let's stop the BS and get this done otherwise we will be looking at empty lots all over La Quinta for decades. John Carnie, La Quinta.

From: Dick Colliver [REDACTED]
Sent: Tuesday, June 30, 2020 5:54 PM
To: Cheri Flores
Subject: Re: City council meeting July 7, 2020, Proposed development @ 50th and Jefferson

** EXTERNAL: This message originated outside of the City of La Quinta. Please use proper judgement and caution when opening attachments, clicking links or responding to requests for information. **

> On Jun 29, 2020, at 4:06 PM, [REDACTED] wrote:

>

> We Richard and Robin Colliver as residents of the city LaQuinta since 2006, would like to express our disapproval of this project as presented by the developer, Loudin Development. Loudin has a history of cutting corners, mismanagement, and a total disregard of current City of LaQuinta planning and guidelines. This was demonstrated by the previous submitted plans showing total disregard of requests by the mayor and members of the city council. The attitude of Loudin is "my way or the highway." With the current issues due to climate change, all automotive manufacturers are being required to focus all future engine development on clean air emissions. ALL this development will be on electric/battery powered vehicles, General Motors, Ford, Toyota, Honda, BMW, Mercedes, Nissan and others have all announced plans to bring battery powered products to the market next year. Let's not forget about Tesla who are currently producing and selling over 300,000 battery powered vehicles yearly in the U.S. Couple that with the EPA and the U S government mandated goal of 54.5 mpg by 2025, why would anyone want to invest in automobile fuel stations. Increased fuel mpg requirements means less gasoline sales, improved fuel consumption for reciprocal engines, increased battery powered vehicle production and sales all means less gasoline sales which equals an empty/deserted fuel center at the gateway to the City of LaQuinta. Why would the citizens of LaQuinta or the City Council that represents these citizens want a fuel station right in the middle of two(2) residential communities. The citizens of LaQuinta ask you to vote NO on this project as proposed. Thank you. Richard And Robin Colliver, [REDACTED] LaQuinta 92253 [REDACTED]

>

> Sent from my iPad

From: Gennaro Iovino [REDACTED]
Sent: Tuesday, July 7, 2020 1:25 PM
To: City Clerk Mail
Subject: Pavilion Palms development at Jefferson St / Avenue 50
Importance: High

EXTERNAL: This message originated outside of the City of La Quinta. Please use proper judgement and caution when opening attachments, clicking links or responding to requests for information.

To the La Quinta City Council regarding subject project.

As a nearby resident, the following is submitted for your consideration:

- While the planned 'fuel center' at this location may be a forgone conclusion ... the addition of a 'mini-mart' at this site adds insult to injury, and the one part of the project to which I am **adamantly opposed** for the following reasons:
- Mini-marts typically come with a host of problems inherent to these types of establishments, such as...
 - Crime (robberies)
 - Rubbish / trash on the sidewalks and parking lot around the store
 - They often attract panhandlers and homeless individuals who loiter outside the store.
 - Others come with shopping carts and dig through the trash cans for recyclables.
 - Reduced parking capacity and additional traffic due to customers that are not getting gas or patronizing the businesses in the development.
- It also makes no sense to include a 'mini-mart' on the site when there is a major supermarket such as Pavilions right next door!
- Additionally, the surrounding area is predominantly residential; not a commercial corridor such as Hwy 111. As such, the issues and problems noted above will have a negative impact in the desirability of the area, resulting in reduced property values.
- With a view to the above, I trust that you, the City Council, will make every effort, at the very least, to reject the mini-mart portion of the plan. That should be a reasonable compromise with the developer.
- Should you, the City Council, for whatever reason be unsuccessful in rejecting the mini-mart ... then you must, **AT A MINIMUM, BAN THE SALE OF ANY ALCOHOLIC BEVERAGES** ... beer, wine, and liquor therein.

Thank you for your time and consideration of the above, and I hope you will look favorably upon my submission.

Respectfully,
A Concerned Resident

From: John Criss [REDACTED]
Sent: Tuesday, July 07, 2020 10:36 AM
To: City Clerk Mail
Subject: Pavilion Center

** EXTERNAL: This message originated outside of the City of La Quinta. Please use proper judgement and caution when opening attachments, clicking links or responding to requests for information. **

We are both in support of this project as revised Lynn and John Criss Desert Club Estates

Sent from my iPad

From: Gail ELLISON [REDACTED]
Sent: Monday, July 06, 2020 9:38 AM
To: City Clerk Mail
Cc: [REDACTED]
Subject: Subject: Avenue 50 Project,

EXTERNAL: This message originated outside of the City of La Quinta. Please use proper judgement and caution when opening attachments, clicking links or responding to requests for information.

I am a Homeowner in the Renaissance community and have the following concerns regarding the construction of this facility.

Traffic impact for entering and leaving our community.

24 hour lighting.

Criminal activity on or near our property.

Property values being affected with this type of construction.

Noise and pollution from traffic.

Thank you for addressing these issues.

Respectfully submitted,

Gail Ellison
[REDACTED]

La Quenta
[REDACTED]

From: [REDACTED]
Sent: Monday, July 6, 2020 12:44 PM
To: Cheri Flores
Subject: Lundin Development Company

**** EXTERNAL:** This message originated outside of the City of La Quinta. Please use proper judgement and caution when opening attachments, clicking links or responding to requests for information. ******

Hello,

Please first let me acknowledge and thank you for your commitment to our community of La Quinta.

I live in Althea and will be impacted by the proposed development.

I am not opposed to development and look forward to a center that reflects our quaint village. However, we are strongly opposed to a gas station. The traffic and quite frankly the esthetics that a gas station would have are not in line with what anyone wants in La Quinta. We will continue to go to Costco, less than 2 miles away. Not to mention that the trend is towards electric cars so a gas station is redundant.

I really want to know if the city and Lundin Development has engaged with Whole Foods, Trader Joe's or other stores that are environmentally focused and less likely to have a gas station condition to see if they have any interest in the development?

Pavilion is not that exciting nor does not offer much more than the Ralph's. With the other Ralph's location still vacant in La Quinta, it does not make sense to support this development, as presented with a gas station.

Once more, I am not opposed to development but strongly opposed to having a grocery chain dictate their conditions/requirements dependent on a gas station. Please keep La Quinta quaint and beautiful. We would like the city of La Quinta to consider plans that do not include a gas station.

Thank you for your time,

Barbara Ferguson
[REDACTED]

-----Original Message-----

From: bruce ferguson [REDACTED]
Sent: Tuesday, July 7, 2020 2:44 PM
To: Cheri Flores <clflores@laquintaca.gov>
Subject: July 7th hearing - written comments Re: Pavilion Palms

** EXTERNAL: This message originated outside of the City of La Quinta. Please use proper judgement and caution when opening attachments, clicking links or responding to requests for information. **

To the La Quinta Council members:

Re: Lundin Development - NWC of Jefferson and 50th

I live on Althea Drive.

I have no issue with a reasonable retail development, however, see no value in the addition of a gas station at this location in what is largely a residential neighborhood (light pollution, in and out traffic, environmental risk).

There are no shortage of gas stations at Hwy 111. It is a short distance to Hwy 111, and quite frankly, Hwy 111 is on the route to almost any destination from Jefferson and 50th.

Given the location, I am also concerned that the economics for a gas station will not make sense. While you may say that is the tenant's and developers risk, I do not want a gas station to be eventually closed creating a further unattractive situation.

I understand there are plans for drive-thru outlets. I have the same concerns with drive-thru food outlets. This type of development is not congruent with the the immediate surroundings that are primarily residential.

While I have seen some reporting that food drive-thru parcels will require further approvals, just as the grocery store has pressured for the inclusion of a gas station, the city will be pressed in the future to permit the food uses with the alternative being vacant pads.

I implore the council to not permit the inclusion of a gas station on the site and to rethink the drive thru outlets.

Finally, I am concerned with this type of hearing (via teleconference) for such an important matter. The hearings started with in-person hearings and should be reconvened in that way when conditions permit.

I appreciate your consideration of the points I raised and appreciate your service to the community as council members. La Quinta is a wonderful community that does not need the proposed uses at this location.

Regards,

Bruce Ferguson

From: Jeff Higgins [REDACTED]
Sent: Tuesday, July 07, 2020 7:57 AM
To: City Clerk Mail
Subject: Pavillions Project

EXTERNAL: This message originated outside of the City of La Quinta. Please use proper judgement and caution when opening attachments, clicking links or responding to requests for information.

We have a house in LaQuinta cove and support the Pavillions project.

Jeff Higgins

--

Jeff Higgins from Gmail Mobile

From: robin hubert [REDACTED]
Sent: Thursday, July 2, 2020 5:29 PM
To: City Clerk Mail
Subject: 50th project concerns

Follow Up Flag: Follow up
Flag Status: Flagged

EXTERNAL: This message originated outside of the City of La Quinta. Please use proper judgement and caution when opening attachments, clicking links or responding to requests for information.

I am out of town and will not be able to attend.

I live in Renaissance subdivision and back up to the basin area that will be affected by this development.

My thoughts I would like to have registered for this meeting are this:

Most of us would welcome a quality neighborhood project similar to across the street by Ralph's in order to upgrade the community services and visually improve the area. Also to provide services for both our nearby subdivisions and the community's surrounding us.

My concern is that these are high end residential communities We don't need two gas stations within less than a block from each other. The Ralph s project (Citrus 2) will already be building a large gas station next to their current property starting I believe fall 2020.

We must not sacrifice everything for the economic benefit of newly established businesses regardless of how it will negatively impact established communities.

Also

Nothing should be passed, and if not in actual contract for commitment currently from businesses to occupy these stores that are being built. The gas station should in no manner be allowed. (we are not 111) We bought into high end residential home/communities that should not include gas stations and 24 hour mini marts. They DO NOT BELONG How many of you want to spend your retirement years that you have worked your whole life for in order to live in peace at some point to living next to a gas station and a shopping center? That also in no way correspond to the surrounding neighborhoods that you purchased for your golden years?.

If these store sites have high end projected stores and restaurants they that would be fine. **We certainly need more sit down restaurants in the nearby area NOT DRIVE TH ROUGHHS** We would love another high end grocery store. (Ralph s is too crowded) . Fast food drive through restaurants belong on 111 which is more consistent to a business district (with the transient or non area clients they attract) not servicing the neighborhood but other areas that could be detrimental to the local residents.

These two elements also bring about the concern of local property values being affected which would definitely happen with the gas station, fast food in and outs, transient and the likely possibilities of vacant rented store fronts. ***"We can eventually rent them is not acceptable due the past history of this company"***

CITY COUNCIL MEETING - JULY 7, 2020 - WRITTEN PUBLIC COMMENTS
PUBLIC HEARING ITEM NO. 1 - PAVILION PALMS SHOPPING CENTER

The lighting height and hours of operations must also be considered. We do not want shopping center lights shining into our windows at night and also the quietness of the neighborhoods should also be paramount to the quality of life that we all expect.

Again we would all like a *quiet and quality* corner shopping center with a variety of high end stores. Grocery, sit down restaurants, retail. Not empty stores, gas stations, mini marts with the corresponding trucks and noise, lack of quality of life and decreasing property values based on all of this

Thank you

Respectfully
Robin Hubert

From: lucinda ma [REDACTED]
Sent: Tuesday, July 7, 2020 9:34 AM
To: Cheri Flores <clflores@laquintaca.gov>
Subject: Proposed development on corner of Jefferson and 50th

EXTERNAL: This message originated outside of the City of La Quinta. Please use proper judgement and caution when opening attachments, clicking links or responding to requests for information.

Hello,

Thank you for providing an opportunity to voice my opinion about the proposed development.

I own a home in Althea Subdivision, just a few steps away for the proposed development. I really support development of beautiful "village" type shops in this area that is aligned with the vision of LaQuinta; the Gem of the desert.

However I do not support gasoline stations.

Whole foods and Trader Joes do not have gas stations associated with their stores.

I am concerned about the in and out of those large fuel trucks into the location. As I see it, the trucks would be using the 50th as a primary corridor and the noise along 50th will go way up. Additionally, I am concerned about the children along 50th that attend the school and the boys and girls club. These large trucks will pose a danger.

I attended several of the meetings and was not impressed with the developers planning in regard to the in/out of the location nor with the inclusion of beautiful landscaping. It appeared that they were changing their plans "on the spot" to appease the City Council. This is reflective of a plan that hasn't been thoroughly considered.

I am concerned that if they receive the permit that they will be difficult for the city to control. What they say to obtain the permit and then what they do may be different. The red flags are already visible.

Please don't let this developer downgrade the beauty of our city. Lets keep LaQuinta beautiful and safe for our children.

Thank you

--

Kind regards,

Lucinda Mahoney

[REDACTED]
LaQuinta, CA

-----Original Message-----

From: Pat Matasso [REDACTED]
Sent: Tuesday, July 7, 2020 8:55 AM
To: Cheri Flores <clflores@laquintaca.gov>
Subject: Development on Ave 50/Jefferson

** EXTERNAL: This message originated outside of the City of La Quinta. Please use proper judgement and caution when opening attachments, clicking links or responding to requests for information. **

We would like to say that we do NOT see a need for a gas station on this corner. The state of CA is trying to go green, so what happens to all these already existing stations when gas cars are not the norm anymore? Let's do away with the gas station and go on with the rest of the project as long as there are no fast food drive throughs. These belong on 111..!

I will so that I do not think the architecture they are submitting is the look for LQ. It fits more the PS area. I worried like to see that have more a Spanish feel to it, but...

Pat and Jim Matasso

[REDACTED]

LQ

[REDACTED]

From: Teresa Thompson
Sent: Wednesday, July 1, 2020 1:21 PM
To: Tom Maydew
Cc: Monika Radeva; Cheri Flores
Subject: Comments: 50th and Jefferson Project - Pavillions - Maydew

Good Afternoon,

The Mayor and City Councilmembers are in receipt of your comments relative to this project and will be included in the record.

Thank you,

Teresa Thompson
City Managers Office

Sent from my iPhone

On Jul 1, 2020, at 12:50 PM, Tom Maydew [REDACTED] wrote:

EXTERNAL: This message originated outside of the City of La Quinta. Please use proper judgement and caution when opening attachments, clicking links or responding to requests for information.

Thomas and Georgia Maydew residing at [REDACTED] in La Quinta Renaissance subdivision, would like the La Quinta city council to know of our serious disagreement with the 50th and Jefferson Street project.

Our concern centers on the fuel station portion of the project due to the close proximity to residential neighborhoods.

It is a well-known fact that fuel stations in close proximity to residential housing lower property values. Gasoline leaks are inevitable at the pump stations and often the underground tanks. The convenience store attached to the pump Islands will be a source of loitering, litter, traffic congestion and alcohol sales and consumption.

If this project advances and eventually fails, the city of La Quinta will inherit multiple underground gasoline storage tanks. In addition, electric vehicles will prevail in the very near future making gasoline more and more obsolete.

This developer has a horrible track record of maintenance and follow-through on numerous other Valley projects.

We strongly urge the council to vote no on this project.

Thomas and Georgia Maydew

[REDACTED]

From: Elaine Mills [REDACTED]
Sent: Tuesday, July 07, 2020 1:01 PM
To: City Clerk Mail
Subject: Written Comments -- Pavilion Palms Shopping Center

EXTERNAL: This message originated outside of the City of La Quinta. Please use proper judgement and caution when opening attachments, clicking links or responding to requests for information.

Hello,

We are Elaine Mills and William Mills. Address: [REDACTED], La Quinta (Palmilla).

We am very concerned about having gas pumps across the street from our residence. But apparently, we have no choice in that regard.

As for the ***entrance to the filling station, it absolutely should NOT be on Avenue 50.*** This is an residential area. Please require the developer to put the entrance on Jefferson, as far north as possible. We certainly don't want a lot of cars lining up on an upscale residential street for gas. Especially when Costco and other filling stations are just a short distance away in the commercial area.

This is a long-term decision that will affect property values and quality of life.

Please prioritize the good of the community for the long-term, and La Quinta's reputation as a desirable area.

Thank you,
Elaine Mills and William Mills

From: Tim Moore [REDACTED]
Sent: Thursday, July 2, 2020 7:00 AM
To: Cheri Flores <cflores@laquintaca.gov>
Subject: Written Comments - Proposed development - Palms Pavilion - 50th & Jefferson July 7 meeting

EXTERNAL: This message originated outside of the City of La Quinta. Please use proper judgement and caution when opening attachments, clicking links or responding to requests for information.

Attention: Ms. Mayor and City Council

As residents of the city of La Quinta since 2011, we would like to express our disapproval of this project as presented by the developer, Lundin Development. We feel it has been shown over and over again by their work in the city of Indio and is best exemplified by the total disregard for current City of La Quinta planning and guidelines. This has been demonstrated by the previously submitted plans not following any of the requests of both the Mayor and City Council in its entirety as well as the attitude of their representatives in the public hearings.

The attitude of Lundin is "my way or the highway." One clear example of that is their argument that this corner will become a "walkers destination" and when pressed by one of the Council members that everyone drives, that the street has a speed limit of 55mph and that no one will walk there when it's 115F, they merely shrugged their shoulders.

With the current issues due to climate change, all automotive manufacturers are focusing all future engine development on clean air emissions. All this development will be on electric/battery powered or hydrogen fuel cell powered vehicles as per the mandate just approved by Governor Newsome. Click [here](#) to reference the article outlining the guidelines around this. Why would we as a city want to see electric or hydrogen powered trucks hauling dirty, polluting gasoline into a residential area anyway? Seems counter intuitive don't you think? Electric trucks hauling gasoline....

We understand the issue around taxes from the sale of fuel and we certainly don't want to see the city of Indio "beating us". So, why not take a visionary approach to it and eliminate the gasoline pumps and make the "gateway to La Quinta" a real destination for electric charging or hydrogen fillup? It may not fill the coffers for the city now but in the long run we will be years ahead of Indio.

Oh...and what's in it for Von's Pavilions? Suffice it to say that charging is a longer process so their customers get to stay in the store longer or visit some of the other shops (I realize Loudin has not yet signed anyone else, that's another story), while their vehicle is charging. Hydrogen based vehicles fill up at roughly the same time it takes for gasoline so that benefit is somewhat moot HOWEVER it would be the only hydrogen station in the Coachella Valley truly making it a destination for those drivers using hydrogen fuel cell technology, which is where Toyota is investing as per the article [here](#).

The citizens of La Quinta ask you to vote NO on this project as proposed and perhaps look at 2024 and beyond. Be visionary, be bold but vote no. Thank you.

Thanks,

Tim & Sandy Moore
[REDACTED]
La Quinta, CA. 92253
[REDACTED]

From: Jerry Juhl [REDACTED]
Sent: Tuesday, July 07, 2020 5:25 AM
To: City Clerk Mail
Subject: Pavilion Project

EXTERNAL: This message originated outside of the City of La Quinta. Please use proper judgement and caution when opening attachments, clicking links or responding to requests for information.

We support the Pavilion plan as presented to the Council.

The homeowners near the project purchased their properties with full view of the commercial property and implied commercial zoning on said property. In our opinion they made their purchases with the knowledge that the land may some day be developed. Therefore, they have little argument in opposition to the development.

Jerry Juhl and Sophia Motaghedi
[REDACTED]
La Quinta, CA 92253

From: Brad Nelson [REDACTED]
Sent: Monday, July 06, 2020 7:24 PM
To: City Clerk Mail
Subject: Written Comments re: City Council Agenda Item: Pavillion Palms Shopping Center

EXTERNAL: This message originated outside of the City of La Quinta. Please use proper judgement and caution when opening attachments, clicking links or responding to requests for information.

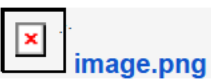
Dear Members of the City Council,
Regarding the site design of this project, I support the relocation of the gas station to the northerly portion of the site.

I also request you consider the appearance of the center at the corner of 50th and Jefferson. To better fit with the character of the community, the corner buildings should be "reverse facing" with their front doors facing to the north and west in order for landscaping to be provided on the south and east elevations of the buildings. A parkette and outside eating area can be located between the ends of the buildings and a landscape buffer can be located on the corner of the site. Pedestrian access can be provided from the street crosswalks directly into the eating area.

The photo below illustrates how the corner would appear.



The aerial below shows (lower right of photo) my suggested configuration of the two buildings, the eating area and parkette. Auto access can be designed on the ends of the buildings.



Thank you for considering my comments.

--

Brad Nelson

Resident of Palmilla

[REDACTED]

La Quinta, CA 92253

Real Estate Advisers

[REDACTED]

From: Rick Ortega [REDACTED]
Sent: Tuesday, July 07, 2020 9:49 AM
To: City Clerk Mail
Subject: Pavilion Palms

EXTERNAL: This message originated outside of the City of La Quinta. Please use proper judgement and caution when opening attachments, clicking links or responding to requests for information.

I am a Palmilla homeowner which is across the street from the proposed Pavilion Palms project. While I believe that quality development can only help the City of La Quinta, I do not believe this project reaches our community wants and needs. There are gives and there are takes in developments, as there should be. Having said that, I would like to go on record to say that a gas station at this location, could not possibly enhance this area in any way, and I strongly oppose it! There are so many gas stations very near by, that are already in more commercially suitable environments. This is a residential area which is its strength. Gas stations are an eye sore. They are most often noisy, disruptive and dirty. They can affect property values to neighborhoods such as ours in both obvious and unintended ways. The lighting is often unpleasantly strong and disruptive to living and sleeping needs. I could go on with this but in finality, we can drive three minutes away to the many gas stations more correctly situated in our city. Consider what is right rather than what is wrong. Do the right thing by eliminating the gas station plans.
Thank you for your attention to this very important issue.

Rick Ortega

Sent from [Mail](#) for Windows 10

From: Wallis Raemer [REDACTED]
Sent: Tuesday, July 07, 2020 11:48 AM
To: City Clerk Mail
Subject: Proposed Pavilion Palms shopping Center comment & requests

** EXTERNAL: This message originated outside of the City of La Quinta. Please use proper judgement and caution when opening attachments, clicking links or responding to requests for information. **

Comment:

As a resident of LaQuinta, I appreciate the concern for the economy and the many hours the town leaders have put into this project, so let's get it right!

However, I do wonder why increasing the density of this neighborhood with a large scale shopping mall, of which there are many already, is needed. In my opinion, commercial areas such as this proposed one do not enhance the livability and desirability of this town whose public facilities, like the library and community center, are exemplary. Also, there is another half empty shopping center in LQ down the road that could accommodate another grocery store and a gas station to bring in revenue!

With that said, if the project is going to go forward, I recommend the following adjustments be made:

- 1) Please reduce the overall size of the project, if possible-scale and landscaping should be in keeping with the area, unlike the Citrus Plaza across the street which has a very commercial and cluttered look.
- 2) reduce the number of gas pumps and/or move their location away from residences, and ensure low lighting and shade, and
- 3) ensure that no businesses are open 24/7, including the gas station and mini market. An all night plaza is not appropriate for a partial residential and school neighborhood- all night stores belong on highways!

Thank you for your consideration of these changes.

Best,
Wallis and Dan Raemer

[REDACTED]
La Quinta
[REDACTED]

From: [REDACTED]
Sent: Monday, July 6, 2020 4:08 PM
To: City Clerk Mail
Subject: Pavillion Palms Shopping Center

EXTERNAL: This message originated outside of the City of La Quinta. Please use proper judgement and caution when opening attachments, clicking links or responding to requests for information.

Dear Members of the Council,

Unless the developer can show more space rented, I am totally opposed to the going forward with the proposed shopping center. We already have the Center on Washington with over half its buildings unoccupied (including the old Ralphs market). We do not need another partially rented eyesore in the neighborhood. Yes, the market and gas station have merit. However, there are 9 other buildings in the complex to rent. Such rental might be made more difficult by the current virus situation. More information about what businesses will occupy these is needed before the council should agree to go forward. Do not get pressured into agreeing to this development prematurely.

Sincerely,

Donald Reifer
The Citrus

-----Original Message-----

From: Tony Shepardson [REDACTED]
Sent: Wednesday, July 1, 2020 12:58 PM
To: Cheri Flores <cflores@laquintaca.gov>
Subject: No vote on shopping center

** EXTERNAL: This message originated outside of the City of La Quinta. Please use proper judgement and caution when opening attachments, clicking links or responding to requests for information. **

PLEASE vote NO on this development—n/w corner 50th & Jefferson. Please do not destroy our quiet residential community

Sincerely,
Jon A. Shepardson [REDACTED], La Quinta



WRITER'S TELEPHONE NUMBER: (714) 300-6727
WRITER'S E-MAIL: SAM.SHINK1@SAFEWAY.COM

July 2, 2020

Honorable Mayor and City Councilpersons
City of La Quinta
78495 Calle Tampico
La Quinta, CA 92253

VIA HAND DELIVERY

Subject: Proposed Pavilion Palms project; 50th and Jefferson

Honorable Mayor and City Councilpersons:

I am writing this letter to confirm the necessity of the left turn out access to Avenue 50, for the Pavilion Palms development. The project's approval was specifically conditioned by Pavilions' management on the availability of this turning movement and we believe it is critical to the success of the project. Furthermore, we understand that the project's traffic study shows no adverse results and an acceptable level of service with this turning movement.

Please feel free to reach out to me via my contact information at the top of this letter if you have any further questions.

Very truly yours,

A handwritten signature in black ink, appearing to read "Sam Shink", written over a light yellow rectangular background.

SAM SHINK
Real Estate Department

Copy: Herb Lundin; Greg Bever; City of La Quinta Planning Staff

[https://rxsafeway-my.sharepoint.com/personal/sshin01_safeway_com/Documents/ABS SWY/New CapX/La Quinta/Entitlements/La Quinta CC 070720 mtg ltr docx](https://rxsafeway-my.sharepoint.com/personal/sshin01_safeway_com/Documents/ABS%20SWY/New%20CapX/La%20Quinta/Entitlements/La%20Quinta%20CC%20070720%20mtg%20ltr%20docx)



WRITER'S TELEPHONE NUMBER: (714) 300-6727
WRITER'S E-MAIL: SAM.SHINK1@SAFEGWAY.COM

June 5, 2020

Honorable Mayor and City Councilpersons
City of La Quinta
78495 Calle Tampico
La Quinta, CA 92253

VIA HAND DELIVERY

Subject: Proposed Pavilion Palms project; 50th and Jefferson

Honorable Mayor and City Councilpersons:

This letter confirms Pavilions' commitment to a store within the Pavilion Palms Center planned for Jefferson Street & Avenue 50, La Quinta, based on the attached site and landscape plans.

While our standard is for 240 parking-stalls within the primary parking field, this plan is acceptable.

Additionally, we do not allow structures to be erected within the parking-field which would block store visibility and inconvenience vehicular-traffic. Based on the landscape plans, the shading proposed for the parking lot is acceptable to us.

Thank you for favorably considering our fuel center location fronting Jefferson Street, as shown on the Site Plan.

With your approval, we look forward to opening our Pavilions store and fuel center in early 2022.

Please feel free to reach out to me via my contact information at the top of this letter if you have any further questions.

Very truly yours,

A handwritten signature in black ink, appearing to read "Sam Shink", written over a yellow rectangular background.

SAM SHINK
Real Estate Department

Copy: Herb Lundin; Greg Bever

[https://rxsafeway-my.sharepoint.com/personal/sshin01_safeway_com/Documents/ABS SWY/New CapX/La Quinta/Entitlements/La Quinta CC 060520 mtg ltr docx](https://rxsafeway-my.sharepoint.com/personal/sshin01_safeway_com/Documents/ABS%20SWY/New%20CapX/La%20Quinta/Entitlements/La%20Quinta%20CC%20060520%20mtg%20ltr%20docx)

Monika Radeva

From: Sam Spinello [REDACTED]
Sent: Tuesday, July 07, 2020 12:08 PM
To: City Clerk Mail
Subject: City Council Meeting July 7, 2020 - Public Hearing / Item 1#
Attachments: Microsoft Word - 07-07-2020 CC Agenda.pdf

EXTERNAL: This message originated outside of the City of La Quinta. Please use proper judgement and caution when opening attachments, clicking links or responding to requests for information.

Dear City Clerk,

I would like the opportunity to speak telephonically in favor of Item #1 under the Public Hearing section of the attached agenda (see attached) for the City Council Meeting that is scheduled for today.

Please contact me by email to let me know how I call into the subject meeting.

In the event that there is technical difficulty facilitating my ability to speak telephonically, please have the below statement read into the public record.

My public statement:

Dear Mayor and Members of the City Council,

As an owner of commercial property in the City of La Quinta for over Fourteen Years, I have always appreciated the process that the City leaders, City Staff and Engaged Citizens have taken upon themselves to ensure that a high standard is upheld for projects built within the confines of the city limits.

I have followed closely the entitlement process for this project and have spoken publicly in favor of the project two times prior.

I am of the opinion that the project has evolved in a positive fashion as a result of the previously referenced process.

I am in favor of the project being granted approval as submitted before the City Council this evening.

All the best,

Sam Spinello



Sam Spinello
Lic# 01158773
Telephone: 760.318.7484
Fax: 760.318.7483

CITY COUNCIL MEETING - JULY 7, 2020 - WRITTEN PUBLIC COMMENTS
69936 Adeline Road, Cathedral City, CA 92234
PUBLIC HEARING ITEM NO. 1 PAVILION PALMS SHOPPING CENTER
PO BOX 1419 Cathedral City, CA 92235

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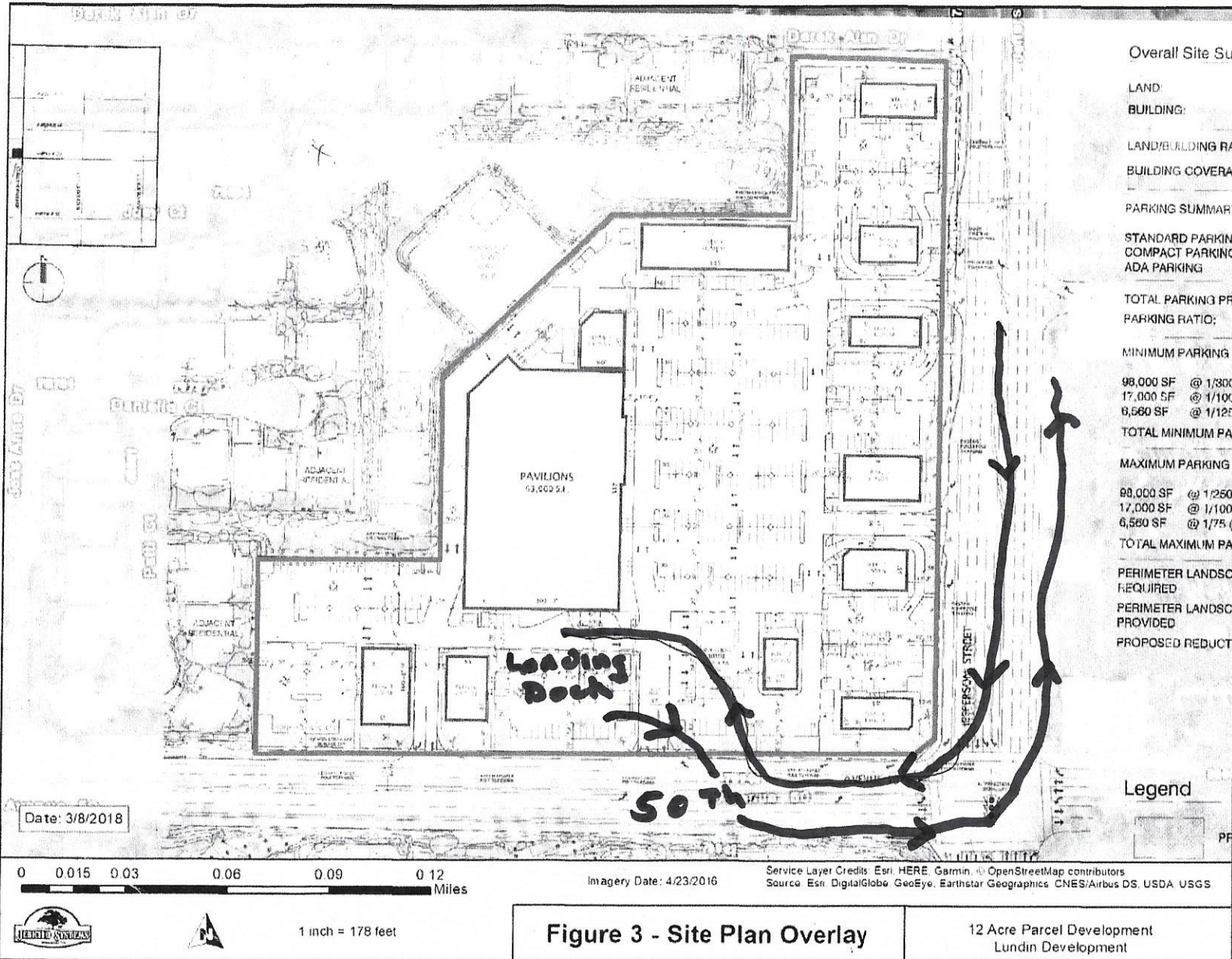
42215 Washington St. Suite A #350
Palm Desert, Ca. 92211
Ph: 760-275-4749
Office 760.343.0091
Lic#1010435

5/11/20

Re: Pavilion Palms loading dock

Hello Council Members my name is Bill Fitzgerald and I own a roofing company here in the valley and a house at [REDACTED] in the Renaissance development. I bought this house in April of 2019 knowing that at some time there would be a center built at the corner of Jefferson and 50th. Street, what I didn't realize is the noise that can be heard from the loading dock at the Ralphs store when trucks are backing up to unload. When a large truck backs up a back up buzzard sounds off and the noise carries (I know you have all heard that noise). My concern is that currently the layout of the Pavilions puts that loading dock up against the block wall adjacent to our homes with no buffer for the noise that noise will travel over the existing wall and into our homes. If the loading dock was located on the other end of the Pavilions with the loading ramp lowered below the grade line like the loading dock at Ralphs 80% of the noise would be blocked by the rear of the store. Also the trucks could enter on Ave 50 off Jefferson and exit onto 50th make two left turns and be heading back toward the freeway; this makes better sense for all concerned. Please see attached files.

Sincerely and concerned
Bill Fitzgerald



Res. Council
 1500
 1500

Jess Anne Dr

Joey Ct

Danielle Ct

Jess Anne Dr

Jess Anne Dr

Jefferson St

Jefferson St

Jefferson St

Drive through
Pharmacy



Loading dock

