

**WRITTEN  
PUBLIC  
COMMENTS  
& HAND-OUTS**

**STVR PROGRAM AD-  
HOC COMMITTEE  
MEETING**

**JULY 9, 2020**

---

**From:** Sally Long-Shelton <[REDACTED]>  
**Sent:** Thursday, July 09, 2020 11:38 AM  
**To:** Lori Loret <[llorett@laquintaca.gov](mailto:llorett@laquintaca.gov)>  
**Subject:** Post Treading on Nextdoor "isn't it time to Stop the City of La Quinta Airbnb's?"

**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.

Lori... might you also be able to get this out to the committee members?

Good Morning STVR AD-HOC Committee Members & City Management...

I wanted to share a post that is treading on Nextdoor. It has had over 300 replies, which is a very large amount amount for a ND Post. Several of our neighbors are more than concerned. I know about three of these participating Nextdoor Members and the issues they are and have been experiencing and fighting, which are real.

This post and now the maps of the locations of STVR'S just in with our packets for this afternoon, make complaints more understandable and why so many of our neighbors are upset.

This is a real indicator of how important our job is to find and streamline our City's current STVR Procedures.

A few names on this post.. that we might want to get any of Code Enforcements info on.

Leo Knasiah~Desert Club Estates, **\*\*Author of this Post\*\***

Melissa Labayog~Highand Palms (she's the nextdoor neighbor of Dupont Estate Resort..  
DupontEstateResort.com

Rury Fernandez~La Qunita Cove

Among these real complaints from these neighbors are Parking, Loud Noise, invasion of personal space & privacy.

Regards,Sally Shelton

The Post below.....

**\*\*\* [Isn't it time to Stop the City of La Quinta allowing Airbnb's?](#)** Is there any group or person trying to close down Airbnb's.

I do not understand why residents have to put up with AirBNB's in the City of La Quinta. Isn't it time residents take back our neighborhoods. I will help anyone to put the question on November 2020 Ballot that would stop AirBNB's in La Quinta's residential neighborhoods. Why are commercial Businesses (AirBNB's) allowed to operate in a residential neighborhood.

Posted in **Recommendations** to **26 neighborhoods**



Thank



353 Comments



**From:** [REDACTED]  
**To:** [Lori Loret](mailto:LLorett@LaQuinaCA.gov)  
**Subject:** Public Comments to Ad Hoc STVR Committee  
**Date:** Thursday, July 09, 2020 9:28:23 AM

---

**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.

July 9, 2020

To: [LLorett@LaQuinaCA.gov](mailto:LLorett@LaQuinaCA.gov) and  
Ad Hoc Short Term Vacation Rental Committee

From: Jeffrey and Valerie Smith  
[REDACTED]

Subject: Public comments

We have lived in La Quinta Cove for 46 years, and in our current home on Avenida Alvarado for 42 years. As long term residents we have seen this community change dramatically. Most of the change has been positive. The La Quinta Cove has become the wonderful, quiet, scenic residential community we love. But, of course, not all change has been positive. We feel that among the negatives is the current influx of short term vacation rentals without owner operators living at the sites. Longer term or monthly rentals have always been a feature of the cove allowing our snowbirds to enjoy this environment as much as we full time residents. They pose no major problems.

The problem with the short term vacation rentals is that it has completely changed the character of the neighborhoods that drew us to La Quinta and the Cove. Blocks where STVRs have proliferated in the Cove and in other parts of La Quinta have ceased to be the peaceful residential neighborhoods they once were, and are now filled with mini hotels where short term renters are free to choke the streets with cars, and act in ways that would never be accepted in a legitimate hotel. We no longer know our neighbors, they change from day to day and week to week. Previously, if there were problems with neighbors that we knew, most of us felt secure approaching them for a solution. We have done this a number of times over the years up here on Avenida Alvarado. We do not know the short term vacation renters. It would be foolhardy to approach them for a problem.

We feel that this is far more than a mere enforcement issue. Even if a resident followed the letter of the regulations about tenant violation of La Quinta law, the disturbance has to occur before action is taken. We encourage the Committee to listen to the comments made before the City Council last Tuesday evening by North La Quinta resident Maria Puente. As she points out, ones life has to be significantly disturbed before the resident can complain. And then the remedy for that day's disturbance may or may not be addressed by the city or sheriff's deputies. Then a new

set of short term tenants arrive and it happens all over again. Ms. Puente's situation is not unique. It is happening all over the city, especially in the Cove.

What is the solution? First, we need an up-to-date map of licensed and nonlicensed short term rental sites throughout the city. We need to see where the impact of STVRs is the greatest. Once we know the saturated areas limits can be placed on the number of licenses granted for that block. Steps can be taken to ameliorate the problems before they reach the point where La Quinta residents demand an end to STVRs. This would be a tremendous financial hit for the city. Investors who purchased homes in the Cove for rentals would still be allowed to use them as income property. They would remain available to rent just as they always were, just not short term (-30 day) vacation rentals.

We appreciate the committee's thoughtful attention to our comments, and hope that once the mapping is complete we will see a way forward that will return our neighborhoods to the places we came here to enjoy.

Sincerely,

Jeff and Val Smith

**From:** [REDACTED]  
**To:** [Lori Loret](#)  
**Subject:** Written Comments  
**Date:** Wednesday, July 08, 2020 4:57:40 PM

---

\*\* 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. \*\*

Linda Williams  
La Quinta  
[REDACTED]  
Public Comment

I am very concerned that short term vacation rentals are destroying the character of our neighborhoods. Our resident homeowners no longer have the peace and tranquillity they once had. There are far too many problem properties and the onus is on the neighbors to police them. In my neighborhood these rentals never stopped operating during the shutdown, totally ignoring the order. In fact, the activity increased. There needs to be better monitoring of these businesses. Neighbors should not be forced to monitor them. I would suggest having code enforcement patrol our neighborhoods for violations.

We need immediate resolution of these issues and would welcome any help you can give us.

Thank you,  
Linda Williams

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 [REDACTED] 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 marihuana, 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:** [REDACTED]  
**To:** [Lori Loret](#)  
**Subject:** Fwd: Ad hoc committee STR  
**Date:** Monday, June 29, 2020 6:15:50 PM

---

\*\* 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 have a concern I would like the Ad Hoc STR committee to consider... I was asked by a committee member to send it your way to possibly get the discussion on the agenda for next week.

Thank you for your time,  
Barb Montavon

>

>

> On 6/23/20, 8:18 AM, "Barb Montavon" [REDACTED] wrote:

>

> I will try to listen to the next City Ad Hoc meeting but wanted to voice a concern to you about occupancy allowed by the City.

> When the allowable number of occupants exceeds the number of 2/bedroom, it encourages over-occupancy and the overflow is noticeable via parking problems and noise/disturbance/personal behavior problems. The City does not enforce occupancy. For more than 2 years, I have reported Owners who continue to advertise on VRBO, Airbnb and other various websites for more than the allowable occupants. The last time I reported was after I was told by City Council that their 3rd party admin company would really crack down on the problem. City employees also relayed to me that the Council was considering reducing the number of allowed occupants to only 2/bedroom and not allow the "plus 2", with no place to sleep. IF they would make that adjustment, I think it would be an excellent way to eliminate some of the problems. When a small 3 bedroom home that is under 2400 sq. ft. converts a den (which the city allowed after the owner simply installed a barn door to the exterior of the room), 10 people can rent that home. The scenario becomes 10 people share the cost of a \$250/night stay as an STR location. The result is \$25/night/person, which is a bargain and hotels can't possibly compete. These are the occupants of our "gated community". Our HOA's CCRs state the property "shall be used for single family residential purposes". It does not eliminate rentals, but the "restricted use" to maintain as a single family residential community is our challenge.

> It's too easy to get a "party house" situation going when the prices are so low and they split it so many ways because no one knows how many are actually coming.

> Thanks for the platform!

> Love to discuss anytime!

> Barb

>

>

>

>

**From:** [Lori Loret](#)  
**To:** [Lori Loret](#)  
**Subject:** FW: vacay rentals  
**Date:** Thursday, July 09, 2020 12:18:20 PM

---

**From:** Suzanna Banana [REDACTED]  
**Sent:** Friday, June 05, 2020 2:01 PM  
**To:** Vacation LQ <[vacationlq@laquintaca.gov](mailto:vacationlq@laquintaca.gov)>  
**Subject:** vacay rentals

**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

I moved to LaQuinta two 1/2 years ago. I am annoyed by the rentals, particularly especially the ones that do not go by the rules.

Now you're dropping the fines as well? We are in a pandemic and I do not care if their rental revenue is lost. I wish these were not allowed and would vote to not allow them.

Do homeowners get to vote on these issues? Who in particular makes these decisions? I had no idea and did not imagine when I purchased in a nice neighborhood in LaQuinta, that I would be subjected to in-out activity, cars, noise, and left feeling not safe, because it is a revolving door.