

**WRITTEN  
PUBLIC  
COMMENTS &  
HAND-OUTS**

**CITY COUNCIL  
MEETING**

**AUGUST 4, 2020**

**From:** Shanndrea [REDACTED]  
**Sent:** Tuesday, August 04, 2020 9:35 AM  
**To:** City Clerk Mail  
**Subject:** Written Comments

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

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Hello,

My name is Shannon Chavez and I have a residence in La Quinta, my number is [REDACTED] and I am writing in as a public comment regarding STVRs.

As a host of an STVR I am aware of some of the concerns that our fellow neighbors have, many of which are valid. With that said I think it is always important to note that there are always 2 sides to every story and while I don't want to speak on behalf of others I can say that many of the complaints and concerns addressed in the city council meetings and the internet rarely tell both sides of the same story. We think it is appropriate and necessary to highlight not just the bad but also the benefits that STRs bring to the beautiful city of La Quinta.

\*I think it would be great to highlight not just the revenue STRs bring to the city but what that funding is used for, improvements to the city, public services etc. things that full time residents also benefit from.

\*Revenues that STRs bring to other businesses and show how we support small businesses by partnering with restaurants, landscaping, cleaning services, pool services, tourism revenue to the entire Coachella Valley. Without STRs many of these businesses would fail and have a significant economic impact not only on the city but also the livelihood of these small businesses and the families that own and operate them.

\*Provide data on STRs, not just revenues. How many bad actors, what % of bad actors in comparison to the whole. How many in the last 30 days, how many repeat offenders, how many have 1, 2 and 3 strikes and how is the city dealing with the bad actors? We realize - there are bad actors, but not all of us hosts fall into this category.

Many of us hosts share some of the same concerns as full time residents and are appreciative of the city's approach to attempt to bridge the gap between the two parties with the new ad hoc committee. We understand there are bad hosts in this community and problem houses, we understand that full time residents have concerns about the parties and lack of respect some hosts have for the community and we do not condone that in any way. Myself and the other hosts that I know do care about the community and many of us are not simply in this to make money but also to have an amazing place that we can getaway to. We take great pride in our homes and many of us have made significant improvements to our home and in turn the neighborhood.

I think highlighting some of the positive aspects in the city council meetings and marketing materials to residents will positively impact the situation and help bridge the gap as STRs are not all bad, there are many positive things about being a host, being a guest and being a respectful member of the city and neighborhood.

Thank you for your time and being open to hearing our side of things.  
Shannon Chavez

**From:** Arlene Gotshalk [REDACTED]  
**Sent:** Monday, August 03, 2020 3:06 PM  
**To:** City Clerk Mail  
**Subject:** Verbal Public Comments at City Council Meeting  
**Attachments:** STVRs [7-30-20].docx

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**Flag Status:** Completed

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NAME: Arlene Gotshalk  
PHONE: [REDACTED]  
CITY OF RESIDENCE: La Quinta  
VERBAL PUBLIC COMMENTS  
SUBJECT: Short Term Vacation Rentals

I am including a letter that I sent to Lori Loret, Administrative Assistant Design and Development. Please enter my letter into public record for the August 4, 2020 City Council Meeting.

Thank you,  
Arlene

Please acknowledge receipt of this email.

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"Keep your face to the sunshine and you cannot see a shadow". Helen Keller

Arlene Gotshalk  
CareGiving Toolkit  
PO Box 643, La Quinta, CA 92247  
[www.caregivingtoolkit.com](http://www.caregivingtoolkit.com)

[REDACTED]

What do all these things have in common?

- Many discussions about a neighborhood problem on Next Door's website
- Real estate marketing advertisement using code words
- Coachella Valley cities updating their ordinances

What they all have in common is they are talking about Short Term Vacation Rentals.

I just read the following advertisement for a home for sale in the Cove:

"No rental restrictions in La Quinta Cove, just add cosmetic touches to make this home all that it has to offer!"

**This is code for – This house would be great for a Short Term Vacation Rental.**

I have never seen this kind of wording to describe a house for sale in a quiet residential area!

Why is **Cathedral City moving to phase out vacation rentals?** **As stated in The Desert Sun by a council member a few days ago, "allowing vacation rentals has amounted to "mini hotels" in neighborhoods".**

Vacationing people in our community is good. But it just that ... PEOPLE ON VACATION.

Vacationers are here to have FUN and at all hours – from early morning until late at night. People in STVRs are often LOUD - talking, laughing, and partying. Their entertainment systems blare late into the night, cars overflow parking places, and trash is deposited in garbage bags in the street and in neighbors' yards. And it is not clear how and where to submit complaints and then response time is often slow.

I am extremely concerned about the quickly growing number of short term vacation rentals in the Cove. It is not uncommon for there to be 4 or 5 VRs on a single block and they are having a negative impact as they change the nature of our neighborhood from a family friendly, safe environment to a

loud, invasive party zone. It is very important that La Quinta responds to these STVR problems before the situation explodes.

I recommend that we address the issue now as a community and suggest that a process such as the following be implemented:

- Immediate moratorium on issuing permits
- Convene public meetings to hear and investigate concerns **of LQ residents**
- Explore why other cities in the Valley have halted or limited permits
- Identify the kind of tourist that adds to our community and our economy and the best way to house these tourists
- And finally, Develop new guidelines and ordinances for La Quinta regarding STVRs

I think it is important that we move forward NOW with respect and transparency.

Thank you for the opportunity to express my concerns and talk with you today.

To: Lori Loret [llorett@laquintaca.gov](mailto:llorett@laquintaca.gov)  
Design and Development, Community Development

I am writing because I am very concerned about the burgeoning number of short term vacation rentals in the Cove. In the two years that I have been living in the Cove, I have noticed an increase in STVRs and the negative impact that this has created in our community. The nature of the neighborhood is changing from a family friendly, safe environment to a loud, invasive party zone.

I am shocked at what I just read!! I have a friend visiting who is thinking of moving to the Cove. While looking at some listings of houses for sale, we read the following in the property description of a house in MLS #219046749:

“No rental restrictions in La Quinta Cove, just add cosmetic touches to make this home all that it has to offer!”

I have never seen this kind of wording to describe a house for sale in a quiet residential area. **This is code for – This house would be great for a Short Term Vacation Rental.**

There are reasons that most of the cities in the Coachella Valley have updated their STVR ordinances and/or have declared a moratorium on permits until they review their policies and ordinances. In fact, headlining in The Desert Sun this morning is:

**Cathedral City moves to phase out vacation rentals - One council member said allowing vacation rentals has amounted to "mini hotels" in neighborhoods.**

People who come to vacation in our community and stay in STVR are just that ... ON VACATION. They are here to enjoy the area and to have fun. Oftentimes, there is a large group of people engaged in FUN at all hours – from early morning until late at night. They are laughing loudly, playing loud music at all hours, TVs are blaring movies late into the night, etc. There are many cars that overflow their parking places, and trash is deposited wherever is convenient rather than in the proper way or place.

I have many years of experience with STVR and how they are regulated. I moved here a couple of years ago from another town, Santa Cruz, CA. Like La Quinta, Santa Cruz also relies heavily on tourism to support their local economy. Santa Cruz noticed the changing dynamics in the quality of life of its residents and responded by making changes to their ordinances regarding STVRs. Here are some of the issues that they were considering and solutions that they made for the health of their community.

1. **Hosted rentals.** Many people needed the income from hosted rentals. Hosted rentals often are longer than a weekend and do not seem to bring much change to the nature of the neighborhood or greatly impact the footprint of the community.

In Santa Cruz county (population approx. 250,000), they capped the number of hosted rentals at 250. Short-term rentals of one or two rooms in a home requires a Hosted Rental Permit per County Code.

2. **Non-Hosted rentals.** June 2020 Santa Cruz County updated its ordinance regarding STVR.

“Supervisor John Leopold, who helped craft the ordinance, said that the growing number of vacation and hosted rentals puts a burden on neighbors, who report loud parties, parking woes and other troubles at many properties. The increasing number of vacation rentals also reduces the number of available homes for county residents.”

The new ordinance has designated a maximum number of permits for STVR by percentage of permits as follows:

Under County Code, different areas of the county have a maximum of STVR permits ranging from 10%-20% of total parcels.

I know that there are many solutions that could be considered for our own unique and beautiful city. There are many residents who have voiced their concerns on Next Door regarding the growing number of STVRs in La Quinta. I have also heard neighbors having discussions that as STVRs increase, the problems that they create also increases.

I feel that it is very important that La Quinta will respond to these concerns and problems before the situation grows exponentially.

I recommend that we have a moratorium on STVR permits. Then, we as a community, can review our policies about STVR to see if La Quinta needs to update its STVR ordinances and/or if there needs to limit the number of permits issued.

I think it is very important that we move forward with respect and transparency to La Quinta community members. I suggest that a process to address the issues of STVR be implemented such as:

- Have an immediate moratorium on issuing STVR permits
- Convene some public meetings to hear and explore concerns of residents
- Explore and understand why other cities in the valley have halted STVR and have updated their STVR ordinances
- Develop new guidelines and ordinances for La Quinta regarding STVRs

Thank you for the opportunity to express my concerns.

Sincerely,

Arlene Gotshalk  
54880 Avenida Alvarado, La Quinta

**From:** Eleazar Lua [REDACTED]  
**Sent:** Tuesday, August 4, 2020 2:53 PM  
**To:** City Clerk Mail  
**Subject:** 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. \*\*

> Hello,

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> My name is Eleazar Lua, I'm Co-owner of Vacay Stay Inc, in La Quinta. I'm writing in as a public comment regarding STVRs.

>

> As a Property Manager of a few STVR, I am aware of some of the concerns that the full time residents have, and understand them. We take many precautions to make sure that they are not bothered. One thing for example is our Noise Aware systems that we install at the properties to ensure the noise does not exceed levels that will cause a disturbance to surrounding residents. Also things like vetting the guest and sending them all the information to ensure that they follow the rules that the city of La Quinta has placed. We work very hard to ensure that our business and our guests bring the best to the city of La Quinta. We enjoy being part of the community and helping bring travelers to help our local small business like restaurants, shops, etc. Not to mention the income that we help our partners generate for their businesses. We enjoy being part of this community and want to be treated like partners to help this beautiful city benefit from STRVs.

>

> Thank you for your time!

>



**From:** Marie Thompson [REDACTED]  
**Sent:** Tuesday, August 04, 2020 7:57 AM  
**To:** City Clerk Mail  
**Subject:** STVR general comment for City Council

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

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Marie Thompson  
La Quinta, CA  
[REDACTED]

I would like to request a hold be set on any new STVR and have a community discussion on density in our residential neighborhoods.

I would like for your new rules about fines and violations become standard and not just temporary.

I think STVR have grown way to fast and you need to address how this is changing our neighborhood.

When we bought our home in 2013 this was a residential neighborhood no vacation rentals. Today we have 4 just on our block.

Since the lift from COVID-19 the one across the street has a constant flow every week. Some are ok and others are just here to party.

I do not think I should have to police my neighbors and have to report this every time we get a nuisance renter.

Please consider a hold on any new STVR and review what is happening especially with Cathedral City changing their rules and regulations and quite possibly sending more people looking into investing (not living) in our community.

I have sent this same note to the Adhoc committee but I feel this needs to be addressed by the Council.

Thank you for your consideration, let's keep La Quinta the "Gem" of the desert.

--

Marie Thompson

**From:** Edward Armendarez [REDACTED]  
**Sent:** Tuesday, August 4, 2020 12:41 PM  
**To:** City Clerk Mail  
**Subject:** Verbal Comments and Written Comments Re: STVRs for City Council Meeting today 8/4/20  
**Attachments:** STVRCity of La Quinta 842020.pdf

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Hi Monica. I would like to speak at the City Council meeting today, 8/4/20 regarding STVR regulation. This might be related to "Department Reports" item 5, "Design and Development - STVR Sub-Committee update."

I am also submitting the attached letter to Jon McMillen, Mayor Evans, and the City Council. Can you please distribute that to them prior the meeting?

Thank you very much, Edward

Edward Armendarez  
[REDACTED]

La Quinta  
Full-time La Quinta resident  
First moved here in 1995.  
[REDACTED]

Dear Mr. McMillen, Mayor Evans and La Quinta City Council,

I am a full-time resident of the Cove neighborhood and I support an immediate moratorium on STVRs and the implementation of a plan to eliminate all existing STVRs here. We are a residential neighborhood and not a commercial zone. STVRs have, in affect, turned residential zones into commercial zones, circumventing any due process, besides attaining a permit from the City. STVRs operate at the expense of the community for personal gain.

There are developments in La Quinta that have housing which was developed and sold as STVR investments. Other gated communities with HOAs are fine with STVRs and have their own agreements governing them. In the Cove, you are our HOA and we are behind the curve with STVR regulation. Many desert cities have already implemented regulations in response to the same grievances we are suffering. In fact, because so many resort cities have enacted STVR legislation, we are now the wild west of STVR development, unprotected as we are.

Courts have long been deciding cases in favor of cities that are eliminating and/or instituting strict regulations on STVRs. Way back in 1989 Carmel-by-the-Sea prohibited STVR's in residential districts. There was a challenge by homeowners, and in 1991 the court rejected plaintiff's claims and upheld the ordinance. The court determined: "... such rentals undoubtedly affect the essential character of a neighborhood and the stability of a community. Short-term tenants have little interest in public agencies or in the welfare of the citizenry. They do not participate in local government, coach little league, or join the hospital guild. They do not lead a scout troop, volunteer at the library, or keep an eye on an elderly neighbor. Literally, they are here today and gone tomorrow-without engaging in the sort of activities that weld and strengthen a community." Last year, in October 2019, a three-judge panel of the U.S. 9th Circuit of Appeals rejected a class-action lawsuit against the city of Santa Monica, which had passed prohibitions on STVRs in 2015. The court agreed that STVRs "sometimes disrupt the quietude and residential character of the neighborhoods."

What about the investors that bought here as a STVR investment? They can still rent their properties for more than 30 days. Or sell. Right now, La Quinta real estate is fast moving. Well priced homes are selling in days. As people from urban areas realize that they can work from home anywhere, they are moving here. If someone wants to sell their home, it's a sellers market and profits can still be made. No one guaranteed a STVR owner the ability to operate a commercial establishment in perpetuity here. Airbnb and VRBO operators/investors know that there has been movement towards increasing regulation from cities like ours where a new idea turned out to have unfortunate consequences. STVR investment is a gamble, like many investments. Kona, HI just restricted STVRs to select commercial zones and instead of a glut of homes on the market, which real estate agents assumed would drive down prices, home values kept going up, like everywhere else. That will happen here too.

What about the loss of TOT? La Quinta is finishing three new hotels and certainly more are on the way. Other communities in our city welcome STVRs and that won't be lost.

Other cities realize there will always be bad actors and full time enforcement officers are needed. Make the fines for violating rules significant, just like other cities are, and help fund those positions with those fees. Carmel prohibited STVRs years ago, but they have allowed 24 permits in commercial zones. In fact, several California cities have allowed a set amount of STVRs in commercial zones. Density is of primary concern as well, so in these zones, there are only a certain amount within a set distance from each other. Home Sharing might be an option if we keep density in mind, providing they are at a distance from each other and the owner must always be present during rental periods. Santa Monica allows this to help alleviate housing shortages.

The elimination of affordable housing is another example of how STVRs transform a community. Home prices and rents are affected. As investors drive up prices, opportunities for others will be lost. With Covid-19's economic impact, more homes may be lost and come on the market, increasing the possibility of purchases for STVRs. There is an immediate threat to our public health, safety and welfare and I urge you to act now.

I love the dark skies, the natural beauty and the quiet that (used) to exist here. Like many cities everywhere, it's time to restore our communities to the neighborhoods they were.

Thank you for your time and consideration,

Edward Armendarez

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La Quinta, CA