



GEM of the DESERT

Short-Term Vacation Rental Program Ad-Hoc Committee agendas and staff reports are available on the City's web page: [www.LaQuintaCA.gov](http://www.LaQuintaCA.gov)

# SHORT-TERM VACATION RENTAL PROGRAM AD-HOC COMMITTEE AGENDA

CITY HALL COUNCIL CHAMBER  
78495 Calle Tampico, La Quinta

**REGULAR MEETING**  
**THURSDAY, SEPTEMBER 3, 2020 AT 4:00 P.M.**

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## **SPECIAL NOTICE** **Teleconferencing and Telephonic Accessibility In Effect**

Pursuant to Executive Orders N-25-20, N-29-20, N-33-20, and N-35-20, executed by the Governor of California in response to the state of emergency relating to novel coronavirus disease 2019 (COVID-19) and enabling teleconferencing accommodations by suspending or waiving specified provisions in the Ralph M. Brown Act (Government Code § 54950 et seq.), members of the Short-Term Vacation Rental Program Ad-Hoc Committee, the City Manager, City Attorney, City Staff, and City Consultants may participate in this meeting by teleconference. Additionally, pursuant to the above-referenced executive orders, the public is not permitted to physically attend at City Hall the meeting to which this agenda applies, but any member of the public may listen or participate in the open session of this meeting as specified below.

Members of the public wanting to listen to this meeting may do so by tuning-in live via <http://laquinta.12milesout.com/video/live>.

Members of the public wanting **to address the Short-Term Vacation Rental (STVR) Program Ad-Hoc Committee (Committee)**, either for public comment or for a specific agenda item, or both, are requested to send **written comments ONLY** by email to the Committee Secretary Lori Lorette at [LLorette@LaQuintaCA.gov](mailto:LLorette@LaQuintaCA.gov), and specify the following information:

- |                      |   |
|----------------------|---|
| 1) Full Name         | 4) Public Comment or Agenda Item Number |
| 2) City of Residence | 5) Subject                              |
| 3) Phone Number      | 6) Written Comments                     |

The email "subject line" must clearly state "Written Comments."

**Written public comments must be emailed to the Committee Secretary no later than 12:00 p.m. on the day of the meeting.**

**Written public comments** will be distributed to the Committee, incorporated into the agenda packet and public record of the meeting, and will not be read during the meeting unless, upon the request of the Committee Chairperson, a brief summary of any public comment is asked to be read, to the extent City Staff can accommodate such request.

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**CALL TO ORDER**

**ROLL CALL**

Committee members Best, Butler, Caldwell, Church, Coronel, Franco, Grotsky, Jonasson, McDonough, Monroe, Navarro, Shelton, Spinney, Tamm, and Chairperson Schutz

**PLEDGE OF ALLEGIANCE**

**PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA**

Please email "Written Public Comments" to Committee Secretary Lori Lorette at [LLorette@LaQuintaCA.gov](mailto:LLorette@LaQuintaCA.gov) and limit your comments to three minutes (approximately 350 words). The Committee values your comments; however, in accordance with State law, no action shall be taken on any item not appearing on the agenda.

**CONFIRMATION OF AGENDA**

## **CONSENT CALENDAR**

Note: Consent Calendar items are routine in nature and can be approved by one motion.

1. APPROVE MEETING MINUTES OF AUGUST 6, 2020
2. APPROVE SPECIAL MEETING MINUTES OF AUGUST 19, 2020

## **STUDY SESSION**

1. DISCUSS DENSITY SUB-COMMITTEE REPORT AND UPDATE

## **BUSINESS SESSION**

1. RE-EVALUATE DENSITY SUB-COMMITTEE MEMBERSHIP
2. APPROVE ENFORCEMENT SUBCOMMITTEE REPORT WITH RECOMMENDATIONS TO MODIFY STVR FINES AND VIOLATIONS
3. APPROVE FORMATION OF ADDITIONAL SUB-COMMITTEES AND APPOINT RELATED MEMBERSHIP

## **CHAIRPERSON AND COMMITTEE MEMBER ITEMS**

1. DISCUSS EXECUTIVE ORDER NO. 10 IMPOSING 90-DAY MORATORIUM ON PROCESSING ANY NEW APPLICATIONS FOR STVRS IN THE CITY, EFFECTIVE AUGUST 4, 2020

## **ADJOURNMENT**

The next regular meeting of the Committee is scheduled for Thursday, October 1, 2020.

## **DECLARATION OF POSTING**

I, Lori Loret, Committee Secretary of the City of La Quinta, do hereby declare that the foregoing Agenda for the Committee meeting was posted on the City's website, near the entrance to the Council Chambers at 78495 Calle Tampico, and the bulletin boards at the Stater Brothers Supermarket at 78630 Highway 111, and the La Quinta Cove Post Office at 51321 Avenida Bermudas, on August 31, 2020.

DATED: August 31, 2020



LORI LORETT, Committee Secretary  
City of La Quinta, California

**Public Notices**

The La Quinta City Council Chamber is handicapped accessible. If special equipment is needed for the hearing impaired, please call The Hub division of the Design and Development Department at (760) 777-7125, twenty-four (24) hours in advance of the meeting and accommodations will be made.

If special electronic equipment is needed to make presentations to the Committee, arrangements should be made in advance by contacting The Hub Division of the Design and Development Department at (760) 777-7125. A one (1) week notice is required.

If background material is to be presented to the Committee during a Committee meeting, please be advised that fifteen (15) copies of all documents, exhibits, etc., must be supplied to the Committee Secretary for distribution. It is requested that this take place prior to the beginning of the meeting.

Any writings or documents provided to a majority of the Committee regarding any item(s) on this agenda will be made available for public inspection at the Design and Development Department's counter at City Hall located at 78495 Calle Tampico, La Quinta, California, 92253, during normal business hours.



# SHORT-TERM VACATION RENTAL PROGRAM AD-HOC COMMITTEE MINUTES

THURSDAY, AUGUST 6, 2020

## CALL TO ORDER

A regular meeting of the Short-Term Vacation Rental Program Ad-Hoc Committee (Committee) was called to order at 4:00 p.m. by Committee Secretary Lorette.

This meeting was held by teleconference pursuant to Executive Orders N-25-20, N-29-20, N-33-20, and N-35-20, executed by the Governor of California in response to the state of emergency relating to novel coronavirus disease 2019 (COVID-19) and enabling teleconferencing accommodations by suspending or waiving specified provisions of the Ralph M. Brown Act (Government Code § 54950 et seq.).

## ROLL CALL

**PRESENT:** Committee Members Best, Butler, Caldwell, Church, Coronel, Franco, Grotsky, Jonasson, McDonough, Navarro, Shelton, Spinney, Tamm and Chair Schutz

**ABSENT:** Committee Member Monroe

**STAFF PRESENT:** Design & Development Director Castro, Hub Manager Sanchez, Permit Technician Lopez, Administrative Assistant/Committee Secretary Lorette, Public Safety Manager Mendez, Code Compliance Supervisor Meredith, Community Resources Director Escobedo, and City Manager McMillen

## PLEDGE OF ALLEGIANCE

Committee Secretary Lorette led the committee in the Pledge of Allegiance

## PUBLIC COMMENTS ON MATTERS NOT ON THE AGENDA

Committee Secretary Lorette announced the following WRITTEN PUBLIC COMMENTS were received as of 12:00 p.m., which were distributed to the

Committee, and incorporated into the agenda packet and public record of the meeting:

- Jeremy Ogul – provided information on how Expedia can assist the Committee with addressing STVRs related challenges;
- Anita Marlowe, Edie Hylton on behalf of The Cove Association, and Gwen Dixon – provided recommendations on topics for the Committee to consider;
- Dennis and Stephanie Stewart, Kathleen Boylan, William Estep, Robert Cedergreen, Paul and Margaret Hoestrey, Renee Payen, Meagan Beavers, Arlene Gotshalk, Steven Parker, Edward Armendarez, and Rod McGuire - in opposition of STVRs;
- Kimberly and Eddy Estrada, Maverick Cissell, and Andy Sywak and Fiona Quinn on behalf of Avantstay - in opposition of City Executive Order No. 9;
- Dan and Edie Hylton, Valerie Smith, and Marie Thompson – in support of placing a moratorium on STVRs;
- Chuck Meadows - in opposition of STVRs during the COVID-19 pandemic;
- Larry Moad - in opposition of STVR related noise restrictions pursuant to the LQMC, and recommended fines be issued to renters, not property owners;
- Mark Williams – recommending removal of problem STVR properties;
- Jeanette Petersen, Jon Dahlstrum, Greg Parker, Rubina Vartanyan, David Earle, Russ Reno, Robert Levee, and Gwen Jones - in opposition of City Executive Order No. 10 and current restrictions on STVRs;
- Stacy Finath, Tony Terrazas, Jennifer Cooper, Jessica Young on behalf of Desert Concierge, David Dinnel, Mike and Lisa Schutt, and Laura and Graham Lucas - in support of STVRs;
- Marcia Cutchin – recommendation on addressing STVRs density concerns;
- Annette Chester and Jody Shapiro – STVRs enforcement;
- Karen Parnell on behalf of Smart City Solutions – educational information for STVRs.

**CONFIRMATION OF AGENDA** – Confirmed

**CONSENT CALENDAR**

**1. APPROVAL OF MINUTES DATED JULY 9, 2020**

MOTION – A motion was made and seconded by Committee Members Butler/McDonough to approve the Consent Calendar as submitted. Motion passed unanimously.

**BUSINESS SESSION**

**1. DISCUSS ENFORCEMENT SUB-COMMITTEE STVR RECOMMENDATIONS**

General Committee discussion followed on the Enforcement Sub-Committee’s report and recommendations, more specifically on the following enforcement topics:

- Communicating with the City and verifying a complaint;
- Unregistered STVRs;
- STVR owner(s)’, renters, and neighbors’ unawareness of the City’s STVR rules;
- No contact with owner or local contact representative;
- Noise, behavior, and party events;
- Occupancy limit violations;
- Parking;
- Trash;
- Repeat offenders and three strikes.

The Committee reached a consensus to continue this item to the next regular Committee meeting to allow the Enforcement Sub-Committee to revise the report based on the Committee’s discussion and recommendations. Chair Schutz directed Committee Members to submit their recommendations to Committee Secretary Lorett.

*CHAIR SCHUTZ REQUESTED THE COMMITTEE CONSIDER STUDY SESSION ITEM NO. 2 OUT OF AGENDA ORDER. THE COMMITTEE CONCURRED.*

**STUDY SESSION** – *items taken out of Agenda Order*

**2. DISCUSS FORMATION OF ADDITIONAL SUB-COMMITTEES**

The Committee discussed the formation of a second Sub-Committee to conduct a focused review and research on STVR density concerns, and report back its findings and recommendations to the Committee for review and consideration.

The Committee reached a consensus to appoint Committee Members Best, Caldwell, Church, Spinney, and Chairperson Schutz, to serve on the Density Sub-Committee, which will meet weekly; and the Committee was asked to channel all correspondence through Committee Secretary Loretta.

**1. DISCUSS EXECUTIVE ORDER NO. 9 GOVERNING USE AND OCCUPATION AS RELATED TO SHORT-TERM VACATION RENTAL UNITS**

Code Compliance Supervisor Meredith presented an overview of City Executive Order No. 9 and answered related questions from Committee Members.

Design and Development Director Castro provided a summary of City issued Executive Order No. 10 and answered related questions from Committee Members.

**ADJOURNMENT**

There being no further business, it was moved and seconded by Committee Members Caldwell/Jonasson to adjourn this meeting at 5:56 p.m. Motion passed unanimously.

Respectfully submitted,

LORI LORETT, Committee Secretary  
City of La Quinta, California





**SHORT-TERM VACATION RENTAL  
PROGRAM AD-HOC COMMITTEE  
MINUTES  
THURSDAY, AUGUST 19, 2020**

**CALL TO ORDER**

A special meeting of the Short-Term Vacation Rental Program Ad-Hoc Committee (Committee) was called to order at 4:01 p.m. by Committee Secretary Lorette.

This meeting was held by teleconference pursuant to Executive orders N-25-20, N-29-20, N-33-20, and N-35-20, executed by the Governor of California in response to the state of emergency relating to novel coronavirus disease 2019 (COVID-19) and enabling teleconferencing accommodations by suspending or waiving specified provisions of the Ralph M. Brown Act (Government Code § 54950 et seq.).

**ROLL CALL**

**PRESENT:** Committee Members Best, Butler, Caldwell, Church, Coronel, Franco, Grotzky, Jonasson, McDonough, Monroe, Navarro, Shelton, Spinney, Tamm and Chair Schutz

**ABSENT:** None

**STAFF PRESENT:** Design & Development Director Castro, Hub Manager Sanchez, Permit Technician Lopez, Administrative Assistant/Committee Secretary Lorette, Public Safety Manager Mendez, Code Compliance Supervisor Meredith, Community Resources Director Escobedo, City Clerk Radeva, and City Manager McMillen

**PLEDGE OF ALLEGIANCE**

Committee Secretary Lorette led the Committee in the Pledge of Allegiance

**PUBLIC COMMENTS ON MATTERS NOT ON THE AGENDA**

Committee Secretary Lorette announced the following WRITTEN PUBLIC COMMENTS were received as of 12:00 p.m., which were distributed to the

Committee, and incorporated into the agenda packet and public record of the meeting:

- Erin Dibble – in support of STVRs;
- Don Alexander, Rod McGuire on behalf of a La Quinta Resident, Chuck Meadows, and the Cove Neighborhood Steering Committee – in opposition of STVRs;
- Kurt Petersen, Kasey Lund, Jolie Leydekkers, Steve and Jeanyne Marshall, Gary Morlock, and Brian Kidd – in opposition of City Executive Order No. 10 imposing a 90-day moratorium on issuing new STVR licenses;
- Lawrence Van Pelt – in opposition of STVR restrictions;
- Lola Hernandez – in support of STVR restrictions;
- Linda Hagood – provided recommendations for the Committee’s consideration related to the STVR program;
- David Dinnel – in opposition of City Executive Order No. 9 and in support of STVRs;
- Ted Cohen – expressed concerns about residents’ reports of unfounded STVR complaints;
- Kurt and Mary Lindquist – STVR regulations’ enforcement.

**CONFIRMATION OF AGENDA** – Confirmed

**REPORTS AND INFORMATIONAL ITEMS**

**1. PUBLIC MEETINGS AND COMMITTEE ROLES AND RESPONSIBILITIES**

City Clerk Radeva presented a brief overview of the division of powers within a local government structure; state and local regulations related to conducting public meetings; and the roles and responsibilities of members appointed to serve on City Boards, Commissions, and Committees.

City Clerk Radeva answered related questions from Committee Members. Staff outlined the process in which the City Council receiving an update on Sub-Committee enforcement recommendations prior to the regular Committee meeting; and related published agenda packets and notices in advance of the August 4, 2020, City Council meeting.

**BUSINESS SESSION**

**1. APPROVE ENFORCEMENT SUB-COMMITTEE RECOMMENDATIONS**

Community Resources Director Escobedo presented the staff report, which is

on file in the Design and Development Department.

The Committee reviewed and discussed the updates made to the Enforcement Sub-Committee recommendations.

**MOTION** – A motion was made and seconded by Committee Members Monroe/McDonough to approve the report containing the Enforcement Recommendations for the STVR Program as submitted. AYES: Committee Members Best, Butler, Caldwell, Church, Grotzky, McDonough, Monroe, Shelton, Spinney, and Chair Schutz. NOES: Committee Members Coronel, Franco, Jonasson, Navarro, and Tamm. ABSENT: None. ABSTAIN: None. Motion passed 10-5.

### **STUDY SESSION**

#### **1. DISCUSS DENSITY SUB-COMMITTEE REPORT AND UPDATE**

Design and Development Director Castro presented the staff report, which is on file in the Design and Development Department; provided an overview of the Density Sub-Committee's focus and objectives, consisting of the following two main density topics: in home/rental density and property density.

Committee discussion followed regarding the Density Sub-Committee's membership, as approved by the Committee at the August 6, 2020, regular meeting; and staff provided guidance on the established process for placing items on future agendas for Committee consideration.

### **CHAIRPERSON AND COMMITTEE MEMBER ITEMS**

Staff provided information on how the newly approved Enforcement Recommendations for the STVR Program will be prepared and presented to City Council.

### **ADJOURNMENT**

There being no further business, it was moved and seconded by Committee Members Monroe/McDonough to adjourn this meeting at 6:01 p.m. Motion passed unanimously.

Respectfully submitted,

LORI LORETT, Committee Secretary  
City of La Quinta, California

DRAFT

# City of La Quinta

STVR PROGRAM AD-HOC COMMITTEE: September 3, 2020

## STAFF REPORT

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**AGENDA TITLE:** DISCUSS DENSITY SUBCOMMITTEE REPORT AND UPDATE

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### RECOMMENDATION

Discuss density subcommittee report and findings and provide direction and recommendations.

### SUMMARY

At the August 6, 2020 STVR Program Ad-Hoc Committee (Committee) meeting, the Committee formed a density subcommittee to research, study, and prepare a report and recommendations for the Committee's consideration on addressing density/over-concentration of STVRs within the City; as well as, to review the current maximum daytime/nighttime occupancy of an STVR and make any recommendations.

The density subcommittee membership is comprised of Committee Members Best, Caldwell, Church, Spinney, and Chair Schutz. City staff members in attendance are Design and Development Director Castro, Senior Planner Flores, Permit Technician Lopez, Committee Secretary Loretz, and Hub Manager Sanchez. The density subcommittee meets weekly, every Friday at 11 a.m., and to date has held three meetings (August 14, 21, and 28) to work on this assignment.

The density subcommittee will provide updates of their research and findings on the assigned topics as listed above; and will prepare a report with recommendations for the Committee's review and consideration, which will then be forwarded to the City Council.

Written By: Danny Castro, Design and Development Director

# City of La Quinta

STVR PROGRAM AD-HOC COMMITTEE: September 3, 2020

## STAFF REPORT

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**AGENDA TITLE:** RE-EVALUATE DENSITY SUBCOMMITTEE MEMBERSHIP

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### RECOMMENDATION

- A. Reaffirm existing density subcommittee membership.
- B. Modify existing density subcommittee membership.

### SUMMARY

At the August 6, 2020 STVR Program Ad-Hoc Committee (Committee) meeting, the Committee discussed the formation and membership of a density subcommittee to research, study, and prepare a report and recommendations for the Committee's consideration on addressing density/over-concentration of STVRs within the City. The following Committee Members volunteered to serve on the density subcommittee – Committee Members Best, Caldwell, Church, Spinney, and Chair Schutz.

Per a Committee Member's request at the August 19, 2020 Special Committee Meeting, the membership of the density subcommittee is being brought back for Committee consideration.

The density subcommittee meets weekly, every Friday at 11 a.m., and to date has held three meetings (August 14, 21, and 28) to work on this assignment.

Committee Members appointed to serve on the density subcommittee are required to commit to attending the weekly scheduled meetings and independently conduct extensive research on the assigned topic.

Written By: Danny Castro, Design and Development Director

# City of La Quinta

STVR PROGRAM AD-HOC COMMITTEE: September 3, 2020

## STAFF REPORT

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**AGENDA TITLE:** APPROVE ENFORCEMENT SUBCOMMITTEE REPORT WITH RECOMMENDATIONS TO MODIFY STVR FINES AND VIOLATIONS

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### RECOMMENDATION

Approve enforcement subcommittee report with recommendations to modify STVR fines and violations.

### SUMMARY

At the July 9, 2020 meeting of the STVR Program Ad-Hoc Committee (Committee), an enforcement subcommittee was formed to research, study, and prepare a report and recommendations for the Committee's consideration on STVR enforcement regulations. Several enforcement related topics were listed by the Committee as topics for review and study.

The enforcement subcommittee is comprised of Committee Members Caldwell, McDonough, Monroe, Shelton, and Chair Schutz. City staff in attendance are Community Resources Director Escobedo, Public Safety Manager Mendez, Design and Development Director Castro, Code Compliance Supervisor Meredith, and Hub Manager Sanchez.

At the August 19, 2020 meeting, the Committee reviewed and discussed the enforcement subcommittee's "STVR Enforcement Recommendations – Revision 4" report. The Committee approved the report as presented with a majority vote of 10-5.

The enforcement subcommittee's focus has now shifted from STVR compliance enforcement to reviewing STVR violations and assessing related fines. The enforcement subcommittee has held two meetings, on August 21 and 28, and has prepared the attached "STVR Fines and Violation Recommendations" report for the Committee's consideration.

Attachment 1: STVR Fines and Violation Recommendations

Attachment 2: Citation Data

Attachment 3: Ordinance Comparison

## Attachment 4: Citation and Ownership Data

Written By: Danny Castro, Design and Development Director



# City of La Quinta STVR Committee

## Enforcement Subcommittee

### STVR Fines and Violation Recommendations

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This report contains specific recommendations on violations unanimously approved by the Enforcement subcommittee.

In generating these recommendations, the subcommittee has considered the relative impact of violations including - but not limited to - three primary areas:

- Impact on the ability of the City to effectively regulate and manage STVR Properties
- Impact of a compliance violation on neighboring properties
- Aligning the interests of an STVR homeowner with the interests of the neighborhood.

The subcommittee believes the magnitude of fines assessed should be strong enough to act as a behavioral modifier with respect to future conduct, with the three most serious offenses being:

- Operating without a permit (bypassing the regulatory process altogether)
- Noise and personal conduct violations (neighborhood and quality of life disruption)
- Serial offenses (repeated violations)

Research indicates the vast majority of STVR properties comply with existing regulations, however the relative few that do not tend to result in highly visible and disruptive behaviors that impact neighborhood quality of life and require significant City resources to manage. It is therefore prudent to ensure the fine structure is sufficient to discourage future activity.

These recommendations are consistent with adjacent Coachella Valley Cities STVR fine structures.

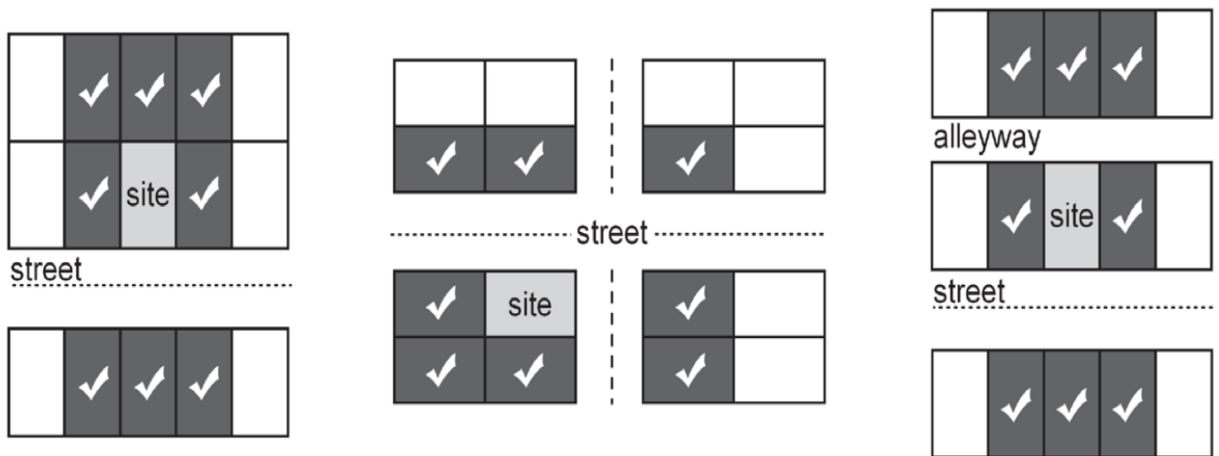
1. General STVR Violations (Noise / Parking) –

- First Violation: \$1,000
- Second Violation: \$2,000 + Suspension of STVR permit for a period of not less than 30 days and not more than 1 year

2. Operating a STVR without a valid short-term vacation rental permit –

**City of La Quinta STVR Committee  
Enforcement Subcommittee**

- First Violation: \$4,000 + Suspension on applying for a STVR permit for a period of not less than 30 days (with every additional day being an offense)
  - Second Violation: \$6,000 + Suspension on applying for a STVR permit for a period of not less than 1 year (with every additional day being an offense)
3. Failure to respond within the defined timeframe in person or by phone –
- First Violation: \$2,000
  - Second Violation: \$2,000 + Suspension of STVR permit for a period of not less than 30 days
4. Exceeding Occupancy Limits without a permit –
- First Violation: \$2,500
  - Second Violation: \$5,000 + Suspension of STVR permit for a period of not less than 30 days
5. The City will notify all adjacent properties as indicated in the illustration below in the event an STVR permit is revoked for any reason or any length of time.



Column1	Column2	Column3	Column4	Column5	Column6	Column7	Column8	Column9	Column10	Column11	Column12	Column13	Column14	Column15	Column16	Column17	Column18	Column19	Column20
	2020	2020	2020	2020	2020	2020	2020	2019	2019	2019	2019	2019	2019	2019	2019	2019	2019	2019	2019
	July	June	May	April	March	February	January	December	November	October	September	August	July	June	May	April	March	February	January
Number of Complaints	246	164	151	312	101	20	12	22	32	39	46	68	94	48	49	167	36	21	15
Citations Issued:	38	15	9	9	3	3	1	3	5	10	11	7	15	9	9	20	3	2	0
Noise / Personal Behavior	17	5	1					2	2	1	2	2	1		2		2		
Parking																			
Trash																			
Other (No license, etc)	10	7	7	7	1	1	1	3	3	5	6	1	4	3	7	8	4	2	
Non-Response	13	5		1	2	2				8	5	4	11	5	3	12			
Permit revocations	8	3	3	3	0	0	0	1	2	3	1	2	2	0	0	0	2	0	0

Notes:  
 1. Not every complaint results in a citation. Citations are only issued when a violation is conformed beyond doubt.  
 2. A single citation may include more than one violation.

	Palm Springs	Cat City	Rancho Mirage	Palm Desert	Indian Wells
STVRs allowed?	Yes	Eliminating except for HOA's & Homeshares	Yes	Yes (no apartments or R1,2 zones)	No (HOA's may opt out)
STVR Website	<a href="#">Palm Springs</a>	<a href="#">Cathedral City</a>	<a href="#">Rancho Mirage</a>	<a href="#">Palm Desert</a>	<a href="#">Indian Wells</a>
STVR Ordinance URL	<a href="#">Ordinance 1918</a>		<a href="#">RM Ordinance 1139</a>	<a href="#">Palm Desert STVR Ordinance</a>	<a href="#">Indian Wells Ordinance 710</a>
Other URL	<a href="#">Ordinance 1918 Tool Kit</a>	<a href="#">Cat City Density Map</a>	<a href="#">RM STVR Municipal Code 3.25</a>	<a href="#">Palm Desert STVR Zoning Map</a>	<a href="#">HOA Opt Out Map</a>
Other URL		<a href="#">Monthly Report &amp; Call Log</a>			
Other URL		<a href="#">Good Neighbor Brochure</a>			
Licensing:					
Difference between Homeshares & STVR's?	Yes	Yes	No - house & casita must be same renter	Yes	
Limit on # of properties per owner?	Yes		No		
Requires STVR Lic # in Ads?	Yes		Yes	Yes	
Requires Approval from HOA if in HOA?	Yes			Yes	
Home Inspection?	Yes ( annual ) + fire & safety		Yes, at any time (3.25.067)	Yes, at City option	
Commercial Insurance required?	Yes				
Owner/Operator/Manager mandatory education?	No	No			
Neighbors notified?		Yes - 300ft, Application & renewal		Yes, 200ft (mailing labels required)	
Allow Separate House/Casita rentals					
Rental Procedures:					
Cap on # of stays?	Yes - 36/year (4 in July-Sep)				
Minimum Stay requirement?	No		No	Yes, 3 days, 2 nights	
Require in-person handover (no self checkins)?	Yes		Yes	Yes	
Requires resp party to explain Rules to Renter?	Yes		Yes	Yes	
Requires signature from Renter acknowledging rules?	Yes		Yes	Yes	
Posting Docs inside house?	Yes - front and back doors		Yes - and given to every occupant	Yes	
Phone response time?	Yes - 15 minutes		Yes, 45 minutes	Yes, 30 minutes	
Physical response time?	Yes - 30 minutes		Yes, 45 minutes	Yes, 30 minutes	
Age Limitations?	Resp Person >25yo		Resp Person >30yo	Resp Person >25yo	
Environment:					
Amplified Noise	None at any time	None during quiet time	None at any time	None during quiet time	
Quiet Time Hours?		10:00 p.m. - 7:00 a.m. pools & spas closed	10:01 p.m - 6:59 a.m.	10:00 p.m. - 7:00 a.m.	
Density:					
Bedrooms	1/2/3/4/5/6	1/2/3/4/5/6/7	1/2/3/4/5/6/7	1/2/3/4/5/6/7	
Overnight Occupants	2/4/6/8/10/12	2/4/6/8/10/12/14	2/4/6/8/10/12/14	2/4/6/8/10/12/14	
Additional Daytime Occupants	4/4/4/4/4/4	6/4/6/8/8/6/4	6/4/6/8/8/11	2/4/6/8/8/8/6	
Total daytime occupants	6/8/10/12/14/16	8/8/12/16/18/18/18	8/8/12/16/18/20/25	4/8/12/16/18/20/20	
Property Density for STVR's			< 10% within district + other restrictions		
Parking					
Total Vehicles allowed	1/2/3/4/5/6 (#bedrooms)	unrestricted	1/2/3/4/5/6/7 (#bedrooms)	unrestricted	
On street Parking OK?	Yes	Yes	No	No	
License # required?			Yes		
Fines:					
First Offense	\$500 / Day	\$5,000	\$1,000	\$1,000	
Second Offense	\$1,000 / Day	\$10,000	\$2,000	\$3,000	
3+ Offenses	\$1K/day+suspend for 2 Years	escalating	\$4,000 / \$8,000 each additional	\$5K+suspend for 2 Years	
Fine multiplier	No	No	Fines doubled of occupancy exceeded	No	
Operation without Permit	\$5,000 / \$10,000 / escalating		\$5,000 / \$10,000 each additional	\$5,000	
Failure to respond penalty	as above	\$1,000 / \$3,000 / Revocation	as above	as above	
Failure to properly advertise	\$2,500 / \$5,000+Suspension	\$2,500 / \$5,000+revocation			
Neighbor notification of STVR Suspension			Yes		
Special Event W/O permit					
Other					

	Indio	La Quinta (current)	La Quinta (Exec Order #9)	La Quinta (recommendations)
STVRs allowed?	yes	Yes		
STVR Website	<a href="#">Indio Web Page</a>	La Quinta		
STVR Ordinance URL	<a href="#">Indio STVR Ordinance 1665</a>	<a href="#">Ordinance 572</a>	<a href="#">Exec Order #9</a>	
Other URL	<a href="#">STVR Property Map</a>			
Other URL	<a href="#">Ordinance Chapter 37 - STVR Regs</a>			
<b>Licensing:</b>				
Difference between Homeshares & STVR's?	none noted	No		?
Limit on # of properties per owner?	none noted	No		?
Requires STVR Lic # in Ads?	yes	Yes		yes
Requires Approval from HOA if in HOA?	none noted	No		?
Home Inspection?	yes (may request)	Only if indicated by discrepancy		?
Commercial Insurance required?	none noted	No		?
Owner/Operator/Manager mandatory education?	none noted	No		yes*
Neighbors Notified?		No		yes*
Allow Separate House/Casita rentals		No - must be to same person		?
<b>Rental Procedures:</b>				
Cap on # of stays?		No		?
Minimum Stay requirement?		No		?
Require in-person handover (no self checkins)?		No		?
Requires resp party to explain Rules to Renter?	yes	Yes		?
Requires signature from Renter acknowledging rules?	just contract	Yes		?
Posting Docs inside house?	yes, license & permit	Yes		yes
Phone response time?	45 min	Yes, 45 minutes	45 Mins - Immediate Suspension	30 min*
Physical response time?	15 min for 'corrective action' call	Yes, 45 minutes	45 Mins - Immediate Suspension	
Age Limitations?	Resp Person >21yo	Resp Person >21yo		?
<b>Environment:</b>				
Amplified Noise	cannot 'disturb' the neighbors as per city ordinance; prohibits parties	None during quiet time	None at any time	none from 8pm - 8am*
Quiet Time Hours?	10pm - 8am	10:00 p.m. - 7:00 a.m.	10:00 p.m. - 7:00 a.m. No Loud Noise at any time	10pm-8am*
<b>Density:</b>				
Bedrooms		1/2/3/4/5/6/7/8/9		1/2/3/4/5/6/7/8/9
Overnight Occupants	2/BR +2 day and night	4/6/8/10/12/14/16/18		2/2/4/6/8/10/12/14/16/18**
Additional Daytime Occupants	can request more w certain conditions	4/2/4/4/4/6/6/6/6/6/6/		
Total daytime occupants		8/8/8/12/16/18/20/20/22/24		6/6/8/10/12/14/16/18**
Property Density for STVR's	density map available online; no limits			in process
<b>Parking</b>				
Total Vehicles allowed	not allowed in front of neighbors; no oversized vehicles	Onsite=#Beds/4		?
On street Parking OK?	only as above	Yes		3*
License # required?	yes	No		?
<b>Fines:</b>				
First Offense	\$500/day	\$500	\$1,000	\$1,000 **
Second Offense	\$750/day	\$1,000	\$2,000+Suspend (30 day - 1 year)	\$2,000+suspension of >30days**
3+ Offenses	\$1,000/day	\$1,500 + Suspend (30 day - 1Yr)	N/A	2 strikes*
Fine multiplier		No	Per Ordinance * 2	X
Operation without Permit	\$1,000	\$1,000 /\$1,500 / \$2,000	\$2,000 /\$3,000 / \$4,000	\$4,000/\$6000+suspension**
Failure to respond penalty	as above 1st, 2nd, 3rd	as above	Suspension	\$2,000/\$2,000+suspension**
Failure to properly advertise	as above 1st, 2nd, 3rd	as above	Suspension	?
Neighbor notification of STVR Suspension		No	No	yes**
Special Event W/O permit		\$5,000	\$10,000	excess occupancy' covered above
		Fines by property	Fines by property	
<b>Other</b>				
	trash must be kept out of sight and in proper containers			* - approved by Ad Hoc
	must provide list of occupants			** - approved by subcommittee
	new permit denied if owner had a violation in last 12 mon			

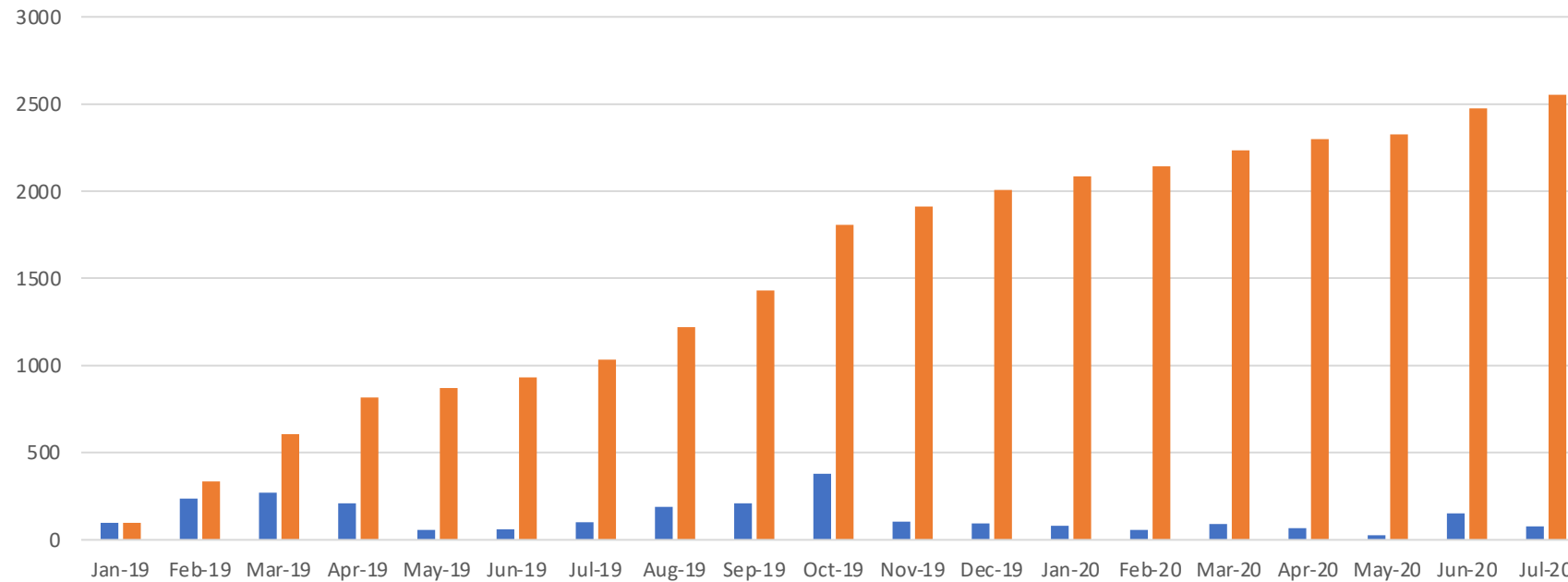
	Carlsbad, CA	Newport Beach, CA
Allow STVR's?	only in 'coastal zone' (about 1/2 city) and 1	no R-1 (single family homes); units in a Safety
STVR Website	condo complex by La Costa	Enhancement Zone (SEZ; hi tourist impact area)
STVR Ordinance URL	<a href="#">Carlsbad STVR Website</a>	are subject to stricter enforcement
Other URL	<a href="#">Carlsbad Municipal Code</a>	<a href="#">Newport Beach STVR Page</a>
Other URL	<a href="#">Carlsbad Ordinance CS-272</a>	<a href="#">Newport Beach Muni Code STVR</a>
Licensing:		
Difference between Homeshares & STVR's?		
Limit on # of properties per owner?		
Requires STVR Lic # in Ads?	yes	yes
Requires Approval from HOA if in HOA?		
Home Inspection?		yes; if info falsified, owner is charged w cost of
Commercial Insurance required?		inspection and may not be granted license
Owner/Operator/Manager mandatory education?		
Neighbors Notified?		
Allow Separate House/Casita rentals		
Rental Procedures:		
Cap on # of stays?		
Minimum Stay requirement?		
Require in person Handover (no self checkins)?		
Requires resp party to explain Rules to Renter?		
Requires signature from Renter ack rules?		
Posting Docs inside house?	yes	yes
Phone response time?	45min	30 min
Physical response time?	in a timely manner if indicated	owner or manager must live within 25 miles of
Age Limitations?		rental
		Resp Person >21yo
Environment:		
Amplified Noise	none outside; no noise heard at property	
Quiet Time Hours?	line 10pm-10am	no 'disorderly conduct or unreasonable noise' 10pm-10am
Density:		
Bedrooms		
Overnight Occupants	2/BR +1	limited to building and fire code restrictions
Additional Daytime Occupants	none	
Total daytime occupants	same as overnight	
Property Density for STVR's	none; limits to coastal zone	
Parking		
Total Vehicles allowed	only onsite (driveway, garage, carport); no	owner must make all onsite spots available to
On street Parking OK?	oversized vehicles	guests (i.e. can't use them himself) before
License # required?	no	parking on the street
Fines:		
First Offense	billed for law enforcement	No financial fines but heavy suspensions (below)
Second Offense	billed for law enforcement	2 violations/12 mo = 6 month suspension; in
3+ Offenses	billed for law enforcement	'SEZ' - 1 yr suspension
Fine multiplier		2 noise & nuisance citations in 24 months = 1
Operation without Permit	may suspend	year suspension or absolute revocation
Failure to respond penalty	billed for law enforcement	if there is another citation 6 mo after a
Failure to properly advertise	may suspend	suspension ends, license is revoked.
Neighbor notification of STVR Suspension		3 strikes in a 12 month period = revocation
Special Event W/O permit	none allowed	
Other		
	must post permit OUTSIDE and visible to	
	street w numbers to call for disturbances	
	new permit denied if owner had a violation	
	in last 12 mon	
	trash must be kept out of sight and in	
	proper containers	

# City of La Quinta STVR Program Ad-Hoc Committee

Citation & Ownership Data

# STVR Growth

STVR Licenses by Month & Cumulative Jan 2019 - July 2020



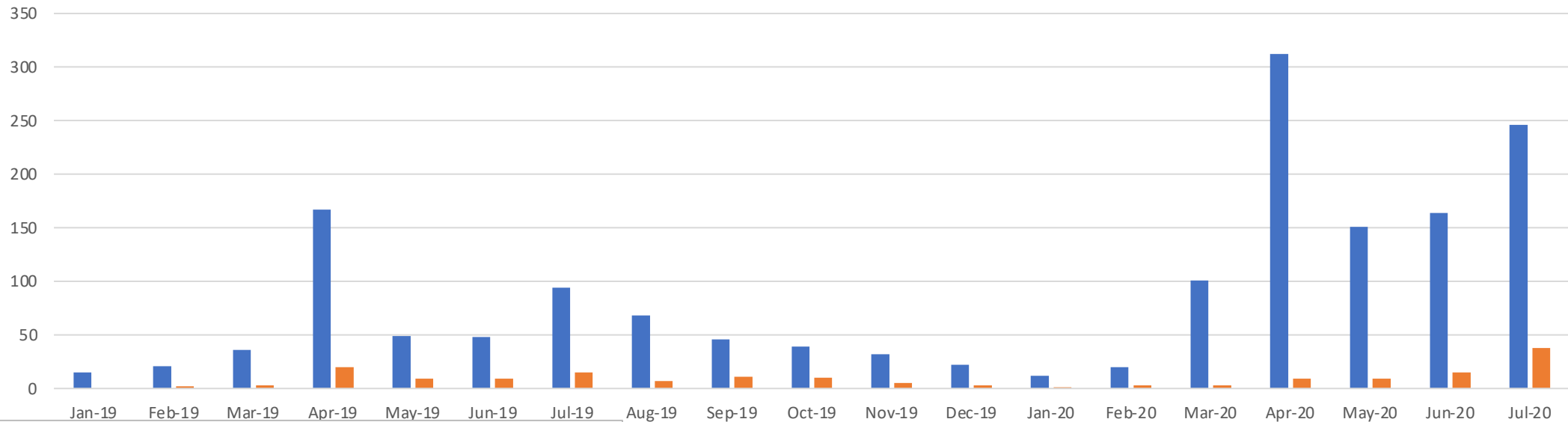
Month	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	Jul-20
STVR Licenses Issued	97	238	271	209	57	61	100	188	209	378	104	94	79	57	91	66	26	151	78
Cum Licenses Issued	97	335	606	815	872	933	1033	1221	1430	1808	1912	2006	2085	2142	2233	2299	2325	2476	2554

Source: City: Requested Data.pdf



# Complaints & Citations Jan 2019 – July 2020

## Complaints & Citations January 2019 - July 2020



**Notes:**

1. Not every complaint results in a citation.
2. Citations are only issued when a violation is conformed beyond doubt.
3. A single citation may include more than one violation.

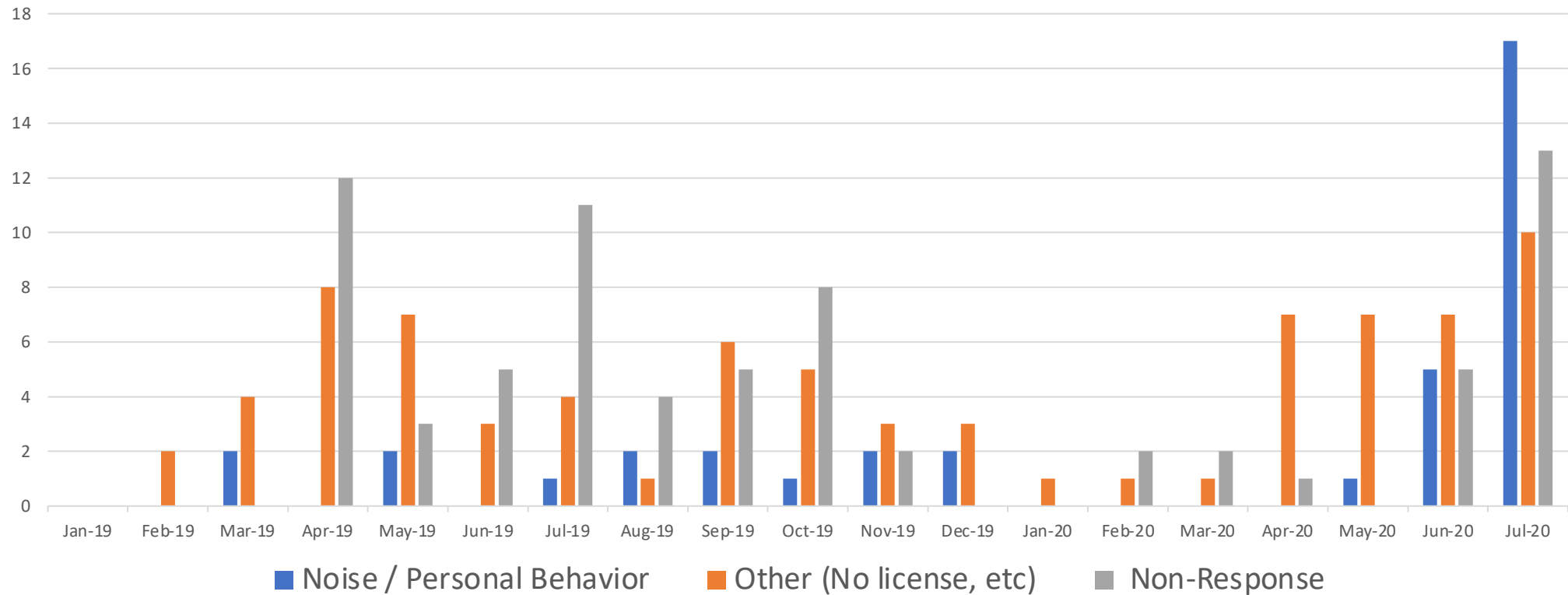
■ Complaints ■ Citations

Month	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	Jul-20
Number of Complaints	15	21	36	167	49	48	94	68	46	39	32	22	12	20	101	312	151	164	246
Citations Issued:	0	2	3	20	9	9	15	7	11	10	5	3	1	3	3	9	9	15	38
Noise / Personal Behavior	0	0	2	0	2	0	1	2	2	1	2	2	0	0	0	0	1	5	17
Other (No license, etc)	0	2	4	8	7	3	4	1	6	5	3	3	1	1	1	7	7	7	10
Non-Response	0	0	0	12	3	5	11	4	5	8	2	0	0	2	2	1	0	5	13

Source: City: Citation Data 08122020.xlsx

# Types of Citations Jan 2019 – July 2020

## Type of Citation



Month	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	Jul-20
Number of Complaints	15	21	36	167	49	48	94	68	46	39	32	22	12	20	101	312	151	164	246
Citations Issued:	0	2	3	20	9	9	15	7	11	10	5	3	1	3	3	9	9	15	38
Noise / Personal Behavior	0	0	2	0	2	0	1	2	2	1	2	2	0	0	0	0	1	5	17
Other (No license, etc)	0	2	4	8	7	3	4	1	6	5	3	3	1	1	1	7	7	7	10
Non-Response	0	0	0	12	3	5	11	4	5	8	2	0	0	2	2	1	0	5	13

Source: City: Citation Data 08122020.xlsx

# Citations by Owner/Manager Jan 2019 – July 2020

Citation by Type of Manager

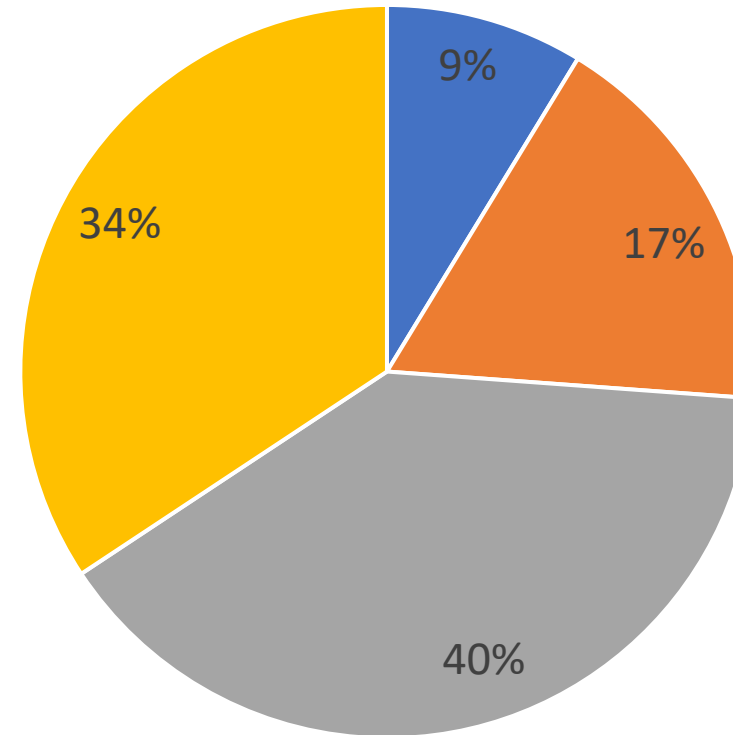
CV Owner: Owner whose billing address is in Coachella Valley (excluding La Quinta)

La Quinta Owner: Owner whose billing address is in La Quinta

Out of Area Owner: Owner whose billing address is out of Coachella Valley

Property Manager: Owner who has engaged Property Manager Services

Data by Type of Owner/Manager:			
Type			
CV Owner	15	9%	
La Quinta Owner	30	17%	
Out of Area Owner	68	40%	
Property Manager	59	34%	
Total	172	100%	



■ CV Owner    ■ La Quinta Owner    ■ Out of Area Owner    ■ Property Manager

# City of La Quinta

STVR PROGRAM AD-HOC COMMITTEE: September 3, 2020

## STAFF REPORT

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**AGENDA TITLE:** APPROVE FORMATION OF ADDITIONAL SUB-COMMITTEES AND APPOINT RELATED MEMBERSHIP

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### RECOMMENDATION

Approve formation of additional sub-committees and appoint related membership.

### SUMMARY

At the August 6, 2020 meeting of the STVR Program Ad-Hoc Committee (Committee) it was recommended that additional subcommittees be formed to research, study, and prepare reports and recommendations for the Committee's consideration on other STVR topics from list created by the Committee.

Currently, there are two active subcommittees on enforcement and density. The Committee may consider creating additional subcommittees to focus on marketing/public relations and STVR permit and license application, review, and approval process.

The Committee can vote to create additional subcommittees as deemed necessary and appoint related membership.

Written By: Danny Castro, Design and Development Director

[Airbnb Newsroom](#)

# Airbnb Announces Global Party Ban

By [Airbnb](#) · August 20, 2020 · [Policy](#)

Today we're announcing a global ban on all parties and events at Airbnb listings, including a cap on occupancy at 16. This party ban applies to all future bookings on Airbnb and it will remain in effect indefinitely until further notice.

## How we got here

Unauthorized parties have always been prohibited at Airbnb listings. In fact 73 percent of our listings globally already ban parties in their House Rules, and the vast majority of our guests behave in manners that show respect for House Rules and for neighbors. We've historically allowed hosts to use their best judgment and authorize small parties – such as baby showers or birthday parties – if they're appropriate for their home and their neighborhood.

Last year, we began imposing much stricter limits – starting with a global ban on “party houses” – meaning, listings that create persistent neighborhood nuisance. We also launched a [24/7 neighborhood support hotline](#) in the U.S. and Canada – with plans for global expansion – to communicate directly with neighbors and help us effectively enforce the party house ban. This complemented new initiatives to stop unauthorized parties – such as manual review of high-risk reservations, as well as [restrictions on allowing guests under the age of 25](#) without a history of positive reviews to book entire home listings locally.

When the pandemic was declared, and social distancing became an important element in promoting public health and responsible travel, we updated our policies. We started by removing both the “event-friendly” search filter from our platform as well as “parties and events allowed” House Rules from any

event-friendly listings. Most importantly, we introduced a new policy requiring all users to adhere to local COVID-19 public health mandates. At the time, most local governments were imposing strict limits on gatherings, which effectively created a form-fitting, patchwork ban on parties and events.

However, in many large jurisdictions, public health mandates on gatherings have changed – and in some places swung back and forth in response to the changing rates of COVID cases – as have regulations on bars, clubs and pubs. Some have chosen to take bar and club behavior to homes, sometimes rented through our platform. We think such conduct is incredibly irresponsible – we do not want that type of business, and anyone engaged in or allowing that behavior does not belong on our platform.

Based on these developments, instituting a global ban on parties and events is in the best interest of public health.

## **Here's how the ban will work**

- Parties are now prohibited on all future bookings
- Occupancy at Airbnb listings will be capped at 16 people. This is primarily relevant to larger homes that we previously allowed to list as able to accommodate 16+ people.
- We are currently scoping a potential exception process for specialty and traditional hospitality venues (i.e. boutique hotels)
- Guests will be informed about Airbnb's party rules and informed that they may be legally pursued by Airbnb if they violate our policy. This work is currently being operationalized and will be rolled out in the near future.

## **Here's what's next**

We are currently in the process of communicating this new policy to our global community. We are partners with our hosts on this important issue and we both feel the pain when an unauthorized party occurs during an Airbnb reservation. We believe having a simpler, global policy will allow us to better support the vast majority of hosts who already ban parties in their homes.

We acknowledge that there will always be those who attempt to break the rules. This is why we've implemented steep consequences for hosts or guests who try to skirt them – including bans from our community and [even legal action](#).

We also understand that 16 is not a magic number, and issues can occur with groups of any size. To be clear, we are not sanctioning smaller gatherings with this policy and all community members are expected to comply with local health restrictions on gatherings. We are capping guests at 16 in these large properties as one step amongst several, all designed to mitigate any efforts to misuse an Airbnb for a party. We will continue to enforce our party rules against groups of any size and will be taking action both on guests and listings if we receive reports from neighbors.