

**HAND OUTS**

**CITY COUNCIL  
MEETING**

**SEPTEMBER 15, 2020**

**From:** B Anderson <[REDACTED]>  
**Sent:** Tuesday, September 15, 2020 1:44 PM  
**To:** Monika Radeva  
**Cc:** City Clerk Mail  
**Subject:** Re: Anderson, Brad - public comments from August 4 Council Meeting (Written)

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

**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.

Good Afternoon,

I'm sorry but I'm unsure on "links"

I was confirming that your Aug 4 meeting minutes were correct - and was hoping to view the public comments before the closed session meeting on your City's website - But was unable due to your system not working.

I will attempt to be accessible around 4:PM today to receive your phone call - but I have to assist someone and may not be able participate by telephone?

But if unable to be reached:

Please add and read the following remarks into the Record:

Please relay my concerns about the City's use of closed session to talk about Items that the General Public has the right to be Involved in. This matter is Illustrated by the Inappropriate "leaking" of conversations between supervisors Hewitt and Spiegel this morning at the Riverside County Board of Supervisors Meeting. There were derogatory remarks that were made - and our Supervisor (Perez) and staff hold the reasonably for allowing that to happen.

Thank you,

Brad Anderson | Rancho Mirage, CA. | [REDACTED]

CITY COUNCIL MEETING - SEPTEMBER 15, 2020 - PUBLIC COMMENTS BY RESIDENT CARRIE BREESWINE  
PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA - RELATED TO STVR

**From** [REDACTED]

**Sent:** Monday, August 31, 2020 9:50 PM

**To:** Linda Evans <[Levans@laquintaca.gov](mailto:Levans@laquintaca.gov)>; Robert Radi <[Rradi@laquintaca.gov](mailto:Rradi@laquintaca.gov)>; John Pena <[jpena@laquintaca.gov](mailto:jpena@laquintaca.gov)>; Kathleen Fitzpatrick <[kfitzpatrick@laquintaca.gov](mailto:kfitzpatrick@laquintaca.gov)>

**Cc:** Lori Loret <[llorett@laquintaca.gov](mailto:llorett@laquintaca.gov)>

**Subject:** STVRs Impact to our community - Request for inclusion in upcoming meetings

**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 Mayor Evans, City Council and STVR Sub-Committee representatives,

I respectfully request that this email is attached to the next agenda of both the Ad Hoc STVR committee this Thursday and the City Council meeting on September 15<sup>th</sup>.

Thank you all for your service to our community. I appreciate that your job is a difficult balance of maintaining the needs of the residents, local businesses rental property owners and those that come to experience LQ for a short time. The saying goes "follow the money," and there are two sides to this story here. While the short term rentals bring much revenue to the property owner, some tax revenue for the City and minimal revenue to the community – stores, restaurants, etc., I am confident that the longer term rentals and permanent residents provide for sustainability of the entire community. That revenue is at risk, and I would predict a significant change in the next 3-6 months if no substantive changes in rules and enforcement are made now.

By way of this letter, I would like to share my experience and implore you to help us gain back the peace and pleasure we once knew here in La Quinta.

My husband and I moved to PGA West 3 years ago in anticipation of our eventual retirement. We still work, but the beauty of the Valley, and the quiet nature of this community drew us to settle here with the hope that we will stay for many years. Now we fear for our safety every week, with thousands of non-resident strangers entering our gated community, with ease. You may be familiar with the recent apprehension by police of a couple squatting in PGAW and looting a home of belongs, including a car and golf cart with transponders allowing for easy ingress and egress to all PGAW gates. To be clear, we set our house alarm every night.

Our world has changed substantially over the last 5 months in ways we could not imagine, but what makes our self inflicted quarantine the hardest to bear is the evolution of our quiet community to one of a weekend party town, where rules of respect and common courtesy are paused for the 48-72 hour visitors. The pure volume of "guests" and vehicles is overwhelming to our security, and enforcement by the City has been arguably pushed beyond. The current policies and resources to enforce these policies has been ineffective due to this exponential increase in constant influx of renters to our community who seemingly don't know or care about the rules. What further exacerbates the issue is that more properties are being purchased by Property Rental companies versus individuals living in the community. What makes this difficult for us and those on our street, is that the 5 houses that are directly across the golf course are rentals and I have line of sight to 4 other homes. These are all single family homes with pools and rentals advertising "sleeps up to 12-16." Sounds like a party, no?

It is clear that our community will change if the current trends continue, and I disagree with some of the emails submitted for the last meeting suggesting that this is not the "new normal." More full time residents, like my husband and I, will be forced to sell our home, leave the Club and move somewhere that has the quality of life we thought we found here in La Quinta. We are not the only ones thinking this

way. This will ultimately result in declining home values (as the market will be flooded with listings,) reduce the revenue of the Golf Club, and likely turn PGA West into a Rental Community. Perhaps this is an acceptable outcome to some, but not for me and many of my neighbors. I recently circulated an email to our club and HOA staff, addressed to less than 15 people, and that email ultimately made its way to 10 times that. People reached out to me for help and direction on how to address these problems now, before it is too late. I was disappointed to learn that this has been going on much longer than COVID for many people.

The recommendations by the STVR Sub Committee as presented at the August 5<sup>th</sup> meeting were a great step in the right direction, and I hope that the Council will pass these as quickly as possible. Further, I offer these other ideas for your consideration:

1. Reconsider STVR allowed duration. Someone said to me recently; "Two days is a party, two weeks is a vacation." We have had some families come in for a week or two, and for the most part have very little issue, but then the weekender's come and we start all over again with the noise, trespassing, etc. (I have documented a number of occurrences, should anyone be interested in photos and descriptions.) The most alarming was a pool hopping incident where a group of females made their way up more than a dozen homes and jumped into random pools, I witnessed 5. I was helpless, as there was no one I could call that was empowered to do something because I didn't know which house they were renting, and by the time the City or Police would get here, it would be over.
2. Better coordination between the City and PGA West HOA and Club. In addition to the added resources recommended by the Sub Committee, is it possible to empower representatives from the Golf Courses or Community Security to act as agents of the City to witness and report violations, that can result in fines, citations and suspension?
3. Raise fines for the Rental Owners who violate, or allow their renters to violate policies. This would likely drive additional fine revenue for the City, and encourage Rental Owners to reconsider their marketing to encourage responsible renters looking to take advantage of the quiet enjoyment of our community.
4. Drive engagement with the Rental property owners in a more timely fashion, perhaps a 6 hour response by them or their representative. 24 hours is far to long to deal with the behaviors that are inconsistent with our community. A few of the emails from STVR owners submitted to record for the August 5<sup>th</sup> meeting suggest an even more restrictive solution.
5. Require the owners or representative, to check guests in and out, review the rules, and any violations/complaints on the way out. I have heard that a number of Cities have found this policy to be successful.

Frankly, the easiest solution is to ban STVRs in La Quinta, like many of the surrounding cities. That said, I believe there are ways that residents and renters/owners can live harmoniously. In this case, the rules need to discourage the "bad actors" from settling in LQ, and encourage the responsible STVR owners with a way to work in harmony within our community and contribute to the sustainability, without detracting from the quiet enjoyment of all who live, and visit here.

Please let me know how I can contribute to the solution of this very important issue, as I am still hopeful to stay in La Quinta.

Respectfully,  
Carrie Breeswine



**From:** Arlene Gotshalk [REDACTED]

**Sent:** Wednesday, August 26, 2020 1:21 PM

**To:** Lori Lorette <[llorett@laquintaca.gov](mailto:llorett@laquintaca.gov)>

**Subject:** A plan that would maintain both STVRs and TOT income, increase oversight of rentals, and reduce local complaints

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

The City definitely has a fiscal responsibility to maintain TOT income, especially in these trying economic times. The Gem, August 2020, reported an income of \$6,455,100 from Hotels and Vacation Rentals which is 13% of the Annual Budget. The article did not break down which income is from each: Hotels and VRs but TOT income to the City's budget is important.

### **POTENTIAL LIABILITY FOR THE CITY**

The ongoing complaints about STVRs (noise, parking, trash, loud music, residential vs. commercial use of property, etc.) are well founded and documented. The frustration of having to police one's own neighborhood is high. (Residents are confused. See attached discussions from Next Door in the past week.)

However, I have not heard any discussions regarding the **Compliance with life/safety standards** that are commonly applied to other types of lodging establishments (such as hotels, motels and bed-and-breakfasts). What type of oversight is given to this potential liability and at what cost?

A discussion I had with a realtor who is also a property manager stayed in my mind. She related that a few years ago, the Palm Springs STVR scene was experiencing many of the same problems that La Quinta is currently having. Then, she went on to say that now the situation is fairly stable. She said Palm Springs controlled many STVR complaints through **high \$ sanctions** which led to mostly **professionally managed STVRs**.

**Based on this information, here is an idea for a plan that would maintain both STVRs and TOT income, increase oversight of rentals, and reduce local complaints.**

### **PLAN:**

- Continue with the ban on new STVRs to maintain the current number of STVRs
- Devise a plan to control the density so a single block is not saturated with STVRs
- **Give priority to hosted STVRs and owners who live in La Quinta**
- **\*\*Enforce high \$\$ sanctions** for violations (noise, parking, trash, loud music, etc.)
  - Many amateur Airbnb owners do not want the hassle and the cost
- Professional property management takes over management most VRs
  - (Other cities like Palm Springs have had success with this model)

**OUTCOMES:**

- **With professional management companies:**
  - Walk through of rental property is standard practice
  - Develop process to manage compliance with life/safety standards
  - Increase screening and control over “renters” – party goers vs. visitors here to support and enjoy our community.
  - Different clientele who often pays more for rent
- Continued TOT income for City
- Possible higher TOT from higher rents

Thank you for your efforts to help La Quinta find solutions to the STVR controversy.

Please include my letter in both the STVR Committee packet and in the City Council Member’s packet for their respective upcoming meetings.

Thank you,  
Arlene Gotshalk

 La Quinta, CA

- Home
  - The Cove
  - Map
  - Digest
  - Neighborhood
  - Help Map **New**
  - Businesses
  - For Sale & Free
  - Local Deals **New**
  - Events
  - Real Estate
  - Safety
  - Lost & Found
  - General
  - Groups
  - All Groups
  - Topics
  - All Topics **New**
  - Directories
  - Neighbors
  - Pets
  - Public Agencies
- [Help](#) · [Guidelines](#) · [Privacy](#)  
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Do not sell my information
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Add a comment...

- Home
  - The Cove
  - Map
  - Digest
  - Neighborhood
    - Help Map **New**
    - Businesses
    - For Sale & Free
    - Local Deals **New**
    - Events
    - Real Estate
    - Safety
    - Lost & Found
    - General
  - Groups
    - All Groups
  - Topics
    - All Topics **New**
  - Directories
    - Neighbors
    - Pets
    - Public Agencies
- Help · Guidelines · Privacy  
About · Jobs · Press · Blog  
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[REDACTED]

Like 14 Comments 9

[REDACTED]

Edited 1 day ago Like Reply 8

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Edited 23 hr ago Like Reply 8

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23 hr ago Like Reply 7

[REDACTED]

Edited 1 hr ago Like Reply 7

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2 hr ago Like Reply 3

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2 hr ago Like Reply 1

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2 hr ago Like Reply 1

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7 min ago Like Reply

[REDACTED]

4 min ago Like Reply

[REDACTED]

Just now Like Reply

Add a reply...

Add a comment...



**From:** Arlene Gotshalk [REDACTED]  
**Sent:** Wednesday, September 9, 2020 10:33 AM  
**To:** Lori Loret <[llorett@laquintaca.gov](mailto:llorett@laquintaca.gov)>  
**Subject:** Clarification of my letter of 8/26/20

**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.

Good morning Lori,

(9-9-20)

I listened to the STVR committee meeting last week. I think the intention of my letter of 8/26/20 was not clear.

I am not in favor of STVRs. Their disruption to a neighborhood is well documented. In fact, I think that it is not stressed enough that the safety and security of local residents is invaded. STVRs violate regulations and local residents are forced to be the first responders. There are no background checks on renters of STVRs. An unsafe atmosphere lingers in the neighborhood long after the visitors leave.

My letter was saying that currently, LQ budget has TOT income that is 13% of budget. An elimination of STVRs would result in loss in TOT income. Building more hotels would solve a shortfall of TOT income if there were no STVRs.

However, if the City continues with STVRs, the established problems caused by STVRs need to stop. I was suggesting that many of the problems we are currently facing might be eliminated by instituting high fines for infractions and recruiting professional management of VRs. Higher fines would communicate that we are serious about our regulations and professional management would bring strong and continued local oversight.

Tourism is an important part of the Valley economy. Nevertheless, I think it would be to our advantage to diversify our income stream and create a more sustainable local economy that is not so dependent on tourism.

One way to create more wealth for our community is to attract new residents who would become part of our community. Alain Pinel discussed this idea in The Desert Sun Opinion section (9/8/20). He suggests we recruit techies and other remote workers who can telecommute "who can buy here, raise a family here, pay taxes

here, create more jobs here, create more businesses here, shop and eat at local restaurants, and help preserve the beauty and the character of our communities”.

We all benefit from an increase in new long-term residents.

Once again, thank you for your help and support of the STVR Committee.

Sincerely,  
Arlene Gotshalk

[REDACTED]

La Quinta, CA

Please include my letter in both the STVR Committee packet and in the City Council Member’s packet for their respective upcoming meetings.

--

---

"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]

Good morning Lori,

(9-9-20)

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Once again, thank you for your help and support of the STVR Committee.

Sincerely,  
Arlene Gotshalk

  
La Quinta, CA

Please include my letter in both the STVR Committee packet and in the City Council Member's packet for their respective upcoming meetings.

**From:** Rich Hill [REDACTED]  
**Sent:** Thursday, September 10, 2020 12:47 PM  
**To:** City Clerk Mail  
**Subject:** Written Comments for Sept 15th 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.

From:  
Robert Hill  
Oceanside, Ca  
[REDACTED]

Re: Written comment for item regarding STVR for Sept 15th meeting

As I understand this issue, the city cannot outlaw "short term vacation rentals" unless they grandfather the existing STVR's. It's possible they could pass an ordinance to prohibit future property owners from STVR because new buyers would then be aware of the restrictions when they purchase the home. If they try to pass an ordinance that prohibits current property owners from renting their home "short term" they are interfering with established income streams and would be looking at a large "class action" lawsuit that could include reimbursement for loss of income and damages.

respectfully submitted,

Rob Hill, owner/partner - email-[REDACTED]

**From:** Jim Lambert [REDACTED]  
**Sent:** Tuesday, September 15, 2020 2:49 PM  
**To:** City Clerk Mail  
**Subject:** Meeting 9/15/20 Written 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.

- 1) James Lambert
- 2) La Quinta
- 3) [REDACTED]
- 4) Public Comment
- 5) Enforcement committee recommendations, STVRs
- 6) Written Comments

First: We would like to encourage the Council to adopt and implement the Enforcement Subcommittee STVR Fines and Violation Recommendations approved by the subcommittee at their last meeting.

Second: We believe the council needs to consider banning new STVRs, at least in low density zoned areas of La Quinta. We see that other cities in the Coachella Valley have removed approval for STVRs in R-1 and R-2 zoned areas. La Quinta's Residential zoning is broken into very low density, low density, Cove residential, medium density, medium-high density, and high density.

These designations generally relate to number of units per acre. The lower density residential communities were conceived as just that, RESIDENTIAL. When STVRs are allowed into these communities they become 8 to 12 person mini-hotel zones, a different zoning category altogether. When properties change guests every 2 or 3 days there is no residential community, and should be banned from La Quinta.

**Allowing businesses in residential zoning seems to be in conflict with  
Municipal Code 9.60.110 relating to home occupations.**

Please keep in mind most of us who chose La Quinta as our home came for the former quiet enjoyment we used to have.

Thank you all for considering these points,

Jim & Barbara Lambert

**From:** mary lindquist <[REDACTED]>  
**Sent:** Tuesday, September 15, 2020 2:14 PM  
**To:** City Clerk Mail  
**Cc:** cbreeswine@gmail.com  
**Subject:** Written Comments for City Council Mtg today  
**Attachments:** LQ City Council 91520a.docx

**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

Attached is a letter with written comments for today City Council meeting.

Kurt & Mary Lindquist  
Public Comment on STVR  
PGA West  
[REDACTED]

--

Thanks  
Mary

September 25, 2020

City of La Quinta

City Council

c/o City Clerk

Subject: Public Written Comment on STVRs

Hello,

We are writing this letter to the City Council to explain our concerns with the STVR's at PGA West and here in the City of La Quinta and the impact that some of them have on our community disturbing the peace and imposing on our privacy and rights and quality of life as stated in the Executive Order from July. Especially with the influx of renters since the previous restrictions were lifted and being allowed to rent STVR's for only 2 nights at minimum. That needs to be changed and soon! In addition the concern of renters from out of town spreading the Covid virus as a lot of them come here to mingle and party with non family members.

We have quite a few rentals around us and most of the time they are quiet and are families having fun in the pool except for one house in particular at 80321 Merion that almost every weekend there are renters that are there to party. The house is also unfortunately right adjacent to the tee box which makes it obnoxious for golfers with the noise and distractions.

Below is some but not all of the notes from the last few months or so:

7/4 there were naked singing dancing girls on the fountain/pool wall in the afternoon at the edge of the property

7/15 the day the latest STVR Executive Order went into effect there was loud music and partying in the afternoon and evening, so we called the Hotline and PGA West Security. Since then I have been told even though it was effective at noon they did not get a fine or strike because it had not been published/emailed yet. The renters also were playing golf on the golf hole # 13 of the Nicklaus Private Course a few times when the course was closed.

8/14 called Hotline and PGA West Security at 1:31 am for loud partying outside. Held on the hotline phone for over 30 min on 2 different phone lines and got no answer. Called PGA West Security and they came. Also went online and entered a complaint on Lodging Revs since we couldn't get a hold of anyone.



CITY COUNCIL MEETING - SEPTEMBER 15, 2020 - PUBLIC COMMENTS BY RESIDENTS KURT & MARY LINDQUIST  
PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA - RELATED TO STVR

8/15 8:53 am Called STR Hotline to ask why no one answered last night and was told had no idea. They could see where I called and filed complaint online. They suggested I try videotaping noise.

8/15 5:15 pm Called STR Hotline for loud noise complaint (beer pong next to pool) and no one answered Hotline and it forwarded call to Sheriff Dept. Dispatcher had no idea why they were getting call but said they would send Deputy out. Before Deputy arrived the party moved out onto the private golf course and tee box for a group frisbee game. As PGA West asks us to... we called Golf Course Security and they came and talked to them and the party then moved inside the house. They closed all the shades and were actually still up and partying at 4 am as all the lights were on inside.

This house was made to be a rental party house by owners as they have a pool table in the dining room.

As suggested by hotline I went out and recorded the beer pong game noise from across the fairway where we live. We don't even live next door and the noise makes it so we can't have a relaxing time in our backyard/pool.

8/16 10:23 am I called Hotline to see if anyone would answer and it went to Sheriff. I then filed another complaint online and included the sound clip from the beer pong game.

9/12 Called hotline again for excess noise outside

Last night there were multiple homes on our fairway with loud pool parties going on and it was Monday night! Not even the weekend!

We have been doing everything PGA West and the info we get from the City of La Quinta suggests to help control these STVR rentals and noise problems yet this house is yet to get a fine or strike. It should have gotten 2 strikes from the above and yet we continue to be so frustrated and unhappy that we have to deal with this over and over when we absolutely shouldn't have to! All because someone wants to make some \$ and doesn't care about their neighbors since they never stay there. It's not fair or right. When there are no partying renters in these rental houses its so quiet and enjoyable here as it should be.

We love La Quinta for many reasons and have had a home here for over 15 years and are now here almost fulltime and want to be here for many more years but the STVRs need to be better controlled by PGA West and the City so that EVERYONE can enjoy.

Thank you for your time and consideration.

Sincerely

Kurt and Mary Lindquist

PGA West

La Quinta



**From:** R McGuire [REDACTED]  
**Sent:** Saturday, August 29, 2020 10:50 AM  
**To:** City Clerk Mail; Jon McMillen; Kathleen Fitzpatrick; Chris Escobedo  
**Subject:** Written/Public Comments Council Meeting - September 15, 2020  
**Attachments:** 14 S4 STVR Ad-Hoc Committee.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.

August 28, 2020

To:

La Quinta City Council Members

In the document attached to the staff report of the

City of La Quinta

CITY COUNCIL MEETING: January 21, 2020

There is a chart that lists the statistics of the applicants for the STVR ad-hoc committee.

In the same report, the council list the following as a criteria for choosing members:

Composition – applicants can be grouped within the following categories to **ensure the membership will diversely represent the community:**

In support of STVR

In opposition of STVRP

Neutral to STVRP

STVR operators – current and former

STVR property management companies

Homeowner Associations board members

Almost all candidates represent multiple categories.

**Nine on the committee are either STVR owners or managers.**

- **Only two were against STVRs.**
- One was against *unless changes were made SO NOT REALLY AGAINST.*

The committee is heavily weighted toward promotion - which WAS one of the directives (in whose interest I do not understand).

If 10% of the homes are currently STVRs...and estimate another 5% earn a living from them...that would mean the committee - **to be representative of the community...**

**Would have 2 or 3 "FOR" STVRs**

and 12 or 13 against, neutral or

**AT THE VERY LEAST not profiting from them.**

Instead of a representation of the community, **it appears it is the exact opposite.**

How would residents imagine the best interest of the public is represented?

Even if everyone on the committee were the hardest working most altruistic of business operators, as I imagine they must be...

when the decisions affect their income...

they cannot be unbiased.

Instead of a committee of STVR owners and profiteers, wouldn't it have served the community (the directive of the city council)

to have a committee of residents and neighbors of STVRs?

We have submitted a document to both the ad-hoc committee and the city council with a list of suggestions for initiatives to improve the STVR program in La Quinta.

**In short, most importantly, our sister city Palm Springs has a system in place that is working. If we asked to borrow, contract or hire a few of their personnel to install their already tried system in place here we might be on the fast track to get legislation that at the very least POLICES the current operators so the residents can rest in their peaceful neighborhoods.**

I have no doubt that each and every one of the members of the council are working hard to manage this massive endeavor and I thank you for your hard work.

Regards,

Rod McGuire  
La Quinta, CA  
[REDACTED]

# City of La Quinta

CITY COUNCIL MEETING: January 21, 2020

## STAFF REPORT

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**AGENDA TITLE:** DISCUSS SHORT-TERM VACATION RENTAL PROGRAM AD-HOC COMMITTEE COMPOSITION, RECRUITMENT, AND OBJECTIVES

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### RECOMMENDATION

Discuss the Short-Term Vacation Rental Program Ad-hoc Committee composition, recruitment, and objectives.

### EXECUTIVE SUMMARY

- The City has operated its Short-Term Vacation Rental Program (STVRP) since 2012, and continues to update its codes to clarify regulations, streamline processes, and efficiently manage compliance and enforcement.
- At the November 19, 2019 meeting, Council approved the formation of a STVRP Ad-Hoc Committee (Committee) to evaluate and make recommendations regarding the STVRP.
- A total of 65 applications were received (Attachment 1), and this report outlines a proposed recruitment process, as well as suggested guidelines for the Committee's composition and objectives.

### FISCAL IMPACT

The fiscal impact of facilitating an advisory committee would be absorbed in the Fiscal Year 2019/20 Operating Budget. Costs would entail staff time, materials, and meeting noticing. Committee members would serve on a volunteer basis with no City stipend.

### BACKGROUND/ANALYSIS

On October 15, 2019, Council approved an agreement with a new STVR compliance vendor to provide on-line services and assist Staff to actively manage the program. Many residents have expressed interest, feedback, and opinions about ways to enhance the STVRP. On November 19, 2019, Council approved the formation of a Committee to provide an opportunity for community members to review the STVRP, regulations, and process, and make advisory recommendations to Council.

## **Committee Composition**

To assist with the selection of Committee members, the following are some recommended parameters:

1. Size – membership can vary from 7 to 11 members

Staff support for a committee of this size will require a minimum of four personnel; involvement of additional personnel will also be necessary on an as-needed basis from the Code Compliance and Hub Divisions depending on the subject matter under review. A greater number of members would require additional Staff to support the administration of meetings, agenda packets, research, etc.

2. Composition – applicants can be grouped within the following categories to ensure the membership will diversely represent the community:

- In support of STVRP
- In opposition of STVRP
- Neutral to STVRP
- STVR operators – current and former
- STVR property management companies
- Homeowner Associations board members
- Impacted residents
- Current Board/Commission members

Almost all candidates represent multiple categories.

## **Committee Recruitment**

Staff advertised the opportunity to serve on the Committee in The Desert Sun, the City's website, social media, and notified all stakeholders that have expressed past interest in the STVRP. A total of 65 applications were received between November 22, 2019 and January 15, 2020. A Special Council meeting has been scheduled for February 3, 2020, to conduct interviews and appoint members.

Due to the large number of candidates, Council can appoint a subcommittee comprised of two Councilmembers and Staff to review the applications in advance and select three to five candidates in each category listed above to move to final interviews by Council on February 3, 2020. The application form, enclosed as Attachment 2, included a series of questions that help demonstrate the candidates background and interests in the STVRP.

## **Timing Commitment**

Committee will be active for no more than a 12-month period. Meetings will be held monthly, on the 1<sup>st</sup> Thursday of every month, starting at 4:00 p.m., at City Hall.

## **Objectives**

Committee will review the following topics related to the STVRP and provide recommendations for Council consideration:

- Historical Information
- Outreach and Marketing
- Compliance and Enforcement
- Application Process
- On-line Access
- Enhancement Alternatives

Prepared by:       Monika Radeva, City Clerk  
                          Danny Castro, Design & Development Director

Approved by:       Jon McMillen, City Manager

Attachments:       1. STVRP Ad-Hoc Committee Applications List  
                          2. STVRP Committee Application





No	Name	Currently Serve	Current STVR	Previous STVR	Neighborhood Impact	Prop Mgmt	HOA	Support	Oppose	Neutral	Notes:
1	Austin, Bill	No	Yes	N/A	No	No	No	X			
2	Baldivid	No	Yes	N/A	Yes	No	No	X			
3	Barry, Lynne	No	Yes	N/A	No	No	No	X			
4	Best, Lawrence	No	No	No	Yes	No	No		X		
5	Billa, Marsha	No	No	No	Yes	No	No		X		
6	Blanchard, Barbara	No	Yes	N/A	No	No	No	X			
7	Bonilla, Elena	No	Yes	N/A	No	No	No	X			
8	Bonilla, Gloria	No	Yes	N/A	No	No	No	X			
9	Brandolini, Jean	No	No	No	No	Yes	No	X			
10	Brill, Deborah	No	No	No	Yes	No	Yes			X	PGA West Masters and Fairways HOA
11	Butler, Marty	No	No	No	Yes	No	No			X	
12	Byrd, Percy	No	No	Yes	Yes	No	No			X	
13	Chenravsky, Alex	No	Yes	N/A	Yes	Yes	No	X			
14	Chuo, Alex	No	Yes	N/A	No	No	No	X			
15	Church, Donald	No	No	No	Yes	No	No		X		La Quinta Historical Society
16	Church, Stella	No	No	No	Yes	No	No			X	La Quinta Historical Society
17	Coronel, Vidal	No	Yes	N/A	No	Yes	No	X			
18	Cutchin, Marcia	No	No	No	Yes	No	No			X	
19	Daniels, Lynne	No	Yes	N/A	Yes	No	No	X			
20	Davis, Robert	No	No	No	No	Yes	No	X			
21	Dinnel, David	No	Yes	N/A	No	No	No	X			
22	Dobrowolski, Lenard	No	Yes	N/A	No	No	No	X			
23	Franco, Gabriel	No	No	No	No	Yes	No	X			
24	Goff, Jason	No	Yes	N/A	No	No	No	X			
25	Grotsky, Kelly	No	Yes	N/A	No	No	No	X			
26	Hackner, Lisa	No	Yes	N/A	Yes	No	No	X			
27	Hagood, Linda	No	Yes	N/A	Yes	No	No	X			
28	Hamid, Michele	No	No	No	Yes	Yes	No	X			
29	Holweger, Larry	No	Yes	N/A	No	No	No	X			
30	Jonasson, Lori	No	Yes	Yes	Yes	No	No	X			
31	Kiefer, Mary Jane	No	Yes	N/A	Yes	No	No	X			
32	La Monte, Lou	No	Yes	N/A	No	No	No	X			
33	Lambert, James	No	No	No	Yes	No	No		X		
34	Lewis, Sandra	No	Yes	N/A	No	No	No	X			
35	McDonough, Michelle	Yes	Yes	N/A	No	No	No	X			Housing Commission
36	McQuiggan, Timothy	No	No	No	Yes	No	No			X	
37	Mills, W. Richard	Yes	No	No	Yes	No	No			X	Financial Advisory Commission
38	Monroe, Malia	No	Yes	N/A	Yes	No	No	X			
39	Montavon, Barbara	No	No	No	Yes	No	Yes		X		PGA West II Residential HOA (President)
40	Nagarkar, Anjali	No	Yes	N/A	No	No	No	X			
41	Najera, Sergio	No	No	No	No	Yes	No	X			
42	Nash, Austin	No	Yes	N/A	Yes	No	No	X			
43	Navarro, Jorge	No	Yes	N/A	No	No	No	X			
44	Ogul, Jeremy	No	No	No	No	No	No	X			
45	Quinn, Fiona	No	No	No	No	Yes	No	X			
46	Ramsey, William	No	No	No	No	Yes	No	X			
47	Rider, Shana	No	No	No	Yes	Yes	No	X			
48	Robbins, Sandy	No	Yes	N/A	No	Yes	Yes	X			La Quinta HOA

No	Name	Currently Serve	Current STVR	Previous STVR	Neighborhood Impact	Prop Mgmt	HOA	Support	Oppose	Neutral	Notes:
49	Rosen, Scott	No	Yes	N/A	Yes	No	No		X		
50	Santiago, Adam	No	Yes	N/A	No	No	No	X			
51	Schutz, Gavin	No	No	No	Yes	No	Yes			X	PGA West Masters HOA
52	Shapiro, Jonathan D. (Jody)	No	No	No	Yes	No	No			X	
53	Shelton, Sally	No	Yes	N/A	Yes	No	No	X			
54	Somerset, Eunice	No	Yes	N/A		No	No	X			
55	Sosa, Xavier	No	Yes	N/A	No	Yes	No	X			
56	Spinney, Derek	No	No	No	Yes	No	No		X		Would be in support of the program with improvements
57	Stone, Brian	No	Yes	N/A	Yes	No	Yes	X			Legacy Villas HOA
58	Surico, Chris	No	Yes	N/A	No	No	No			X	
59	Tamm, Jalena	No	Yes	Yes	Yes	Yes	No	X			
60	Trapani, David	No	Yes	N/A	No	No	No	X			
61	Travis, Melinda	No	No	No	Yes	No	No			X	
62	Utley, Les	No	No	No	Yes	No	No			X	
63	Valenzuela, Paul	Yes	No	No	No	No	No	X			Cannabis Ad-Hoc Committee
64	Wolcott, Cynthia	No	Yes	N/A	No	No	No	X			
65	Young, Leslie	No	No	No	Yes	No	No			X	

STATISTICS	
Currently Serve on Board	3
Current STVR Owner	37
Past STVR Owner	3
Neighborhood Impacted	33
STVR Property Mgmt	13
HOA Board Member	5
Support	45
Oppose	7
Neutral	13



— GEM of the DESERT —

## SHORT-TERM VACATION RENTAL PROGRAM COMMITTEE APPLICATION

On November 19, 2019, the La Quinta City Council approved the formation of Short-Term Vacation Rental Program (STVRP) Ad-hoc Committee to evaluate City's STVRP, including STVR historical information, outreach and marketing of the program, compliance and enforcement tools, streamlining the STVR license application process, potential program enhancements and new requirements. Following review of the City's STVR Program, this Committee will provide critical advice and present recommendations to the City Council for consideration.

**Citizens do not need to reside in La Quinta or be a registered voter to serve on this Committee.**

Meetings will be held monthly (date and time will be determined by the Committee Members) at La Quinta City Hall, 78495 Calle Tampico, La Quinta.

**Interested citizens must submit an application with the Clerk's Office by 5:00 p.m. on Wednesday, January 15, 2020. The City Council will conduct interviews and appoint members in February 2020.**

The City Council prefers to interview all candidates for positions during a regularly scheduled City Council Meeting. City Staff will notify you as soon as the interview date is determined. The interviews are scheduled during the Business portion of the Council meeting which begins at 4:00 pm.

The City Council would like an opportunity to talk with all applicants before making a final decision. If you find you are unable to attend the interviews, please notify the City Clerk, in writing. Following Council's selections, the City Clerk will formally notify all applicants.

For additional information, please contact the City Clerk's Office:

Telephone: (760) 777 - 7016  
Fax: (760) 777 - 7107  
E-mail: CityClerkMail@laquintaca.gov



— GEM of the DESERT —

**APPLICATION TO SERVE ON THE  
SHORT-TERM VACATION RENTAL (STVR)  
AD-HOC COMMITTEE**

NAME: \_\_\_\_\_ DATE: \_\_\_\_\_

HOME ADDRESS: \_\_\_\_\_

MAILING ADDRESS: \_\_\_\_\_

TELEPHONE (HOME): \_\_\_\_\_ (CELL): \_\_\_\_\_

EMAIL ADDRESS: \_\_\_\_\_

EMPLOYER OR BUSINESS NAME: \_\_\_\_\_

BUSINESS ADDRESS: \_\_\_\_\_

PHONE: \_\_\_\_\_ TYPE OF BUSINESS: \_\_\_\_\_

**DO YOU SERVE THE CITY IN ANY OTHER CAPACITY? (i.e. Commission, Board, Committee)**  YES  NO

**IF YES, PLEASE EXPLAIN:** \_\_\_\_\_

**DO YOU CURRENTLY OWN A LICENSED STVR PROPERTY?**  YES  NO

**HAVE YOU OWNED A LICENSED STVR PROPERTY IN THE PAST?**  YES  NO

**IS YOUR NEIGHBORHOOD IMPACTED BY STVR PROPERTIES?**  YES  NO

**IF YES, PLEASE LIST UP TO 3 IMPACTS (i.e. parking, noise, trash):**

\_\_\_\_\_  
**ARE YOU A STVR PROPERTY MANAGEMENT COMPANY?**  YES  NO

**DO YOU CURRENTLY SERVE ON A HOA BOARD?**  YES  NO

**DO YOU  SUPPORT,  OPPOSE, OR  NEUTRAL OF STVR?**

**ATTENDANCE AT ALL MEETINGS IS REQUIRED!**

Biographical sketch, including education, work experience, civic involvement and other background and experiences relevant to duties of this position.

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Describe your knowledge of the functions, regulations, and procedures of the Short-Term Vacation Rental Program in La Quinta or other local cities.

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What specific topics and/or issues related to the City's Short-Term Vacation Rental Program should this Committee review?

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In addition to completing this application, you may attach additional information if you wish.

**PLEASE RETURN THIS APPLICATION TO:**  
CITY OF LA QUINTA  
CITY CLERK DEPARTMENT  
78-495 CALLE TAMPICO  
LA QUINTA, CA 92253  
TELEPHONE (760) 777 - 7016 | FAX (760) 777 - 7107

*THANK YOU FOR YOUR WILLINGNESS  
TO SERVE OUR LOCAL GOVERNMENT*

From [REDACTED]

Sent: Monday, August 31, 2020 5:18 PM

To: Linda Evans <[Levans@laquintaca.gov](mailto:Levans@laquintaca.gov)>; Robert Radi <[Rradi@laquintaca.gov](mailto:Rradi@laquintaca.gov)>; John Pena <[jpena@laquintaca.gov](mailto:jpena@laquintaca.gov)>; Kathleen Fitzpatrick <[kfitzpatrick@laquintaca.gov](mailto:kfitzpatrick@laquintaca.gov)>; Steve Sanchez <[ssanchez@laquintaca.gov](mailto:ssanchez@laquintaca.gov)>; Lori Loret <[llorett@laquintaca.gov](mailto:llorett@laquintaca.gov)>; [mcmillen@laquintaca.gov](mailto:mcmillen@laquintaca.gov)

Cc: Lori Loret <[llorett@laquintaca.gov](mailto:llorett@laquintaca.gov)>; [mcmillen@laquintaca.gov](mailto:mcmillen@laquintaca.gov)

Subject: PGA West home short term rental impacts; request inclusion at upcoming September City Council and STR ad hoc committee meetings

**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 Mayor Evans, Councilwoman Fitzpatrick, and Councilmen Radi, Pena and Sanchez:

First I would like to thank each of you for your service to our community.

Please include this as part of your meeting packet for both upcoming meetings of City Council and ad hoc committee.

We have been part time, and now, full time residents of La Quinta since 2012. We chose PGA West because of a referral from our Wisconsin friends who shared their experiences and made an enthusiastic recommendation that we consider retiring here. As full time La Quinta California residents, we established local relationships for primary care physicians, dentists, dental hygienist, yoga studios, health clubs, auto purchases, maintenance vendors and regularly enjoy the many restaurant and entertainment opportunities of our community. We are committed to the community and we fully expect to be living in a community compromised of like home owners.

We are very active with our golf and tennis community. We have many friends throughout PGAW and we find their biggest concerns are the growing number of short term rentals. Over the few years we have lived here, we have witnessed an alarming growth of properties marketed to short term vacation rentals. This clientele changes our community from a neighborhood into a continuous "spring break". It's not just loud music and late night partying, it's also unruly abuse of HOA public spaces, the golf course property, and even trespassing on other private homes/yards. We report violations weekly. We sometimes make personal pleas to renters, but no matter the outcome, it starts all over again the next week. The noise, every day there are calls to LaQuinta and/or PGA security; simple fact is that there aren't enough resources on enforcement to effectively quell this activity.

We have moved twice within PGAW expressly to find a different neighborhood without short term rentals, only to see our new neighborhood transition to a higher percentage of properties for rent. Our Wisconsin friends have moved to Arizona, and we no longer in good conscience can recommend La Quinta to friends wishing to retire here as this is not a community of neighbors like they would expect. If we move a third time it will not be in La Quinta unless these short term rental issues are resolved. There are many other places to retire to that are not allowing these types of STVR and their abuses.

We routinely see renters branch out beyond the home they rented into private and HOA public and golf course private spaces to include; setting up croquet, badminton, bocce ball courts; slippery slides and beer pong tables; running through GC sprinklers; practice golf; cross motor golf cart races, and yes even electric dirt bike rides through GC bunkers and swales!

I realize that these abuses are needing to be addressed by PGA West and the HOA. However please consider that as a full time resident of La Quinta I am supporting the many DR's, Dentists, small business owners, hair stylist, essential workers etc. When I as well as many others are forced to move away from La Quinta because our quality of life has been far too compromised by these short term rental abuses, these many Dr's, Dentists, small business owners, essential workers etc. will be losing their patients and clientele. This will snowball and effect the many other essential workers supporting and working for these very Dr's, Dentists, restaurant owners, etc. Many will loose jobs as a result of full time committed citizens leaving La Quinta for a better quality of life elsewhere.

One other thing to consider is that these investors purchasing homes for STVR's are not investing in La Quinta. They live elsewhere, have Dr's, Dentists, Hair stylists etc. elsewhere. They care about one thing only, the income they receive from STVR's.

CITY COUNCIL MEETING - SEPTEMBER 15, 2020 - PUBLIC COMMENTS BY RESIDENTS CONNIE & DONALDS NIMIS  
PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA - RELATED TO STVR

What happens to La Quinta's essential workers that can no longer afford monthly rent? Investors chasing the big dollars achieved by STVR's will no longer be interested in the long term rental income. How will our teachers, restaurant staff, grocery store clerks afford to pay their increased rents? Again this will continue to snowball out of control.

I applaud the efforts of Indian Wells and Cathedral City to get this issue in control and save their cities from the catastrophe that occurred in Sedona AZ from too many STVR's.

As our elected city representatives I would expect that you would choose to do right for the City of La Quinta and it's many citizens that have voted to place you in those elected positions.

Extending the moratorium on rental licenses is a good start while a long term plan is put into place. Setting a standard throughout the City of LaQuinta on a 30+ day rental program would have a positive impact on the community.

Respectfully submitted,

Concerned citizens

Connie & Donald Nimis

██████████, LaQuinta

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**From:** Jennifer Porter [REDACTED]  
**Sent:** Tuesday, September 15, 2020 12:57 PM  
**To:** City Clerk Mail  
**Subject:** Written 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.

Jennifer Porter  
La Quinta Cove  
916 835 3622  
Public comment  
In support of STVR with increased enforcement

To the La Quinta City council, mayor, and other city officials present:

I bought in the Cove in June 2019. I had been looking for a second home in the Coachella Valley area and when I found LQ Cove...I fell in love. I bought this home as a second property/vacation rental. I visit often and have improved the property significantly inside and out. I introduced myself to all of my neighbors and have had no issues or complaints by anyone. I have had no issues with trash-I pay extra for walk up service. No issues with parking. One of my neighbors has become my cleaner/property manager and her children maintain my yard and perform other miscellaneous task when needed. My guest come here year round and visit our restaurants, bars, stores, enjoy our events, and leave with a very favorable impression of our city. I market my home as a relaxing get away and I emphasize that this is a quiet neighborhood. I have a ring camera to monitor the number of guest and this also monitors outdoor noise. People do not come to PARTY at my house. I make sure of that! I have a max of 6 guest and will often only have 2 guest at my home...which does not equal a party. The party houses do not reflect the majority of STVR rentals. Please consider that when you make future decisions. Please.

From the numbers that have been presented at previous ad hoc meetings, it's a small amount of offender properties. I believe its was 2.5% of the 1250 STVR properties in LQ. Please don't punish the rest of us for the bad apples. I am in favor of what the adhoc committee had presented thus far concerning enforcement. My biggest concern is banning/phasing out the entire STVR program. I do believe in density control but banning this program is too extreme and will directly harm people like myself. I do not want La Quinta to become investor owned city but I don't fall in that category. This is a second home that I cherish and the rental dollars help me with the cost of the home and make it where my house doesn't sit vacant when I'm not visiting. Vacant vacation homes don't support are local business or economy and the TOT dollars gained by STVR has been a great revenue maker for the city. Let's put some of those dollars into increased enforcement so it can be a program that works for all La Quinta residents and home owners.

In addition, because of Covid-19 it is more desirable by most family units to stay in a single unit space rather than a hotel that has common areas (the statistics nationwide are supporting this phenomena). I believe this will be a trend for quite a while if not indefinitely. **Responsible** STVR's can play a big part of tourist stays in the immediate and long term future.

Enforcement and Restrictions. No Ban! Please.

Sincerely

Jennifer Porter  
LQ Cove Property Owner



From: Lynn Reich [REDACTED]  
Date: August 29, 2020 at 9:36:13 AM PDT  
To: Linda Evans <[Levans@laquintaca.gov](mailto:Levans@laquintaca.gov)>, Robert Radi <[Rradi@laquintaca.gov](mailto:Rradi@laquintaca.gov)>, John Pena <[jpena@laquintaca.gov](mailto:jpena@laquintaca.gov)>, Kathleen Fitzpatrick <[kfitzpatrick@laquintaca.gov](mailto:kfitzpatrick@laquintaca.gov)>, Steve Sanchez <[ssanchez@laquintaca.gov](mailto:ssanchez@laquintaca.gov)>  
Cc: Lori Lorette <[llorett@laquintaca.gov](mailto:llorett@laquintaca.gov)>, "mcmillen@laquintaca.gov" <[mcmillen@laquintaca.gov](mailto:mcmillen@laquintaca.gov)>  
Subject: PGA West home short term rental impacts; request inclusion at upcoming September City Council and STR ad hoc committee meetings

**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 Mayor Evans, Councilwoman Fitzpatrick, and Councilmen Radi, Pena and Sanchez:

First I would like to thank each of you for your service to our community. With your dedication to LaQuinta, we are hopeful to continue as a model for the Coachella Valley with attention to our citizens and our surrounds.

Please include this as part of your meeting packet for both upcoming meetings of City Council and ad hoc committee.

I write as a 20 year owner in PGA West, having bought a home here with future dreams of retirement and enjoying everything the area has to offer. We are now at that stage in our lives and looking forward to spending more time in the desert. That ideal has changed dramatically in the last year certainly exacerbated by COVID and the influx of short term renters who are trying to escape city density and using our community as a playground without regard to maintaining property or quiet enjoyment of the other residents. For 19 years, my husband and I were not really impacted by rentals as there were really were none in our area. That has changed and caused a dramatic shift in enjoying our house.

This is likely being conveyed to you by many at this point so Ill summarize below. Im also attaching pictures taken that represent some of the abuses by those that come for Friday and Saturday night and then leave. Could se

8th hole Nick Tournament..every night



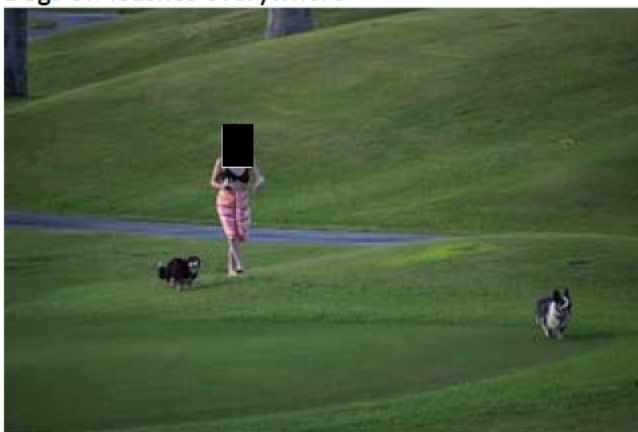
Riding bikes on tee box..8th hole Nick Tournament



More bikes..



Dogs off leashes everywhere



Will stop here as there are many more pictures of soccer cones on the course with families...etc. etc.

1. The noise - every day there are calls to LaQuinta and/or PGA security; simple fact is that there aren't enough resources on enforcement to effectively quell this activity. LaQuinta hotline was down after hours with no ability to leave a message and therefore not get a violation to the homeowner.

2. The abuse of property by non-owners - golf course, swimming pools, trash-violations multiply as more homes are bought for sole purpose of renting. The owners, whose responsibility it is to monitor their renters, just simply do not do it. Each HOA can continue to fine violators which takes administrative time and dollars to enforce and frankly creates a lot of anomosity between neighbors.

3. The residential real estate market is on fire - which benefits us all. People are looking for somewhere they can have outdoor time and enjoy the area. As a commercial realtor, I totally understand the dynamic. Mayor Evans mentioned in her interview recently that there is a balance. In a perfect world, that is true. We live in imperfect times where certain situations require revision.

4. Based on the fact that there is continual abuse by people looking for a place to “blow off some steam”, the impact on resources, the impact on the people who pay taxes, assessments and continue to upgrade their homes in PGA, changes need to be considered.

**Extending the moratorium on rental licenses is a good start** while a long term plan is put into place. Setting a standard throughout the City of LaQuinta on a 30+ day rental program would have a positive impact on the community - despite those that say real estate values would be impacted...Id like to suggest that real estate values will decrease if short term rentals go unabated...as those that are owners/nonrenters evaluate whether they want to live in an expanded hotel atmosphere. Its just not what any for us anticipated when we purchased our homes. I am finalizing my second fairly major renovation of my home...and now I wonder if that was the smartest idea - to invest again in my dream home and having to be a policeman in the neighborhood.

Please see only a sample of some pictures that depict the situation.

Respectfully submitted,

Concerned citizens

Lynn and Richard Reich

 , LaQuinta