

**WRITTEN  
PUBLIC  
COMMENTS**

**STVR AD-HOC  
COMMITTEE  
MEETING**

**OCTOBER 1, 2020**

**From:** [REDACTED]  
**To:** [Lori Loret](#)  
**Subject:** Written Comments  
**Date:** Thursday, September 3, 2020 12:04:51 PM

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**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. Olivier Chaine
2. La Quinta
3. [REDACTED]
4. STVR -
5. Providing Positive STVRs in La Quinta
- 6.

We feel strongly that STVR are an important part of the fabric of our society, in creating a dynamic where groups who don't live in La Quinta and the Coachella Valley can come and experience what we have here, from the sun, golf, pools, restaurants, and nature. Not only do they bring money to our economy, fund capital improvements, and revitalize often neglected homes, but we've had several guests fall in love with the community and work with local realtors to purchase their full time forever home.

We recognize that some vacation rentals are very poorly managed, and can create nuisances for neighbors, just like some long term renters and even negligent homeowners (next to us). Lets come up with other ways to quickly address issue like parking and noise in a swift and effective way - directly between the neighbors and property managers, and Eliminate or control poorly managed, unpermitted, or flagrant violators under the existing rules.

We believe there needs to be a good, positive way to work together to improve the quality of live for long term and recent la quinta residents, while respecting the property rights of owners and increasing the positive aspects of STVR of our community.

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Olivier Chaine | [REDACTED] | [REDACTED] | [REDACTED]

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  
  
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:** [REDACTED]  
**To:** [Lori Loret; Jon McMillen](#)  
**Subject:** STVR Ad Hoc Committee... Please Help!  
**Date:** Monday, September 14, 2020 10:56:48 AM

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

Dear City Officials & Committee Members,

My name is Lindsey Myers I own the stvr at [REDACTED]. La Quinta, CA. Beginning on August 29, 2020 I received my first phone call from the short term vacation rental hotline regarding a noise complaint at my property. I missed the call but received the voice message, I made contact with the guests at the property and they were caught off guard as they were inside the home watching movies with their family. I returned the phone call to STVR hotline with a resolution, however there was no answer to the hotline, nor is there an option to select from the automated system for resolutions, just for anonymous complaints (please see attached call log which was emailed to La Quinta Code enforcement as evidence for attempting to call back within the required 45 minute time frame). Due to the fact nobody answered the phone on the hotline the police were dispatched to the property.... Per the City of La Quinta PD statement recorded on camera they sat in front of my house and heard no noise... the police then went to the front door informed the guests that there was an anonymous call and they were just making contact to let them know.

This was the first call that we have ever received at this location and I thought little to nothing of it.

The following weekend on September 5, 2020 I received another call from the hotline around 7:30-8pm letting me know of again a noise complaint.... I made contact with the guests and again was informed that they were just swimming in the pool, they didn't have any music on on anything going on. I again returned the call to the hotline withing 45 min. for a resolution... this time getting through to a code enforcement officer... when I spoke to the office he indicated he didn't have a complaint in the system... none the less I let him know I received a call from what seemed like was the call center and was following up with a resolution. Following my phone call a code enforcement officer went to the property....sat in front of the property listening for noise... not hearing any noise he proceeded to go to the door disturb the guests and inform them that there was a complaint but it was unfounded. Then around 10pm the police arrived at the property... sat in front of the property listening for noise and didn't hear any noise and proceeded to go to the front door to again make contact with the guests letting them know there was an anonymous complaint for noise but it was unfounded and all the officer could hear when he was parked in front of the property was "crickets".

Following this weekend on Monday September 7, 2020 I called the code enforcement office to let them know what was happening. I spoke with Michael Salas and informed him that whoever the anonymous caller is, is clearly mistaken (which is my

hope) or is for some reason targeting my property and potentially other properties utilizing city resources on unfounded claims and disturbing the right to quiet enjoyment for the guests at my home. I told Michael there has to be some way to notify the caller that the claim is unfounded or hold the caller accountable. Michael informed me that this is the way it is setup by the City of La Quinta and suggested I reach out to the Ad Hoc Committee for STVR. I contemplated emailing the Ad-Hoc Committee but thought maybe this is just a rare occurrence and that everything will work itself out.

The most recent weekend on September 12, 2020 I again received another call from the hotline around 2pm informing me of a noise complaint. I again reached out to the guests who again were just outside swimming in the pool with no music on. I also contacted PGA West security and asked that they go by the property to see if there was an issue. PGA West security reported back to me and indicated that there was no noise at the property and the noise was coming from a different house in the neighborhood. I called the resolution line back and I got a hold of Michael Salas from the code enforcement office. I told him my resolution that I informed the guests of the complaint and that there isn't any noise at the property. I asked Mr. Salas if he choose to send a code enforcement officer or the police to the property to please not disturb the guests if there is no violation. Mr. Salas said he understood but that there were policies in place and that he couldn't control if the caller was going to contact the police directly. At 2:40pm a code enforcement officer showed up at the property and notified the residents that there wasn't a violation and that he did hear noise coming from another house in the neighborhood. Again No Violation at my property.

Then around 8pm the same evening of September 12, 2020 I received yet another phone call from the hotline indicating an anonymous caller calling about noise. I again contacted the guests, they indicated they were swimming in the pool and weren't making any noise. I called the hotline back with the resolution letting them know I informed the guests again of the complaint, and at 8pm the La Quinta PD showed up that property stating there was no violation, but he was there because of "an anonymous caller to the hotline". Again disturbing innocent peoples right to quiet enjoyment.

This has to STOP! The city cannot give carte blanche to anonymous callers who get to hide behind the veil of anonymity to utilize community resources for unfounded claims with no way of even reaching back out to the caller to inform them of the unfounded claim or have any sort of accountability for the caller. The accountability in this situation strictly relies on the property manager and owner, even when the claim or multiple claims in the scenario are unfounded. The penalties for not returning the call to the hotline within 45 min. is an automatic 90 day revocation of my STVR license. I am an ordained minister who was presiding over a wedding service on Saturday September 12, 2020 and immediately after the service I had to return the call to the hotline for an unfounded claim otherwise I loose my license. What if I had a medical emergency, my wife was giving birth to our child, I'm on a flight etc etc. I understand the City would hopefully take these circumstances into consideration but there is no mechanism for the consideration and I would be at the mercy of the City for a determination. I feel like I have to at all times be available to respond to these

anonymous unfounded calls that not only are disturbing to me and my families way of life, but to the guests who are abiding by the rules yet still have to deal with this.

All interactions with City Officials and Guests at my property are recorded and available should the committee or City Officials wish to review them.

Please Help!

Sincerely,

Lindsey Myers

[REDACTED] Office

[REDACTED] Cell

Real Estate Broker

Cal BRE [REDACTED]

**From:** [Lori Loret](#)  
**To:** [Lori Loret](#)  
**Subject:** FW: I respectfully request that this letter is attached to the next agenda of both the next Ad Hoc STVR committee meeting and the next City Council meeting.  
**Date:** Thursday, September 24, 2020 7:59:31 AM

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**From:** Shevy Akason [REDACTED]  
**Sent:** Thursday, September 17, 2020 2:12 PM  
**To:** Monika Radeva <[mradeva@laquintaca.gov](mailto:mradeva@laquintaca.gov)>; Jon McMillen <[jmcmillen@laquintaca.gov](mailto:jmcmillen@laquintaca.gov)>; Linda Evans <[Levans@laquintaca.gov](mailto:Levans@laquintaca.gov)>; John Pena <[jpena@laquintaca.gov](mailto:jpena@laquintaca.gov)>; Kathleen Fitzpatrick <[kfitzpatrick@laquintaca.gov](mailto:kfitzpatrick@laquintaca.gov)>; Robert Radi <[Rradi@laquintaca.gov](mailto:Rradi@laquintaca.gov)>; Steve Sanchez <[ssanchez@laquintaca.gov](mailto:ssanchez@laquintaca.gov)>  
**Subject:** I respectfully request that this letter is attached to the next agenda of both the next Ad Hoc STVR committee meeting and the next City Council 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.

To Whom it May Concern:

I respectfully request that this letter is attached to the next agenda of both the next Ad Hoc STVR committee meeting and the next City Council meeting.

A loss of short term rentals will have a devastating effect on the city of la Quinta. The losses will be felt in numerous areas including but not limited to losses to golf courses, restaurants and restaurant workers, cleaning staff, pool cleaners, grocery stores, property managers, property owners, convenience stores, retail stores and more.

The losses will also be felt in property value, they will be felt swiftly and with no regard to the type of property owner that is trying to sell.

I strongly encourage that the Ad Hoc committee and council members consult with top local agents prior to making any policy decisions related to this important topic.

To demonstrate my point,

**PGA West, short term rentals are part of the foundation that contributes to the health and well being of this community.**

**\$710,000 Sales price in 65 days on market**

56855 Jack Nicklaus Blvd, Built in 1997, 2379 square feet, 9000 square foot lot, with a pool, on the golf course sold in 65 days for \$710,000 in 65 days on the market

[https://www.realtor.com/realestateandhomes-detail/56855-Jack-Nicklaus-Blvd\\_La-Quinta\\_CA\\_92253\\_M20358-48821](https://www.realtor.com/realestateandhomes-detail/56855-Jack-Nicklaus-Blvd_La-Quinta_CA_92253_M20358-48821)

VS

Near identical property not in PGA West

**Rancho La Quinta, no short term rentals allowed**

**\$600,000 sales price 138 days on market**

78742 Via Carmel, build in 1997, 2403 square feet, 8276 square foot lot, with a pool (larger pool than Jack Nicklaus), on the golf course, sold in 138 days for \$600,000.

[https://www.realtor.com/realestateandhomes-detail/78742-Via-Carmel-La-Quinta\\_CA\\_92253\\_M24233-51464](https://www.realtor.com/realestateandhomes-detail/78742-Via-Carmel-La-Quinta_CA_92253_M24233-51464)

A deed restriction or other regulation that leads to a loss of the ability to short term rent or a loss of the fair treatment of owners of short term rentals in the city and within HOA's like PGA West will likely result in a quick loss of value of over 15% of value pretty much overnight, with an average home value of circa \$915,000 and over 3,000 homes in PGA West the net loss in taxable value of property in PGA West alone is over \$400,000,000 at a property tax rate of circa 1%= a net loss of over \$4mm annually in property taxes not to mention the loss in TOT revenue to the city, lost in sales tax from the loss of golfers, loss to restaurants etc.

It's important to recognize that the City of La Quinta has seen an increase in challenges related to short term rentals but not overreact to them. An overreaction will have far greater and much more harmful consequences. While the challenges must be addressed, our leaders cannot lose sight of the value that short term rentals provide to the community. There are numerous examples of golf course communities that lost sight of the foundations that built them only to lose the centerpiece and the foundation of their communities all together.

One doesn't have to look too far to see examples, here's a link to the now closed Rancho Mirage Country Club

[https://www.desertsun.com/story/sports/golf/2017/11/24/closed-rancho-mirage-country-club-golf-course-may-get-second-life/883484001/?fbclid=IwAR0n6bnX0mer8qTwdLX6h4g6VJmOCG96-w\\_Ys5\\_S78sOzPjtxdrwl7nrtd4](https://www.desertsun.com/story/sports/golf/2017/11/24/closed-rancho-mirage-country-club-golf-course-may-get-second-life/883484001/?fbclid=IwAR0n6bnX0mer8qTwdLX6h4g6VJmOCG96-w_Ys5_S78sOzPjtxdrwl7nrtd4)

While this community had a once thriving golf course, it was closed, a plan to build condos behind the homes that once backed the golf course got shut down by irate homeowners. Last I heard the golf course was full of weeds, then the owners of the homes that backed to the course had an explosion in their dues to maintain the course, finally there were plans to build a hotel in the middle of the golf course.

It's up to our leadership to ensure the proper decisions are made so that this does not happen in the city of La Quinta.

While NIMBYs are common and vocal in every community speaking out against development and then complaining that there's no affordable housing for their kids and grandkids, speaking out against short term rentals and then complaining when the course behind their house turns to weeds or condos. NIMBYs will always exist, they will complain louder and longer, but that doesn't make them right. It's much easier to take rights than to add them, I encourage you to act slowly, methodically and think very carefully about the decisions you are making as they will affect this city for generations to come.

While right now there is an influx of vacation renters benefiting the courses at PGA



West, I've been told that with this influx the courses at PGA West are doing well. While it's not lost on me that this has been to the detriment/disastisvation to some groups of owners.

You already know that tourism and golf are an important driver to the city's economy. You understand the history of communities like PGA West that were built as vacation communities. PGA West specifically, all 3 sub HOA's since they were built. Buyers that purchase there know that going in. To complain and try to take owners rights away is a blatant attack on property rights. Please don't forget the foundation that the city of La Quinta was built on, the large number of people who purchased with the understanding that short term rentals are allowed with the established permit process of the city.

While PGA West has seen an unprecedented number of summer visitors to short term rentals, it's important to recognize that courses, such as PGA West, local restaurants, grocery stores, cleaning staff, managers, and property owners have also benefited, thus benefiting the entire community and the cities tax collection during a difficult time.

Common ground: We believe we all agree on the following

- 1) Residents of La Quinta deserve quiet and peaceful enjoyment.
- 2) Golf courses are an integral and important part of La Quinta
- 3) Vacation rentals are legal in La Quinta and have been legal in communities like PGA West since the community was founded.
- 4) Many vacation renters golf, dine, and contribute towards the viability and well being of the courses within PGA West. Vacation rentals represent a critical revenue stream for not only the short-term injection of money to keep our golf courses and restaurants afloat, but also increase the exposure and reputation of the city of La Quinta. Indeed, today's vacation renters are tomorrow's future residents.
- 5) A vast majority of vacation renters and are peaceful and are respectful of the community.
- 6) A loss of vacation renters and next generation buyers could lead to the demise of one or more of the public courses, local businesses, and restaurants. Numerous studies show that vacation renters spend more on local business and entertainment than full-time residents.
- 7) Vacation/owners renters that do not abide by the rules should be fined a reasonable amount commensurate with the offense.
- 8) The process should be as objective and efficient as possible to avoid unnecessary drain on community resources.
- 9) Guests/owners that blatantly break the rules with no regard should be fined substantially enough to dissuade them.
- 10) The next generation of home buyers are vital to the continued health and prosperity of La Quinta. As a realtor that has represented dozens of buyers that chose La Quinta over other cities, I can tell you, that generation of buyers will look elsewhere if the city becomes unfriendly to the next generation of buyers.

Important goal our community should work for

- 1) Ensure quiet and peaceful enjoyment of our community for all members

- 2) Help preserve the golf courses, local businesses, and local restaurants
- 3) Maximize community time, money, and resources
- 4) Reduce and eliminate unnecessary tension and frustration between community members

While I don't need to re-hash behaviors that accompany bad neighbors, I want to point out that bad neighbors come in all forms. Bad short term renters are just that short term while bad long term renters and owners are just that, long term.

The key to successful policy in a city like La Quinta is to

- a) Recognize that short term rentals are an important part of the community
- b) Create laws that directly address the negative aspects that can come along with short term rentals, including issuing citations directly to the occupants while ultimately, also holding the owner responsible.
- c) Clear objective rules with strict enforcement

While it's important to recognize that there are bad short term renters, it's also important to recognize that bad neighbors come in all forms. As a short term rental manager and owner I have witnessed or had first hand stories recounted to be documenting the following behavior that is also not acceptable.

- 1) Neighbors calling HOA security and the Sheriff's department for kids playing in swimming pools.
- 2) Neighbors videotaping men, women, and children while swimming in backyards
- 3) Neighbors telling people that their goal is to call security whenever there's a guest because their goal is to get the home banned.

I'm a firm believer that if one is not improving they are getting worse. No doubt there's room for improvement, any improvements made cannot come without clear rules against crying wolf.

In conclusion, I know people that have owned homes for 10+ years in the city of La Quinta and in PGA West, a neighbor purchases next door and then complains to the city and HOA consistently, not because there's any violation but simply because they don't want to be next to a home that's a vacation rental even though it was like that long before they purchased. A majority of the HOA's within the city do not allow short term rentals. There is plenty of housing supply in the city for those that do not want to live next to a short term rental in fact, one can purchase almost the exact same home outside of PGA West for circa 15% less than what they can purchase the same home inside of PGA West simply because the advantage of less deed restrictions owners within PGA West have, there value is 15% higher than comparable properties with more deed restrictions. Not only would a ban on short term rentals be a violation of property rights, it would have devastating effects on the values of homes for all owners and more than likely eventually lead to the demise of one or more of the public courses.

I pray that the city acts with the necessary care to address this.

Sincerely,

Shevy Akason

September 10, 2020

City of La Quinta,

La Quinta is being over run with Short Term Rentals. Something needs to be done! I live at PGA West. They have very lax restrictions and security that rarely enforces the rules. We need stronger regulations from the city and they need to include HOA areas. Your restrictions of outdoor music in rentals is a great example. It has made a huge difference in our neighborhoods. My street has many rentals. They did not follow the 30 day rental minimum or the 24 hours in-between rentals. Each rental has generally 8-12 people! PGA is not enforcing occupancies. This is on going during covid restrictions. La Quinta needs to look to surrounding communities that are finally beginning to restrict STRs. We need your help.

Thank you,



Kim Larson

[REDACTED]  
La Quinta, CA 92253

RECEIVED

SEP 16 2020

CITY OF LA QUINTA  
DESIGN AND DEVELOPMENT DEPARTMENT

**From:** [Lori Loret](#)  
**To:** [Lori Loret](#)  
**Subject:** FW: (no subject)  
**Date:** Wednesday, September 30, 2020 5:27:00 PM

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**From:** Kimberly Estrada [REDACTED]  
**Sent:** Monday, September 28, 2020 2:08 PM  
**To:** Monika Radeva <[mradeva@laquintaca.gov](mailto:mradeva@laquintaca.gov)>  
**Cc:** Linda Evans <[Levans@laquintaca.gov](mailto:Levans@laquintaca.gov)>; Monika Radeva <[mradeva@laquintaca.gov](mailto:mradeva@laquintaca.gov)>; Jon McMillen <[jmcmillen@laquintaca.gov](mailto:jmcmillen@laquintaca.gov)>; Tommi Sanchez <[Tsanchez@laquintaca.gov](mailto:Tsanchez@laquintaca.gov)>; Lori Loret <[lloret@laquintaca.gov](mailto:lloret@laquintaca.gov)>  
**Subject:** Re: (no subject)

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

Hello,

I would like my email to be in public comment for next meeting.  
My name is Kimberly Estrada and we are home owners and use our home for short term vacation rentals. We would like to address the noise ordinance in place for STR. Can we please let rules in place for all residents and guests as uniformed? It isn't fair that residents can play music near the pool yet guests cannot. Having uniform rules will enable uniform compliance without confusion. We ask for the board to change the no amplified music to an agreed upon quiet hour span. This ordinance is pitting residence against short term rental owners. Please know that as property owners we are working together.

Thank you  
Kim Estrada

**From:** [REDACTED]  
**To:** [Linda Evans](#); [Robert Radi](#); [John Pena](#); [Kathleen Fitzpatrick](#); [Steve Sanchez](#); [mcmillen@laquintaca.gov](mailto:mcmillen@laquintaca.gov)  
**Cc:** [Lori Loret](#)  
**Subject:** STVR Challenges  
**Date:** Tuesday, September 29, 2020 3:04:51 PM

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

Dear Mayor Evans, Councilwoman Fitzpatrick, and Councilman Radi, Pena and Sanchez:

1. I've heard many STVR owners state that even if they do everything right, they still can get a bad renter which is a problem for everyone. Suggestion: impose at the City level, a "safety/security deposit" of \$2000 upfront for all STVR in the City of La Quinta to be held by the STVR owner for up to but no more than 30 days past the last day of the rental. If the City cites the location for a violation of a City code, then the STVR can assess the renter up to 50% of the assessed fee paid out of the safety/security deposit. Several points for this approach: 1. Levels the playing field from a competition standpoint for all STVRs in La Quinta as it would apply to all STVRs 2. Helps the STVR owner recoup some costs from a bad renter 3. I would expect that some STVR owners will not like this as they will say it will drive competition to other cities where no such deposit is required - I would respond that deposits are common in many fields and if the renter has no intention of "bringing the house down" during their stay, they will not worry about the deposit but for those that plan to party all night, they may go else elsewhere and I think that's OK. 4. Would require the City to notify the STVR owner within 30 days of any citation so they can pass down the expense.; 5. I use 50% of the fee to split to keep both parties "renter" and "STVR owner" as responsible parties to maintaining the peace and quiet. The actual percent split can be whatever the powers that be think it should be. 6. Lastly - the renter would know up front that they have dollars at risk if they violate city code when on their STVR in La Quinta. Note: the deposit can be a flate dollar amount per rental (as I suggest above) or can be variable i.e. based on the number of bedrooms advertised (\$500 per bedroom) or based on the beds advertised (\$500 for every two beds advertised). Details can be determined by the ad hoc committee. The primary point of this suggestion, is to place the renters on notice that they have a deposit at risk based on their behavior during the stay!

2. Clearly, we need to do more to address the problem renters who disturb the quiet enjoyment for our residents. It seems we should allow either Code Enforcement, La Quinta Police, or Riverside Sheriff to make contact with a problem renter and if the problem is not resolved immediately, allow the responder to cite the renter on the spot. We need to take some of the burden off the STVR owner and place it on the people who are creating the problem and it needs to be done on the spot. Assessing the homeowner a few weeks after the incident, does not fix the immediate problem. Thank you.

Timothy McQuiggan

[REDACTED]  
La Quinta, CA

**From:** [REDACTED]  
**To:** [Lori Loret](#)  
**Subject:** Re: Written comments for ad hoc committee meeting on 10/1/2020  
**Date:** Tuesday, September 29, 2020 11:04:45 PM

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**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.

Barbara Montavon  
Residence in La Quinta, CA  
[REDACTED]

Public Comment:

Please consider recommending the extension of the moratorium on STR permits. The rapid growth of permits has resulted in the inability to preserve the character of our single family residential communities. The occupancy allowed on these vacation homes simply encourages large groups with no one enforcing the number of renters day or night. No one is enforcing occupancy and to allow more than 2/"as-built" bedroom is the root of the problem. This could be a resolution the City can enforce to control the number coming into a single home. Right now homes are set up like hostels and dorms with multiple bunk beds and cots in the ad pictures provided.

Ads are blatantly stating that more than the City ordinance allowable tenants are welcome. Even if the ads state the maximum allowed/home, the reviews tell it all. Garages are being used for overflow and social spaces, not vehicle parking, thus more cars on the streets and driveways. Twelve and up to sixteen people in a 3 bedroom home are reportedly having a great time while in the desert. The overflow results in neighborhood disturbances on the patio and illegally trespassing on private property where their neighbors must endure the noise and antics.

Code enforcement is not able to keep up with the violations being reported. Enforcement is not seeing how large groups are impacting our neighbors' quiet enjoyment. Reporting has become a burden since the officers are asking for documentation - this equates to neighbors gathering info on renters and is resulting in disrespectful exchanges, cursing and name calling, with the worst case scenario being threatened and harassed. This is not what we want of our neighborhoods.

Please recommend lowering the allowable number of renters to 2/bedroom, extending the moratorium on new permits and stop allowing spaces to be viewed as bedrooms when there has been no increase in the home's square footage.

Thank you for all your work on this topic.  
Respectfully,  
Barb Montavon

**From:** [Lori Loret](#)  
**To:** [Lori Loret](#)  
**Subject:** FW: Written comments for ad hoc committee meeting on 10/1/2020  
**Date:** Thursday, October 1, 2020 9:33:00 AM

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**From:** Barb Montavon [REDACTED]  
**Sent:** Thursday, October 1, 2020 9:27 AM  
**To:** Lori Loret <llorett@laquintaca.gov>  
**Subject:** Re: Written comments for ad hoc committee meeting on 10/1/2020

**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.

Thank you!

Barb

Please add to 9/29 comments:

The City currently allows 2 people/bedroom plus 2 for overnight occupancy in an STR. This scenario creates overcrowding thus creating overflow into very small patios that are too close to adjacent properties. Neighbors are usually tolerant of their neighbors having a large group over for a party "every so often". The weekend party never ends for STRs and the party happens every weekend when an STR is your neighbor because "they're on vacation".

The City also allows daytime occupancy of 13 people for a 3 BR home and 16 people for a 4 BR home. There is no controlling this kind of atmosphere. Our community resources are at a strain. Again, consider living next door to a home with less than 0.25-0.5 acre lots with 16 people partying til 10 PM every weekend. How is this enforced now and how can you possibly enforce groups this size without taking a count and going inside the property? It's a rule that is ignored and not enforced. Our community is a single family residential project. Having 8-16 adults here for beer pong, corn hole and seeing how obnoxious they can be in a 48 hr. period is not what we want as a neighbor.

Owners can't possibly have any quiet enjoyment.

- 1) Full Name: Kevin J. Miles
- 2) City of Residence: La Quinta, CA
- 3) Phone Number: [REDACTED]
- 4) Public Comment: Opposition of current STVR
- 5) Subject: Residential Streets turning into "Frat Row"
- 6) Written Comments: Current STVR Policies allow for issues to persist with neighboring residents
  - a. Problems of businesses purchasing homes for sole intention to rent them as STVRs
    - i. Zoned Residential Property being solely used as Commercial Property
    - ii. Housing market is falsely being inflated. Homes selling above the true market value
    - iii. Shortage of long-term rental properties
    - iv. Excessive amount of STVRs in North La Quinta, Cove, etc. where there is no controlling HOA
    - v. STVRs affect the Census of La Quinta and its ability to obtain more government funding because less residents equals less funding
    - vi. STVR's renters are not being held accountable to neighbors
      1. Speeding through neighborhoods
      2. Excessive Partying
        - a. Loud music inside and outside
        - b. Loud and offensive language used outside
        - c. Illegal Drug and alcohol use (underage)
        - d. Excessive Trash
    - vii. STVRs are advertised on Airbnb and VRBO as having amenities that entice partying (i.e. Surround Sound, Pool Tables, Yard Games, etc.)
    - viii. STVRs are being packed with people and advertised as sleeping excessive number of individuals in home (i.e. 3-bedroom house sleeps 10 guests)
  - b. Suggested Resolution
    - i. Fulltime City of La Quinta residents should have the right to rent out their lived-in homes on the weekends, holidays, events, and festivals.
    - ii. Seasonal City of La Quinta residents should have the right to rent out their lived-in homes on the weekends, holidays, events, and festivals.
    - iii. City of La Quinta should place a 30-Day Max STVR limit to allow for renting of homes for events held in the La Quinta area.
      1. PGA Tournament = 5 days
      2. BNP Paribas = 14 days
      3. Coachella Fest = 6 days
      4. Stagecoach = 3 days
      5. Ironman = 2 days
    - iv. Limit can be used anytime within a calendar year and not just for events.
    - v. This would however remove the "STVR Only" homes from our neighborhoods.



**From:** [REDACTED]  
**To:** [Lori Loret](#)  
**Subject:** Written Public Comments - STVR Adhoc 10/1/20  
**Date:** Thursday, October 1, 2020 11:58:42 AM  
**Attachments:** [PastedGraphic-2.tiff](#)

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**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:** Karen Parnell Resort Home Destinations, CEO  
**City of Residence:** La Quinta  
**Phone Number:** [REDACTED]  
**Public Comment Item:** STVR Permit Moratorium + Modification of STVR Occupancy Limits

**Resort Home Destinations**  
[REDACTED]

La Quinta, CA 92253

**Attn:** Stvr - AdHoc Committee.

We would like our comments to be read in the STVR Ad Hoc Meeting of 10/1/20

1. We are strongly **AGAINST** modifying the Overnight Occupancy Limits. Many of our guests are families with children who occupancy a sofa bed in a large Den. 12 guests in a 5500 sq foot home is not unreasonable. Homes that already abide by HOA STVR occupancy requirements should be held to their own HOA community rules. There is no evidence, that we are aware, that 10 guests in a 4 bedroom and 12 guests in a 5 bedroom have caused undue stress on the balance between community and tourism. These occupancy limits have been in place for 15 years in our own company without issue. Regardless of number of occupants the maximum vehicles must never exceed 4.
2. We are strongly **IN FAVOR** of decreasing limits on Day Guest Occupancy. As a responsible rental agency we do not allow visitors to our properties if the occupancy is already at maximum overnight occupancy. E.g., a guest in a 4B home with 6 overnight occupants may have 4 day visitors - total 10 guests on the premises at any time. However, the total number of vehicles must never exceed 4.
3. We are strongly **AGAINST** the STVR Moratorium suspending the issuing short term rental permits. The Moratorium does nothing to combat the real problem of an overwhelmed and undertrained Code Enforcement department. The City continues to let the Bad Players play - this is the threat to balance in the Community. This Moratorium far from addresses this.

At a minimum the STVR Adhoc committee should recommend an addendum to the Moratorium. This addendum should allow homes that reside in an HOA community and already adhere to strict occupancy and noise regulations, to be issued new STVR

permits effective immediately. This could be further defined by requiring any new permit holders to have local professional management and pay higher registration fees.

The current Moratorium is not COVID related and is not beneficial to the majority of our community. It does not address removing the repetitive Bad Players and assisting those communities that have real issues. It is extremely disruptive to homeowners, real estate agents, and business owners who will see a decline in business and reduction of staff if this is not rectified soon.

Karen Parnell  
Licensed California RE Agent  
Resort Home Destinations  
OLD TOWN LA QUINTA  
LA QUINTA, CA 92253



**From:** [REDACTED]  
**To:** [Lori Loret](#)  
**Subject:** Written/Public Comments - STVR AdHoc Committee  
**Date:** Thursday, October 1, 2020 11:59:14 AM

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**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.

Greetings,

1. In the best interest of the public and residents of La Quinta, the AdHoc Committee should have some open meeting for the residents to discuss with the committee in open forum. The Zoom meetings are not d interactive with the residents you are suppose to be representing. You could have an evening meeting at city hall or have open interactive Zoom meetings.
2. The moratorium the is set to expire in November needs to be extended to best serve the public as the enforcement and AdHoc Committee does not seem to have come up with any solution on the STVR program and the degradation experienced in some neighborhood due to the Hotel transient occupancy levels. You are contributing to the destruction of fabric of La Quinta and its neighborhoods.

Thank you,

Rod McGuire  
La Quinta, CA

[REDACTED]