

**WRITTEN
PUBLIC
COMMENT**

**CITY COUNCIL
MEETING**

OCTOBER 6, 2020

From: Shevy Akason [REDACTED]
Sent: Thursday, September 17, 2020 2:12 PM
To: Monika Radeva; Jon McMillen; Linda Evans; John Pena; Kathleen Fitzpatrick; Robert Radi; Steve Sanchez
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>

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

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

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 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

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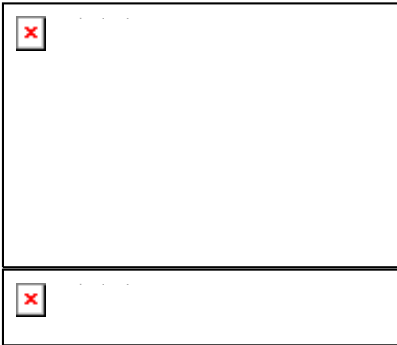
Check out our vacation rental website

www.everydaylux.net

Shevy Akason
760.989.9055

Shevy@everydaylux.com

www.everydaylux.com



From: Philip Bettencourt [REDACTED]
Sent: Tuesday, October 06, 2020 12:56 PM
To: Monika Radeva
Cc: Linda Evans; [REDACTED]; Danny Castro; [REDACTED]
Subject: FW: Church of the Red Door_000052.pdf | Consideration by the City of Indio | CEQA Considerations
Attachments: Church of the Red Door_000052.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.

Madam City Clerk and City council members, during this afternoon's public comments session of the city council I would like to offer confirming and extended remarks for no long than three (3) minutes concern the pending CEQA documentation for the proposed **Church of the Red Door** in Indio.

Would you please share our prior letter appropriately in accordance with City policies on communications from constituents.

Thank you.

Philip F. & Meredith Bettencourt
[REDACTED]

La Quinta, CA 92253

Philip cell: [REDACTED]

From: Philip Bettencourt [REDACTED]
Sent: Monday, September 28, 2020 3:30 PM
To: [REDACTED]
Cc: [REDACTED]; 'Danny Castro' <dcastro@laquintaca.gov>; 'levans@laquintaca.gov' <levans@laquintaca.gov>; [REDACTED]
Subject: Church of the Red Door_000052.pdf | Consideration by the City of Indio | CEQA Considerations

Mayor Glenn, city councilmembers and staff, I am writing as a private citizen and La Quinta neighbor concerning the proposed **Church of the Red Door** and the pending determination under the **California Environmental Quality Act** for a **Mitigated Negative Declaration**.

Having studied your published **Initial Study**, and after hearing the church representatives in a Zoom meeting for nearby homeowners, we endorse the

PUBLIC COMMENTS ON MATTERS NOT ON THE AGENDA - RELATED TO CHURCH AT RED DOOR PROJECT

Complete Streets package (attached) recommend by the City of La Quinta in their August 18, 2020 response to your CEQA notice of availability. Furthermore, completion of the streets package should be considered as a precondition to proceeding with substantial site work which will generate traffic from construction vehicles, haulers, suppliers, equipment and multiple contractors (designers and inspectors too).

I am quite familiar with the planning and operation of a major religious campus. I am a Planning Commissioner. I have been a planning advisor to the **Saint Andrews Presbyterian Church**, the **Diocese of Orange Roman Catholic Church**, the **Lutheran Church Missouri Synod**, and the **Coptic Christian Church** all in Orange County

We know the Church of the Red Door leadership and teachings. They are wonderful people. The church will be a full service provider on matters of faith and family with a robust ministry and supportive flock. I believe their ministries will be 7-days a week, day and night and that's fine with proper planning.

While church representatives have discussed their first phase, the buildout campus (Your CEQA document) is expected to include **6** phases **414** parking stalls and more than **112,918** sq ft of religious and multi-purpose buildings. That's a big campus for any faith. WE wish them well.

You need a complete street network to support those high ambitions and to protect the interests of your neighbors in Indio and La Quinta.

Philip F. & Meredith Bettencourt

[REDACTED]

La Quinta, CA 92253

Philip Cell: [REDACTED]



**CITY OF INDIO NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION
FOR
CHURCH AT THE RED DOOR PROJECT**

FROM: City of Indio Community Development Services Department

LEAD AGENCY: City of Indio

CONTACT PERSON: Leila Namvar, Senior Planner

PROJECT TITLE: Church at The Red Door Project

PROJECT LOCATION: The project is located within the City of Indio, south of Avenue 49 and east of Jefferson Street. The Assessor's Parcel Number (APN) of the project site are 602-060-001 and 602-060-002.

PROJECT DESCRIPTION: The Proposed Project consists of a worship center located on an approximately 13.07 acre project site at the southeast corner of Jefferson Street and Avenue 49 in the City of Indio. The Proposed Project will be built out in six (6) phases.

- **Phase 1** of project will consist of the construction of a sanctuary with 655 seats with a total building area of approximately 26,799 square feet and 250 parking stalls, including six (6) required ADA parking stalls as required by the City of Indio's Municipal Code.
- **Phase 2** will consist of the construction of an education center with a total building area of approximately 6,266 square feet.
- **Phase 3** will consist of the construction of an administration/education building with a total building area of approximately 6,266 square feet.
- **Phase 4** will consist of the construction of a multi-purpose building with a total building area of approximately 7,614 square feet.
- **Phase 5** will consist of the construction of a two-story meeting/office building with a total building area of approximately 42,466 square feet in addition to a 483 seat expansion to the sanctuary. This Phase will also include the construction of an additional 164 parking stalls in the southeast portion of the project site, combining a grand total of 414 parking stalls.
- **Phase 6**, will consist of the construction of a two-story multi-purpose building with a total building area of approximately 23,506 square feet. Overall, the proposed project will have a building footprint of approximately 112,918 square feet at full build-out.

FINDINGS / DETERMINATION: The City has reviewed and considered the proposed project and has determined that any potentially significant impacts can be mitigated to a less than significant level. The City hereby prepares and proposes to adopt a Mitigated Negative Declaration for this project.

PUBLIC REVIEW PERIOD: In order to facilitate public participation, and consistent with Executive Order N-54-20, the City has established a 30-day public review period for the Draft Initial Study/Mitigated Negative Declaration, which will commence on July 19, 2020 and end on August 19, 2020 for interested individuals and public agencies to submit written comments on the document. Any written comments on the Initial Study/Mitigated Negative Declaration must be received at the above address within the public review period. You may email comments to Leila Namvar at: Lnamvar@indio.org. Copies of the Initial Study/Mitigated Negative Declaration are available for review on the City's website: <https://www.indio.org/your-government/development-services/hearing-notices.htm>. Copies of the Initial Study can also be provided by mail by contacting Mrs. Namvar.

PUBLIC MEETING: A public hearing for this project has not yet been scheduled. A separate notice of public hearing will be circulated pursuant to all applicable City of Indio public noticing requirements once a public hearing has been scheduled.



August 18, 2020

Leila Namvar, Senior Planner
City of Indio
100 Civic Center Mall
Indio, CA 92201

**SUBJECT: NOTICE OF AVAILABILITY—MITIGATED NEGATIVE DECLARATION
FOR CHURCH AT THE RED DOOR**

Dear Ms. Namvar,

The City of La Quinta has reviewed the Mitigated Negative Declaration for the Church at the Red Door Project located at the southeast corner of Avenue 49 and Jefferson Street in the City of Indio and has the following comments:

1. The queue analysis states that the existing queue for the southbound left turn pocket on Jefferson Street is 160 feet; however, the anticipated queue is 242 feet. The southbound left turn pocket should be lengthened by at least 100 feet to accommodate for this. Alternatively, the configuration could be revised to create a southbound dual left turn, if two eastbound lanes are being provided on Avenue 49 east of Jefferson Street at the immediate frontage of the church.
2. There is a concern that vehicles travelling along northbound Jefferson Street will be slowing to turn into a potentially backed up driveway and will need a place to store so as to not disrupt or be a safety concern. A northbound right turn lane and deceleration lane should be installed south of the driveway on Jefferson Street to alleviate this concern.
3. To relieve backup that could occur during heavy dismissal, the south side of Avenue 49 could be widened to provide enough room for a westbound right turn only lane at Jefferson Street, with a right only overlap signal.
4. The west half of the intersection at Jefferson Street and Avenue 50 is within the City of La Quinta's jurisdiction. Striping and construction plans shall be submitted to the City of La Quinta prior to approval to ensure staff concerns are addressed and the design is satisfactory.
5. The Jefferson Street and Avenue 50 intersection currently operates at LOS D. In consideration of the planned projects in this vicinity located in both Indio and La Quinta, a westbound right turn overlap could be installed at this signal to make it more efficient to handle the additional traffic proposed in the area.



Staff is available to discuss the comments outlined in the letter. If you have any questions, please contact me at 760-777-7067 or clflores@laquintaca.gov.

Sincerely,

A handwritten signature in cursive script that reads "Cheri L. Flores".

Cheri Flores
Planning Manager
Design and Development Department

CC: Design and Development Director
Public Works Director
Traffic Engineer

From: Peter Capobianco [REDACTED]
Sent: Tuesday, October 06, 2020 1:03 PM
To: City Clerk Mail
Subject: STVRs

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 and City Council Members

My wife and I have been residents of PGA West since 1996 . It has been disheartening to experience the significant decline in the quality of life here as a result of the STVRs that you have approved . The proliferation of these absentee renters have not only impacted the safety and security of our neighborhood but threaten the availability and affordability of those neighborhoods struggling to make ends meet during these incredible times.

At this time I request that you keep the moratorium in place for these permits and reconsider this issue more seriously in light of the best interests of your residents instead of those with no stake in our community. The hypocrisy of selling out our neighborhoods to these special interests is deplorable and needs to be rectified. I hope that you have the good judgement to accomplish this.

Peter Capobianco

From: Marcia Cutchin [REDACTED]
Sent: Tuesday, October 06, 2020 11:57 AM
To: Monika Radeva
Cc: City Clerk Mail
Subject: Re: RECEIVED: Cutchin, Marcia VERBAL COMMENTS - Oct. 6 Council Meeting
Attachments: Ltr2CityCouncil.pages

Follow Up Flag: Follow up
Flag Status: Flagged

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.

Hi Monika,

Please see the following document to be recorded as a written submission to the council for today's meeting. I will not be speaking. The attached document is my statement.

Thank you,
Marcia L Cutchin

On Monday, October 5, 2020, 07:31:43 AM PDT, Monika Radeva <mradeva@laquintaca.gov> wrote:

- | | |
|--|---|
| 1) Full Name Marcia Cutchin | 4) Public Comment or Agenda Item Number - ??? |
| 2) City of Residence - La Quinta | 5) Subject - STVRs |
| 3) Phone Number - [REDACTED]
(3minutes) | 6) Written or Verbal Comments - Verbal comments |

Good morning Ms. Cutchin,

Your request to provide verbal comments via teleconference at the October 6, 2020, Council meeting, on "Matters Not Listed on the Agenda" related to STVR has been received.

You will be contacted around 4 p.m. at the number provided below [REDACTED] and will be queued in to wait your turn to speak.

You can listen to the meeting live at <https://laquinta.12milesout.com/video/live>.

Dear Mayor and City Council Members of La Quinta,

Please extend the moratorium.

I believe it is in the best interest of the residents of the city of La Quinta.

We have yet to see substantiated evidence that the operations of STVRs in the city's residential zones is of benefit to the community. We have seen many reports that conclude turning residential housing into short term transient rental units has a negative impact on communities.

Airbnb Short-Term Rentals Exacerbate the Affordable Housing Crisis:

https://harvardlpr.com/wp-content/uploads/sites/20/2016/02/10.1_10_Lee.pdf

The Costs of Airbnb Expansion are Likely to be as Least as Large, if not Larger, than the Benefits:

<https://www.epi.org/publication/the-economic-costs-and-benefits-of-airbnb-no-reason-for-local-policymakers-to-let-airbnb-bypass-tax-or-regulatory-obligations/>

Online Rental Platforms attempt to Defeat EU's Affordable Housing Measures:

<https://corporateeurope.org/en/power-lobbies/2018/05/unfairbnb>

Granicus and similar host compliance vendors as well as publications owned by a conglomerate with major stock holdings in Airbnb are not sources for reliable data. They are profiteers with unsubstantiated and biased data claims.

You heard from the La Quinta city finance department in the last ad-hoc meeting that TOT funds received from hotels arrive in the city coffers without incident or cost. We also heard that funds received from STVRs require a massive amount of manpower and expense that are still hidden or buried within general costs not the least of which is that huge compliance service cost. Further these hidden expenses did not include Jon McMillen, Chris Escobedo, the Hotline Service, nor the Security officers or Police expenses.

"In a recent feature published on The Times, Brian Chesky largely admitted that the criticism leveled at the company for depleting housing supply, driving up rents and encouraging over-tourism has been valid."

<https://www.mpamag.com/news/airbnb-ceo-says-company-has-lost-its-way--will-changes-be-coming-to-the-platform-233168.aspx?fbclid=IwAR2By2r9Y4n12wfmI9hF4SJTeF7xTT2ouGvRmespoLCpa4uD2MxKbVgZYoU>

The argument that removing a house from the residential market and replacing it with a revolving door of tourists – brings more money – is unsubstantiated. There is no data anywhere supporting that premise. Granicus and Airbnb stating it is so does not make it true.

Airbnb guests do not frequent tire stores, physicians, accountants, lawyers, barbers, pharmacists, fitness centers, nurseries - or a hundred other local businesses.

As a resident, I spend my entire paycheck in La Quinta, every month, all year long. How can a weekend visitor who pulls in with an SUV full of coolers full of food and supplies for the weekend, spend more money than I do? That makes no sense.

Further, a transient occupant does not volunteer at the schools, library or hospital, run food or clothing drives, or look out for the welfare of the community or neighbors.

The argument realtors are submitting to you that a house with an STVR license sold for 750K whereas one without an STVR license can't sell for 600k is an argument AGAINST STVRs, not for them.

That is false inflation of housing above that which the people who live and work in an area can afford. Packaging up housing with STVR licenses to inflate the prices to sell to out of the area investors is a recipe for a housing crisis - not sound economic strategy.

We do not need to jack the cost of housing up in La Quinta. The only people who benefit are the people leaving with that money and the realtors in the transactions. Residents get left with a revolving door of transients who arrive with SUVs packed with supplies.

Investment consortiums steal homes away from young families. They claim their commercial enterprise generates employment opportunities; mostly low wage service jobs without benefits. Wealthy out of town investors coming in and removing three middle-income houses from the market and handing us 6 service jobs and a revolving door of transients is not a good trade for this community. We do not have a shortage of service jobs in this valley. That is not a present.

In the report I submitted to you by the Economic Policy Institute – 86% of all second home wealth is held by wealthy white people. It is not sound economic policy to pass legislation that further benefits an already well-endowed segment of society – at the cost to the middle class.

We have been playing whack-a-mole with the problems with the STVRs. Trash, whack it, parking in front of mailboxes so an elderly resident can't get medicine delivered, whack it, groups arriving over capacity, whack it, party houses, whack it, operating without a license, whack it, noise complaints, whack it. Are we ready to grow the field here?

Now we come to the real problem, density. This is going to be a tough nut to crack because asking a committee who is in business for profit to agree to reduce the number or frequency would be in direct conflict with their profit margins.

A neighbor who has out of town visitors, friends and family resulting in occasionally having a few on the pull-out couch in the living room is normal.

But if your "neighbor" STVR business next door has a grown couple permanently set up to use the pull-out couch in the living room as their bedroom - that would be completely unacceptable. It's not usual to have a couple in every bedroom and a couple in a living room. That just doesn't happen and shouldn't be allowed. Yet we are licensing people to do that, and that couple living in the living room, changes every week. How is that living like the locals?

I don't think we are near prepared to open the flood gates at the end of the moratorium. We were generating 200+ licenses a month on a good month.

We can't possibly have all of the answers yet and we have not established any benefit to the community. Don't we need empirical data substantiating claims that this is "beneficial" to this community – or at the very least not damaging? Data from host compliance companies is biased and unreliable. (please see the links to reports above)

I love our snow bird owners, my friends, my neighbors, and my family that own and manage STVRs. However, the recent proliferation and further solicitation and promotion by the city to obtain MORE is not in the best interest of this community.

We need to stop and take stock before we open the flood gates to anymore.

Please extend the moratorium.

Marcia L Cutchin

From: Kimberly Estrada [REDACTED]
Sent: Monday, September 28, 2020 2:08 PM
To: Monika Radeva
Cc: Linda Evans; Monika Radeva; Jon McMillen; Tommi Sanchez; Lori Loretta
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

Sent from AOL Mobile Mail
Get the new AOL app: mail.mobile.aol.com

On Tuesday, July 21, 2020, Monika Radeva <mradeva@laquintaca.gov> wrote:

Hi Kimberly,

The Short-Term Vacation Rental Program Ad-hoc Committee meetings on the 1st Thursday of every month at 4:00 p.m., and meetings are currently conducted via Zoom to ensure COVID-19 health and safety protocols are observed.

You can watch the last 2 meetings from June 4 and July 2 via this link
<https://laquinta.12milesout.com/meetings/boards-and-commissions>

The next meeting will be held on August 6th and will be streamed live at
<https://laquinta.12milesout.com/video/live>.

The Agenda Packet will be published that Monday, August 3rd. Your comments below will be forwarded to the Committee for review and discussion, and you can submit additional written comments if you wish to do so by emailing the Committee Secretary at LLoretta@LaQuintaCA.gov by 12 noon on the day of the meeting, who I have copied to this email.

If you wish to view the prior Agenda Packets and Minutes from the meetings you can access these documents [here](#).

Please let me know if I can be of further assistance to answer any questions or provide more information.

Thank you for taking the time to provide written and verbal comments at tonight's Council meeting, community input and public comments are greatly appreciated and valued.

Have a wonderful rest of the week.

Monika Radeva, CMC | City Clerk

City of La Quinta

78495 Calle Tampico, La Quinta, CA 92253

Tel: (760) 777-7035

MRadeva@laquintaca.gov

From: Kimberly Estrada [REDACTED]
Sent: Tuesday, July 21, 2020 4:21 PM
To: Monika Radeva <mradeva@laquintaca.gov>
Cc: Monika Radeva <mradeva@laquintaca.gov>; Jon McMillen <jmcmillen@laquintaca.gov>; Linda Evans <Levans@laquintaca.gov>
Subject: Re: RECEIVED: Eddy Estrada - July 21 Verbal Comments

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

Hello,

Can we get the information for the Ad Hoc committee? We would love to watch it and be a part of it if any openings are available.

Sent from AOL Mobile Mail
Get the new AOL app: mail.mobile.aol.com

On Tuesday, July 21, 2020, Monika Radeva <mradeva@laquintaca.gov> wrote:

Good afternoon Mr. & Mrs. Estrada,
Your request to provide verbal comments via teleconference at the July 21, 2020, Council meeting has been received.

You will be contacted around 4 p.m. and will be queued in to wait your turn to speak. **Please provide the best telephone number where we can reach you.**

You can listen to the meeting live at <https://laquinta.12milesout.com/video/live>.

****Important: Please note that the live feed has a 45 second delay; when you are contacted you will need to mute the live meeting and listen via the audio of the telephone.**

Please contact me should you have any questions.
Thank you.

Monika Radeva, CMC | City Clerk
City of La Quinta
78495 Calle Tampico, La Quinta, CA 92253
Tel: (760) 777-7035
MRadeva@laquintaca.gov

From: Kimberly Estrada [REDACTED]
Date: July 21, 2020 at 11:56:23 AM PDT
To: Linda Evans <Levans@laquintaca.gov>
Cc: Linda Evans <Levans@laquintaca.gov>, Monika Radeva <mradeva@laquintaca.gov>
Subject: Re: La Quinta Vacation Rental Ordinance

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.

My husband Eddy Estrada would like to be added to the public comment. Unfortunately a few days ago our property was reported to the city but luckily our cameras showed the call was not true. This is happening all over the community, the false reporting is also becoming an issue

Sent from AOL Mobile Mail
Get the new AOL app: mail.mobile.aol.com

On Friday, July 17, 2020, Linda Evans <Levans@laquintaca.gov> wrote:

We did already establish an ad Hoc committee comprised of residents for and against STVR's, as well as property management companies.

meetings, if you are interested in attending those as well to share your input.

Thanks.

Linda Evans | Mayor
City of La Quinta
78495 Calle Tampico | La Quinta, CA 92253
Ph. 760.777.7030
C: 760.899.3279
E: levans@laquintaca.gov
www.laquintaca.gov
www.playinlaquinta.com

On Jul 16, 2020, at 6:29 AM, Kimberly Estrada [REDACTED] wrote:

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 for your response. I do understand that we need to hold all of us accountably for extreme noise but this ordinance is not fair with no noise at all. I would love to get a group to work together to make it work. I value the full time residents as we are out there a lot too but setting a rule for some and having rules for others is just not equitable.

All my best

Kim

Sent from AOL Mobile Mail

Get the new AOL app: mail.mobile.aol.com

On Thursday, July 16, 2020, Linda Evans <Levans@laquintaca.gov> wrote:

Kimberly -

Thank you for your email. The topic will be on the agenda for next Tuesday's City Council meeting, which starts at 4pm. We welcome public comments on the matter.

The unfortunate reality right now is that we have several violators in rental properties. We are seeking to balance enforcement of those violators without penalizing all of the compliant renters.

I have included our city clerk on this response so she can include your comments in the record. And, she can provide the process for public comment on Tuesday.

Thank you.

Linda Evans | Mayor
City of La Quinta
78495 Calle Tampico | La Quinta, CA 92253
Ph. 760.777.7030
C: 760.899.3279
E: levans@laquintaca.gov
www.laquintaca.gov
www.playinlaquinta.com

[REDACTED] > wrote:

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 evening,

I hope everyone is in good health and I thank you for your leadership. I am writing out of concern about the recent ordinance that was sent out.

We are home owners of 2 homes out there and also use the homes as vacation rentals when we are not using the home ourselves. The ordinance lays out that Vacation Homes may not have any amplified sound outside. I can certainly understand quiet hours but to not permit any music at a low level is raises concern. I called the office today to ask who do we contact if home owners violate this order and I was told that this 'rule' was only for vacation homes. This is a form of discrimination if this ordinance is not in place for all members of the community. Sadly we have already had to deal with people calling your office with untrue allegations.

I would like to formally ask for an agenda item on this at the next meeting and to have some time for a group of us to speak about this. As you know we pay taxes, follow HOA rules and pay HOA fees and yet we are being treated differently than owners. This is extremely unfair.

I know these times are hard and again I agree that quiet hours should be in place for all, not just vacation rentals but this ordinance needs to be revisited. Also how will false allegations be addressed? I ask you to reconsider especially during a time that equality is ever so important.

Thank you.

Kimberly Estrada & Eddy Estrada

Sent from AOL Mobile Mail

Get the new AOL app: mail.mobile.aol.com

On Tuesday, May 19,

2020, levans@laquintaca.gov <levans@laquintaca.gov> wrote:

Good Morning La Quinta City Council Members,

I hope this email finds all of you in good health, we greatly appreciate your hard work during these hard times. I am writing to share some concerns around the La Quinta Vacation Rental Ban. While I understand the importance of taking precautions during COVID 19 I am a bit confused of the vote that took place last week and the reasoning behind it.

We have noticed that La Quinta closely follows the County guidelines in terms of when to lift bans. When the city of Riverside lifted the bans for golf and swimming pools then the city of La Quinta also followed suit. Governor Newsom is giving cities the autonomy to decide what is best for them. Below is the link to

<https://www.youtube.com/watch?v=AZKTXrkVClg>

On May 20th Newport, California voted to resume vacation rentals. As vacation owners we have taken COVID very seriously and already have done extensive cleaning training with our cleaning crews to prepare when the ban is lifted. What can we do to expedite the decision to lift the ban? See the link below where Newport resumed their vacation rentals.

<https://www.ocregister.com/2020/05/13/newport-beach-gives-go-ahead-to-resume-short-term-rentals/>

Not only does the ban affect owners but cleaning crews, pool crews, and many more. Before long you will see that owners are going to go into foreclosure which will greatly impact the economy of La Quinta. Below shows data that is up to date. I have included the source.

<https://kesq.com/news/coronavirus/2020/05/18/riverside-county-coronavirus-update-5952-cases-3833-recoveries-242-deaths/>

If possible can my email be read during tonight's meeting? As an Owner of multiple vacation properties in La Quinta I take the health and safety of the residents and our guests very seriously. As the graph shows, the results are improving and we need to make every effort now to restore the economy. I hope you will consider lifting the vacation ban.

Thank you.

Respectfully,

Kimberly Estrada

Aid in Future COVID-19 Relief Funding and Get Your Community Counted! Take the 2020 Census Online Here: <https://my2020census.gov/>, Everyone Counts!

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Aid in Future COVID-19 Relief Funding and Get Your Community Counted! Take the 2020 Census Online Here: <https://my2020census.gov/>, Everyone Counts!

Aid in Future COVID-19 Relief Funding and Get Your Community Counted! Take the 2020 Census Online Here: <https://my2020census.gov/>, Everyone Counts!

From: Andrew Foster [REDACTED]
Sent: Tuesday, October 6, 2020 12:56 PM
To: Linda Evans <Levans@laquintaca.gov>; John Pena <jpena@laquintaca.gov>; Council <Council@laquintaca.gov>
Subject: City council meeting general comments (Please read it aloud)

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 Council,

My name is Andrew Forster and please stand with me and the people of this city to defend equality under our constitution and reject State Measure 16 in the November election. State Measure 16 would amend our state constitution and allow the state government to discriminate between Californians based on race, sex, color, ethnicity or national origin.

Californians overwhelmingly reject State Measure 16. A poll of 1,704 California residents released on September 16 by the Public Policy Institute of California showed voters opposed to State Measure 16 by huge margins. Eighty percent of voters have decided how to vote, and 60% of voters who have decided are opposed to State Measure 16.

Californians in every area of the state reject State Measure 16. The poll shows 53% of Los Angeles and 75% of Inland Empire voters who have decided how to vote are opposed to State Measure 16.

Elected officials, please join us in defending California's unity and equality by opposing State Measure 16. Don't divide us. Don't amend our constitution to allow the state government to discriminate between Californians based on race, sex, color, ethnicity or national origin.

Please read this comment aloud in the city council meeting general comments session.

Sincerely,

Andrew Forster

From: George Harmina [REDACTED]
Sent: Tuesday, October 06, 2020 11:11 AM
To: City Clerk Mail
Subject: Written comments Council meeting October 6

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. George Harmina
2. La Quinta
3. [REDACTED]
4. Public Comment
5. Enforcement committee recommendations, STVRs
6. Written Comments

Dear Mayor and council members,

I would like to address the ongoing issues regarding STVRs in residential zones.

1. Extend the ban on new STVRs and the amplified music since the city has been unable to enforce existing rules on existing properties.

Specifically: Permit # on rental websites

Verification of existence of permits on Advertised websites.

Violations of California Penal Code 602, trespassing on private property on the golf course property.

Renters not being given the rules that apply to STVRs.

Golf View Drive has 17 homes that are STVRs, 11 of which are from the beginning of Golf View Drive to our home.

We are sick and tired of policing these STVRs who disrupt our neighborhood without regard to our rights.

It's about time you listen to the people who vote here or you will be replaced by someone who cares about our lives and concerns.

Sincerely,

George & Geraldine Harmina
18 plus year full time residents.

CITY COUNCIL MEETING - OCTOBER 6, 2020 - PUBLIC COMMENTS BY RESIDENT STEPHEN KLEMPA
PUBLIC COMMENTS ON MATTERS NOT ON THE AGENDA - RELATED TO ADAMS STREET CROSSING

From: Stephen Klempa [REDACTED]
Sent: Monday, October 5, 2020 10:40 AM
To: City Clerk Mail
Subject: Open Item for Council Mtg. 10-06-2020
Attachments: Adams-CtyCouncil-2020-10-06.docx

Follow Up Flag: Follow up
Flag Status: Flagged

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.

Please include this item for open session – Public Written Comments

Sent from [Mail](#) for Windows 10

Stephen Klempa

October 5, 2020

[REDACTED]
La Quinta, CA

Tel: [REDACTED]

- Public Comment
- Written Comment

Unsafe Crossing on Adams St to Adams Park

I believe you are now all aware of the concern the neighborhoods in North La Quinta have expressed to the La Quinta City Government regarding this unsafe crossing. I have communicated this issue to you, we have met as concerned citizens and the City has responded by reviewing the complaint and has requested a report by the City's traffic engineer.

I want to take this opportunity to express, on behalf of my neighbors, our appreciation for the City's prompt response.

We understand that a review of the traffic report is an item on the study session agenda for October 20th. We, as a group, are encouraged and strongly urge each of you to move forward with a satisfactory solution to this hazardous crossing before tragedy strikes.

Fiesta Drive STVR Petition

ORIGINAL

Fiesta Drive residents of La Quinta, California 92253 hereby petition La Quinta City Council to immediately ban all Short-Term Vacation Rentals (STVR) and move to a 31+ day policy on Fiesta Drive.

1. Address

[REDACTED]

LA QUINTA, CA 92253

Name CHRISTOPHER MIKULENICA Signature

[REDACTED]

Date

09/28/2020

2. Address

[REDACTED]

Name Guanita Rodriguez Signature

[REDACTED]

Date

9-28-2020

3. Address

[REDACTED]

Name Robert RODRIGUEZ Signature

[REDACTED]

Date

9/28/2020

4. Address

[REDACTED]

Name ENRIQUE PEREZ Signature

[REDACTED]

Date

9/28/2020

SUBMITTED TO CITY CLERK OCTOBER 06, 2020.

SECURED 19 OUT OF 28 SIGNATURES, 9 MISSING ARE THE STVR PROPERTIES, 100% OF NON STVR.

11. Address

[Redacted]

Name Bob Denevier Signature

[Redacted]

Date 9-29-2020

12. Address

[Redacted]

Name Dee Cathy Edwards Signature

[Redacted]

Date 9/29/2020

13. Address

[Redacted]

LA QUINTA

Name CHAIYOT KAMRANATFANYAKORN Signature

[Redacted]

Date 9/30/20

14. Address

[Redacted]

La Quinta, CA

Name William A. Hartung Signature

^{Hartung}
William A. Hartung

[Redacted]

Date 9/30/20

15. Address

[Redacted]

La Quinta, CA 92253

Name ANGIE CHANG Signature

ANGIE CHANG

[Redacted]

Date 10/2/20

16. Address

[Redacted]

Name Junie Miller Signature

Junie Miller

[Redacted]

Date 10/3/2020

5. Address _____

Name Elizabeth Uher Signature _____

Date 9/28/2020

6. Address _____

Name Thomas Ellis Signature _____

Date 9-28-2020

7. Address _____

Name Shane Falleur Signature _____

Date 9-28-2020

8.

Address _____

Name Herman Paredes Signature _____

Date 9/29-20

9. Address _____

Name Tom Nilson Signature _____

Date 9/29/20

10. Address _____

Name Gleny Hermonson Signature _____

Date 10/29/20

17. Address _____

Name

ROBERTA FREEMING Signature _____

Date

10/4/20

18. Address _____

Name

William Moran Signature _____

Date

10-4-2020

19. Address _____

Name

Manuel Lujan Signature _____

Date

10-5-2020

20. Address _____

Name _____

Signature _____

Date _____

21. Address _____

Name _____

Signature _____

Date _____

22. Address _____

Name _____

Signature _____

Date _____

From: Jim Lambert [REDACTED]
Sent: Tuesday, October 06, 2020 9:58 AM
To: City Clerk Mail
Subject: Written comments Council meeting October 6

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) [REDACTED] La Quinta
- 3) [REDACTED]
- 4) Public Comment
- 5) STVRs
- 6) Written Comments

Dear mayor and council members,

We would like to address the ongoing issues regarding STVRs in residential zones.

1. Extend the ban on new STVRs and amplified music since the city has been unable to enforce existing rules on existing properties.

Specifically: Permit # on rental websites

Verification of existence of permits on advertised websites

Noise by renters who are arrogant and don't care

Threats against citizens who report violations

2. In previous interactions with Council it has been suggested that when HOAs are involved with STVRs, the HOA has more leeway than the city in restricting STVRs.

That is not true, since HOA votes include many absentee owners from all over the world, who may not be personally aware of the problems and disruption of peaceful enjoyment caused by the rentals.

It is incumbent on the city to respond to their VOTING constituency, not out of area and corporate STVR owners.

3. Allowing further proliferation of permitted STVRs will have a negative effect on the viability of the future hotels and rental properties in process at Silverrock.

There is a property in PGA West which has been rented for the last 10 years with no active rental permit, this property has been reported to the city, but rentals continue. How has this been allowed to happen when there is supposed to be a LQ employee checking the websites? Full time residents are confronted both physically and verbally by out of control renters with no regard to community rules.

Please do not sell the quality of life we expect here in "The Gem of The Desert" for the transient occupancy tax revenue.
Listen to your residents.

Jim and Barbara Lambert

From: Merchant, Kenneth A [REDACTED]
Sent: Tuesday, October 06, 2020 10:48 AM
To: City Clerk Mail
Subject: Written comments for Council Meeting on October 6

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 and council members,

I am Kenneth A. Merchant. I live at [REDACTED] in La Quinta. My phone number is [REDACTED]. I wish to make a written public comment regarding the issue of short-term vacation rentals (STVRs) in residential zones in La Quinta.

My wife (Gail) and I hope that you will be able to enact a ban on STVRs in La Quinta. Other towns (e.g., Cathedral City) have been able to do this. I would think that LQ, "the gem of the desert," could do this also.

We live next to an active rental property (at [REDACTED]), and this property degrades the neighborhood. It is a busy "hotel" with new people coming in basically every weekend. Most, if not all, of the renters pack the house with people, host large, noisy game and pool parties, and run amuck on the golf course, playing Frisbee, having kids running through sprinklers, or fishing in the water hazard. We also hear loud parties with amplified music from across the golf course we live on. I have tried to report some of the noisier parties to the City, but this has been frustrating. One phone was not answered, and the message function on the other phone was "full." We would much prefer to have (quiet) neighbors whom we could get to know and socialize with. We have no interest in meeting these outsiders, and they have no interest in meeting us.

There is a lot of negative talk in this neighborhood about the STVRs, which seem to be increasing. Some people are talking about moving away. That outflow of permanent residents could cause a reduction in home values. Why does it have to come to this?

Thank you for your consideration of our concerns.

Sincerely,

Ken Merchant

From: Barb Montavon [REDACTED]
Sent: Wednesday, September 23, 2020 7:15 PM
To: City Clerk Mail
Cc: Linda Evans; Robert Radi; John Pena; Kathleen Fitzpatrick; Steve Sanchez; Lori Lorette; mcmillen@laquintaca.gov
Subject: STR occupancy

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

I have a comment and question for the next STR ad-hoc committee meeting. I would also like these comments sent to the City Council for their next meeting. These comments can be added to the record.

Thank you to City Council for the 90 day moratorium on STR permits. Please extend this at least until January 1, 2021 and ideally for the rest of the foreseeable future. The hotels in the region are better equipped to handle large parties and multiple accommodations for large groups. We are at a critical point on this subject.

Noise is the biggest problems coming from residential STRs. The problem often stems from too many occupants in a home meant for **single family occupancy**.

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.

Please consider lowering the number of overnight occupancy to 2/BR and significantly lowering the number of daytime occupants to that same number, since enforcing this is a challenge. The City is encouraging large groups to gather in residential neighborhoods instead of encouraging these large groups to go to hotels where they have the freedom to enjoy their vacation at the large pool provided.

Thank you for your time,

Barbara Montavon
PGA WEST

From: Robert Cedergreen [REDACTED]
Sent: Thursday, August 13, 2020 1:23 PM
To: City Clerk Mail <CityClerkMail@laquintaca.gov>
Subject: Coral Mt Wave Machine

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.

Written Comments to the City Council at La Quinta

To: the members of the City Council

From: Robert E Cedergreen MD

[REDACTED]
La Quinta, CA. 92253
[REDACTED]

As a full time resident of La Quinta I am writing to implore you not to grant the zoning changes and noise restriction changes requested by the developers for the Coral Mt. Wave Machine which would allow their project to move forward at this location.

I am pleased that the City of La Quinta is known as a pro development community. However I would assume that "developments" by necessity should provide progress for both the city as well as its residents. This development unfortunately does not provide progress, but rather pollution pure and simple. It is indeed the worst type of pollution as it will be present forever.

It is primarily the noise pollution I object to, but if allowed to go ahead as planned it will contribute as well to the multitude of problems associated with STVR properties, including crime, drug and alcohol problems etc. that add stress to city services such as police and medical services. It goes against all of the parameters and future plans set up when this area was originally zoned appropriately as low density housing.

The developers from Boulder CO are seeking to sell a project that would never come close to being approved in their home town. Boulder might in many ways be called the "gem of the Rockies". Thus they've come out to our community to sell us a bill of goods "in place of", as they put it, another golf course. Whether we need another golf course or not is immaterial. The implication we need an amusement park instead is being put forth by the partner / representative from Meriweather who is a charismatic speaker and as such is a good sales person.

Unfortunately the project is a noisy amusement park planning to blast music at an already noisy wave machine 12 hours a day and 365 days a year. This offers nothing to the citizens of La Quinta, and indeed it offers very little to the city as well.. It is planned as a self contained entity supporting their wave machine with hotel, restaurants, bars, condos that will act as suites for the hotel, and even a grocery store. Short term visitors will have very little need to use any of the services provided by the resident business owners of La Quinta. The developers stated goal is to build the hotel and the STVR condos, and of course their primary development being the wave machine. They then plan to sell off each of the separate components and return back to the peace and quiet and serenity of their mountain city. Meanwhile your constituents are left with our peace and quiet and serenity gone forever. Appropriate precedents for noise control were set when the county banned powered boats on Lake Cahuilla years ago. La Quinta should follow suit.

CITY COUNCIL MEETING - OCTOBER 6, 2020 - PUBLIC COMMENTS BY RESIDENT ROBERT CEDERGREEN
PUBLIC COMMENTS ON MATTERS NOT ON THE AGENDA - IN SUPPORT OF THE WAVE PROJECT AT CORAL MOUNTAIN

Again I would implore you to consider your citizens first and foremost when reviewing this project. While we would obviously suffer a decrease in home values (who would want to move next to Magic Mountain), more importantly we would lose our peace and quiet forever, which is priceless. I ask that you use your wisdom, along with the powers your constituents have granted to preserve the serenity of our communities.

Will La Quinta continue along the path of striving to be the Gem of the Desert, or will the city change course and pursue rather the title of "Coney Island of the desert" ?

Thank you for your consideration.

Robert E Cedergreen MD

From: Linda Williams [REDACTED]
Sent: Tuesday, October 6, 2020 2:41 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. **

Linda Williams
La Quinta
[REDACTED]

Consent Calendar 4.

Mayor Evans and LQ City Council,

I would like to comment on the citywide public safety camera system project. La Quinta museum has experienced everything from flooding to vandalism in the past. This building stores not only our city's valuable archives and artifacts but frequently exhibits valuable artwork and hosts visiting exhibits from prestigious organizations such as the Smithsonian and Audubon Society. For these reasons I would respectfully request that the museum be included in this project.
Linda Williams

From: Cheri Flores
Sent: Tuesday, October 06, 2020 7:57 AM
To: bruce
Cc: City Clerk Mail; Danny Castro
Subject: RE: July 7th hearing - written comments Re: Pavilion Palms

Thank you Mr. Ferguson.

Your written comments below, related to Public Hearing Item No. 1 – Pavilion Palms Shopping Center, have been received. I will forward them to the City Clerk who will distribute them to the City Council. They will be made available to the public, and included in the record for the October 6, 2020 Council meeting.
Have a great day!



Cheri L. Flores | *Planning Manager*
City of La Quinta
78495 Calle Tampico La Quinta, CA 92253
Ph. 760-777-7067

www.laquintaca.gov

NOTE: City Hall is now open on a limited basis by advanced appointment only. Information on types of appointments being accepted, how to schedule and City-implemented safety measures are available at [HUB Appointments](#).

From: bruce [REDACTED]
Sent: Monday, October 5, 2020 7:56 PM
To: Cheri Flores <clflores@laquintaca.gov>
Subject: Re: July 7th hearing - written comments Re: Pavilion Palms

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.

Please see my email of July 7th. I want to reiterate my objection to the development as planned - particularly the inclusion of a gas station.. I do not think a decision this important should be decided before in-person hearings are permitted.

Bruce Ferguson

On Tue, Jul 7, 2020 at 2:43 PM bruce ferguson [REDACTED] wrote:

To the La Quinta Council members:

Re: Lundin Development - NWC of Jefferson and 50th

I live on Althea Drive.

I have no issue with a reasonable retail development, however, see no value in the addition of a gas station at this location in what is largely a residential neighborhood (light pollution, in and out traffic, environmental risk).

There are no shortage of gas stations at Hwy 111. It is a short distance to Hwy 111, and quite frankly, Hwy 111 is on the route to almost any destination from Jefferson and 50th.

Given the location, I am also concerned that the economics for a gas station will not make sense. While you may say that is the tenant's and developers risk, I do not want a gas station to be eventually closed creating a further unattractive situation.

I understand there are plans for drive-thru outlets. I have the same concerns with drive-thru food outlets. This type of development is not congruent with the the immediate surroundings that are primarily residential.

While I have seen some reporting that food drive-thru parcels will require further approvals, just as the grocery store has pressured for the inclusion of a gas station, the city will be pressed in the future to permit the food uses with the alternative being vacant pads.

I implore the council to not permit the inclusion of a gas station on the site and to rethink the drive thru outlets.

Finally, I am concerned with this type of hearing (via teleconference) for such an important matter. The hearings started with in-person hearings and should be reconvened in that way when conditions permit.

I appreciate your consideration of the points I raised and appreciate your service to the community as council members. La Quinta is a wonderful community that does not need the proposed uses at this location.

Regards,

Bruce Ferguson

From: Cheri Flores
Sent: Monday, August 17, 2020 8:07 AM
To: Tim Moore
Cc: Monika Radeva; Danny Castro
Subject: RE: Palms Pavilion information - hydrogen fuel article

Follow Up Flag: Follow up
Flag Status: Completed

Thank you Tim! I will forward this on to the City Council and City Clerk for the record.



Cheri L. Flores | Planning Manager
City of La Quinta
78495 Calle Tampico La Quinta, CA 92253
Ph. 760-777-7067

www.laquintaca.gov

NOTE: City Hall is now open on a limited basis by advanced appointment only. Information on types of appointments being accepted, how to schedule and City-implemented safety measures are available at [HUB Appointments](#).

From: Tim Moore [REDACTED]
Sent: Monday, August 17, 2020 7:00 AM
To: Cheri Flores <clflores@laquintaca.gov>
Subject: Palms Pavilion information - hydrogen fuel article

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.

Cheri,

As the developer continues to stumble and plan with multiple extensions on this project, I am sending through this article showing the progress being made with another alternative fuel, hydrogen.

Although the article uses the "sexiness" of a supercar, it does show that electric may be all the rage now (Tesla 5x stock split) but I believe longer term hydrogen will fill most commitments including range fear.

Range fear is the single greatest concern from the buyers standpoint with concern over the lack of number of re-fueling system stations being directly attached to it. As you can see, the technology for over 1000 is coming quickly however the concern over having hydrogen fueling options is not.

If major companies including [Honda](#), [Toyota](#), Hyundai and [General Motors](#), have produced hydrogen fuel vehicles for research purposes or for sale in small numbers are investing heavily in it, should the City of La Quinta not look at this too on a much smaller scale?

The technology is starting to gain more support. Start up truck maker, [Nikola](#), for example, plans to sell hydrogen-powered semis and pickup trucks. So, they will need to refuel while in the valley as well.

I once again respectfully ask the City Council to look ahead with vision and some boldness to reject gasoline stations and embrace the future power platforms of electric and hydrogen. If this is truly going to be the "Gateway" to the City of La Quinta, let's make it a true destination in many ways while respecting the home owners in Renaissance, Palmilla, MountainView and Athena.

I ask that this article be circulated to all concerned and also be submitted to be viewed at the October 6/20 City Council meeting as well.

Thanks in advance for your assistance.

Thanks,

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<https://www.cnn.com/2020/08/12/success/hyperion-xp1-hydrogen-powered-supercar/index.html>

This hydrogen-powered supercar can drive 1,000 miles on a single tank



By [Peter Valdes-Dapena](#), CNN Business
Updated 9:36 AM ET, Wed August 12, 2020



CNN)Hyperion, a California-based company, has unveiled a hydrogen-powered supercar the company hopes will change the way people view hydrogen fuel cell technology.

The Hyperion XP-1 will be able to drive for up to 1,000 miles on one tank of compressed hydrogen gas and its electric motors will generate more than 1,000

horsepower, according to the company. The all-wheel-drive car can go from zero to 60 miles per hour in a little over two seconds, the company said.

Hydrogen fuel cell cars are electric cars that use hydrogen to generate power inside the car rather than using batteries to store energy. The XP-1 doesn't combust hydrogen but uses it in fuel cells that combine hydrogen with oxygen from the air in a process that creates water, the vehicle's only emission, and a stream of electricity to power the car.



The Hyperion XP-1's main purpose is to generate interest in hydrogen power, the company's CEO said.

The XP-1 has much longer range than a battery-powered electric car because compressed hydrogen has much more power per liter than a battery, Hyperion CEO Angelo Kafantaris explained. Also, because hydrogen gas is very light, the overall vehicle weighs much less than one packed with heavy batteries. That, in turn, makes the car more energy efficient so that it can go farther and faster.

Many car companies, including Honda, Toyota, Hyundai and General Motors, have produced hydrogen fuel vehicles for research purposes or for sale in small numbers.

But the technology is starting to gain more support. Start up truck maker, Nikola, for example, plans to sell hydrogen-powered semis and pickup trucks. Other companies haven't yet created an exciting car that will capture the public's attention, though, said Kafantaris.

The biggest challenge facing hydrogen-powered cars has been fueling them. Compared to gasoline or electricity, there's little hydrogen infrastructure in

America. Public charging stations for electric cars are much more plentiful than hydrogen filling stations. A [Department of Energy map](#) of publicly accessible hydrogen filling stations shows clusters of dots around major California cities and no dots at all throughout nearly all the rest of the country.



Hydrogen is extremely light which helps the Hyperion XP-1's performance.

Hydrogen is the first and simplest element on the periodic table. Colorless and odorless, it has only a single proton at its center with one electron around it.

While it is the most plentiful element in the universe, hydrogen doesn't naturally exist by itself. Before it can be used as a fuel, hydrogen has to be broken out of molecules of water, natural gas or other substances. That's usually done by using electricity to split those larger molecules apart. Energy is then released inside the car when the hydrogen combines again with oxygen.

The main advantage of hydrogen is that pumping a tank full of hydrogen takes much less time than charging a battery. It only takes three to five minutes to fill the tank on the XP-1 for a 1,000 mile trip, for instance.

Hydrogen gas also isn't subject to wear and degradation as batteries are, especially when fast-charged, said Kafantaris. The XP-1 does have a battery that acts as a buffer to store electricity generated by the fuel cell, but it's much smaller than the battery packs used in electric cars.



The real purpose of the Hyperion XP-1 is to generate interest in hydrogen fuel, the company said.

Hyperion already has several operational prototype cars, said Kafantaris. The first production cars are expected to be delivered to customers by the end of next year. Kafantaris did not detail pricing for the car, but indicated that prices will vary depending on the level of performance. The highest-performing versions, ones capable of producing 1,000 horsepower, could cost in the millions. The company is capping production at 300 examples.

The company is hoping to manufacture the XP-1 somewhere in the Midwest, Kafantaris said. Following the XP-1, the company hopes to make more practical hydrogen-fueled cars for a broader range of customers.

The company also hopes to popularize the idea of hydrogen as an energy medium for vehicles, as well as for other uses, he said. Hyperion has been working with NASA to commercialize various hydrogen technologies that the space agency currently uses and to develop new uses, he said.

The space agency confirmed to CNN Business that Hyperion has agreements to license a number of NASA technologies.

"Part of what we're aiming to do is to give a sense of pride for what America has done in the past, through NASA technology, and kind of brings people together around something that everybody can look at and say 'That's American, I'm proud of that,'" Kafantaris said.