



SHORT-TERM VACATION RENTAL PROGRAM AD-HOC COMMITTEE MINUTES THURSDAY, SEPTEMBER 3, 2020

CALL TO ORDER

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

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

ROLL CALL

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

ABSENT: Committee Member Navarro

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

PLEDGE OF ALLEGIANCE

Committee Secretary Lorette led the Committee in the Pledge of Allegiance.

PUBLIC COMMENTS ON MATTERS NOT ON THE AGENDA

Committee Secretary Lorette announced the following WRITTEN PUBLIC COMMENTS were received as of 12:00 p.m., which were distributed to the Committee, and incorporated into the agenda packet and public record of the meeting:

- Valerie Smith – recommendation of phasing STVRs out of the Cove;
- Arlene Gotshalk, Jennifer Porter, John Hastie, and Shannon Chavez – in support of STVRs;
- Rod McGuire – provided recommendations on how to enhance the STVR Program;
- Bob Beebe, Lynn & Richard Reich, Laurie & Mark Parkin, Connie & Donald Nimis, Jim & Barbara Lambert, Chuck & Teri Eckman, Carrie Breeswine, Cindy Coppola, Jim & Carol Hurst, Tom & Sandy Baak, Marde & Mark Olson, Dean & Cathy Graves, Coach Woodruff, Richard De Leonardis, Tom & Andrea Thomas, Rod McGuire, Terry & Patricia Pracht, Christopher Cranfill, and Linnea Van Kirk – in opposition of STVRs;
- Marie & Craig Thompson – recommending continuing the moratorium on new STVR permits;
- Linda Hagood and Gary & Yvonne Velasquez – STVRs enforcement;
- John Hastie, David Dinnel, and Jeanne Chalfont – Committee membership concerns.

CONFIRMATION OF AGENDA – Confirmed

CONSENT CALENDAR

1. APPROVE MEETING MINUTES OF AUGUST 6, 2020

MOTION – A motion was made and seconded by Committee Members McDonough/Caldwell to approve the Consent Calendar Item No. 1 as submitted. Motion passed: ayes 13, noes 0, absent 2 (Monroe and Navarro).

2. APPROVE SPECIAL MEETING MINUTES OF AUGUST 19, 2020

MOTION – A motion was made and seconded by Committee Members Church/Jonasson to approve the Consent Calendar Item No. 2 as submitted. Motion passed: ayes 13, noes 0, absent 2 (Monroe and Navarro).

STUDY SESSION

1. DISCUSS DENSITY SUB-COMMITTEE REPORT AND UPDATE

Design and Development Director Castro presented the staff report, which is on file in the Design and Development Department.

General discussion followed regarding the Density Sub-Committee focus; efforts in reviewing research on property density and occupancy; and the goal to prepare a report with recommendations for the Committee's review and consideration, which when approved will be presented to the City Council.

The Committee reviewed a comparison spreadsheet of other local city ordinance's and their STVR rules and regulations; and various graphs and charts showing STVR growth, complaints, and citations from January 2019 to July 2020.

The Committee discussed options on how best to separate the City into areas that will allow to effectively and accurately concentrate on density.

BUSINESS SESSION

1. RE-EVALUATE DENSITY SUB-COMMITTEE MEMBERSHIP

Design and Development Director Castro presented the staff report, which is on file in the Design and Development Department.

The Committee discussed whether to reaffirm or modify the existing Density Sub-Committee membership.

MOTION – A motion was made and seconded by Committee Members Best/Shelton to approve the existing Density Sub-Committee membership. Motion passed: ayes 13, noes 0, absent 2 (Monroe and Navarro).

2. APPROVE ENFORCEMENT SUB-COMMITTEE REPORT WITH RECOMMENDATIONS TO MODIFY STVR FINES AND VIOLATIONS

Community Resources Director Escobedo presented the staff report, which is on file in the Design and Development Department.

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

- General STVR violations, such as noise, parking, etc.;
- Operating a STVR without a valid permit;
- Failure to respond to a complaint within the allowed timeframe;
- Exceeding occupancy limits;

- Ability for the City to notify all adjacent properties when a STVR permit is revoked.

MOTION – A motion was made and seconded by Committee Members Caldwell/Best to approve the report containing the Enforcement Sub-Committee Recommendations to modify STVR fines and violations as submitted. Motion passed: ayes 8 (Best, Butler, Caldwell, Church, McDonough, Shleton, Spinney, and Shutz), noes 5 (Coronel, Franco, Grotsky, Jonasson, and Tamm), abstain 0, absent 2 (Monroe and Navarro).

COMMITTEE MEMBER MONROE JOINED THE MEETING AT 5:28 P.M.

3. APPROVE FORMATION OF ADDITIONAL SUB-COMMITTEES AND APPOINT RELATED MEMBERSHIP

Hub Manager Sanchez presented the staff report, which is on file in the Design and Development Department.

The Committee discussed the formation of additional sub-committees to conduct a focused review and research on STVR Marketing and Licensing.

Committee Members Church, Grotsky, Jonasson, Shelton and Vice-Chair McDonough volunteered to serve on the Marketing Sub-Committee.

MOTION – A motion was made and seconded by Committee Members Spinney/Monroe to approve the Marketing Sub-Committee membership. Motion passed: ayes 14, noes 0, absent 1 (Navarro).

Committee Members Best, Caldwell, Jonasson, Monroe, and Chair Schutz volunteered to serve on the Licensing Sub-Committee.

MOTION – A motion was made and seconded by Committee Members Butler/McDonough to approve the Licensing Sub-Committee membership. Motion passed: ayes 14, noes 0, absent 1 (Navarro).

CHAIRPERSON AND COMMITTEE MEMBER ITEMS

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

Hub Manager Sanchez read a “Statement from the Office of the City Attorney” related to the rights and powers, pursuant to state and local laws, that may be exercised to respond to the spread of COVID-19 and related public health

threats, and related legal authority and oversight expressly given to the City Manager in City Council Resolution No. EM 2020-001 to issue Executive Orders, such as Executive Order No. 10.

ADJOURNMENT

There being no further business, it was moved and seconded by Committee Members Caldwell/McDonough to adjourn this meeting at 5:53 p.m.

Respectfully submitted,



LORI LORETT, Committee Secretary
City of La Quinta, California