

**WRITTEN
PUBLIC
COMMENTS**

**STVR AD-HOC
COMMITTEE
MEETING**

NOVEMBER 5, 2020

From: [REDACTED]
To: [REDACTED] [Lori Loret; Kathleen Fitzpatrick](#)
Subject: Re: Short Term Vacation Rental
Date: Saturday, October 3, 2020 2:26:42 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 Mary and other members of the Ad Hoc Committee for STVR's

Previously I had a conversation with Ad Hoc member Gavin Shutz regarding the many problems we have had with the property next door [REDACTED] at PGA West. I do not have his email address so am asking that you will pass this on to him at your convenience. He was very helpful and seemed to understand our problems indicating he would keep an eye on this property..

Since being sold this Summer, the new owner has elected to rent this property non stop. He does not plan to live there and is enjoying continuous 2-3 day rentals. We have made many calls to the city very late at night as well as calls to our Command Center. We are awakened by loud talking in and around their pool sometimes at 3:30AM. Last night it was at 1:30AM. I have requested a record of our calls and was told by Christine Gamez at Code Compliance to fill out a request for public record which we did on August 24. We have still not received any reply. I am sure you know how frustrating it is to homeowners who live here full time and in the past have enjoyed a wonderful neighborhood and community. We did recently receive a call from Michael at the city Code Compliance saying there were no code violations at this address. This cannot possibly be true. We actually don't know if anyone from the city has ever been out here.

On our latest call (last night) we were put through to the 24 hour hotline. In speaking to the representative we noticed that she did not pronounce La Quinta properly so we asked from where she was calling.... Pennsylvania! She did say that the contact would be called and if no answer La Quinta would send someone within the hour. Isn't there a security company closer than Pennsylvania???

If the contact is called, Command Center security called, and the City called, most likely the noise issue calms down by the time the last person arrives. This does not seem to make sense.

Most of the problems that concern us personally occur after 10PM as [REDACTED] is primarily a "Party house". This means we will continue to call City of La Quinta and in turn, we are routed to a dispatcher in Pennsylvania.

The frustration level continues to rise.

Thanks for listening, and we remain hopeful that there will be a solution to this increasing problem.

Regards,

Sandy and Tom Baak

From: [REDACTED]
To: [Lori Loret](#)
Subject: Written Comment STVR - [REDACTED]
Date: Tuesday, October 6, 2020 12:07:04 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.

Extend Moratorium 90+ = days. Give all residents time to review STVR committee recommendations.

Use this additional time to research third party rental listings (eg AirBnB, Verbo) listed with La Quinta address

- Compare listings with list of STVR permit holders to identify non-compliant STVR
- Grace period for STVR to pay for permit within 60 days

Tiered permit fees: Applicable for La Quinta residents only (who are listed on title, living in LQ minimum of 180 days):

1. La Quinta Resident owners only who reside on property, who are renting spare rooms/casita only
2. La Quinta Resident who wants to rent either their primary LQ home or a separate property/condo/home
3. La Quinta Resident who rents entire home/condo
4. Corporate/LLC/non La Quinta residents STVR ownership **should be banned..**
Grandfathered permits already issued should pay double upon renewal

Licenses non-transferable but current permits issued grandfathered as long as no citation/good standing

Realtors sb advised to insert STVR info as disclosure or addendum

Third party STVR rental/property managers should flag that a registered STVR property for rent requires owner to have permit

Transparency:

Map of all homes, flag single family homes as being STVR or not

Monthly post of fees collected for permits STVR by tier

Number of permits issued by type

From: [REDACTED]
To: [Linda Evans](#); [Robert Radi](#); [John Pena](#); [Kathleen Fitzpatrick](#); [Steve Sanchez](#); [Lori Loret](#); mcmillen@laquintaca.gov; mcmillen@laquintaca.gov; [Lori Loret](#)
Cc: [REDACTED]
Subject: LQ Short Term Rentals
Date: Tuesday, October 6, 2020 12:15:03 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. **

From:
Charles Eckman
[REDACTED]
La Quinta, CA

Re:
STVR's Detrimental Impact

Dear Mayor Evans & City Officials

I write to you today as a full-time LQ resident, property owner and voter.

I additionally write to you as the President of PGA WEST Fairways Homeowners Association (comprised of 969 property tax paying La Quinta homes).

I would like to be counted as one of the many voters who implore you to continue aggressive actions to address the denigration of our community due to STVR's.

But - importantly - I additionally approach the topic with the understanding that the City believes PGA WEST and our HOA (which I am responsible for as President) owns much in the way of responsibility to address the STVR issues behind our gates / inside our walls.

I am here to tell you that my HOA is overwhelmed with passionately unhappy residents and we (the HOA) do not possess the ability to respond - as you believe we have.

Our last two virtual HOA meetings (held monthly) have had record levels of homeowners lining up to emotionally express how the peaceful life they sought and previously enjoyed here in La Quinta is no longer. These homeowners talk about how they have invested a life's work to move here. They've built friendship circles here. They've supported this community and it's businesses..... They've made La Quinta home.

But over the last few years - home has dramatically changed. The life they sought is no longer. The noise, trespass, property damage and security issues brought into our community each and every weekend is too much to bare.

Unfortunately our HOA governing document language (defined more than 20 Years ago) allows for "rentals" with no minimums because this afforded the opportunity for many to come and experience PGA WEST and La Quinta for a week or two. It made sense at the time. It fueled the early days of La Quinta's growth.

However, as we are all too familiar, the definition of "a rental" has evolved (and continues to evolve). The invention of: AirBnB, VRBO (amongst others) has forever changed the marketplace. No longer is a short rental "a week or two".

Now with the COVID lock-downs and associated travel and social restrictions - our corner of the world has become a high demand destination for groups seeking a reprieve from home confinement and place to party for 2-3 days in the sun.

Our new dynamic of short “party” weekends vs. a longer “vacation stays” has brought many detrimental environmental changes to our community - and it is my POV that this dynamic is unlikely to change anytime soon - unless the City acts!

Why the City and not the HOA?

Because our ability to impose change as an HOA is very limited. Changes to governing document language (CC&R’s) restricts an HOA from restricting current owners property rights to rent on a short-term basis (once that language is in-place).

We need you (The City of La Quinta) to follow the lead of Cathedral City, Palm Desert and Indian Wells.

Restrict STVR’s!

Allow rentals but with 14 day minimums which are designed to support vacations not parties.

Return us to what La Quinta was and should be again. The Gem of the Desert. A vacation destination. Not a weekend party zone.

Listen to your residents and voters, not the investors and out-of-town owners that are making life so miserable for so many.

Look past the \$3.5M in TOT revenue to understand the declining health of our community, the looming departure of so many and the implications your avoidance of needed action to eliminate STVR’s is having.

The HOA’s can’t restrict the root of the issue.

We need you to lead as we elected you to do.

Thank you.

Chuck Eckman



From: [Lori Loret](#)
To: [Lori Loret](#)
Subject: FW: Executive Order 9
Date: Tuesday, November 3, 2020 3:23:26 PM

From: Keith B [REDACTED]
Sent: Wednesday, October 07, 2020 11:20 AM
To: CustomerCenter <CustomerCenter@laquintaca.gov>
Subject: Re: Executive Order 9

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Hello,

As a resident of La Quinta, I would appreciate the city to remove executive order 9. Thank you.

Keith Benham

STVR PROGRAM AD-HOC COMMITTEE MEETING - NOVEMBER 5, 2020 - PUBLIC COMMENTS BY RESIDENT ANTHONY AMINI
 PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA - RELATED TO STVR

From: [REDACTED]
 To: [REDACTED]
 Cc: Jon McMillan
 Subject: For Ad Hoc Committee
 Date: Wednesday, October 7, 2020 1:40:27 PM
 Attachments: image001.png
 image002.png
 image003.png

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 Lori,

Can you send my email to the committee, please?

I own over a dozen short term rentals in the Coachella Valley. I have discovered a formula in conducting business that has made it almost painless when managing rentals. I recommend the following changes:

1. No day time visitors
 - a. This is problematic in its entirety. Its hard monitoring daytime visitors and ensuring they are out of the house at 10 pm.
2. Force installation of noise monitoring devices at all homes. Ensure they are configured to match the decibel levels within 9.100.210. No music past 9 pm.
 - a. If a complaint comes in, force the owner/manager to produce evidence, the noise levels were appropriate during the complaint time.
3. Clarify that children playing in the pool is not a valid complaint.
4. Raise the minimum age of a renter to 25 or even 30.
 - a. This is what I use when renting a home, and have had fewer issues with this age group and above.
5. Create a database where we can input problematic guests into here so they are banned from renting a short term rental. Other owners would have to vet there guests' names against the database.
 - a. The big issue here is that even if we give a guest a bad review, they can delete that profile and create a new one or use someone else's. We need an independent database.
6. Maximum guests – There is a difference in managing guests when they're all adults vs. mixed with kids.
 - a. Use the lower end of the chart if all adults.
 - b. Use the upper end if the guest count includes children.

Number of Bedrooms	Total of Overnight* Occupants	Total Daytime** Occupants (Including Number of Overnight Occupants)
0 – Studio	2	2—8
1	2—4	2—8
2	4—6	4—8
3	6—8	6—12
4	8—10	8—16
5	10—12	10—18
6	12—14	12—20
7	14	14—20
8	16	16—22
9	18	18—24

* Overnight (10-01 p.m. – 6-59 a.m.)

I know other STVR owners won't agree with me, but I'm against maximizing rents and jeopardizing the sanity of full-time residents in the community.

Thank you



Anthony Amini
 Partner/VP Operations



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From: [Lori Loret](#)
To: [Lori Loret](#)
Subject: FW: Comments for the STVR Program Ad-Hoc Committee
Date: Tuesday, October 27, 2020 3:13:07 PM

On Oct 13, 2020, at 1:33 PM, Rick LaBrie [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.

Dear La Quinta City Council Members,

Hello my name is Richard LaBrie,

I am a homeowner and STVR operator in La Quinta. I have been reading about the struggles between residents and STVR owners lately.

I have operated a STVR since 2017, I take full responsibility and have great respect for my neighbors, the neighborhood and the city.

I wanted to offer a solution for your consideration. I believe this solution would be a win win for all concerned parties and generate income for the city at the same time.

I recommend the city adopt the following requirements to have a STVR permit in the City of La Quinta,

1.) STVR owners must have noise level (dB) monitors installed, a minimum one inside and one outside of the property.

These devices must be placed in gathering locations. i.e. the pool area and living room.

These devices must have notifications turned on and report to the owner or the managing agent of the property when

noise levels exceed the recommended dB levels of The City of La Quinta Municipal Code Section 9.100.210

2,) STVR owners must have forward facing cameras / surveillance devices, (this means once a guest has crossed into the property they are no longer viewable)

as to be able to monitor the number of guests entering the property.

These devices must have notifications turned on and report to the owner or the managing agent of the property when movement occurs

(this will greatly reduce over capacity issues which lead to noise)

3.) STVR's must have on property parking for at least 3 vehicles (this will reduce on street parking issues)

4.) STVR owners must pull a permit (with a fee payable to the City) to trigger an inspection of the above devices/requirements by a City appointed inspector or chosen contractor.

I have this very configuration at my property, I am the first to know if renters start to violate the rules and I'm the first to get them to be compliant
Both types of devices are non-intrusive to the guest
I believe if a STVR owner is not willing to actively monitor their property then they simply should not have an STVR.

I advocate having STVR's in La Quinta for the following reasons:

a.) STRV's generate income for the City of LA Quinta, especially during COVID19

b.) STRV's are mostly private homes with private common areas, guests who come to the property are with people they are generally in regular contact with and are isolated from the general public while on the property, with COVID19 it is not desirable for people to stay in Hotels with common shared facilities i.e. pools, lounge areas where many people from many different origins can mingle.

c.) STVR's are affordable, it is discriminatory to low income households to not allow STVR's to exist. Example: A family of 8 members may need to rent a suite or several rooms from a Hotel to accommodate their group, this may cause their trip to be unaffordable and thus deny their ability to visit the city and spend their money within the city supporting local businesses

d.) STVR owners are good for the local economy, I spend a great deal of money on local vendors i.e. a pool man, a gardener, maid services and various local repair services. I come to my property once or twice a month and spend much of my time buying supplies for the guests, buying plants to make the property more beautiful, buying repair items for small repairs

It is my hope that you will consider some or all of my recommendations, and that an equitable resolution may be found to satisfy all.

Thank you for your time.

Best Regards,
Richard LaBrie



From: [Lori Loret](#)
To: [Lori Loret](#)
Subject: FW: COMMENTS: re STVR Issue Feedback - Carrie Babij
Date: Tuesday, October 27, 2020 3:19:11 PM

From: Carrie Babij [REDACTED]
Sent: Wednesday, October 14, 2020 8:09 AM
To: Council <Council@laquintaca.gov>
Subject: STVR Issue Feedback

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: La Quinta City Council

From: Carrie Babij, President Desert Insurance Solutions

I understand you're looking for community input on the STVR issue, so I'm writing to express my disappointment with how the LQ City Council is "kicking the can down the road". I'm hearing two negative consequences from my clients and fellow business owners:

Unlucky Property Owners in HOA's

Neighbors in various HOA's discuss STVR and either restrict it to ensure lifestyle or allow it to provide income opportunity for second homeowners. As a result of your moratorium the HOA's that allow it are now populated with a mix of otherwise identical homes, some of which are grandfathered and licensed and others that are prohibited.

The prohibited owners no longer enjoy the benefits their neighbors have, even though they expected equitable treatment from their agreed upon HOA rules. They must live with nearby renters while their grandfathered owner neighbors are off collecting rent. They are finding it difficult to sell, because buyers don't want to be on the wrong end of your arbitrary unlevel playing field where half the owners can do STVR and the other half can't. As a result of your moratorium these unlucky owners are just stuck.

Lost Opportunity for Business Support

We also hear from many business clients in LQ. Fear of flying and crowded hotels has led to high demand for STVR within driving distance. At the same time local businesses desperately need customers. So rather than find a way to take advantage of this trend and help businesses when they desperately need it, you decide to establish and extend an STVR moratorium. It's worse than a lost opportunity, it's hurting small business.

Suggestions and Conclusion

It would be one thing if the moratorium were related to Covid exposure and the need to reduce transmission. But my understanding is its extension is needed for more time to “study the issue”. That seems like a weak rationale for angering unfairly treated homeowners and hurting small business. If you need time to study the issue, why is it necessary to inflict pain with the moratorium?

I suggest you immediately lift your moratorium for HOA's that allow STVR. I believe HOA's are designed to manage these simple lifestyle issues, and don't need the heavy arm of city bureaucracy creating problems where there weren't any before.

To manage violations, you should simply increase the cost of non-compliance...a lot. No more wrist slapping...how about \$1,000 fines and three strikes and you're really out.

We don't need another study, another panel or another moratorium extension. We need a sense of urgency and leadership. Please provide some.

From: [REDACTED]
To: [Lori Lorett](#)
Cc: [REDACTED]
Subject: Saturday October 17th 2020
Date: Sunday, October 18, 2020 4:37:27 AM

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 Lori,

I wanted to reach out to you about my day today.
I live beside a short-term rental at [REDACTED].

Let me back-up a bit. I work full time as an Emergency Room Registered Nurse. I am also in school full time in a Nurse Practitioner program. This requires me to not only go to school full time with classes, but also clinical practice hours at 20 hours a week at a family practice office. In general - I am working/schooling the equivalent of 2.5 full time jobs. Time management, and sleep need to be my top priorities to make this work.

It is now 4 am, and I have not slept tonight. Last night (Friday night) I got 2 hours of sleep. I have slept 2 hours in the last 2 days.

I have an exam for school in approximately 5 hours. This is the part that really upsets me. I am studying so hard, for something so important to me. And now I am going into an exam with no sleep, because of strangers partying all weekend next door. How is this okay?

Normally by this time I would have gotten into my car and rented a hotel room, but I am so tired, I cannot even find the energy to do this. However, I am also paying tuition out of my pocket for a private school education - spending \$200 on a hotel because I live next door to a STR isn't something I can even afford right now. Nor is it right.

I am really tired of being expected by the City of La Quinta to accommodate visitors staying in the STR beside me. I live here. This is my home. Why am I continually inconvenienced, to the point of it affecting my personal and professional life, by a for-profit home next to me?

Yesterday I spent the day studying, preparing for this exam. But it wasn't a great day of studying because I had music on in my own home to drown out the gathering at the house next door to me - partying that began at 11am and continued until 1am.

I spent 14 hours listening to a party.

At 10:30pm, I had had enough - I called the hotline. They assured me someone would be out within 45 minutes. At midnight I called back, as the gathering continued. The action of having to get up, look for a number, be put on hold for 5 minutes, then talk to someone - makes one more alert. So even though I could hear the party while in bed, I was resting quietly - the act of having to get up rouses one more. This is why I normally do not call the hotline, because I know that action - will further potentiate alertness. And then to top it off, I had to call twice. I should not have bothered calling - but I also know that the city needs to know there is a problem, and my lack of action would mean there is no problem. Yet again -

I am having to make accommodations for this STR. There is absolutely no benefit for me in having this revolving party house next door, yet I am the one having to be flexible, make accommodations.

Meanwhile, the owners of this STR are at home in Orange County, likely sleeping.

If I was working in the ER today - I would have had to call off sick. It would have been too dangerous for me to care for patients. Moreover, it would have been money out of my pocket as I lose a shift to accommodate this STR. Instead, I am going to write a very stressful exam that is a reflection of my ability to work as a family practice provider - my future - and if you have ever tried to do anything on little sleep - I suspect my results will not be what I expect for myself.

None of this is right.

Meagan Beavers

From: [REDACTED]
To: [Lori Loret](#)
Subject: Request to City Council members or STR Adhoc committee
Date: Sunday, October 18, 2020 9:44:25 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.

Hi Lori,

I respectfully submit this request to the STVR Adhoc Committee and La Quinta city council members to allow New Applications for STVR's in La Quinta for hosts that have shared space in their home or a casita on their property in residential areas and be exempt from the present moratorium. Shared space in a home or a casita on a property with a live-in host, needs to be defined and differentiated from a stand alone STVR residential dwelling with no host living on the premises.

The moratorium (Executive Order No. 10) on processing any new applications was put in place due to an increase of complaints and violations of STVR's in residential areas of our community. I can only guess these complaints were not generated from shared space or casitas STVR's. When a host shares a space within their home or on their property, a host is physically on site and is better able to monitor guest behavior and not impact the neighborhood.

My request is personal; I operated an STVR in my "casita" for three years with a city permit. Due to Covid 19 my adult son moved back in May' 20 and is presently living in the casita, therefore I did not renew the license. My bad! Home stays are a unique experience; depending on guest needs, a host becomes a personal concierge and a "self appointed" community ambassador. During my three years as a host, 4 of my guests purchased homes in LQ. The retired snowbirds and Europeans welcomed the experience of having an on-site host to interact with and share the local lifestyle and American traditions. Festival goers enjoyed returning to a quiet space after long evenings of festivities.

Sharing my home and my community is truly enjoyable for me and other future hosts, therefore I sincerely request that members of La Quinta City Council consider amending Executive Order No. 10 and exempt shared space and casita rentals from the present moratorium.

Thank you,
Nelda Esmeralda

[REDACTED]

From: [REDACTED]
To: [Lori Loret](#)
Subject: Re: Illegal ads
Date: Monday, October 19, 2020 1:24:16 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. **

A neighbor has passed on to Code Enforcement fifty La Quinta properties advertising for over-occupancy so far. Thirty is the current count of unlicensed properties being advertised as STVRs in La Quinta that he has found out to date. I thought the City pays someone to do this. Why have there been no changes and these ads continue to exist? The latest one actually tells the renters to have a pool party and invite more people over because there's plenty of parking. They are already advertising for over occupancy. It is on Riviera. They also describe the neighbors and when they are usually there and that one is a "senior". This could lead to serious problems and security issues. Put yourself or your parents in this situation. Are there any limits placed on invasion of privacy?

I hope some action is being taken to stop this behavior.

We need you to continue to restrict homes being turned into hotels and party houses. We bought in a single family community-R1 zoning.

Please include our HOA communities when this issue is discussed and change rentals to >30 days. Limit the number of guests to be 2/bedroom- day and night. No one is controlling the number of people coming into these 2-3 night rentals.

We need action ASAP.

Thank you

Sent from my iPhone

From: [Lori Loret](#)
To: [Lori Loret](#)
Subject: FW: Please forward to city council and Ad Hoc committee
Date: Tuesday, October 27, 2020 3:33:56 PM

From: Edie hylton [REDACTED]
Sent: Tuesday, October 20, 2020 9:45 AM
To: Tommi Sanchez <Tsanchez@laquintaca.gov>
Subject: Fwd: Please forward to city council and Ad Hoc committee

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.

October 19, 2020

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

I have written to council and the Ad Hoc STVR previously expressing my concern about STVRs and the harm they bring to our neighborhoods. My wife and I have lived in La Quinta 46 years and in our current home since 1978. I'm saddened to say that our neighbors are disappearing at an alarming rate. They are replaced by strangers staying at mini-hotel businesses across and down the street. I believe there are now 5 STVRs operating on our block and a 6th starting construction. You can't have a neighborhood without neighbors!

Reaction from the owners and managers of these businesses seems to be, "So What?" There's money to be made, so let's make it. Residents be damned! Then like locusts they'll move on. These are not just the mom and pop owner examples the managers and corporations frequently trot out as examples of those cruelly stripped of their property rights. These are often well financed corporations preying on communities that seem to have made it easy for them to do so. Comments from the Ad Hoc Committee and council persons' frequently say, "We just need to find a way to make STVRs work without inconveniencing or disturbing neighbors." No amount of regulation is going to maintain neighborhoods and quality of life that come with them.

Palm Desert, Cathedral City, and Rancho Mirage have come up with the solution...**protect resident quality of life**...by eliminating non-hosted

STVRs in R-1 and R-2 zoned areas. They're allowing hosted STVRs and HOAs to continue should they wish. What is so frustrating about La Quinta is the failure to plainly state, "Residents are our priority!" It's clearly not the priority of absentee owners and managers on the Ad Hoc Committee. City council is the protector of non-gate guarded neighborhoods. Where are your priorities?

The moratorium extension is a positive step. However, please at least recognize that regulation is highly problematic, and may not work. At least recognize, as three other city councils have in the valley, residents are more important than profit.

If you discern a note of despair in this letter you're right! For the first time ever we've considered leaving La Quinta! It's heartbreaking. We love it here. And guess what, if we sell and leave, our home will become another STVR. Please remember the residents!

Sincerely,

Jeffrey Smith

A large black rectangular redaction box covers the signature area, obscuring the name and any handwritten notes or dates.

CC: John McMillen - City Manager
Lori Lorette - Ad Hoc STVR Committee

Arlene Gotshalk

[REDACTED]
La Quinta, CA
[REDACTED]

City Council Members,

Many people have justifiably presented the damaging effects STVRs. They have shared heartbreaking, toxic personal experiences about being a neighbor to a VR. They have suffered ongoing amplified noise, fireworks, trash, traffic, personal insults, threats, and harassment, while response time to complaints is extremely slow or non-existent.

What I have not heard being discussed is that STVRs, being mini hotels, are not held the same standard as hotels. They are a liability waiting to happen:

- They do not have mandated ADA accessibility
- They are not required to follow the same health regulations as hotels.

Additionally, STVRs do not take into consideration the safety and wellness of the residents in the neighborhood.

- I was living ½ a block away from the party and shooting on Cortez near Chillon last year. Violence could have spilled out of the rental into the neighborhood. If the party had been stopped, a death could have been prevented.
- There are no background checks on customers coming to these mini hotels
- Sex offenders are not required to report to local law enforcement so that the intent of Meagan's Law is not enforced
- When residents do not know who is staying next door to them, they have to be constantly vigilant in order to protect their families from violence or.
- Residents should not have to be first responders to these problems.

Whole house STVRs also violate the spirit of Home Occupations Ordinances and are not held to regulations that were created to ensure businesses in the Cove are compatible with the neighborhood. Vacation Rentals, a business

- Are not owner occupied
- Are not incidental or an accessory
- Have customers coming all day and night

The lead premise of the Ad Hoc STVR Committee states: It is seeking a balance between residential quality of life and property owners that host STVRs. With the rapidly expanding numbers STVRs, this statement is a wish, based on a FALSE PREMISE, and is impossible to achieve.

STVR's owners are not hosting guests - rather they are running a mini hotel business in a Residential District. They are not are not part of the Neighborhood. They undermine and erode the quality of life for residents. With the exploding number is VRs in the Cove, 2528% increase of STVR licenses since January 2019, there can be no balance between residential quality of life and STVRs.

Districts that do not have HOAs are dependent on City Council to protect them. The City Council has a legal and moral responsibility to take care of these districts.

We implore you to be an informed and responsible decision-maker and defend us, the residents.

I ask City Council to protect the LQ residents in the Cove. **Please ban whole house STVRs in the La Quinta Cove District.**

Thank you,
Arlene Gotshalk

From: [REDACTED]
To: [Lori Loret](#)
Subject: STR forum
Date: Thursday, November 5, 2020 10:59:47 AM

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 think the city should:

1. Post the list of owners and unit address of registered STRs on their website
2. Get adjacent residents to sign off on applications (so they know their neighbor)
3. Impose noise curfew on all STRs that owner must inform each renter and a fine schedule of one day rental fee.

Jim Lewis, President
Watercolors at La Quinta HOA
[REDACTED]

From: [REDACTED]
To: [Lori Loret](#)
Subject: Ad hoc committee written comments regarding data and other items
Date: Thursday, November 5, 2020 11:21:53 AM

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 Ad hoc committee members,

I am interested in working with the city and public to set up “best practices” for short term rental owners. There is currently a significant issue when it comes to relevant data that is specific and useful for the city, and public. I attended the full 8 hour 4 minute city council meeting last week and plenty of that time was dedicated to members of the public speaking about their frustrations when it comes to data.. data... data..... I have heard too many complaints about it with little or no action of changing or updating the data and the complaints are coming from everywhere.

Don't worry, I have some talented people who have volunteered their time and energy to collaborate with the city to come up with a solution to all the data complaints. We have provided the city with an example of data that works elsewhere and will be encouraging the city to put this useful information into practice. Don't worry, it will take a little time like a month or two but I and my associates will be working with the city to provide relevant and useful information to the city and public. You're welcome, in advance..

Once data issues are resolved we will anticipate on collaborating on other nagging issues.

There are many very responsible short term rental owners who get absolutely no acknowledgement for being reasonable and responsible short term rental owners..... The ad hoc committee members should keep in mind that the majority of the short term rental owners are reasonable and responsible and hold their guests responsible for being “respectful and courteous” with respect to sound coming from backyards.

I am aware that there are some anti-short term rental residents who just want a ban....ban.... ban.... For those, who haven't taken the time to listen to my comments at the city council meeting two weeks ago, believe it or not.... There are many “legal businesses” that can operate in R-1 neighborhoods that could be much more of an issue than reasonable and responsible short term owners.

Believe it or not, in the public R-1 neighborhoods, the following businesses may be legally able to be run and operated (this may not pertain to HOA's):

1. Long term rentals: This is still a “business” but could be much worse than many short term rental owners. Imagine an owner renting their home to a long term renter who has a bunch of dogs or lots of residents who never leave the property. The STR owners would remove their noise aware equipment and backyard security cameras and cancel their contract with Burrtec.

Implications could be constant sound coming from backyards, multiple cars parking on the public street daily, trash day issues, no communication with the owners, and essentially no way to get rid of a renter that a neighbor doesn't like.

2. Section 8 housing: which would be a long term rental but an idea that neighbors may not like.
3. Drug rehab facility in a residential R-1 neighborhood.
4. Nursing home facility in a residential R-1 neighborhood.
5. Childcare facility in a residential neighborhood with possibly up to 14 children being able to run, laugh, and play in pools.
6. Eventually SB 1120 will pass the legislature and become law (it passed one of the state houses with a 44-18 vote but the legislative session ended before the other house had a chance to pass the bill. Frustrated owners can utilize and profit by making lots of money and destroying the fabric of the R-1 neighborhoods. Please feel free to research SB 1120 yourself.
7. Assembly bill 626 which passed and the city council has discussed. I am aware that at least one member of the ad hoc committee is aware of what I am referring to.

My point to those who want a ban at all costs and have not thought about what comes next.... Think about the potential negative implications.... The ban at all costs crowd, won't want to be responsible for even worse options right?

Let's try to work together and collaborate to address the small amount of properties that may be an issue and nuisance and address some of the long term residents who also may be an issue due to believing they have a right to "zero" sound coming from a property.

Finally, your proposed fines are way too punitive and out of line.

Sincerely,

David Dinnel