

**WRITTEN
PUBLIC
COMMENT**

**CITY COUNCIL
MEETING**

NOVEMBER 17, 2020

From: Shevy Akason [REDACTED]
Sent: Thursday, November 12, 2020 7:22 AM
To: Jon McMillen; Kathleen Fitzpatrick; Shevy Akason; City Clerk Mail; John Pena; Linda Evans; Robert Radi; Steve Sanchez
Subject: Re: Vacation Rentals in La Quinta

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 forgive the typos in my previous email, it was sent before I had a chance to edit it.

To Whom it May Concern;

Please share this and add it to the minutes for the next city council meeting.

The % of short term rentals that have one citation or more is very small. Yet the city is considering rules that will negatively affect real estate, homeowners, vacationers, and thousands of jobs in the city including hundreds/thousands of homes that have had no issues? Can you provide the % of homes with active permits that have citations?

While it must be acknowledged that a handful of homes are poorly managed and need to be addressed.

It's also undeniable that it's equally a function of Neighbors that don't like short term rentals. This also needs to be addressed for the health of the community because concerns are valid. However, the solution has a cost and the solution must not be more damaging than the solution, should be logical, and should recognize that as short term vacation renters and owners are often the future full time residents of our community, provide jobs to our residents, and it's important that this future generation feels welcome in our city.

The distance rule suggests that it's best to keep short term rentals next to non-short term rentals and it doesn't take into account that homes in our community are often 2nd homes, vacation homes, or owned by people that do not mind short term rentals, nor does it take into account that there are people in our community that do not want to be next to short term rentals, does that make logical sense to the council?

The problem is short term rentals next to people that don't like short term rentals or people that are trying to raise children and don't like new neighbors coming in on a regular basis, not when short term rentals are next to each other. In fact, a better argument could be made to keep them closer together and further from people that do not want them as neighbors.

Would the ad hoc committee/city council consider adding a requirement to get approval from neighbors with shared lot lines to get new permits rather than the distance rule? Doesn't this make more sense?

Creating a database (I believe there is one already?) of homes that are short term rentals and homes that have indicated they don't like or want to be near Short term rentals that has to be disclosed to Buyers is a good option. Perhaps creating a distance rule from homes that have opted to not give permission for a permit?

Many cities require a "city inspection" prior to closing and charge a small fee for it to the seller typically.

That could be added in the city of La Quinta and completed within the code enforcement department or be paid for with the millions of dollars of TOT funds that short term rentals provide to the city that will be lost based upon the direction it appears the ad hoc committee is suggesting.

A provision that a home can obtain a short term rental permit in escrow contingent upon closing but must have approval from adjoining neighbors (unless adjoining homes are short term rentals) and not be within x distance of any homeowner that has opted-out or registered that they do not want a short term rental next to them or within X-feet. This will help on a number of levels and should satisfy those that don't like short term rentals while supporting the health of our community. An additional cap on the number of permis could also be established.

With that said, within HOA's like the community of PGA West, one must recognize that short term rentals were allowed as part of the CC&RS from the beginning. Many have owned and rented for over 20 years. Any substantial rule changes within HOAs should be voted on within specific HOAs.

Much of this is driven by homeowners that purchased in the past 10 years next to a home that has been a vacation rental or in an HOA that has allowed short term rentals for 20 years or more. Imagine buying a home in the golf course 20 years ago and then finding out its shutting down because a handful of neighbors that purchased in the past 10 years don't like golf balls in their yards or golfers walking by. Buyers who purchase in communities like PGA West do so because they believe they are buying into a vacation community, many specifically because they were told they are buying into a short term rental friendly community.

On the flip side, I believe homeowners should have a choice to buy a home without concerns a Short term rental will move in next door or within x number of feet of them. Doesn't a city inspection and adjacent Neighbor approval for new permits make more sense?

I look forward to your response.

Shevy Akason

La Quinta, Ca

On Thu, Nov 12, 2020 at 3:01 AM Shevy Akason [REDACTED] wrote:

To Whom it May Concern;

Please share this and add it to the minutes for the next city council meeting.

From what I can tell the % of short term rentals that have one citation or more is very small. Yet the city is considering rules that will negatively effect real estate, homeowners, vacationers, and thousands of jobs in the city including hundreds/thousands of homes that have had no issues? Can you provide the % of homes with active permits that have citations?

While it must be acknowledged that a handful of homes are poorly managed and need to be addressed.

It's also undeniable that it's more a function of Neighbors that don't like short term rentals. This also needs to be addressed for the health of the community and their concerns are valid. However, the solution has a cost and the solution must be logical as short term vacation renters and owners are often the future full time residents of our community, provide jobs to our residents, and should feel welcome in our city.

The distance rule suggested does not make logical sense.

The problem is short tent rentals next to people they don't like short term rentals or people that are trying to raise children and don't like new neighbors coming in on a regular basis, not when short term rentals are next to each other. In fact, a better argument could be made to keep them closer together.

It makes much more sense to group short term rentals CLOSER together. And keep them away from people that don't like them.

Would the ad hoc committee/city council consider adding a requirement to get approval from neighbors with shared lot lines to get new permits rather than the distance rule? Doesn't this make more sense?

Creating a data base of homes that are short term rentals and homes that have indicated they don't like or want to be near Short term rentals that has to be disclosed to Buyers is a good option. Perhaps creating a distance rule from homes that have opted to not give permission for a permit?

Many cities require a "city inspection" prior to close and charge a small fee for it to the seller typically.

That could be added in the city of La Quinta and completed within the code enforcement department.

A provision that a home can obtain a short term rental permit in escrow but must have approval from adjoining neighbors and not be within x distance of an option-out unless the adjoining home is a short term rental. This will help on a number of levels and should satisfy those that don't like short term rentals while supporting the health of our community and the real estate.

With that said, within HOA's like the community of PGA West, one must recognize that short term rentals we're allowed as part of the CC&RS from the beginning. Many have owned and rented for over 20 years. Any substantial rule changes within HOAs should be voted on within HOAs. .

Much of this is driven by homeowners that purchased in the past 10 years next to a home that has been a vacation rentals for 20 years or more. Imagine buying a home in the golf course 20 years ago and then finding out its shutting down because a handful of neighbors that purchased in the past 10 years don't like golf balls in their yards or golfers walking by.

In the flip side, I believe homeowners should have a choice to buy a home without concerns a Sheri term rental will move in next door is within x number of feet of them if they choose, doesn't s city inspection and adjacent Neighbor approval for new permits make more sense?

I look forward to your response.

Shevy Akason

La Quinta, Ca

On Thu, Mar 26, 2020 at 6:38 PM Shevy Akason wrote:

To Whom it May Concern;

I know it's not easy to be a leader in difficult times, however, that's precisely when we need true leadership. Can you please provide all of the information that you used to support your decision to halt short term stays at our local homes, hotels, and motels? Perhaps there are facts that I'm not aware of?

Is there any documentation or scientific evidence of short term rentals, hotels, and motels spread the coronavirus?

I think there's a lot of misinformation out there. I'm writing to hopefully find out what's true and what's fiction.

First, I've been told the city council voted to shut down short term rentals temporarily because they cannot verify that they have been cleaned properly?

If that's true, using that rationale are you considering closing down all roads because one cannot verify that there will not be a traffic accident? There a number of other comparisons that could be made using the rationale rumor has it was used to make this decision.

Furthermore, I think it's important that we all educate ourselves on what's going on rather than making fear and panic based decisions.

<https://knowledgeofhealth.com/leaders-western-nations-misled-quarantine-social-distancing/#more-2191>

Your decisions have a huge impact on our community both positively and negatively. From what I've been able to gather decisions that have been made that will have a huge negative impact are fear and panic driven rather than reason and fact driven. Can you please provide all of the information that you used to support your decision? Perhaps there are facts that I'm not aware of? As this decision is having huge negative impact on members of our community that elected you.

Thanks,

Shevy

On Wed, Mar 25, 2020 at 6:12 PM Shevy Akason [REDACTED] wrote:

To Whom it May Concern;

We help owners with a number of homes in the city of La Quinta and specifically PGA West. We have helped a number of families recently rent our properties to quarantine and shelter in place because they didn't want to return to or to get out of areas like Washington State, Oregon, LA, San Diego, and Orange County.

I'm very concerned that uneducated decisions are being made out of fear and panic rather than logic, reason, and education that will leave people with no place to live and leave landlords and owners in a tough position while potentially leaving a number of people stranded in the middle of a global pandemic. You also realize that the state passed a law that prevents eviction?

While I realize a number of cities and areas have taken this step but it's unprecedented and the unintended consequences of these actions are still playing out.

I urge you to show the leadership we hired you for and not to leave hundreds of families in a position where they are forced to leave.

This decision cannot be taken lightly and I urge you not to make any rash decisions.

Thanks, Shevy Akason

[REDACTED]

[REDACTED]

www.everydaylux.com

From: Elena Bonilla [REDACTED]
Sent: Sunday, November 15, 2020 8:54 PM
To: City Clerk Mail
Subject: Guest accountability
Attachments: Guest accountability.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.

City Council meeting Tuesday, November 17, 2020

1. Elena Bonilla
2. City of residence: [REDACTED] La Quinta
3. [REDACTED]
4. Public Comment
5. Subject: Guest accountability
6. Written statement attached

Scanned with CamScanner

[REDACTED]

Sent from my iPhone

From: Elena Bonilla [REDACTED]
Date: November 4, 2020 at 9:57:48 AM PST
To: levans@laquintaca.gov
Cc: jpena@laquintaca.gov, [REDACTED] Moises Rodarte <mrodarte@laquintaca.gov>, Michael Salas <msalas@laquintaca.gov>
Subject: ^{Guest} **accountability (FYI)**

Hello *City Council*

I received a citation incurred by guest on 10/31 at 1:53pm for noise disturbance at [REDACTED] La Quinta. The fine is a hefty \$1000.

I am sure you have heard this beforethe citation/fine needs to be for guest who booked the Vacation rental and not the owners of the house. The following is the WHY:

I communicate the city expectations and the house rules explicitly. I provide visuals that explains the city ordinance & house rules to the guest. I make myself available by phone & text to answer any questions guest have.

It's very difficult to control human behaviors. I can monitor guest to a certain REASONABLE extent but I can not interpret information or process the information for the guest and much much less I don't have control over guest and how they choose to behave once I have provided all the expectations plus the Visuals (city ordinances readings) and explanations.

The city is holding me accountable for guest behaviors that are totally out of my control. I can not control the noise level at any given time. That's just not reasonable.

Please consider Citing the guest who book the vacation rental and not the owners. I know the city of Palm Springs is citing the guest for any city ordinance violations and not the owners.

Just an FYI : I did present myself as a candidate for the committee on short term vacation rentals however I was not selected. I want to help make STVR work for guest, owners, community, city and of course the neighbors.

Thank you in advance.

Elena

From: Arlene Gotshalk [REDACTED]
Sent: Monday, November 16, 2020 5:19 PM
To: Monika Radeva
Subject: Written Comments and Request to speak Public Comment at City Council Meeting 11-17-20
Attachments: STVRs SNIP and Tear the fabric of our community 11-17-20].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.

Good afternoon.

I request to speak at tomorrow's City Council Meeting and have the attached letter included in written comments.

Arlene Gotshalk

[REDACTED]
La Quinta, CA
[REDACTED]

Subject: Opposition to STVRs

La Quinta City Council

Thank you for the opportunity to speak with you today.

I am a full-time resident of the Cove neighborhood and ask you to continue the moratorium on STVR permits and initiate a plan to eliminate all existing STVRs in the Cove.

NEIGHBORHOODS promote the health and safety of its resident and social bonds are developed. Shared norms, values, and customs are the threads that create the fabric and vibrancy of our community.

A RESIDENTIAL DISTRICT, by definition, is designed for people to live in. It is occupied by private houses not commercial businesses.

And then, invading our established residential neighborhood, come whole house STVRs, DEFACTO MOTELS. The customers staying in these mini hotels have no intention of adding to or enhancing our community. They are looking for a resort experience in a quiet residential district.

The list of PROBLEMS EXPERIENCED BY RESIDENTS has been chronicled repeatedly: noise, trash, traffic, insults, and harassment. Each one of these incidents is a cut to one of the threads in our community

I have experienced another way in which STVRs are a danger to the fabric of our neighborhood.

I heard children screaming at 7:30 in the morning. There are 2 young children living 2 houses down the street from me but I have never heard them screaming before. I immediately rushed out to see if help was needed. About halfway to their house, I realized the screaming was not from them but from some other children in a pool at a STVR, a few doors further down the street. Those screams from 5 houses away reached me in my living room. A few more experiences like this, and I will become used to screaming children and stop responding. A few more threads of the neighborhood have just been severed. Part of the fabric of my community is being sensitive to the safety of my neighbors. I don't want to lose it.

How can these problems be mitigated? They can't! No amount of regulations work. The only logical outcome of the impact of the exploding numbers of STVRs is the eventual UNRAVELING AND DESTRUCTION OF THE FABRIC OF OUR NEIGHBORHOOD.

This is the reason Cathedral City, Palm Desert, Rancho Mirage, San Diego, and 20 other cities and some counties in California have banned unhosted STVRs in Residential Neighborhoods.

Courts have long been deciding cases in favor of cities that are eliminating STVRs. The California Supreme Court cited in *Ewing v City of Carmel-by-the-Sea* (1991): "...such rentals undoubtedly affect the essential character of a neighborhood and the stability of a community. Short-term tenants have little interest in public agencies or in the welfare of the citizenry."

SNIP - A FEW THREADS AT A TIME and then the fabric begins to crumble. STVR customers end up taking the CREAM OF OUR NEIGHBORHOOD, AND LEAVE BEHIND - CURDLED MILK - broken threads – leaving an exhausted, mangled, and broken community.

The Cove District does not have a HOA. The City Council has a legal and moral responsibility to protect and defend us, the residents of La Quinta.

We ask you to continue the STVR permit moratorium and initiate a plan to ban STVRs in the Residential Cove District.

Thank you,
Arlene Gotshalk

--

"Keep your face to the sunshine and you cannot see a shadow". Helen Keller

Arlene Gotshalk

CareGiving Toolkit

[REDACTED] La Quinta, CA 92247

www.caregivingtoolkit.com

[REDACTED]

From: Modern Wanderlust [REDACTED]
Sent: Monday, November 16, 2020 10:22 AM
To: Monika Radeva
Subject: Short Term Rentals - In a Positive Light

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,

We are owners of a short term rental in La Quinta Cove and wanted to provide some positive feedback as an owner. We know that you do not get to hear from us owners as much and mainly hear about the complaints.

We have only started our business in La Quinta this past September, have been booked almost every weekend, have had nothing but great reviews from our guests, and no complaints from our neighbors. We take pride of ownership and want to work with the city to ensure that all rules are followed. To ensure that we are on the up and up, we have employed a great property management team that vets our renters extremely well. They make sure that parties aren't being thrown, that they are not loud, and disruptive to the neighborhood.

We have saved families from having to cancel their planned vacations due to last minute cancellations from other Short Term Rentals (STR), provided a fun and safe haven for families to stay at and enjoy during this pandemic; with the new "work from home" situation we have hosted professionals to take advantage of our home and still have a holiday away from their home.

We want you to continue to support the STR program in the community as it is beneficial to both owners and the city in regards to increased revenue across the board, from taxes and fees collected to the increased traffic in stores, programs such as golf, tennis, and equestrian.

We hope that this message shines a more positive light on the STR program in La Quinta and hope you take this into consideration before choosing to limit/reduce the program during the city council meeting on Tuesday 11/17/20.

Best Regards,

Mike & Christina

From: Jennifer Porter [REDACTED]
Sent: Monday, November 16, 2020 8:33 PM
To: City Clerk Mail
Subject: Written Comments

Importance: High

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November 15, 2020

Jennifer Porter
La Quinta Cove
[REDACTED]
Public Comment
Opposition of the proposed STVR ad hoc recommendations
Written

To Mayor Evans and LQ City Council:

I am so disappointed, scared, and astonished that outside of a proposed cap of STVR rentals in La Quinta...the STVR Ad-hoc committee is also recommending a 300ft radial restriction which would impact many current STVR homes especially in the Cove where there are smaller lots. Consideration of a cap is understandable and reasonable (I believe we are operating at around 5%) but please don't consider a radial/phase out restriction!! All current operating STVRs should be grandfathered in and radial restrictions and phasing out of certain properties should be struck from consideration. Please. Respectfully.

Most LQ STVRs operate without incident and represent the good that this program has to offer. I believe the data presented early on in these meetings showed out of the 1250 STVR's that 36 are problem properties. Let the new restrictions and enforcement weed those properties out! Why punish the rest? If there are a handful of homes that are surrounded by STVR...that itself does not change the overall feel of all LQ neighborhoods/communities as stated by a few of the the Ad-hoc committee. Problem party homes that have noise, trash, and parking issues are the **real issue**...they should be put on notice and shut down if they don't comply with the rules. (if truly committing violations and legitimate problems exist)

Most STVRs attract families, couples, normal people like you and I who want to have a relaxing vacation in a beautiful city, with beautiful views, with excellent restaurants, golf, tennis, shopping, hiking, etc. This is a list of my recent visitors who have all been great, quiet, and respectful: (I have a 3BR/2BA home)

5 guest-3 adult/2 children-family get away

4 guest-change of scenery-siblings

3 guest-sisters celebrating 60th bday

Personal visit-2 week visit

2 guest-a couples get away

4 guest-2 adults/2 children distance learning get away

These guest do not fit the narrative that the Anti-Stvr groups constantly describe but they do represent the majority of visitors to our community.

Before purchasing in La Quinta Cove, I was an annual visitor attending the Indian Wells tennis event and have always stayed in vacation rental homes with friends for the last 10+ years. I started looking for a second home in the Coachella Valley and when I stumbled upon the Cove...I was mesmerized. What a find! This is a cherished home that I rent out to help offset the cost. I visit often and have improved the property inside and out and have added to the overall curb appeal of my home. I am not wealthy enough to have a vacant second home and have previously stated that vacant homes don't support local business and have their own downfalls in a community. If you implement a radial restriction, I would most likely have to make a devastating decision to sell my home if I fall short and you don't choose my home to continue with the STVR program.....and how will you choose? How will some get to stay and others be shut down? PLEASE DON'T HAVE A RADIAL RESTRICTION.

I am doing this right and I know most of my fellow STVR owners are as invested and responsible as I am. I have had no incidents/violations, my neighbors have my contact info, and one neighbor is my boots on the ground and does my cleaning and yard maintenance.

I LOVE La Quinta Cove! I hope I can remain an invested owner who loves La Quinta and cares about my neighborhood. If you would ever like to tour my home and operations over a glass of wine and appetizers (social distancing and mask of course), I would be happy to host you and discuss further.

Respectfully,

Jennifer S. Porter
La Quinta Cove
Rule enforcement no radial restrictions/no STVR ban!!

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From: Dori Quill [REDACTED]
Sent: Monday, November 16, 2020 1:32 PM
To: City Clerk Mail
Subject: written comment on Short Term Vacation Rentals

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.

Honorable City Council Members,

We encourage you to keep the moratorium on Short Term Vacation Rentals with the compromise of allowing them for a certain amount of named special events a year. We know of several HOAs in the valley that do this and it makes most people happy. You could state that only for the music and art festivals and tennis event are weekend rentals allowed giving people the chance to supply needed residences and receive needed extra income.

We have been witness to how short term rentals destroy neighborhoods at our second home in San Diego where we are selling our home as the transient renters have created havoc. We built our home in the Yucatan Cove area of La Quinta Cove 30 years ago and have worked hard to make it a welcoming, desirable neighborhood that looks out for one another. The women on our block regularly get together for happy hour in someone's yard. Even if transient renters obey the noise codes you cannot have relationship with them. We want a neighborhood, not a hotel.

PLEASE keep La Quinta the charming town that it is by not ruining our homes with transients!

Sincerely, Dori and Paul Quill [REDACTED], La Quinta [REDACTED]

From: Elena Bonilla [REDACTED]
Sent: Tuesday, November 17, 2020 9:28 AM
To: City Clerk Mail
Cc: Adam Santiago
Subject: Adam Santiago written comment

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.

Adam Santiago

The council meeting on Wednesday, November 18, 2020

[REDACTED]
La Quinta Ca

[REDACTED]
Written comment

The city is placing unreasonable expectations on STVR.

1. Once we provide house rules & city ordinances starting with the audible noise ordinance owners do not have control over min to min noise levels
2. Owners are now targets for anti STVR Neighbors. I was fined \$1000 dollars for noise that was totally out of my control. The \$1000 dollar fine is for the guest. Please fine guest. The city of Palm Springs is now fining guests and not the owners. Finding the owners is very unjustly and very unreasonable.
3. Anti short tern Neighbors and community can call endlessly and make a complaint for the code enforcer to follow up on.
4. Anti Short term deliberately are driving around on the weekend to make a deliberate complaint.
5. The expectations & city ordinances are for the guest with reasonable level of owners monitoring. Guest need to be held accountable by the city just like anyone else who visits or lives in the city. Fine is for guests and not the owners.

Holding the owner accountable for guest noise levels is unreadable and discrimination at its finest. I understand it applies to residents as well but I know for a fact a neighbors knowing which homes are STVR will call on STVR first.

If owners have a level of accountability the guest come to La Quinta as part of tourism and the city should hold guest accountable 100 percent of the time.

Adam

Sent from my iPhone

ITY COUNCIL MEETING – NOVEMBER 17, 2020 - PUBLIC COMMENTS BY RESIDENTS DICK & JANIS STORBO
PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA - IN OPPOSITION OF STVRS

From: Jan Storbo [REDACTED]
Date: November 14, 2020 at 5:28:59 PM PST
To: Robert Radi <Rradi@laquintaca.gov>, "levans@laquinta.gov" <levans@laquinta.gov>
Subject: Short term Rentals in La Quinta

** 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. **

We have attached an op-ed that was recently published in the Desert Sun regarding short-term vacation rentals in Rancho Mirage. We wholeheartedly agree with this author and we believe his points apply to La Quinta as well.

We live in LQ Cove and we are sick and tired of hearing loud talking, loud music, and fireworks at all hours of the night from the STRs around us. These people are basically giving those of us who live here full time the finger. This kind of behavior would never be tolerated at a supervised motel in an area zoned for business.

We want the La Quinta City Council to phase out STRs within our city limits over the next few years. There is no good reason for La Quinta to allow all these unsupervised mini-motels to operate in residential neighborhoods.

Respectfully,
Dick & Janis Storbo

Rancho Mirage is not an STR 'party town'

Your Turn

Michael D. Ziskind Guest columnist Short-term Vacation Rental (STR) is a nice name for an unsupervised, mini-motel in a residential neighborhood. The Rancho Mirage City Council could decide Nov. 5 whether to prohibit STR motels in public neighborhoods.

Many STR owners don't live here. They're not our neighbors. They can't assist an elderly resident, hold a spare key or accept a package. They don't volunteer at our library, schools or planetarium.

The city has tried solve the problems which STRs create. We have heard from study groups, citizens and industry representatives. Our City Council has tightened the ordinance. Yet the disturbances continue.

No supervised motel allows the disruptive, anti-social behavior which the city has documented at STRs. The problems will never magically vanish if we call an unsupervised motel by a less-offensive name. It's still an unsupervised party magnet.

The problems did not start with COVID-19; nor will they end after the pandemic fades. It is time for the City Council to end this decade-old, failed experiment and restore our neighborhoods to their residential use.

Neighborhoods of Rancho Mirage (NoRM) is a California nonprofit mutual benefit corporation created by and for neighbors who oppose unsupervised STR motels in public neighborhoods. Residents are understandably upset. Some are widowed and elderly and afraid to complain, fearing retaliation, vandalism or being ostracized. Others are concerned about local crime related to STRs in our valley.

Some retirees told us they spent their life's savings to move here, expecting residential neighborhood peace and quiet. They are helpless as de facto 'motels' replace neighbors.

No one purchases a home expecting an unsupervised business to open next door. Neighbors are angry that Realtors advertise homes as having 'potential vacation rental income.' They also worry about resale when a potential buyer asks if vacation rentals are close by.

STRs also detract from our world-class, sophisticated brand. Visitors and retirees come here because we are

a respectful, quiet destination. We are not known as a 'party town.'

This powerful industry dropped its problems on us to solve. We're the ones who are disturbed. When we complain, they call us alarmist and anti-business. They blame the problems on inadequate city oversight. Their arrogance is stunning; they expect our city to spend our tax dollars and first responder resources to babysit their unsupervised businesses.

We must return our neighborhoods to their residential use. A decade of task forces, studies, citizen complaints, subcommittees, and ordinance tweaks have failed. We should implement best practices adopted by Cathedral City, Palm Desert, Indian Wells and other cities nationwide. They restrict STRs and have remained successful.

According to city records, last month there were 288 permitted STR properties. In calendar year 2019, about 90% of complaints came from public neighborhoods. Under the proposed new ordinance No. 1174, first read by the council on Oct. 15, STRs can operate in HOAs, where allowed. Investors can rent longer term anywhere.

(We believe that prohibiting STRs in neighborhoods and allowing them in permitted HOAs is an excellent solution. STR business can serve our visitors, and our neighborhoods will again become residential. If owners can't afford a second home unless it operates as an unsupervised, incompatible mini-motel, they may want to reconsider their investment priorities. Our neighborhoods are not their personal cash registers.

*Email Michael D. Ziskind, chairman,
Neighborhoods of Rancho Mirage, at
neighborsofranchomir age@gmail.com.*



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Tuesday, 11/03/2020 Page .A11

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From: [REDACTED]
Sent: Monday, November 16, 2020 9:02 AM
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.

11/16/20

RE: Written Comments for City Council Meeting Tue 11/16/20

- 1) Full Name: Ric Bloch
- 2) City of Residence: La Quinta
- 3) Phone Number: [REDACTED]
- 4) Public Comment or Agenda Item Number: STUDY SESSION PAGE
2. DISCUSS SHORT-TERM VACATION RENTAL PROGRAM
CHARACTERISTICS AND CITY'S PAST, CURRENT, AND FUTURE
OBJECTIVES AND INITIATIVES
185
- 5) Subject: SHORT-TERM VACATION RENTAL PROGRAM
- 6) Written Comments

Madam Mayor and Council Members:

With the short-term rental market exploding in the last several years and showing no signs of abating, many local governments are facing the rapid expansion head on — by banning these rentals or limiting the number of STVR's. But is a ban on companies like Airbnb, TripAdvisor, VRBO and others enforceable or even desirable?

While this City Council may feel that a full ban or a partial ban is the best tactic, keep in mind that a ban is hard to enforce, **as it forces these rentals underground**, and it may intensify the debate about homeowner rights, leading to civil strife in the community. Moreover, a ban on short-term vacation rental properties can deprive your community of possible benefits, such as an increase in tourism revenue, tax revenues, and spending from homeowners with greater income streams as a result of their rental income.

Another key consideration is the legality of a ban. Cities and local governments are charting new waters as they interact with companies like Airbnb, Flipkey, VRBO, and Trip Advisor; it's important to keep in mind that, without a strong legal foundation, a ban could be met with a lawsuit. In fact, there are many examples of short-term rental bans that resulted in legal action.

As we read the complaints, on "Next Door," it seems as there are many cases where STVR owners are being fined without warrant. Many cases where there are not loud parties or loud music playing, but simply children playing in the pool. Are the same fines and rules applying to non STVR properties?

CITY COUNCIL MEETING – NOVEMBER 17, 2020 - PUBLIC COMMENTS BY RESIDENT RIC BLOCH
STUDY SESSION ITEM NO. 2 - DISCUSS STVR OBJECTIVES & INITIATIVES

Why aren't the occupants being fined? If an occupant, (guest) parked in front of a fire hydrant, would the City fine the home owner?

My wife and I own two STVR's in La Quinta for the past 6 years. We have 5 star ratings on both. We have never been fined by the City. Our rules are clear and the noise rules are posted online and on the refrigerators. But we have Grandkids that come swim in the pool. Now we have to live in fear of someone reporting this. How sad is that!!

On the other hand, we have neighbors who have loud parties, other neighbors that have always have 4 or 5 cars parked all around, others that have junk and crap all over their front yard.

The point is, City rules and fines have to apply to ALL residents, not just STVR's

From: Rex Bloesser [REDACTED]
Sent: Tuesday, November 17, 2020 10:20 AM
To: Jon McMillen; Bryan McKinney; Bryan McKinney; Monika Radeva; Claudia Martinez; Marcie Graham; Kayli Alford; Kevin Meredith
Cc: Linda Evans; John Pena; Kathleen Fitzpatrick; Robert Radi; Steve Sanchez
Subject: Staff report, STVR - This Report misses the main issues for voting residents who live here
Attachments: STVR Staff Report 2020-11-17.pdf; Cabrillo.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.

TO: Monika Radeva, City Clerk; Karla Romero, Finance Director; Chris Escobedo, Community Resources Director; Danny Castro, Design Development Director; Tommi Sanchez, Hub Manager; Kevin Meredith, Code Compliance Supervisor; Martha Mendez, PublicSafety Manager
Jon McMillen, City Manager CC: city government

This report ignores many of the ways the city violates common sense with its STVR program. Are you making money?" Sure, but the majority of the people who live and vote here don't like it. According to your report, most STVR owners are non-residents and non-voters in this area. So what is the function of government?

You are renting homes with STVR approved bedrooms by simply throwing (See my complaint below) (attached floor plan for your BS 6-bedroom approval) mattresses in Casita living rooms and offices. Your STVR number of bedrooms license ignores homes that have a property description with the Riverside County Tax Assessor and your own building department. Your zoning means nothing because I am zone as a low-density single-family home. Yet, your STVR program places me between three mini-hotels owned by businesses. I was here first. Both your model of OK'ing "bedrooms" that are not bedrooms and your disregard for density (should be less than 10% in any neighborhood) are both significant sources of our current community problem and revolt.

Next, you collect the revenue but not providing resources to immediately handle complaints and issue citations and suspensions.

According to your own report, 1/2 of your revenue comes from HOAs. Unfortunate of you, because we are in the process of throwing you out. If you had paid attention to some of the sensitives that I cite here, we might be able to coexist. But all you do is generate hyperbola to self-justify an unpopular program.

How about this list for a start:

- Enforceable Density limits in all neighborhoods and limiting permits
- Permanent Suspension for violations
- Defining bedrooms in alignment with home design, building code, and Riverside County Tax Property descriptions
- Two persons per bedroom for any rental
- Immediate complaint response time
- Immediate renter property ejection for repeated complaints
- Funding for increase STVR enforcement funded by STRV properties

Question: Are any of these mini-hotels, which they have invited the public, inspected, and approved for the American Disabilities Act? Is the city complicit

and liable?



Rex Bloesser



[Redacted] | La Quinta, CA 92253-7765

Rex: [Redacted] | [Redacted]

mailto: [Redacted]

From: Rex Bloesser

Sent: Wednesday, October 28, 2020 4:45 PM

To: Kayli Alford <kalford@laquintaca.gov>

Cc: Christina Gamez <cgamez@laquintaca.gov>; Kevin Meredith <Kmeredith@laquintaca.gov>; [Redacted]

Subject: RE: STR Compliance Occupancy and Noise - 81405 Golf View Drive, La Quinta (PGA West)

Interesting. This does not meet building codes. Nor, were neighbors consulted as demand by the HOA. Nor did they apply to the HOA for approval.



Rex Bloesser



[Redacted] | La Quinta, CA 92253-7765

Rex: [Redacted] | [Redacted]

mailto: [Redacted]

From: Kayli Alford <From: Rex Bloesser

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mailto:

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Cc: Christina Gamez <cgamez@laquintaca.gov>; Kevin Meredith <Kmeredith@laquintaca.gov>

Subject: RE: STR Compliance Occupancy and Noise - 81405 Golf View Drive, La Quinta (PGA West)

Good afternoon Mr. Bloesser,

It appears the home had a permitted remodel and the permit center (the Hub) has since issued the STVR permit approved for 6 bedrooms.

If you have any further questions regarding the permits, you can contact the Hub directly at 760-777-7125.

Thank you,



Kayli Alford | Fire Administrative Assistant

Public Safety | Community Resources

City of La Quinta

78495 Calle Tampico | La Quinta, CA 92253

Ph. 760.777.7158 | Fire Inspection Line: 760.777.7131

www.laquintaca.gov

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From: Rex Bloesser [REDACTED]
Sent: Wednesday, October 28, 2020 2:11 PM
To: Kayli Alford <kalford@laquintaca.gov>; Code Compliance Mail <CodeComplianceMail@laquintaca.gov>
Cc: [REDACTED]
Subject: RE: STR Compliance Occupancy and Noise - 81405 Golf View Drive, La Quinta (PGA West)

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Attached as PDF is the approved floor plan for 81405 Golf View – 4 bedrooms

From: Rex Bloesser
Sent: Wednesday, October 28, 2020 2:05 PM
To: Rex Bloesser [REDACTED]; Kayli Alford <kalford@laquintaca.gov>; codecompliancemail@laquintaca.gov
Cc: [REDACTED]
Subject: RE: STR Compliance Occupancy and Noise - 81405 Golf View Drive, La Quinta (PGA West)

People cant place beds in offices, living rooms, and kitchens and call that a bedroom

The **Property is not 6 bedrooms it is 4 bedrooms** – please check the approved building permit and the Riverside Tax Assessor (4 Bedroom). Here is the current listing for the property:

81405 Golf View Dr
La Quinta, CA 92253
Status: Sold

\$1,453,642
Redfin Estimate

\$1,275,000
Last Sold Price

4
Beds

5
Baths

4,132 Sq. Ft.
\$352 / Sq. Ft.
Built: 2004

Favorite Photos Edit Facts

Overview Redfin Estimate Public Facts Listing Details Sale & Tax History Schools Neighborhood Similar Homes

SOLD DEC 31, 2019

Is this your home?
Claim this home to track its value and nearby sales activity

I'm the owner

Get a Redfin Home Sales Advisor's opinion on your home's value and the state of the La Quinta market.

Estimated Sale Price
\$1.38M - \$1.53M

Request a free analysis

OR

Schedule selling consultation

Here is the Riverside County Information

<https://ca-riverside-acr.publicaccessnow.com/PropertySearch/Valuation.aspx?p=762410040&a=762410040&m=>

The City of La Quinta has the building permit

From: Rex Bloesser [REDACTED]
Sent: Wednesday, October 28, 2020 12:35 PM
To: Kayli Alford <kalford@laquintaca.gov>; codecompliance@laquintaca.gov
Cc: [REDACTED]
Rex Bloesser [REDACTED]; Rex Bloesser [REDACTED]
Subject: STR Compliance Occupancy and Noise - 81405 Golf View Drive, La Quinta (PGA West)

VRBO Listing – 81405 Golf View Drive, La Quinta (PGA West), 4 bedrooms

<https://www.vrbo.com/1927462?arrival=2020-10-22&departure=2020-11-30&unitId=2489981>

In this listing URL above: 16 Beds in the Listing, advertised as sleeps 14

VIOLATION: Occupancy & Noise

Over the weekend of October 24-25, the above property had overnight occupants of +14 people. As you can see by the VRBO listing, they are advertising the listing for 14 people (a clear violation), and they are showing listing pictures with 16 beds. This is a 4-bedroom house (same floor plan as mine). They are accomplishing this feat by converting the casita's living room into a bedroom with 4-bunk beds and putting a bed in the house office. Neither approved by the build plan as bedrooms.

Over the weekend, they had five cars in the driveway overnight. During the evening hours, they were generating 65 Dbs of noise from their pool area. I measured the noise level three times over the course of an hour. The last time I measured the noise from the public street, I was confronted by a woman from the house who rejected my quiet request, stating, "they had children." Later that evening, the same woman bang on my door to argue about my request for quiet. I have three witnesses.

Over the summer, I know this house has had other violations; why has the city withdrawn 81405 Golf View Drives Short Term License? This address is an ongoing violation for both occupancy and noise.



Rex Bloesser



PGA WEST | La Quinta, CA 92253-7765

Rex: [REDACTED]

mailto: [REDACTED]

PS: I could not get your complaint tool to work so that I could file this on line

Address is required

Language: [English](#) | [Español](#)

Property Incident Form

Please fill out the following information to log your complaint.

Hotline Phone Number: 760-777-7157

Property Information:

Select the property's city *

La Quinta ▼

Select a complaint type *

Occupancy / Number of Guests ▼

Enter the Property Owner Name

Absentee Owned

Enter the Property's Street Address. Once the address has been entered, please click the search button to confirm the address. *

81-405 Golf View Drive - La Jolla 92253 Search

If you know the unit number, please enter it here.

low density single family home

Please describe your complaint against this property in detail

`https://www.vrbo.com/1927462?arrival=2020-10-22&departure=2020-11-30&unitId=2489981`

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Your Contact Information:

Name *

- Set limits on the number of people in the rental property based on the number of bedrooms.

Number of Bedrooms	Total number of Overnight Occupants
0 - Studio	2
1	2-4
2	4-6
3	6-8
4	8-10

Terra Nova/La Quinta General Plan EIR
Section III. Existing Environmental Concerns, Project Impacts, and Mitigation Measures

City of La Quinta Noise Ordinance

The City of La Quinta Municipal Code Section 9.100.210, Noise Control, establishes base ambient noise level limits for noise sensitive and other non-residential uses based on time of day. **Table III-28** below shows the exterior noise limits established by the City. Noise sensitive land uses include residential uses, schools, hospitals, churches, daycare, and similar uses. All other uses must comply with the "Other Non-Residential" standard.

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Noise level that may not be exceeded for a cumulative period more than...	Noise Standard at Affecting Land Use			
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15 min/hr	65 dBA	55 dBA	80 dBA	70 dBA
5 min/hr	70 dBA	60 dBA	85 dBA	75 dBA
1 min/hr	75 dBA	65 dBA	90 dBA	80 dBA
Anytime	80 dBA	70 dBA	95 dBA	85 dBA

Note: For the purposes of this section, the term "cumulative period" means the number of

To: [REDACTED]
Subject: Code Compliance Email

Good morning Rex,

The email address to submit code compliance complaints is: codecompliancemail@laquintaca.gov.

Thank you,



Kayli Alford | Fire Administrative Assistant
Public Safety | Community Resources
City of La Quinta
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From: Kayli Alford <kalford@laquintaca.gov>
Sent: Wednesday, October 28, 2020 9:38 AM

To: [REDACTED]
Subject: Code Compliance Email

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Thank you,

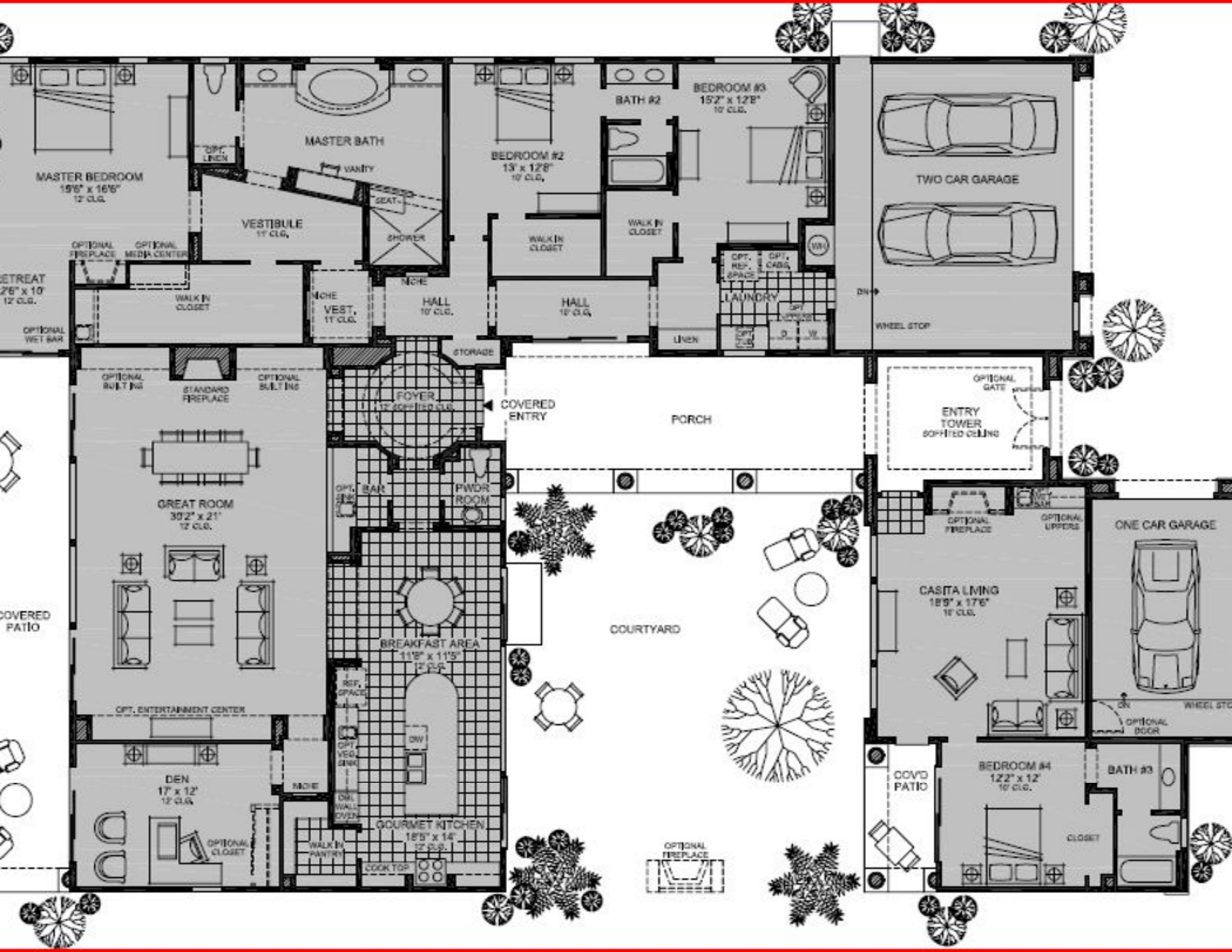


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MASTER BEDROOM
19'5" x 16'5"
12' CLG.

MASTER BATH

BEDROOM #2
15' x 12'8"
10' CLG.

BATH #2

BEDROOM #3
15'2" x 12'8"
10' CLG.

TWO CAR GARAGE

VESTIBULE
11' CLG.

WALK IN CLOSET

WALK IN CLOSET

OPT. REF. SPACE

OPT. CABINETS

OPTIONAL FIREPLACE

OPTIONAL MEDIA CENTER

WALK IN CLOSET

NICHE VEST.
11' CLG.

HALL
10' CLG.

HALL
10' CLG.

OPT. WASH. & DRYER

OPT. CLOSET

WHEEL STOP

RECREATION
26' x 10'
12' CLG.

OPTIONAL WET BAR

STORAGE

LAUNDRY

LINEIN

OPTIONAL BUILT IN

STANDARD FIREPLACE

OPTIONAL BUILT IN

FOYER
12' x 12' CLG.

COVERED ENTRY

PORCH

OPTIONAL GATE

ENTRY TOWER
SOFFIT CEILING

GREAT ROOM
30'2" x 21'
12' CLG.

OPT. BAR

POWDR ROOM

COVERED PATIO

COURTYARD

BREAKFAST AREA
11'5" x 11'5"
12' CLG.

CASITA LIVING
18'9" x 17'6"
10' CLG.

ONE CAR GARAGE

OPTIONAL FIREPLACE

OPTIONAL UPPERS

WHEEL STOP

OPTIONAL DOOR

DEN
17' x 12'
12' CLG.

NICHE

REF. SPACE

OPT. VEG. GEN.

OWL WALL COVER

GOURMET KITCHEN
18'5" x 14'
12' CLG.

COOK TOP

WALK IN PANTRY

COVID PATIO

BEDROOM #4
12'2" x 12'
10' CLG.

BATH #3

CLOSET

OPTIONAL FIREPLACE

From: Marty Butler [REDACTED]
Sent: Tuesday, November 17, 2020 8:52 AM
To: Teresa Thompson <Tthompson@laquintaca.gov>
Subject: Fwd: stvr

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Teresa,

Please distribute this to the addressee's and I hope this can be available for the Council, City Manager and Mayor for their study session. We used the second page of the letter for additional signatures. Mr. Ditter wasn't able to have two more neighbors sign because they had different schedules and were not available within-in the short time we had. Can you please let me know that you received this. Thank you.

Regards,

Marty Butler



Marty Butler

REALTOR®

(760) 625-6043

DRE #00517768

ButlerMarty0@gmail.com

www.MartyWButler.com

73-700 El Paseo | Palm Desert | CA 92260



November 16, 2020

City of La Quinta
78495 Calle Tampico
La Quinta, CA 92253













RE: Short Term Vacation Rental, 44185 Camino Lavanda (Rancho Ocotillo)

Dear Mayor, Council Members, and City Manager John McMillan:

We want to request that you deny the annual renewal of the Short Term Vacation Rental permit at 44185 Camino Lavanda. We are making this request based on the owner's inability to control his tenants. The City levied several citations and a fine on the owner based on his lack of control. These citations resulted from noise and not complying with the rules and regulations that the City Council had approved. As a result, nearby residents had an invasion of their privacy and sensed the frustration of living in a low-density residential community. Several neighbors were frightened and intimidated by "strangers," suddenly living next to them.

We are aware that the Council is reviewing the Short-Term Vacation Rental program, which is very helpful. After discussing this with our fellow neighbors, our opinions do not favor this program in Rancho Ocotillo.

Thank you very much for your consideration of this request.

 Name(s)	 Address
 Name(s)	 Address
 Name(s)	 Address
 Name(s)	 Address
 Name(s)	 Address
 Name(s)	 Address

November 16, 2020

City of La Quinta
78495 Calle Tampico
La Quinta, CA 92253

RE: Short Term Vacation Rental, 44185 Camino Lavanda (Rancho Ocotillo)

Dear Mayor, Council Members, and City Manager John McMillan:

We want to request that you deny the annual renewal of the Short Term Vacation Rental permit at 44185 Camino Lavanda. We are making this request based on the owner's inability to control his tenants. The City levied several citations and a fine on the owner based on his lack of control. These citations resulted from noise and not complying with the rules and regulations that the City Council had approved. As a result, nearby residents had an invasion of their privacy and sensed the frustration of living in a low-density residential community. Several neighbors were frightened and intimidated by "strangers," suddenly living next to them.

We are aware that the Council is reviewing the Short-Term Vacation Rental program, which is very helpful. After discussing this with our fellow neighbors, our opinions do not favor this program in Rancho Ocotillo.

Thank you very much for your consideration of this request.

[Redacted Name(s)]

[Redacted Address]

Name(s) [Redacted]

Address [Redacted]

Name(s) [Redacted]

Address [Redacted]

Name(s)

Address

Name(s)

Address

Name(s)

Address

Name(s)

Address

From: Susan Butler [REDACTED]

Date: November 15, 2020 at 12:22:32 PM PST

To: Linda Evans <Levans@laquintaca.gov>, John Pena <jpena@laquintaca.gov>, Steve Sanchez <ssanchez@laquintaca.gov>, Robert Radi <Rradi@laquintaca.gov>

Subject: Short term rentals

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Greetings,

I was just informed that there will be a meeting this Tuesday and on the agenda is the topic of continuing to allow short term rentals.

We are in favor of allowing this in our city. I believe the small businesses would suffer greatly. There are many tourist that prefer to stay in a home environment. The comfort that comes with having a little more space and that home feel while enjoying all our valley has to offer.

It would such a shame to diminish this opportunity to the tourist that visit us from around the world.

-Susan Dunn Butler

LQ resident for 20+ years and recipient of pillar of our community award.

From: Kay Wolff [REDACTED]
Sent: Tuesday, November 17, 2020 10:40 AM
To: Teresa Thompson <Tthompson@laquintaca.gov>; Jon McMillen <jmcmillen@laquintaca.gov>
Subject: PLEASE INCLUDE IN COUNCIL PACKET IF POSSIBLE: STUDY SESSION ON STVRs

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Council members:

I just checked the Municipal Code for regulations and application for a Bed and Breakfast. Procedures haven't changed much since I applied for my permit in 1997. Except that prices have gone up.

Let me remind you that even for a 1-2 room B&B (such as [REDACTED] and I had, way back), a Conditional Use Permit is required. In 1997, I paid \$1600 administrative fees and my neighbors were notified of a public hearing at which they could voice their support or opposition to this small business. No on-street parking was allowed, and the owners were required to be on site. My pool had to be either fenced, or a "No Swimming" sign had to be posted. The premises had to be ADA accessible. Plus I needed a business license. (And due to food service, there would be all sorts of Health Department requirements.)

Flash forward to now. Why shouldn't a mini-hotel with no security, life guard, or safety measures have less hoops to jump through than a B&B? Especially, having the support of the neighborhood?

Doesn't make sense.

Sent from [Mail](#) for Windows 10