

**WRITTEN
PUBLIC
COMMENTS**

**STVR AD-HOC
COMMITTEE
MEETING**

DECEMBER 3, 2020

STVR PROGRAM AD-HOC COMMITTEE MEETING - DECEMBER 3, 2020 - PUBLIC COMMENTS BY RESIDENT PATRICK HARLOW
PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA - RELATED TO STVR

From: [REDACTED]
To: [Lori Lorett](mailto:Lori.Lorett@cityoflaquinta.com)
Cc: [REDACTED]
Subject: STVR PROPERTY DENSITY CONCERNS
Date: Tuesday, November 10, 2020 12:24:43 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

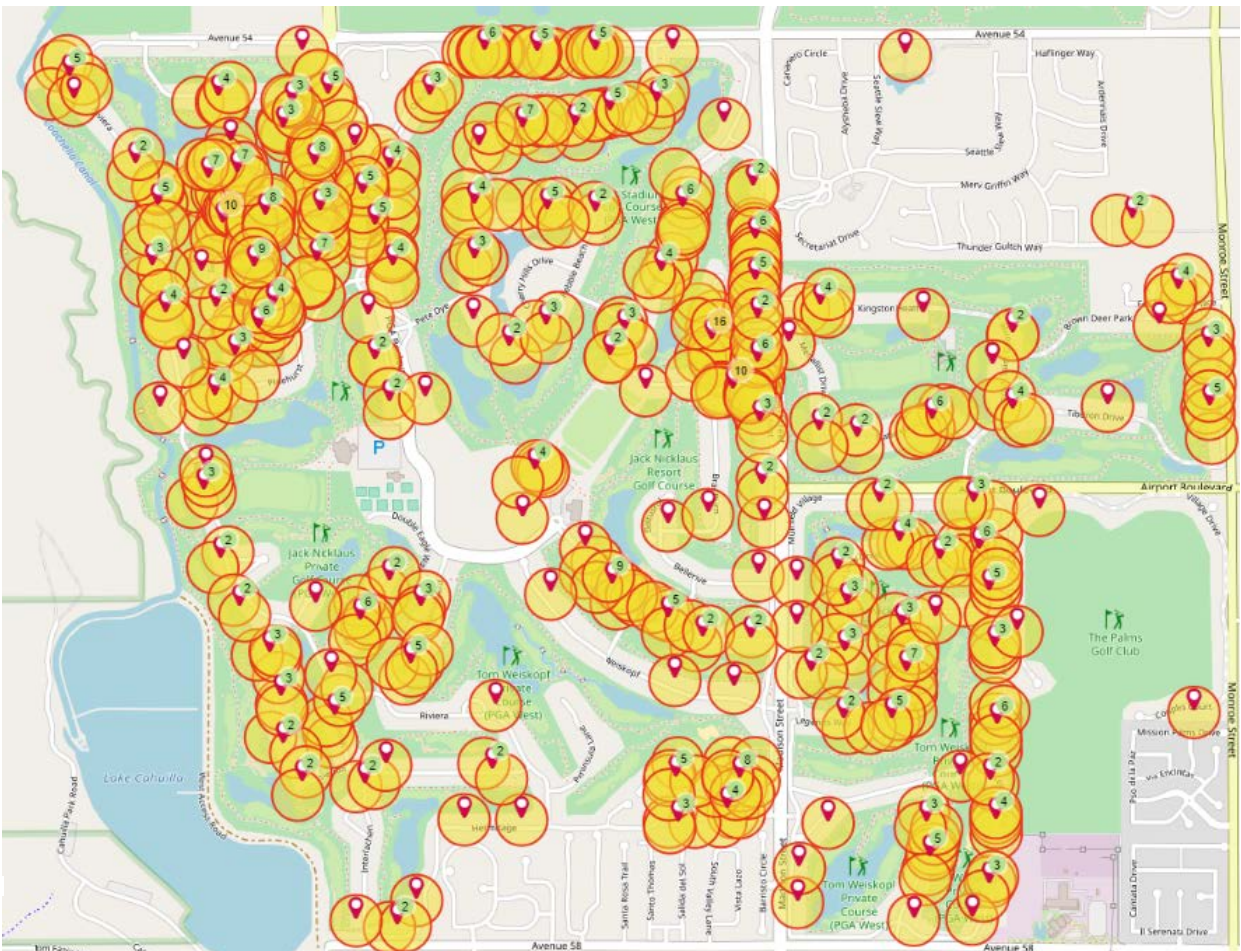
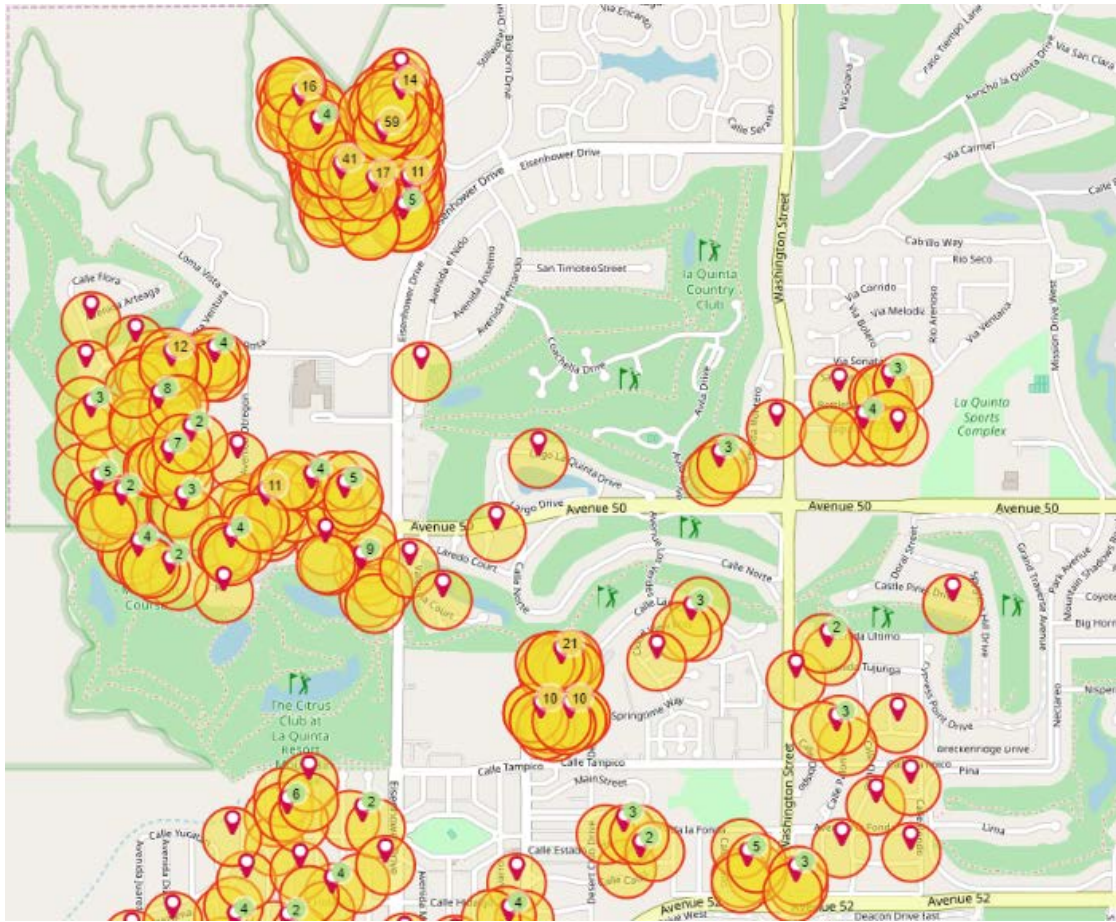
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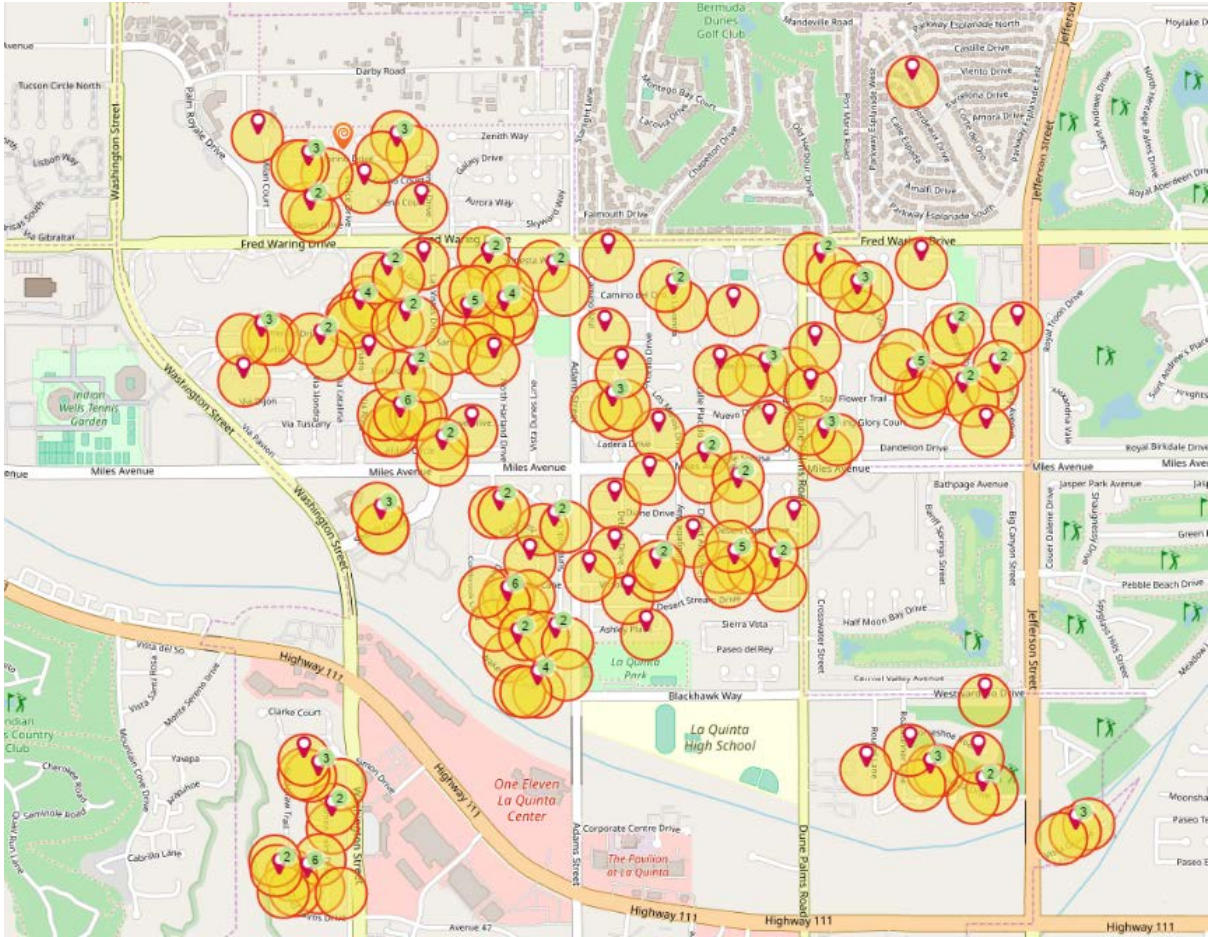
Lori,

I wanted to provide the city of La Quinta's city council and STVR sub committee an illustration of the number of STVR properties that would be out of compliance at time of renewal. The data points were provided from; STVR Report is current as of October 30, 2020 and it contains all Active & Suspended STVR permits as of this date. This map used the address's from the list provided, a 300 ft radius to each address, with a red ring to surround the radius. The purpose of these illustrations are to show how drastic this suggested property density code is and how much this would affect the city and community by implanting these restrictions. Please keep in mind that many of these properties rely on the income, and pay the proper imposed taxes to the city. It is frightening what would happen if the city were to discontinue renewing these licenses, and prevent new applications. The city would lose a large amount of the TOT and create a sell off of the properties that would normally rely on this rental income. I propose that these or similar maps be included as illustrative purposes, for all future property density decisions, as these drastic changes would have huge fiscal consequences for the city of La Quinta, and all property owners within the city.



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I can help you!

Stearns

Patrick Harlow
Mortgage Loan Originator

[REDACTED]
[REDACTED]
[REDACTED]
Stearns Lending, LLC | [REDACTED] | [Stearns.com/PHarlow](https://www.stearns.com/PHarlow)
[REDACTED]
Stearns Lending, LLC is an Equal Housing Lender

From: [REDACTED]
To: [Lori Loret](#)
Subject: Short term rental recommendation for Ad-Hoc Committee
Date: Wednesday, November 11, 2020 11:10:07 AM

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Hi Lori, Can you please pass this along to the Ad-Hoc Committee?

I'm currently a short term rental host with a local property manager managing the house and guests when they arrive. I have noise aware and monitor the noise outside so I know when guests are playing music outdoors. I communicate the "no amplified sound" executive order to my guests prior to their booking and prior to their arrival, but some guests think they can play music outside at a "reasonable level" anyway. Even when I text them to stop playing music outside, many times they think it is not a problem and will continue to play music.

The problem I see with the current enforcement is that the guests are not being held accountable with the city. Yes, I can make them sign a contract that says they must pay me back if they break the rules, but that is difficult for me to pursue. If a guest commits any other crime like theft, or assault, the guest is arrested and held accountable. I think guests should be held accountable to the rental laws in the same way in regards to citations.

My suggestion would be to have guests sign an on-line waiver that explains the noise and occupancy requirements. In a perfect world and aided with technology, code enforcement would be able to look up an address to see if a waiver was signed by the guests. If a waiver was signed, then the burden of the citation would be on the guest, not the host. If a waiver was not signed, then the burden of the citation would be on the host for not communication the laws and requirements. As a host, I personally would not let a guest stay at my property without signing such a waiver.

Best,
Andy

[REDACTED]

From: [REDACTED]
To: [Lori Loret](#)
Cc: [REDACTED]
Subject: Written Public Comments for La Quinta's STR Program
Date: Wednesday, December 2, 2020 8:06:41 AM

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Lori,

I would like to submit written comments in favor of La Quinta's STR Program. Can you confirm receipt when you have a chance? Here is the requested info, per the website:

- 1) Full Name: Brent Lamb
- 2) City of Residence: La Quinta
- 3) Phone Number: [REDACTED]
- 4) Public Comment
- 5) Subject: Written Public Comments in Favor of La Quinta's STR Program
- 6) Written Comments: "My wife and I rely on the income we receive in renting out our house to short term renters to support our family, especially since I recently lost my job due to covid layoffs. We understand that there are some issues with some STR permit holders, but the minority of STR holders who are causing issues should not jeopardize the STR program for the majority of folks who are respectful and abide by the rules. We ask that you please consider this, as well as the the impact that not allowing STRs will have on our La Quinta community, such as the further impact to small businesses, and devastating loss of tax revenue that our schools rely on, our police and fire departments, city workforce, infrastructure, jails, parks, and countless other public and municipal services and resources that our hard working residents rely on.

We support more stringent rules for STRs to alleviate the issues caused by the rise in vacation rentals from the pandemic. However, the pandemic will come to an end and the rate of vacation rentals will normalize, but the decisions that are made by this committee will have a lasting impact on our community and the people that rely on short term rental income. Let's work together to solve these issues with calm and respectful reasoning.

Thank you for your consideration."

From: [REDACTED]
To: [Lori Loret](#)
Subject: Written Comments STVR Ad-Hoc Committee
Date: Wednesday, December 2, 2020 12:04:21 PM

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Steven Parker
La Quinta, CA
[REDACTED]

To: SVTR Ad-Hoc Committee

I wrote another letter to the City Council yesterday, and am writing to inform you once again of the negative impact Short Term Hotel Businesses have on the quality of life for full time residents. The last time I checked, we have approximately 25 of these businesses located on my street alone. Oak Hill at PGA West.

That means we are surrounded by businesses full of an ever-changing array of strangers 24/7/365. That also means our life basically sucks all the time with misbehaving renters breaking nearly every community rule in the book on a regular basis, and rarely being caught or fined for their actions. Who knows if they are casing the place for future malfeasance, are felons, or are worse than that. But there you have them. A rotating group of partying jerks right next door, all day, every day.

I get it that if you people don't have to live with it, that it's easy to dismiss my complaints as "a few bad apples". That is pure BS. This is a constant and ongoing issue that will never be solved until rentals of less than 30 days are banished once and for all from the city of La Quinta.

As soon as it is practical to so in regard to this pandemic, I hate to say this, but we are strongly considering getting the hell out of PGA West and La Quinta because of the nightmare created by these abominations impacting our lives.

Thank you.

From: [REDACTED]
To: [Lori Loret](#)
Subject: Written Comments
Date: Wednesday, December 2, 2020 11:16:19 PM

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- 1) **Name-** Mariam Avetisyan
- 2) **City-** La Quinta
- 3) **Phone Number-** [REDACTED]
- 4) **Agenda Number- Agenda #3- Density of Single Family STVRs**
- 5) **Subject Line-** Density of Single Family STVRs
- 6) **Written Comments:**

Dear Committee,

Our house is a single family STVR and is the only STVR on our street. We have never had any complaints and are in a very good relationship with all our neighbors. We do our job to make sure our guests don't bother our neighbors. There is another single family STVR on a parallel street which is on about 285 foot radius from our house. There are no other STVRs on both streets or nearby. I have a few questions:

1. In our scenario, will my property be affected from the 300-foot radius density rule if these two properties are the only STVRs?
2. The other STVR from the parallel street obtained their short term license a few months before us. Which STVR property will be affected from this rule and when?

It seems that if the 300-foot radius rule passes, our property will be wrongfully punished. Please advise.

Thank you in advance,
Mariam