



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

CALL TO ORDER

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

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

ROLL CALL

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

ABSENT: Committee Members Franco and Monroe

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

PLEDGE OF ALLEGIANCE

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

PUBLIC COMMENTS ON MATTERS NOT ON THE AGENDA

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

- Patrick Harlow and Mariam Avetisyan – commenting on the density recommendations proposed by the Committee;
- Andy Myers – recommending guests receive citations incurred during their stay in lieu of the host by signing a waiver prior to the stay;
- Brent Lamb – in support of Short-Term Vacation Rentals (STVRs);
- Steven Parker – in opposition of STVRs.

CONFIRMATION OF AGENDA – Confirmed

CONSENT CALENDAR

1. APPROVE MEETING MINUTES OF NOVEMBER 5, 2020

MOTION – A motion was made and seconded by Committee Members Schutz/Caldwell to approve the Consent Calendar as submitted. Motion passed: ayes 13, noes 0, absent 2 (Franco and Monroe).

REPORTS AND INFORMATIONAL ITEMS

1. REVIEW TIMELINE OF COMMITTEE RECOMMENDATIONS TO CITY COUNCIL

Hub Manager Sanchez provided an update on the STVR Program and reviewed current efforts of City Staff.

Staff provided a report to the City Council at the November 17, 2020, regular meeting outlining the STVR program’s characteristics; the City’s past, current, and future objectives and initiatives; and enforcement efforts.

Following Staff’s recommendations, Council introduced at first reading Ordinance No. 586 at the December 1, 2020, regular meeting proposing amendments to Chapter 3.25 of the La Quinta Municipal Code (LQMC) related to STVRs. The code amendments include processing refinements, additional action when a change of property ownership takes place, responsiveness by local contact, new requirements of hosting platforms, and miscellaneous clarifying language. Staff will bring back this ordinance for Council’s consideration at the December 15, 2020 regular meeting for adoption at second reading.

Chair Schutz and Co-Chair McDonough will present the Committee’s final recommendations to City Council at the December 15, 2020, regular meeting.

Review of completed and ongoing tasks by Staff for the STVR Program:

- Transferring STVR Hotline services from current vendor, Central Communications, to LodgingRevs;
- Updating STVR application to include fields for additional data, such as residential development name, owner's residency, ownership type, STVR management type, etc. to enable the collection of identifying data of the STVR program's characteristics;
- Updating the City's STVR webpages for ease of navigation;
- Posting of current STVR active and suspended properties list on the City's website on a weekly basis;
- Continuing the City's outreach to homeowner associations (HOAs) and their security teams to ensure their enforcement is aligned with the City;
- Undergoing is a STVR fee study;
- The City sent out a postcard in September 2020 to notify all residents to immediately stop renting their property without a STVR permit. This was followed up with a Cease and Desist letter on November 9, 2020 to all properties that continued to rent without a STVR permit;
- The City has contracted with Deckard Technologies to provide a comprehensive and robust STVR reporting.

Hub Manager Sanchez answered related questions from Committee Members.

CHAIRPERSON AND COMMITTEE MEMBER ITEMS

1. REVIEW CHAIRPERSON FINAL REPORT

Chair Schutz reviewed the process, resources, and methodology used by the sub-committees to formulate the recommendations, which were then considered and approved by the Committee; and provided a recap of Committee meetings over the last year. Committee members were given the opportunity to share final comments on the final recommendation report.

2. REVIEW COMMITTEE MEMBER ADDITIONAL PERSPECTIVE

Committee Member Jonasson reviewed her submission titled "Some Additional Perspective" and explained to the Committee this report highlighted areas in which she believed the STVR program could be further improved.

Chair Schutz clarified Committee Member Jonasson's individual report was not part of the Committee's final recommendations and would not be presented to City Council on behalf of the Committee.

Chair Schutz thanked the Committee, City Staff, and members of the community for their time and effort in serving and facilitating the Committee's deliberations and meetings.

ADJOURNMENT

There being no further business, it was moved and seconded by Committee Members Schutz/Caldwell to adjourn this meeting at 4:37 p.m.

Respectfully submitted,



LORI LORETT, Committee Secretary
City of La Quinta, California