

**WRITTEN
PUBLIC
COMMENT**

**CITY COUNCIL
MEETING**

DECEMBER 15, 2020

From: [REDACTED]
Sent: Saturday, December 12, 2020 1:27 PM
To: City Clerk Mail
Subject: STVR City Council Meeting 12/15/2020

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.

Mayor Evans and City Council Members,

Happy Holidays to all! As La Quinta residents and homeowners, we would like to share our thoughts about the upcoming City Council meeting regarding STVR's.

*A decision to place any type of limitations on STVR's would not be fair and equal to existing home owners.

1. 300 ft. (or any number of feet) rule would reward certain homes and devalue others. It would also potentially cause a worse noise and complaint problem by spreading them throughout the city.
2. Capping STVR's in a given neighborhood or area would reward current license holders and disallow others from obtaining a license and devalue those homes as well.
3. The current moratorium is handcuffing home owners who wish to sell or rent as a STVR possibly to make ends meet to stay in their home. If you want to sell and currently have STVR's next to or near your home, you may have trouble finding a buyer. So are you stuck in your home because you can't sell to people who don't like the STVR's and you can't sell to the people who want your home as a STVR? The City is really limiting the potential buyers pool for those wanting to sell. There are life changing events for all people including retirement, death, major illness, job change, etc. that would cause a home owner to sell or be able subsidize income by renting in order to stay in their home. Once the meeting on 12/15 is concluded a decision should be made and the current moratorium should be lifted immediately.

*It seems like the committee is trying to come up with limitations and restrictions instead of addressing current or new rules enforcement of the STVR's. The City needs to properly staff or contract out the resources to adequately address STVR issues. TOT and perhaps an increase in the license fee would help to properly fund additional support services. Enforcing current and or new rules would minimize complaints and would allow existing and new home owners equitable opportunities to use their homes as STVR's.

*The only other fair option would be to ban ALL STVR's. This would eventually balance the home values to be fair and equitable for all home owners. The immediate impact may cause a saturation of homes for sale which may effect the market. It would also have a negative financial impact on City TOT income and may impact tourism in the City.

*To conclude, the City has already set the precedent of STVR's, there's no going back or changing the rules in the middle of the game. Any limitations/restrictions on STVR's would be detrimental to home owners and the City. The bottom line is that the rules need to be enforced or ban STVR's altogether. As they say in real estate, time is of the essence, if the City is allowing ANY STVR's, the current moratorium needs to be lifted immediately.

Ron & Tara Alford
[REDACTED]
La Quinta, CA 92253
[REDACTED]

From: Edward Armendarez <[REDACTED]>
Sent: Tuesday, December 15, 2020 1:37 PM
To: City Clerk Mail; Monika Radeva
Subject: Written Comments/Please Read Re: STVR Study Session
Attachments: STVR Ltr. Council 121520.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.

Hi Monika. I wrote this letter that I'd like to submit to Council and Jon McMillen in response to the STVR issue being discussed today. I'm attaching a pdf of it for distribution to them and for inclusion in the records.

Monica, can you please read this letter at the appropriate time. I'm sorry to ask, but I get too nervous. Last time I think even more of my hair turned gray (silver!).

Thank you,

Edward Armendarez
[REDACTED]

PLEASE READ

Edward Armendarez
[REDACTED]

La Quinta Cove

December 15, 2020

Re: STVR Enforcement and Elimination

Dear Mayor Evans, Mayor Pro Tem Peña, Councilwoman Fitzpatrick, Councilman Radi, Councilman Sanchez, and City Manager McMillen,

I would like to add my voice to those that are asking for an indefinite moratorium on STVRs.

For many reasons that I have previously brought to your attention, I hope that ultimately, you will support the elimination of these mini-motels from the Cove neighborhood.

Enforcement of STVRs in residential neighborhoods has proven elusive to our neighboring cities of Palm Desert, Rancho Mirage and Cathedral City, which have all banned them in residential zones.

Is the City of La Quinta effectively enforcing STVRs? During this present lockdown, where a special notice was given specifying the exact circumstances in which a STVR may accept renters, has the City instituted any kind of plan to test that these rules are being followed?

I know first hand that STVR owners here in the Cove are continuing to rent to outsiders in violation of the City's (and State's) ordinances. Bringing outsiders in during this pandemic threatens our community with the spread of Covid-19, and if they should become ill, they will occupy ICU space that a resident might need.

The City can direct staff to try booking reservations here and see for themselves. Do they do that? Can we hold the hosting sites in violation, or do they continue to operate with impunity? How much do these kinds of enforcement measures cost the City?

These specific costs are just a small portion of the actual costs it would take to adequately enforce STVRs in our City. The enforcement costs might seem worth the TOT STVRs generate, but that's because the City isn't enforcing them. It's low because it's not enough.

In addition, what is the cost of a neighbor, waking up and having to call a hotline, and wait, and try and go back to sleep? What is the cost of neighbors on the front line of enforcement?

Please consider that the cost of STVRs, mini-motels in our neighborhoods, should not be the burden of residents, neighbors, nor should it be the burden of our City, paid for by our tax dollars.

Thank you for your kind consideration of this issue,

Edward Armendarez

From: [REDACTED]
Sent: Monday, December 14, 2020 10:10 PM
To: City Clerk Mail
Subject: Written Comment/Communication to the La Quinta City Council Re: STVRs PUBLIC COMMENT - Meeting 12/15/2020

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.

DO NOT LIFT THE MORATORIUM ON STVRs!

I am writing to you today in regards to the Short Term Vacation Rental issue in La Quinta. I live on Avenida Alvarado, lower cove, and know of one home that is a vacation rental near me (right next door). I moved earlier this year from Avenida Rubio, mid cove, and was aware of two homes that were short term vacation rentals. My parents, who have lived here since 2003 live on on Avenida Alvarado, upper cover, and are surrounded by short term vacation rentals. I am not aware if ANY of these Short Term Vacation Rentals are registered properly or not. However the house next door has been rented out CONSTANTLY since at least May. Rotating renters every few days to a week.

About a year ago, we were told by our landlords of 12 years that we had 60 days to move out. The search began. This search was extremely difficult, as there were not many homes on the long term rental market. Yet I could see MANY homes sat empty. Not only the lack of options, but the rental prices were extremely high. It was a shock to see how much the price for rentals had increased. The few places we were able to find, we around \$2,000 a month, definitely not affordable. We got lucky in the last couple of weeks with a friend of a friend that wasn't looking for long term renters at the time, but was willing to help us out.

We have lived in the cove since May, 2008. Our son was almost 2 when we moved here. We then had a daughter in 2010. My children have attended Ben Franklin Elementary, La Quinta Middle, and now one is in La Quinta High. My family has loved living in La Quinta, and what the La Quinta community has to offer. However over the years I have noticed how many homes are turning into vacation rentals. This does not allow for communities to form. How can it when there are new occupants every few days? Do you really expect these short term renters to care about OUR community?

Angelina Arriaga
[REDACTED]
La Quinta, CA 92253
[REDACTED]

From: [REDACTED]
Sent: Tuesday, December 15, 2020 9:43 AM
To: City Clerk Mail
Cc: [REDACTED]
Subject: Written Comments / December 15th Mtg

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,

Thank you for taking the time to address an important topic of Short-Term Rentals. My wife and I have used Airbnb for our short-term rental, our rental is also our primary residence. We rent our place when we are going to be gone for long weekends or longer, we have neighbors on both sides of us, and we have not had any complaints since we started renting our place. We are very clear and strict with our communication to our renters prior to accepting their reservation.

Home owners who are obeying the rules should not be punished for those who don't. We believe the penalties should be scaled in severity from the beginning. 1st complaint could have a fine of \$500-1000, second offence could be a suspension of STVR license for three months, and the third strike you are suspended for one year and need to submit a new license request, with notification to your neighbors to approve.

Please do not take away the ability to supplement our declining income, we love la Quinta, we love our community, and we are accountable for what happens in our home.

Thank you,
Marty & Judy Briesach

From: Toby Browning [REDACTED]
Sent: Tuesday, December 15, 2020 1:00 PM
To: City Clerk Mail
Subject: Written Comments

Follow Up Flag: Follow up
Flag Status: Completed

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:

My name is John Browning. I am a full-time resident of La Quinta Cove since 2011. My address is [REDACTED].

I am writing in regards to the STVR issues we face in our city.

Many of our neighboring cities have recently done away with or severely curtailed operation of STVR'S in non HOA areas.

They have come to this action after many years of trying to make STVRs work for all involved.

It seems that the deciding factor in many of these cases, both locally and around the country, has been the the inability of the city to enforce the rules and regulations pertaining to STVRs.

Many of these cities adopted increasingly strict laws over the last decade. At the end of the day, the continued bad behavior of STVR tenants, the inability to enforce laws and the cost to the city, were determining factors in cancelling their STVR programs.

Most of our neighboring cities took these actions having only a fraction of active STVR permits (200-400) vs.

La Quinta's 1300-1400 active permits. It is my understanding that many more permits are waiting in the wings to activate in La Quinta.

All the laws in world are useless if they cannot be strictly enforced.

It has been my personal experience from being the president of a condo HOA in Los Angeles, that the only way bad owner/tenant behavior changes, is if it costs the offending party money.

Otherwise, people will get away with as much as they are able to.

Then, there is the issue of changing the complexion of our single family zoned non-HOA neighborhoods into small business districts with an ever growing density of mini hotels.

The Cove in particular used to be a bastion for affordable family housing. Out of town STVR investors have both driven up the price and severely reduced the inventory of affordable housing in our city.

And lastly, the full time residents of La Quinta were never given the opportunity to vote on whether we wanted STVR mini hotels in our community.

I compare it to the electric scooter issues many cities have had to face. Large companies such as Lime and Uber literally dropped off thousands of scooters on city sidewalks without asking permission from anyone.

Their response: "Deal with it"

The issue of STVRs has finally come to a head and we are at long last dealing with it.

I encourage the City Council to learn from other cities experiences and limit STVR's to HOA communities only.

Going forward, full time residents of La Quinta will be keeping a very close eye on the City Council's promises and performance with regards to this issue.

Restfully submitted,

John Browning

From: Charles K Carroll [REDACTED]
Sent: Tuesday, December 15, 2020 9:07 AM
To: City Clerk Mail
Subject: Airbnb

**** 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. ******

In regards to the restrictions concerning Airbnb concentrations, our totally supervised unit that is on our property always has myself or my wife present. I feel we should be exempted from mandated neighbor notification. We aren't renting out our whole house. I feel that whole house rentals should be restricted before it feels like a row of motels. Thank you, Charles Carroll

Sent from my iPhone

From: Bruce Cathcart [REDACTED]
Sent: Thursday, December 10, 2020 11:53 AM
To: City Clerk Mail
Subject: Written Comments: STVR Committee Recommendations Council Meeting 12/15/2020

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 Nichole,

Thank you for your assistance on the phone this morning! Below are my written comments for the upcoming council meeting (12/15/2020). Please reply email with your confirmation of receipt and with any questions that you may have.

Dear Mayor Evans and La Quinta City Council Members,

At the upcoming council meeting scheduled for 12/15/2020 you will be reviewing the recommendations from the STVR Committee with regard to proposed changes to the current City STVR program and its rules and regulations. In making your decision on how to best proceed regarding the committee's recommendations I wanted to make sure that you are aware of a couple of items that will hopefully help you to make an informed decision that will be fair and just to all concerned.

In the event that you have not watched the videos of the Committee's meetings posted on the City's website it should be pointed out that the committee is comprised of a ratio of approximately 2:1 with members that are opposed to STVRs in the majority; and that NONE of their recommendations to the Council were unanimously approved by its membership. This bias against STVR's can be seen in their recommendations and should be strongly considered as their selective data is presented upon which their conclusions and recommendations have been made.

To my knowledge the Committee was never specifically asked by the Council or staff to address the issue of "Density" regarding the STVR program, yet it is one of their cornerstone issues/recommendations. Their proposed recommendation of limiting individual STVR's to a radius of 300 feet, if approved by the Council, would destroy the City's STVR program at a cost of millions of dollars in real estate value and severely reduce the current revenue stream to the City through loss of TOT and the associated loss of retail sales and services. The implementation of such a measure would create an administrative nightmare for the City staff that would result in an unfair process of elimination of several existing STVR's and send

out a loud and clear message to the investor community that the City of La Quinta is no longer STVR “Friendly”. In addition, this would have an immediate and detrimental effect on all of the current homeowners living adjacent to an existing STVR who may be considering selling their home. A case in point is a listing that I currently have where a retired couple living next door to an STVR are looking to downsize and have put their house on the market for sale. It went into escrow with a buyer that intended to make it their primary residence but when they discovered that it was next door to an STVR they cancelled the escrow. The house is now back in escrow with an individual who intends to utilize the home as an STVR when not being personally used... but if the 300 foot recommendation is adopted by the Council this buyer will also cancel his escrow. So under these circumstances the retired couple will not be able to sell their home unless they significantly discount their price and find a homeowner willing to live next door to an STVR. Clearly there are other ways to address the issue of density and/or the overall number of STVR units IF and WHEN this even becomes an issue. The Council’s current approach to education, increased penalties, better administration of the program and increased code enforcement is the right approach at this time. Just as we have overcome the stigma associated with the City’s subsidized low-income rental program through these measures, so too will they eliminate the majority of the issues currently associated with the City’s STVR program. But now is NOT the time to address the matter of density and in order to protect those individuals trying to sell their homes currently adjacent to STVR’s and to restore STVR property owner and investor confidence and in the STVR program the Council should consider removing this recommendation from their consideration immediately.

Respectfully Submitted,

Bruce Y. Cathcart

Bruce Y Cathcart
Broker, La Quinta Palms Realty
“Your Friendly Professionals”
51001 Eisenhower Dr. La Quinta, CA. 92253
License #00915271
Office: (760) 564-4104
Cell: (760) 275-3095
FAX: (760) 564-0344

From: Mark Chapman [REDACTED]
Sent: Tuesday, December 15, 2020 10:15 AM
To: City Clerk Mail
Subject: Changes to STR Code

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.

Regarding today's meeting about Short Term Rentals,

I would like to voice my support for continuing to allow Short Term Vacation Rentals within the City of La Quinta. This is a boost to tourism and tax revenues.

I am also strongly against the radius restrictions. Any restrictions of this nature should be left to the individual HOAs and residents.

I DO support the penalties for repeat offenders of noise violations and "parties" or neighborhood disturbances.

While I want STR to continue, it should not adversely affect the quality of life of other residents. And again, I think this is being effectively managed by HOA and related committees.

Sincerely,

Mark Chapman
PGA West Howeowner

13DEC2020

Donald Church

- > [REDACTED]
- > La Quinta, CA 92253
- > [REDACTED]

La Quinta Mayor and City Council:

Thank you for the opportunity to give my opinion of the situation that all of the residences and my neighbors are acutely aware of and desire the moratorium on the STVR's, at least in the Cove to remain in place, after the February deadline. The customers of short term rentals are not neighbors and seldom desire any wish to co-exist with the full-time residences of our neighborhood. They are solely here on vacation and believe that they can treat the Cove as such, for their entertainment.

My wife and I have stayed in short term rentals in Europe and since we, jointly, can speak four languages, have interacted with the locals, i.e., leaving a note with a bottle of wine, inviting them to dinner, greeting them in their native tongue, and etc. Each time that we were packed up and leaving for the airport, we have received from the neighbors, a heartfelt invitation to return. We have some "friends" who, we keep in touch with, by mail or email. I believe that we are considered the exception. This positive interaction with STVR renters has not been our experience, living in the Cove.

I do not fault someone for wanting to profit from their investments, but let them buy or build a rental "party" house in an area zoned for commercial businesses. The Cove is zoned for residential and should be maintained for the neighbors. A neighborhood is for neighbors.

The problems wrought by STVR's has been recorded and regurgitated so often that the City Council should be willing to listen to the residences voices on the trash, noise, and parking. We are not "whining", but voicing our opinions and are concerned about our own property values and personal investments. The Cove and La Quinta are more than a "Transient Vacation" destination. As residential citizens, we live here full time, pay taxes, vote, shop in town, dine in town, and support the services in this city.

The moratorium needs to remain in place and STVR's should remain at minimum level until phased out. More emphasis needs to be given to attracting businesses to La Quinta and filling vacant buildings/spaces in Old town and along the 111 Corridor.

Sincerely,
Donald G. Church
Donald Church

Dear Council and Mayor,

Those teachers I was talking about your STVR program pricing out of the cove are not hypothetical. It is me.

I lived in a home in the cove for 6 and a half years waiting until the heirs were able to sell it. Unfortunately, by the time they were able, the height of the STVR craze was in full swing. As a result, they priced it at \$55K over the appraisal. It sold for \$25k over the appraisal and needed \$40k to bring it to code. Who would buy that I thought? You issued her STVR license on October 14th.

This left me looking for a new home. I was very concerned that I needed to settle immediately so work was not interrupted. Purchasing a home looked out of the question as everything was over-priced and going contingent in 48 hours. There were absolutely no long-term rentals on the market. I was stunned. 22 hours after a place was listed, I called. They said you are fourth in line. You will only get it if the three before you cannot pass a credit check.

I got MORE aggressive and put a notification on all sites. When one came up on my phone, I called at my lunch hour. They said it was gone. I had just received notice an hour prior. The next time a notification came in, my phone was on my desk, in front of my class. I said excuse me and I called and told the management company: "I'll take it. I will zelle you a thousand dollars right now." She said, "No, you need to see it first." I told her I didn't. Confused, she said, "yes you do..." I said, "I know how this goes. I am going to get there, and it will be gone. I want you, on your honor, to tell me that if your mother wants that house, I am first".

I was so desperate I was stopping class to make a personal call in front of students.

After I saw the house, the property manager ran my credit and called my landlord reference and told me, "You are every landlord's dream." I said, "I know that but if there isn't a house on the market for me to rent, what good is that?"

I am making this story ridiculously brief compared to all that happened.

By the time I got the keys I had only six hours to move everything from one home to another and so had it piled in the center of the living room. No matter. I had I place to put my head because, "I HAD TO GO TO WORK. MY STUDENTS NEED ME".

I couldn't allow myself to get in this position again so immediately went back to work on finding a home to purchase. Things looked dismal. One day after weeks of searching, I found myself at an open house in a home I could not afford. The kind and sympathetic broker there told me, "You will need to get your name on the investor's list of every real estate brokerage in this valley. When one gets a listing, they hammer that investors' list for double dipping on commission and you will never see a house on the market that those investors have not turned down.

In the meantime, I put in offers on two homes in need of repair. I was outbid by STVR investors as the seller's agents told me. In fact, one called my agent and told her that the owner was requesting if I could go up just a little on the offer because the investors had offered so much over the ask and she couldn't justify not taking it...but she didn't want to sell to them. She really wanted to sell to the teacher.

I told my agent no. I don't have a spare 20k to overpay on a house due to false STVR inflation.

Then, I sent out yet another 100 letters to owners in the cove. There are probably people reading this who got one.

I finally did get a house off market due to one of those letters. I got everything put away in my new home and was finally able to get up and hit the ground running as my essential job requires. But I am an artist. I make art out of garbage I find in La Quinta. Probably people read this now know me and have visited me in my home, in the La Quinta Museum's artist home show.

Sadly, I didn't participate last year. I couldn't. That circus, the frustration and desperation in my search for a home and the move, took the candy out of me. All of the art supplies are in a closet in the garage and I do not know when I will have the will to take them out again.

When I tell you, you are driving teachers out of the cove...I mean that LITERALLY. I do not believe anyone else would have gone to the extremes I did to get a home here BECAUSE MY FRIENDS AND NEIGHBORS ARE HERE. THEY LOVE ME. THEY SUPPORT ME AND COMFORT ME. As determined and capable of an individual as I am, I actually, CANNOT "just move somewhere else".

While I have been in front of you, asking you to stop issuing licenses, I have been worried the market might be affected. Unlike STVR investors, I CARE ABOUT THE PEOPLE AROUND HERE.

The homes are all still going contingent and pending to NEW RESIDENTS, NEIGHBORS AND FRIENDS in just days WITHOUT THE STVR nonsense.

PLEASE EXTEND THE MORATORIUM INDEFINITELY AND IF YOU DO NOT – A LOT OF PEOPLE ARE GOING TO WANT TO KNOW WHY because there is a plethora of irrefutable evidence provided by thousands of unimpeachable sources, that STVRs are not good for a community.

Sincerely

La Quinta citizen and resident,
Marcia L Cutchin

From: nickey simon [REDACTED]
Sent: Tuesday, December 15, 2020 7:12 AM
To: City Clerk Mail
Subject: Telephonic Verbal Comments

Follow Up Flag: Follow up
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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, I wish to provide Telephonic Verbal Comments at the City Council Meeting on Dec 15, 2020. Here is my information: 1) Nicole Fitzenberger 2) [REDACTED] and [REDACTED] LaQuinta 3) [REDACTED] 4) We have 2 properties and we follow all the guidelines and have had no issues with the short rental. We would like to continue. We pay sales tax on time, pay all the license fees and property taxes. Please do not change the city ordinance. This is why we purchased in your community. Thank you for your consideration. 5) Subject - Short-term Rentals in La Quinta 6) Telephonic Verbal Comments Thank you.

From: First Class Cleaning Service <Customerservice@firstclasscleaningservice.com>
Sent: Tuesday, December 15, 2020 2:12 PM
To: City Clerk Mail
Subject: La quinta vacation rentals

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Why vacation rentals in la quinta shouldn't be banned

1. Loss of small business
2. loss of employment
3. tourism

Thank you,
-Natali Flores

First Class Cleaning Service
Phone: 760.574.4293 | Text: 760.574.4293
Customerservice@FirstClassCleaningService.Com
FirstClassCleaningService.Com | Facebook | Instagram | Yelp



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From: dianne franco [REDACTED]
Sent: Sunday, December 13, 2020 7:06 PM
To: City Clerk Mail
Subject: Citizen comment. STRV

** 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 would like to express my opinion on STVR in the cove.

I live next door to one. When I have barking dog or overgrown landscape issues, or need the name of a good plumber, I go to my neighbors! We may have differences, but we work things out.

Next door I do not have a neighbor. I have a STRV property owner who owns multiple STRVs in LQ and The Valley, but lives in LA. These owners, while decent folks, do not have ownership of the behavior, noise, language, late night phone calls. The constant irritation, being waken from sleep, etc, is quite overwhelming.

Could you please take my note to the council and city manager. I ask that they exercise their legal and ethical responsibility to support us and not lift the moratorium on STRVs in our city.

Dianne Franco
[REDACTED]

Sent from my iPad

From: eileen ellis [REDACTED]
Sent: Tuesday, December 15, 2020 2:41 PM
To: City Clerk Mail
Subject: written comment for STRV meeting, Dec 15

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.

My name is Eileen Campbell Garcia, and I have been a proud resident of La Quinta for 12 years. We love living up in the Cove, with the mountain views, friendly neighbors, dark skies, and quiet nights.

Over the last two years, the homes on either side of us have been converted into STVRs. The new owners of each house have never reached out to us. As I'm sure you know, the lots in the Cove are narrow - both homes are only 10 feet away from our home. The increase in noise, while guests are inside as well as outside, has been frustrating. Trash and parking are a problem. We have had to drag trash and recycling bins into their driveways after they have been left in the street for four days. Outside lights are left on all night, and continue to be left on even when there are no guests.

The peace and quiet that we have enjoyed has been shattered. We have no idea who is living next door for the week or the weekend. The stress I feel from uncontrolled parties, yelling, and door slamming continues after the offense has ended. It leaves us in a constant state of alert for the next event. With enforcement, the pressure is on us to be the first responders. I am a working professional who needs to get up every morning and work, and I resent being awoken by parties at 3:00am. No amount of enforcement can address the constant influx of strangers and the damage inflicted upon residents' sense of security and well-being.

I encourage La Quinta to join with other valley cities and phase out long-term rentals.

Thank you,

Eileen Campbell Garcia
La Quinta, CA



Arlene Gotshalk

La Quinta, CA

Madam Mayor and Council Members,

I am a full-time resident of the Cove neighborhood and ask you to continue the moratorium on issuing STVR permits as we work together to find acceptable mitigations to the exploding #s of STVRs in LQ.

6.3% of the Cove is currently permitted STVRs, that's approximately 290 homes. This is large number in a small area which does include home shares. Of course, does not include unpermitted STVRs. Disturbances of STVRs are a well-documented problem in the Valley as well as across our Nation



WSJ Dec. 9, 2020, had a large article about unhappy neighbors fighting Airbnb. More than two dozen Arizona mayors wrote to Chief Executive Brian Chesky, outlining the detrimental impact of short-term rentals on their neighborhoods. They stated, "Neighbors are dedicating serious hours a day, spending out-of-pocket to solve an issue that should have never been theirs to solve.... A revolving door of strangers has made mothers lose their sense of safety and community."

The explosion of VRs demonstrates a strong demand for this type of housing, but, that need should not be satisfied in Residential Districts nor should the profits from that business be at the expense of local residents, especially not in the Cove.

I have been reviewing the Zoning Ordinances that apply to the Cove and see that La Quinta City agrees that Resort VRs do not fit in the Cove District.

CITY COUNCIL MEETING - DECEMBER 15, 2020 - PUBLIC COMMENTS BY RESIDENT ARLENE GOTSHALK
 STUDY SESSION ITEM NO. 1 - STVR PROGRAM AD-HOC COMMITTEE RECOMMENDATIONS

9.30.040 RC Cove Residential District	9.40.030 Table of permitted uses.	9.60.110 Home occupations.	9.60.270 Bed and breakfast	3.25.020 STVRs	Enterprise
	Resort residential subject to Section 9.60.310				
(Ord. 550 § 1, 2016; Ord. 325 § 1, 1998; Ord. 299 § 1, 1997; Ord. 284 § 1, 1996	(Ord. 584 § 2, 2020; Ord. 284 § 1, 1996) (Ord. 550 § 1, 2016; Ord. 325 § 1, 1998) Resort resident uses	(Ord. 550 § 1, 2016; Ord. 418 § 1, 2005; Ord. 299 § 1, 1997; Ord. 284 § 1, 1996)	(Ord. 550 § 1, 2016; Ord. 299 § 1, 1997)	Ord. 501 § 2, 2012 - 2019	
	Prohibited in the Cove	Permitted for homeowner living in home and if accessory to the principal residential use	Conducted only by homeowner residing therein as their principal place of residence.		

From 1996-1998, there are several Ordinance that define Residential districts and the accepted uses in these zones. In 1998, the Resort Residential Ordinance (9.40.030) stated that Resort Residential Use is PROHIBITED in the COVE. The intent was to protect the Cove from Resort lodging and its commercial developments.

The prohibition of Resort Residential in the Cove has not been revoked; therefore, it seems that same intent to prohibit Resort Lodging in the Cove would also prohibit STVRs which are Resort Lodging, mini commercial motels.

A Home Share, under the Home Occupation permit, would fit the qualifications for a use permit. This would help to “maintain the essential character of a neighborhood and the stability of a community... and the welfare of the citizenry”. A goal stated in the California Supreme Court in Ewing v City of Carmel-by-the-Sea (1991)

We can work together to develop a plan to protect Residential Neighborhoods. Some suggestions that have been discussed are:

- Only Home shares in the Cove and other Residential Districts
- Build more commercial STVR communities like Legacy
- Phase out whole house VR and then market to telecommuters to relocate to LQ

I respectfully ask you to continue the Moratorium on issuing STVR permits as we move forward together to settle on solutions for all residents.

Thank you,
 Arlene Gotshalk

From: John Guerrini [REDACTED]
Sent: Monday, December 14, 2020 10:12 AM
To: City Clerk Mail
Subject: DEC 15 2020 CITY COUNCIL MEETING - 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.

FROM:

1. JOHN GUERRINI
2. [REDACTED] LA QUINTA
3. [REDACTED]
4. PUBLIC COMMENT TO STUDY SESSION 1 - DISCUSS SHORT-TERM VACATION RENTAL PROGRAM AD-HOC COMMITTEE RECOMMENDATIONS
5. COMMENT FROM LA QUINTA RESIDENT TO SHORT-TERM VACATION RENTAL PROGRAM AD-HOC COMMITTEE RECOMMENDATIONS
6. WRITTEN COMMENT ONLY. TELEPHONE COMMENT NOT REQUESTED. WRITTEN COMMENTS FOLLOW:

COMMENTS TO STVR AD HOC COMMITTEE ENFORCEMENT RECOMMENDATIONS

Agree with all recommendations except Part 1.a, Part 1.d, all of Part 5, and Part 11.c.

As to Part 1.a, the committee does not recommend staffing the hotline with live, local, trained personnel who are familiar with La Quinta geography and empowered and equipped to initiate a complaint resolution immediately. Page 2 of 24 of the Final Recommendations states the following finding, "STR Owners/Managers and homeowners have expressed frustration with the City hotline. The hotline is often unmanned in time of most critical need." Even when manned the latency between phoning in and having an issue address is often hours (sometimes longer)." The result is two-fold: (1) an enforcement policy with no "teeth" because nothing gets done, and (2) by the time the City looks into it, the incident has already resolved itself or no longer exists, which means the reporting is also skewed, as this incident gets reported as a false negative.

I suggest the Council REJECT this recommendation and instead insist upon a way to at least have the hotline staffed by knowledgeable people at the most critical times.

As to Part 1.d, the committee does not recommend a code inspection on the property prior to granting an STVR license. What is the rationale for not insisting upon this inspection? It would prevent some of the very issues that are identified in the report. An inspection would verify number of bedrooms, living arrangements, and that all aspects of the application are accurate. In cases where the applicant is found to have willingly provided false data on the application, the applicant would be denied the right to a license for a particular time period, such as one year. We already know that a certain percentage of people applying will not behave correctly and will provide false information. Don't reward these people by turning a blind eye.

I suggest the Council REJECT this recommendation and instead insist that a inspection be done prior to any grant of a license. If there is a delay due to staffing issues, so be it. We have enough short term rentals as it is.

As to Part 5, the committee does not recommend notification to all neighbors on all sides and across the street from the applicant's property, along with the provision of various information to the neighbors. What is the rational for not notifying the neighbors. If it's cost, then that's a non-issue, given that the cost of doing so should be borne by the applicant. Increase the cost of the license to cover this most important notification. All neighbors should absolutely be aware that a home or unit in their neighborhood may soon be occupied by transient visitors. It's a matter of courtesy as well as safety. It also puts everyone in the neighborhood on high alert to be on the lookout for visitors. It has the added bonus of keeping the applicant honest and in many cases, no doubt the applicant will be more diligent about not only who rents the property but also the information that the applicant relays to the renters, such as about noise restrictions and trash issues. All around, it's win-win.

I suggest the Council REJECT this recommendation and instead insist that all neighbors adjacent to and across the street from an applicant property be provided with the stated information.

As to Part 11.c, this issue is identical to Part 1.a above, and for the same reasons stated, I suggest the Council REJECT this recommendation and instead insist upon a way to at least have the hotline staffed by knowledgeable people at the most critical times.

COMMENTS TO STVR AD HOC COMMITTEE VIOLATIONS RECOMMENDATIONS

Agree with all.

COMMENTS TO STVR AD HOC COMMITTEE PERMITTING RECOMMENDATIONS

Agree with all, except Item 21, where the committee does not recommend notification to all neighbors on all sides and across the street from the applicant's property, along

with the provision of various information to the neighbors. Similar to Part 5 above, this makes no sense. What is the rationale for not notifying the neighbors. If it's cost, then that's a non-issue, given that the cost of doing so should be borne by the applicant. Increase the cost of the license to cover this most important notification. All neighbors should absolutely be aware that a home or unit in their neighborhood may soon be occupied by transient visitors. It's a matter of courtesy as well as safety. It also puts everyone in the neighborhood on high alert to be on the lookout for visitors. It has the added bonus of keeping the applicant honest and in many cases, no doubt the applicant will be more diligent about not only who rents the property but also the information that the applicant relays to the renters, such as about noise restrictions and trash issues. All around, it's win-win.

I suggest the Council REJECT this recommendation and instead insist that all neighbors adjacent to and across the street from an applicant property be provided with the stated information and that the applicant be required to pay for any cost associated with the process as well as that the applicant be required to perform the various obligations spelled out at Parts 21 a, b, c and d.

COMMENTS TO STVR AD HOC COMMITTEE OCCUPANCY AND PROPERTY DENSITY RECOMMENDATIONS

Agree with all, though would not be opposed to a density recommendation greater than 300 feet, because measuring density using distance alone can present an unjust result. Some communities will have five homes within the 300 feet. Others will have 40 homes. If you're going to use distance as the sole measurement, then consider increasing to 375 feet or more.

COMMENTS TO STVR AD HOC COMMITTEE MARKETING PRIORITIES RECOMMENDATIONS

Agree with all.

From: Corey Gulbranson [REDACTED]
Sent: Friday, December 11, 2020 2:02 PM
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.

- 1) Corey Gulbranson
- 2) Costa Mesa, CA
- 3) [REDACTED]
- 4) Consent Calendar Item #8 and Study Session #1
- 5) Changes to STVRs
- 6) I am urging the City Council to resist from making any changes to STVRs this year. STVR owners have been extremely adversely affected by COVID and do not need further bureaucratic regulations to complicate things even more than they already are. The vast majority of STVR properties and operators are a huge positive for this city. We generate a ton of revenue for the city and are helping the city cope with one of the worst financial disasters since its founding. Stop hindering mutual success with your over-regulation! Enough is enough!

Corey Gulbranson
Shorecrest Real Estate, Inc.
949-294-8717
corey@shorecrestinc.com
www.shorecrestinc.com
CA DRE #01778954
CA CSLB #B993064

From: The Hersoms [REDACTED]
Sent: Tuesday, December 15, 2020 8:13 AM
To: Monika Radeva
Subject: STVR Suggestions
Attachments: STVR Suggestions.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.

Monica,

Here's the message again with the attachment redone.

Eric

We bought a nice home in Fairways and have been operating a very responsible STVR in addition to coming here ourselves. We bought here because La Quinta allows STVR's, so taking that away would violate precedent. We support the attached matrix of ideas.

Thanks, Eric and Lisa Hersom
[REDACTED] La Quinta



Our Perspective on STVRs

Let's create a strong, well run STVR program to strengthen the community and drive sustainable, long term economic benefits for La Quinta

Strengthens STVR Program

Topic	Comments
Cite guests directly	<ul style="list-style-type: none"> Cite guests directly for noise, overcrowding, too many cars, amplified music (similar to Palm Springs)
Shorten required response: 45 to 30 mins	<ul style="list-style-type: none"> Keep first violation at \$1000 Use technology to automate notification & resolution
Remove unpermitted STVRs	<ul style="list-style-type: none"> Agree with strict penalties
Alert guests of rules via multiple avenues	<ul style="list-style-type: none"> Create portal for primary guests to confirm reviewed "Good Neighbor" rules & provide credit card for if fined; ensure rules are posted in properties as well
Monitor for noise / parties	<ul style="list-style-type: none"> Require noise meters to automate monitoring & mitigate before neighbor calls
Enforce standard quiet hours	<ul style="list-style-type: none"> Apply same rules for all homes (whether STVR or not)
Educate owners	<ul style="list-style-type: none"> Suggest eLearning tool to manage ongoing training compliance & keep down costs
Enable compliance staff	<ul style="list-style-type: none"> Investigate technology to notify owners & guests of issues at same time (e.g. noise), apply fines, track training
Notify guests of trash policy	<ul style="list-style-type: none"> But do not count trash towards 2 or 3 strike policy

Caution / Hurts STVR Program

Topic	Comments
Do NOT implement proposed density restrictions	<ul style="list-style-type: none"> Oppose due to unintended consequences: <ul style="list-style-type: none"> Distorts home values on multiple blocks Incentivizes neighbors to get a STVR to block a fellow neighbor Caps STVRs TOT Advantageous to have some STVRs next to each other
Return to 3 strikes from 2 strikes	<ul style="list-style-type: none"> Palm Springs is successful with 3 strikes See results of education and other efforts before moving to 2 strikes Fine violating guests vs. impacting future guests (e.g., travel may be cancelled last minute due to previous bad guest)
Keep current to overnight occupancy limits	<ul style="list-style-type: none"> Keep current overnight regulation; no evidence that a difference in a count of 2 people results in problems Support decrease in day guests and penalize guests w/ bad actors (e.g., large gatherings) Clarify whether infants / children included in count
Violation notification to neighbors	<ul style="list-style-type: none"> Can unintentionally put neighbors against neighbors Adds compliance costs for little return when public websites already provides info Stricter than murder or rape disclosure notifications

From: [REDACTED]
Sent: Monday, December 14, 2020 3:48 PM
To: City Clerk Mail
Subject: 6 WRITTEN COMMENTS ON SHORT TERM LEASING

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.

Linda L. and Kenneth R. Hood [REDACTED] La Quinta CA. 92253 [REDACTED]

We have lived in La Quinta, Ca. for 32 years in two different homes.

I oppose the City Council restriction on short term leasing.

I believe homeowners should be able to use their property as they wish.

The current laws need to be enforced.

Linda L. Hood

Kenneth R.Hood

From: De Karlen [REDACTED]
Sent: Monday, December 14, 2020 10:30 AM
To: Monika Radeva; City Clerk Mail
Cc: Linda Evans; John Pena; Kathleen Fitzpatrick; Robert Radi; Steve Sanchez; Jon McMillen
Subject: Written Comments - DO NOT LIFT MORATORIUM ON STRs.....(Public 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.

December 14, 2020

Re: DO NOT LIFT MORATORIUM ON STRs
Public Comment

Short Term Rentals are a blight on the soul and spirit of neighborhoods. And, La Quinta, the Gem of the Desert, is, most definitely, *neighbors* and neighborhoods: first-time homebuyers, retirees, Neighborhood Watchers, young families, golfers, hikers, and more. *That's* what neighborhoods are. That is, until recently...

Mayor Linda Evans, her City Council, and City Manager have collectively turned our beautiful, Cahuilla culturally-significant, and historic town into a dreaded Short Term Rental *industry*, which includes not only the political class, but also local and national rental agencies (airbnb, et al) and real estate agents marketing the area as STR-friendly. The benefit to all three? Money, of course.

And, what is the benefit to homeowners living in STR neighborhoods – *nothing!*
Quite the opposite. The cons to afflicted neighborhoods are legion and well documented.
Here are a few cons neighbors can expect with STRs:

- Noise – music, parties, yelling
- Multiple cars, taking up spaces used by residents – no one is monitoring how many people are *actually* staying in a STR house
- People from outside the area, with no commitment peace and privacy of a residential neighborhood OR to the larger community, going in and out of houses on a conveyor belt
- STRs are simply money-making entities and, more often than not, do not follow the same rules as nearby hotels are required to follow
- STRs operating under the radar without a permit
- Very, *very* easy for STRs to break the rules, with little or no oversight
- And NO, it is not neighbors' jobs to police STRs – *that* is the job of La Quinta's elected officials and City departments

Of seven homes adjacent to us, three are STRs (43% of seven houses), with two of the others a likely possibility in the future. *The three current STRs had renters this last weekend in violation of the moratorium.*

The STR on our left is worth further mention...last October at 10:30 pm, someone began furiously pounding our front door with one of our garden ornaments, screaming unintelligibly, and trying to break in. We called the police. Two hours, two fire engines, two police cars, and a paramedic vehicle later, family members finally were located at a casino to retrieve the individual. It was determined the person was quite inebriated and very likely mentally unstable. Unknown to us, this person and family were staying in the STR next door (airbnb rental; owners live on the coast). A frightening event. The police report is on file.

This is only one story of *many* locally and nationally. Palm Springs, Cathedral City, Rancho Mirage, and Indian Wells officials *listened* to their constituents and took action against STRs – yet, La Quinta's leaders appear tone deaf. Let's put this relationship into perspective...YOU are elected to represent US, *not* the STR industry! You are not doing that. More importantly, we're tired of elected

officials not listening, in order to further *their own agendas* (the ad hoc committee will only rubber stamp Mayor/Council). You've awakened the "sleeping giant." We're furious and we're not going away!!!

Robert and De Karlen

[REDACTED]
La Quinta, CA 92253
[REDACTED]

From: Mel Keating [REDACTED]
Sent: Monday, December 14, 2020 4:34 PM
To: City Clerk Mail
Subject: STVR Comments for the Dec. 15, 2020 City Council Meeting

Follow Up Flag: Follow up
Flag Status: Completed

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 THE LA QUINTA CITY COUNCIL:

Regarding STVR Rules and Regulations for the City Council Meeting on 12/15/20

I am a STVR owner. I would like to make some suggestions regarding the city's plans to implement code enforcements.

In regard to contacting the local contact within 45 minutes:

I feel that if the local contact doesn't answer the phone (especially if it is late at night) that the second option should be to contract the owner's phone number next. I do not understand why your policy would not be to contact the owner or manager first before a violation is made. This doesn't make sense.

Regarding fine amounts:

I feel a \$500 fine is more than enough to get the point across. If I were fined \$1,000, I would seriously be losing too much money.

In regard to the suggestion of not having STVR's within 300 feet of each other:

I feel this should not apply to current STRV licenses. It could apply to new licenses. However, it could be infringing on a person's right of livelihood, and their ability to make money. What if one home within 300 feet, only rents out a room?

In regard to the no amplified music:

We have had no issues with our guests playing music too loud. I am aware of the “No Amplified Sounds” in the backyard. My question to the council is, “Does that rule then apply to every person living in a home in La Quinta?” These rules/codes should apply to everyone, and when one thinks about them...does that one makes sense. I could see the rule/code stating a decibel of loudness limitation.

We purchased our second home in La Quinta in 2019, planning to enjoy the home part-time and renting it out part-time. This is our first year doing this. We extensively remodeled the home inside and out. We are sure this helped the community and helped raise property values nearby. We have had no complaints with our rental, and we have made our neighbors all aware of how to contact us if there were problems. We have a strong Rental Agreement and only rent to people over the age of 25.

I feel that there seems to be a lot of credence given to the groups that are complaining about issues, but I really wonder if there is such a huge problem with most of the STVR's. I do feel that the continued exacerbation and continued planned limitations and rules are extreme.

Sincerely,

Melanie Keating

From: Julie Kimmel [REDACTED]
Sent: Monday, December 14, 2020 9:16 AM
To: City Clerk Mail
Subject: STR-Comments on Committee Recommendations

Follow Up Flag: Follow up
Flag Status: Completed

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 day,

My name is Juliana Kimmel and I am a property owner at PGA West and host it on Airbnb and VRBO on a part time basis when I am not there. I purchased the condo in 2018 as a second home with the goal of spending much of my time there post retirement. I have a business license, STR city permit, and a permit with my HOA. I have some comments regarding the recommendations made by the committee regarding changes to the STR rules in La Quinta.

First, let me say that I am a proud host. I am so happy to share the beauty of La Quinta with guests. I screen them very carefully. My condo is a place I cherish and I care about the community, and the neighborhood. Being able to host allows me to help with expenses, and make improvements when I am not there.

I chose to purchase in La Quinta in part because of the city's active STR program. This represented to me a stable situation, time proven and a commitment by the city not to shut down the ability to STR with harsh rules that squeeze out owners. I am fully in favor of the taxes that the city collects on STR.s I feel strongly this is a win for the city not only in terms of the taxes but in the money spent by guests in the city for entertainment, food etc. Also, many properties are second homes and the ability to short term rent is a factor stabilizing the housing market.

Specifically my issues with the recommendations:

1. The 300 foot radius concept. I do not know how many other STRs are in my 300 foot radius but my ability to rent should be independent of the choice of my neighbors to offer their property for rent. This would be very unequal treatment of property owners. Are you going to revoke permits? Not renew them? Are you going to provide notification to all property for sale that they can not STR? If all STR rentals are following the rules, what difference does this concentration make? Is this a covert move to do away with STRs in La Quinta? Where did the very high radius figure and very low number of rental units per radius come from?

2. While it is difficult to complain about the new fine amounts and changing from 3 strikes to 2 strikes if I am presenting myself as a good host that will screen my guests, I disagree with the recommendations. The new fines are too high and I think the 3 strikes is working. It is possible to get complaints that are just from grumpy neighbors and guests can make mistakes. The fines are so excessive not to match the "crime". If you have someone who is a chronic problem the 3 strikes is there.

3 Notification of neighbors sections- I am not a fan. Reaching neighbors is not easy as so many are not in residence. This is burdensome and I don't think will add anything helpful and could create alarm and a watchdog attitude to invent problems. I prefer an all is well approach until it is not.

4 Any training workshops should be voluntary and not mandatory.

5. 45 minute response by local. I think this already exists but I will add that our local contacts are not on duty law enforcement officers. The 45 minutes is too short-they may be asleep, or not picking up their phones for a variety of reasons.

On the positive side, I applaud any materials that can be used to educate guests. I post trash info etc on a bulletin and have a guest handbook but some do not read this. Guests want to do the right thing and usually their errors are just mistakes.

Thank you for your consideration of my comments.

Juliana Kimmel [REDACTED] La Quinta. phone: [REDACTED]

From: gretchen kneeter [REDACTED]
Sent: Monday, December 14, 2020 5:59 PM
To: City Clerk Mail
Cc: Linda Evans; John Pena; Kathleen Fitzpatrick; rradi@laquinta.gov
Subject: KEEP THE MORATORIUM ON STVR THIS IS A WRITTEN COMMUNICATION TO THE CITH COUNCIL AND LINDA EVANS AS WELL AS THE CITY CLERKS OFFICE

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 I am Gretchen Kneeter I moved to La Quinta Cove in June in 2001.
I moved to the Cove due to the hiking trails and the pet/dog friendly environment plus the "neighborhood" feel the cove had to offer PLUS THE BEAUTY OF THE COVE.

STVR's are destroying my neighborhood - making them not safe- robberies - violence - loud music - endless parties - fireworks - parking issues - trash issues - the list goes on and on and on.....

This activism against STVRs is not just limited to the City of La Quinta but is now valley wide and gaining momentum everyday.

Activism STARTS with Lack of Leadership.
When people's voices are not heard or brushed off

Linda Evans Quote
"When we here my neighborhood is changingwe had a great neighborhood....all the kids played together and now they are rentals "
" well then why aren't u mad at the person who sold their house and left such a great community"

MY Take that isNot my Fault all this things are going on.....Be mad at the neighbors they are the bad guys..... not me....I'm awesome - Love u guys - Change is great - so what more robberies - so what more more noise and fireworks yea their illegal but who really cares.... its about money
Trash and parking problems and gun shots at STVR parties - ITS A BUMP IN THE ROAD - we will work through this.....
This is great for the city..... you old time residents just need to sell so the whole town can become awesome again with out all the old time cry babies
La Quinta will make millions

Linda Evans Quote
"When we here my neighborhood is changingwe had a great neighborhood....all the kids played together and now they are rentals "
" well then why aren't u mad at the person who sold their house and left such a great community"

They LEFT BECAUSE OF STVR

LEADERSHIP -
LACK OF FORESIGHT AND A BIGGER VISION FOR THE CITY OF LA QUINTA IS THE PROBLEM - YOU LEADERSHIP FOLKS NEED TO STOP ALL STVR RENTALS

THE FOCUS NEEDS TO CHANGE - TO A SUSTAINABLE FUTURE WITH FOCUS ON:
THE EMPTY STORES AND OFFICES BRING BUSINESS AND REAL REVENUE TO LA QUINTA....
SO YOU CAN RID THIS CITY OF STVR

YOU ARE ALL DELUSIONAL THAT STVR CAN SUSTAIN THE CITY.

I am kind of Lucky at this point we only have 3 "Official" STVRs around my street area but that is not counting neighbors who aren't listed as STVR folks who rent them out AT EVERY EVENT AND PAY NOTHING---- with 0 financial gain for the city of La Quinta.

JUST MONEY IN THE OWNERS POCKETS WITH NOT ONE CENT GOING TO THE CITY - BUT ALL WITH THE STVR PROBLEMS AND SINCE THE CITY HAS NO CLUE.....HOW WIDE SPREAD THIS IS AS WELL

I WANT NO STVRs IN THE COVE

THEY ONLY REASON STVRs EXIST IS COACHELLA - BNP - STAGECOACH
BUT THEY WILL ALSO WILL CHANGE AND POSSIBLY AWAY AFTER COVID

NEED TO PLAN FOR THE FUTURE BECAUSE ALL THAT IS THE PAST

MY NAME IS GRETCHEN KNEETER

MY ADDRESS IS [REDACTED]

LA QUINTA CA 92253 CELL # [REDACTED]

I MOVED HERE IN 2001

THIS IS A PUBLIC COMMENT TO THE STVR PROBLEM IN THE CITY OF LA QUINTA CA 92253

THIS IS A WRITTEN COMMUNICATION FOR THE MEETING OF DECEMBER 15 2020

CITY COUNCIL MEETING – DECEMBER 15, 2020 - PUBLIC COMMENTS BY RESIDENT BRENT LAMB
STUDY SESSION ITEM NO. 1 - STVR PROGRAM AD-HOC COMMITTEE RECOMMENDATIONS

From: Brent Lamb [REDACTED]
Sent: Wednesday, December 2, 2020 8:06 AM
To: Lori Lorette <llorett@laquintaca.gov>
Cc: Taylor Lamb [REDACTED]
Subject: Written Public Comments for La Quinta's STR Program

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.

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: Yenifer Lopez [REDACTED]
Sent: Tuesday, December 15, 2020 3:23 PM
To: City Clerk Mail
Subject: Advocating for short term rentals to remain open during COVID-19

** 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,

I work within the PGA West community cleaning properties. I ask that you please allow the rentals to continue operating because I greatly depend on these incomes. Closing down the rentals would mean that I would lose over \$2,500 monthly. Please help support the community. Unfortunately, I have an appointment at 4pm and won't be near my phone but will be available any other time. My number is [REDACTED] should you have any further questions.

Thank you,
Yenifer

From: Carol MALDONADO [REDACTED]
Sent: Monday, December 14, 2020 7:55 PM
To: City Clerk Mail
Subject: Fwd: Written Comments: STVR's

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.

Sent from my iPad

Begin forwarded message:

From: Carol Maldonado [REDACTED]
Subject: Fwd: Written Comments: STVR's

Sent from my iPhone

Subject: Written Comments: STVR's

Counsel Members of LaQuinta,
I have been an STVR Airbnb host since it's inception here in the City of La Quinta!
I do not own a rental,
I rent out rooms in MY house where I reside.
I provide this service during the music festivities of Coachella and stagecoach, and
sometimes tennis and golf and an occasional wedding!
I have hosted the most wonderful people over the years, I have never had a problem
with any of them. They have all been respectful and courteous and because of them I
have been an ongoing Superhost on Airbnb in this city that I ❤️ love for many years!
It would be a shame for STVR's to be discontinued because of the fault of a few multiple
home rental owners that do not abide by the laws!
Airbnb has also provided me with extra income, and as Senior citizens this income has
been very helpful to my husband and I and it allows us to afford to live here in this
beautiful Gem of the Desert City.
Please be considerate of those of us that abide by the rules!
Thank you,

Carol and Joe Maldonado
[REDACTED]

Sent from my iPhone

December 15, 2020

RE: Written Comments on STVR's phase out.

Honorable Mayor, City Manager and City Council,

I am again writing another letter to comment to this government body for what appears to be not taking into consideration of what the actual residents of La Quinta want. I do not know of any residents (other than STVR Management Companies or STVR owners) who are wanting The Cove, or any residential area turned into a "transient destination". We moved to The Cove 18 months ago from Los Angeles to take advantage of a smaller town atmosphere where the neighbors know and care about what is happening in their neighborhoods. The property next door sold and last summer was a nightmare, obviously the city has allowed the STVR program to get out of control and with no way to un-ring this bell.

I have heard the arguments that STVR's bring jobs to the city, well I as one homeowner employ a gardener and cleaner, all the while spending my money in La Quinta's business all year round adding to the tax revenues, not just on the weekends during "the season". **I find it odd that as year-round residents and voters, the Mayor, City Manager and City Council seem to forget you work for us, the taxpayers, and voters of La Quinta, not the out-of-town corporations or owners.** It should be publicly known how many of the City Council, Mayor or City Manager have a vested interest in any STVR business or members of family that do, if so that person should remove themselves from any vote on issues to do with the STVR issues in La Quinta.

The City of La Quinta knows that other valley cities are taking steps to protect their residents and neighborhoods by addressing the STVR issue with zoning areas specifically for them. Why are you so willing to let businesses operate in a residential area when your enforcement policies have proven not to work, to no fault of the enforcement officers, they are too overwhelmed by the city allowing unregulated growth of the STVR business with little regard as to what the residents of La Quinta want in their neighborhoods. Yes, we have all heard the council refer to us as a "few whining residents" but if you would talk to the residents other than STVR corporate managers you may hear another story. It also appears the city is ignoring the fact the local ICU's are at 100% capacity, but is still unwilling to stop the incoming "transient visitors" into our city, does the city really have La Quinta's best interest at heart?

Thank you,

Rod McGuire [REDACTED]

La Quinta, The Cove

From: Kevin Miles [REDACTED]
Sent: Tuesday, December 15, 2020 1:32 PM
To: City Clerk Mail
Subject: STVR Written Comments
Attachments: STVR Written Comments_pt2.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.

- 1) Full Name: Kevin J. Miles
- 2) City of Residence: La Quinta, CA
- 3) Phone Number: [REDACTED]
- 4) Public Comment: Opposition of current STVR Policy
- 5) Subject: Uncontrollable Full-time STVRs
- 6) Written Comments: Current STVR Policies allow for issues to persist with neighboring residents

The current STVR Policy set forth by the City of La Quinta is starting to show some issues. It is understandable the desire the City holds to have a permitting process and be friendly towards this market. The revenue that the city is making from permitting, penalties, and the tax from these STVRs is surely attractive to officials to manage a budget. However, this is coming at the expense of its residents who see very little, if at all any, benefit from living next door to a full-time STVR.

It has been stated and documented that many, not all, of these STVRs are causing issues with its neighboring residents. The safety concerns of speeding within neighborhoods, excessive partying, houses being transformed into holding an absurd number of guests, and other issues are making family-oriented areas unsuitable for their residents. Areas within the city like the Cove and North La Quinta are seeing extremely high numbers of full time STVRs. This is due to them not being attributed to a current HOA. Note, these areas within the city are the areas that hold the most full-time and working-class residents. I live in an area that is walking distance to an elementary school, middle school, the high school, and La Quinta Park. My wife and I purchased the home, prior to the City's code restructuring, knowing that we would want to be in a family centric neighborhood. At that time, La Quinta was well known in the area to have great public schools and we weighed that heavily in the decision to purchase our home. Currently, over sixty percent of the time when a house in our neighborhood goes up for sale it is purchased with the sole intention of becoming a full-time STVR.

The current City Policy regarding STVRs does very little to protect the values of our neighborhoods. It is well known that La Quinta is a destination place for those who are looking to get out of the LA area for the weekend. Also, it is desirable due to its proximity to the various events within the Coachella Valley. With no restrictions to the number of permits allowed for full-time STVRs the trend is only going to continue until the market is supersaturated. This is going to discourage current residents and future residents from living in La Quinta. When current residents get fed up, we will see the ones who can afford to go elsewhere, move. Leaving the less fortunate behind and eliminating the diversity our community currently holds.

The current policy does not restrict the owner's from modifying or packing their homes with tenants. There is a home in North La Quinta that was transformed from a 4-bedroom home into an 8-bedroom home to house 16 adults. This house packing easily leads to excessive partying and noise. Also, due to the number of adults it can hold it entices young adults into renting the home out and splitting the cost.

I have seen firsthand the time it takes for Code Enforcement to follow up on a complaint. I have called upwards of 3 times in one night due to the loud music keeping me, my wife, and our infant up. The current penalties that the city has for violations is laughable. They don't even make an owner sweat when they can make up the amount in one weekend worth of renting. Also, due to the weak violations, some owner's aren't enticed to screen who they rent their homes out to and when. It is well known that when using Airbnb and VRBO, owners can review the potential renter before agreeing to rent to the individual. I have a friend who operates a STVR in La Quinta, that only rents to families and doesn't rent out during the festivals because they don't want to be a nuisance to the neighbors.

If the city chooses to continue to allow STVRs to operate within La Quinta, then the policy needs to be amended to protect the residents. A cap on permits needs to be made, the amount of individuals allowed in a home needs to be limited, and the violation amounts need to be increased to an amount that actually entices the owners to better screen their tenants. Also, the city should require STVRs to visibly display their permit like they require contractors to do when working on a project.

In closing, it is shameful for an elected official to pass blame to former residents for selling their homes and to dismiss the concerns of their constituents as exaggerating. An elected official can handle themselves in a more professional manner and not embarrass their citizens to the media. Even if this official has no intention to run for reelection, they should always uphold themselves in an ethical manner that reflects well on the City of La Quinta.

Respectfully,

Kevin Miles

From: [REDACTED]
Sent: Tuesday, December 15, 2020 2:58 PM
To: Monika Radeva
Subject: STVR / Ad,-Hoc recommendations/ 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.

To the City of LaQuinta Mayor and City Council,

I am writing you today about my STVR at the south end of the cove (upper cove) area in LaQuinta.

I have been an AirBnB super host with a 5 star rating across the board with my vacation rental for last two quarters. Many people that are looking for a place will use this filter distinction as part of their search to insure an excellent experience. Even with the pandemic in place, I offered my home to first responders from out of the area as well as local medical professionals that needed a place to rest and yet keep their families safe from possible exposure to the virus.

My home's review have been nothing less than stellar by my guests- which is exactly how I intended it to be. I wanted to create an experience that would give me an opportunity to

share my talent for hospitality with folks from outside of the area.

My home has NEVER been an instant book- although the recommendation from AirBnB is to make it that way...it gives the guest an instant answer and makes more for the owner. But that was not my focus- I felt I needed to still know something about them before I allowed them the opportunity to stay at my home.

I had an inquiry from a young woman that told me that she was a nurse...with a birthday coming up. She and 4 of her colleagues wanted to come stay at the home just for a break from the Covid-19...over the 4th of July weekend. Her responses were in full sentences and she was quick to respond.. Her profile showed that she had been part of the AirBnB guest list since 2017 (photos are available for the host to view if uploaded AFTER the booking has been accepted). There were no reviews on previous stays (hosts are encouraged but not required to offer them). I always look for that first- and if it's there, read and assess the potential guest before I accept their request to book with me. If it's not there, I would ask open ended questions about their group to try to find out more from them. All exchanges were through the AirBnB platform- I do not speak with them or text them on their phones. In this way, I have one single location to go to for all communications- and AirBnB is also able to monitor if needed.

Her responses were timely, written well, and I accepted.

Turns out she was not living in her truth, and lied to me. The violation occurred and that's what brings us to today. When I called her on it through the messaging platform there was no response.

I wrote a review that was less than stellar of her misuse of my home and published it- it is still there as of this writing for any other host to see. She misrepresented herself and the intentions of her party that weekend and has since cost me thousands.

Due to the city's suspension on my first offense, I had to pay double the (original) fine of \$500, had to close my doors and lost all 4 weekends in August, also the 3 days in September for Labor Day. Based on the pricing I showed for the house for those rented dates, I lost over \$9,000 in revenue for those 3 months- used to pay my mortgage, utilities and other associated things needed for running the house.

After paying an additional \$250, I appealed the decision to suspend with the City. After appx 30 days after the offense, I was allowed to reopen, but I was on probation thru the end of October.

I appealed my citation also- hoping to find some financial forgiveness for the \$1,000 assesment of the inappropriate actions of the guest. Wasted time....for me and those that were in attendance. You already had my money- and really had

no intention of give any portion of it back. You just made me wait another 30 days for me to find out.

My 'First Time Offense' cost me over \$6,000.00. It cost ME....not the LIAR that took advantage of my home.

I am current with the TOT (Transient Occupancy Tax)- thankful that I have this first-hand opportunity to help people make special memories, create a revenue stream for myself, and add to the coffers of the city for future projects.

Since then, in the disclosure/ safety section of my AirBnB profile, it shows a ring camera at the exterior/ front of the house, and now one/ exterior over the pool common area. The second camera has already stopped two inquires to book- and that's fine with me.

Each guest must agree to the house rules- stating that they understand the noise ordinance and number of people allowed at the house.

I have employed a security company to respond to any noise complaints at the house, with direction to evict anyone that violates the

house rules. They know where the circuit breakers are at to kill the power and get them out of the house.

The City's two different levels of accountability for noise is not fair. STVR owners are fined, not the guest. The guest should also be ticketed.

The Ad-Hoc group was very lop-sided in its reputation of business in the city- most people were anti- STVR's.

Not ONE of the suggestions sent to the city council by the Ad-Hoc group was unanimous, suggesting that the intent of the leadership of the group was eliminate the STVR's altogether. More than once, comparable data was taken from Rancho Mirage and Palm Desert...where they don't allow them.

Any action to block or eliminate will keep people from wanting to purchase here- just ask the realtors on the ad-hoc. One month, one of them lost 4 different sales because of your moratorium. You are killing the lifeline to city revenue.

Go after the low hanging fruit. Cut off the power and water to the houses without permits or have excessive complaints. Put a lien on their property for non payments. But please stop hurting us that are doing our best to make life better for ourselves and our families.

Larry Moad



PS-

And on another note- the city's chopping up of major streets with one speed limits for 3 blocks, then another for the next 5, then another for the next....is just ridiculous. You have managed to create pockets of speed traps that leave a bad taste in the mouths of those visiting as well as the locals. You really need to rethink that mess.

From: Mandi Moran [REDACTED]
Sent: Monday, December 14, 2020 10:14 AM
To: City Clerk Mail
Subject: Written Comments
Attachments: STVR.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.

William & Amanda Moran
[REDACTED]
[REDACTED]

Agenda Item: Study Session Item #1

Support for Short Term Vacation Rentals

We would like to voice our support for Short Term Vacation Rentals in the city. We own two STVR properties within La Quinta: [REDACTED] & [REDACTED].

Just as we did our due-diligence when purchasing our homes in a community that allows for STVRs (PGA West), that opportunity was also afforded to those who own homes there, to not purchase within those communities. There are dozens of communities within La Quinta that do not allow STVRs.

We believe in being a good neighbor(I've offered my personal cell to every surrounding neighbor), clearly communicating the rules to guests, screening our guests(including social media profiles & phone interviews). We personally manage our homes(24/7) in order to effectively prevent & mitigate any problems.

I have attached a graphic here, that represents what many of us, as responsible owners of STVRs, believe offers real solutions to some of the purported problems. While there will always be bad apples(on both sides), we truly hope to find a resolution that is fair & equitable for all parties involved, not punitive to responsible homeowners.

--
Amanda Moran
[REDACTED]



Our Perspective on STVRs

Let's create a strong, well run STVR program to strengthen the community and drive sustainable, long term economic benefits for La Quinta

Strengthens STVR Program

Topic	Comments
Cite guests directly	<ul style="list-style-type: none"> Cite guests directly for noise, overcrowding, too many cars, amplified music (similar to Palm Springs)
Shorten required response: 45 to 30 mins	<ul style="list-style-type: none"> Keep first violation at \$1000 Use technology to automate notification & resolution
Remove unpermitted STVRs	<ul style="list-style-type: none"> Agree with strict penalties
Alert guests of rules via multiple avenues	<ul style="list-style-type: none"> Create portal for primary guests to confirm reviewed "Good Neighbor" rules & provide credit card for if fined; ensure rules are posted in properties as well
Monitor for noise / parties	<ul style="list-style-type: none"> Require noise meters to automate monitoring & mitigate before neighbor calls
Enforce standard quiet hours	<ul style="list-style-type: none"> Apply same rules for all homes (whether STVR or not)
Educate owners	<ul style="list-style-type: none"> Suggest eLearning tool to manage ongoing training compliance & keep down costs
Enable compliance staff	<ul style="list-style-type: none"> Investigate technology to notify owners & guests of issues at same time (e.g. noise), apply fines, track training
Notify guests of trash policy	<ul style="list-style-type: none"> But do not count trash towards 2 or 3 strike policy

Caution / Hurts STVR Program

Topic	Comments
Do NOT implement proposed density restrictions	<ul style="list-style-type: none"> Oppose due to unintended consequences: <ul style="list-style-type: none"> Distorts home values on multiple blocks Incentivizes neighbors to get a STVR to block a fellow neighbor Caps STVRs TOT Advantageous to have some STVRs next to each other
Return to 3 strikes from 2 strikes	<ul style="list-style-type: none"> Palm Springs is successful with 3 strikes See results of education and other efforts before moving to 2 strikes Fine violating guests vs. impacting future guests (e.g., travel may be cancelled last minute due to previous bad guest)
Keep current to overnight occupancy limits	<ul style="list-style-type: none"> Keep current overnight regulation; no evidence that a difference in a count of 2 people results in problems Support decrease in day guests and penalize guests w/ bad actors (e.g., large gatherings) Clarify whether infants / children included in count
Violation notification to neighbors	<ul style="list-style-type: none"> Can unintentionally put neighbors against neighbors Adds compliance costs for little return when public websites already provides info Stricter than murder or rape disclosure notifications

From: Judith Neid [REDACTED]
Sent: Monday, December 14, 2020 7:10 AM
To: City Clerk Mail
Subject: Fwd: The Cove and STVRS

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.

----- Forwarded message -----

From: Judith Neid [REDACTED]
Date: Sun, Dec 13, 2020 at 6:40 PM
Subject: The Cove and STVRS
To: <cityclerk@laquinta.gov>
Cc: <jmmcmillen@laquinta.gov>, <levens@laquinta.gov>, <jlevens@laquinta.gov>, <kfitzpatrick@laquinta.gov>, <rradi@laquinta.gov>, <ssanchez@laquinta.gov>

You may or may not realize it but your STVR policy in the Cove has already made it unaffordable. Properties coming on the market are being sold for 50,000 over asking by the investment groups you have embraced. Rentals are gone the minute they come on the market.

Who lives in the Cove?

It is your workforce. Teachers, firemen, policemen, small business owners, mid management people, plumbers, pool service companies, landscape contractors etc.

The Coachella Valley is growing. Most of these people want what every American family works for. A home to raise their families. It is as American as apple pie.

They will migrate to new areas with jobs and affordable housing. Restaurants will be directly affected. Resorts who need mid management as well. You have not done your long term planning very well. Go back to the drawing board if it is not too late.

Respectfully

Judith Neid
[REDACTED]

La Quinta CA 92253
[REDACTED]

From: Robin Nenninger [REDACTED]
Sent: Monday, December 14, 2020 10:02 PM
To: Monika Radeva; Robin Nenninger; Jon McMillen; John Pena; Kathleen Fitzpatrick; Linda Evans; Robert Radi; Steve Sanchez
Subject: Written Comments - STVR Issue

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 City of La Quinta Council Members:

My name is Robin P. Nugent.

I live in La Quinta, CA.

My phone number is [REDACTED]

This is for Agenda Item #

My husband, Bob, and I retired to PGA West here in La Quinta in 2004. This city and PGA West could be described as idyllic. It is like the very best summer camp full of new friends, neighbors, golf, tennis, biking, hiking, great restaurants. We love our neighbors and enjoy meeting new people and making long term friendships.

All this has changed with the proliferation of short term rentals here in our neighborhood and in La Quinta. There are so many homes around us and across our lake. The cars are parked facing the right way, the wrong way, in front of the mailbox and 5 to a driveway. The renters spill out of the house and into the pool, yelling and screaming. Sometimes they have no clothes on. They then spill onto the golf course with their dogs, throwing balls to them on the fairway, playing cornhole on the fairway, biking on the fairway, running, chipping golf balls onto the green, etc. This is during daylight hours. Then the music starts and gets louder. The people shout to be heard over the music. We call the hotline and our security. Then this repeats.

Our security at PGA is not equipped nor manned to handle/stop this. I call and they say they will go out there. Yet the music keeps playing loudly. It is too late to call the hotline.

Across from us is a short term rental. The license plates are from out of town (Marin County and Arizona). They are not supposed to be there because of the lockdown. The code compliance people were to go talk to them. How can they be essential workers if they are in the pool which is quite visible from the street?

My husband and I want our neighborhood back. I want to make friends with neighbors but cannot do that with the revolving door of different renters. My husband and I talk about how we feel every Wednesday, getting ready for the weekend and who will be at the various houses on the lake. We know each and every house around us that is a short term rental and truly dread what we might have to do: make calls, confront, stew and steam over the noise.

Today I knocked on 14 doors here in my neighborhood. There were no answer. For the other 11, there was not one neighbor in favor of short term rentals. I have records of all of these addresses. I plan to knock on more doors to do more asking.

Please continue the moratorium until you have enough comments from your people, your constituents. Please come up with a solution that solves this issue. What we have right now is not working. Please consider the people and listen to the people who placed you and trusted you in city leadership.

Thank you.

Robin Nugent

From: MARDE OLSON [REDACTED]
Sent: Tuesday, December 15, 2020 8:38 AM
To: City Clerk Mail
Subject: Written comments for 12/15 board meeting-Please help stop the proliferation of STVR's in our neighborhoods...

** 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 include this letter in public record for support of efforts to deal with proliferation of STVR's in La Quinta and resulting loss of privacy/quiet enjoyment of our neighborhoods.

Thank you. Marde Olson
[REDACTED] La Quinta

>
>
>> Dear council-thank you for the great work you continue to do on behalf of our wonderful city. We have lived here full-time for 6 years, and enjoyed numerous visits for 25+ years both to visit my parents who lived in La Quinta for many years, and had our own rental for 7 years at PGA West before we purchased 6 years ago.
>>> We'd like to reiterate comments from previous correspondence as we head into "crunch time" for La Quinta to join other desert cities in the effort to stop the degradation of our residential neighborhoods due to the proliferation of STVR's.
>>>> In all those years of renting (and during the first 4 years of our full-time residence here), we have not had any issue with STVR's as numbers were always low enough to be manageable in terms of policing, and the summer heat prevented any large amount of activity during the "off season". However, in the last few years we've seen a HUGE proliferation of STVR's, of course only magnified with COVID as so many adults can work from home and children are schooling online.
>>>> Due to this exponential increase in numbers we've seen a drastic reduction in the ability to enforce privacy/quiet enjoyment rules in place in our community. By the time a rule regarding quiet or illegal use of private property (just a few of the infringements that are occurring regularly) can attempt to be enforced, renters are gone, only to be replaced by the next batch.
>>>> We are begging you to take action like other desert cities are to stop the out-of-control increase in short-term rentals by making the moratorium against any new STVR licenses permanent. We also ask you to continue working on effective enforcement of rules in place for those already licensed. Our current numbers are beyond the capacity of the city to enforce, and residential areas should not have been allowed to become transient hotel zones. Rentals of longer than 28 days are good for our local businesses, as those renters are committed to being part of a community rather than just "dropping in" for a few days to take advantage of our beautiful environment, and provide good revenue for the city in terms of permit income that doesn't require excess expenses to police. We know you'll take the right action to keep La Quinta the "Jewel of the Desert" as it's always been.
>>>> Thank you for your efforts. Marde and Mark Olson
>
> Sent from my iPad

From: Jennifer Porter [REDACTED]
Sent: Tuesday, December 15, 2020 12:31 PM
To: City Clerk Mail
Subject: Written comments

Importance: High

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.

Jennifer Porter
La Quinta Cove
[REDACTED]
Public comment

In support of STVR with increased enforcement. Grandfather all existing STVRs.

To the La Quinta City Mayor, City County and other City officials present:

You don't need to be a full time resident to have pride of ownership and respect for your neighbors and community. I own a second home that I share as a vacation rental to help with the cost while my family and I can enjoy the property often throughout the year.

I love La Quinta, the Cove, Old town La Quinta and feel very fortunate that I discovered the area.

I **DON'T** fit the greedy investor, don't care about neighbors or the community, just trying to make money narrative that the anti-STVR describe and I represent a good portion of the STVR community. While you consider making changes to the program...I hope that you will grandfather all existing STVRs to remain operational now and into the future. I understand putting a CAP in place as many cities strive to keep homes available for LTR and for first time home buyers, but I hope you will honor those who have already made the choice to purchase in the area and not create a hardship for many of us.

The 2 main problems that need to be addressed are violations (trash and noise) and density control. The first continues to get better with the new restrictions and fines. The party houses will be weeded out as the city continues with increased enforcement. Problem solved. Also, I believe all STVRs should be required to enroll in walk up garbage service-trash problem solved. The density issue is going to take more thoughtful consideration and the city will have to determine the mix that it wants to see in the community. But please don't phase out STVR and please don't entertain the 300 ft radius. Grandfather responsible existing STVRs in the program and implement density decisions going forward but not to impact current STVR owners.

I have been a vacation home renter my whole life...way before the Airbnb craze. For work travel I prefer hotels but for longer leisure travel I have always preferred the vacation home alternative. The current Covid climate has made stand alone vacation homes preferred by many and I believe that trend will continue for a long while. This is a great alternative for visitors to the Coachella Valley/La Quinta. Most of my visitors are families and couples who come for a relaxing get away and enjoy all that the area offers. My goal is to have responsible, quiet, respectable guest for the sake of the neighborhood and community...and for the sake of my cherished second home. Please keep the STVR alternative alive for our visitors and home owners who are responsible and invested in our beautiful city.

Sincerely,

CITY COUNCIL MEETING - DECEMBER 15, 2020 - PUBLIC COMMENTS BY RESIDENT JENNIFER PORTER
STUDY SESSION ITEM NO. 1 - STVR PROGRAM AD-HOC COMMITTEE RECOMMENDATIONS

Jennifer Porter

LQ Cove Proudful Property Owner

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From: Janice [REDACTED]
Sent: Monday, December 14, 2020 12:15 PM
To: City Clerk Mail
Cc: [REDACTED]; [REDACTED]
Subject: Please have this email be recorded into information for the Dec. 15 Council meeting

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 the City of La Quinta,
As you consider, once again, the dilemma regarding short term vacation rentals, let us state our beliefs as strongly against STVRs.

We have lived and paid taxes in La Quinta for almost 20 years. We bought in a residentially zoned neighborhood which has inexplicitly been transformed to a commercial community due to oversights by all our elected officials. The adjacent, large STVR adjacent to our home has been a constant cause of grief and dismay for 15 months. Noise, disrespect, dogs, high rate of turnover and trespassing occur weekly. We complain weekly. Warnings and citations are delivered, but it happens again, and again and again. Life has become a complete disappointment living in our dream home. The only recourse is to eliminate STVRs from residential zoned neighborhoods. STVRs are NOT residential. They are permitted, advertise their services, charge money and fees. That is not residential. Huge IPO's adorn these companies. They advertise on television. Residential?????

Even while the state mandates that only non essential workers may stay at hotels, we are confronted with party-goers next door due to your refusal to address the issues. It is a commercial enterprise that is not a residential home. This is not right, nor is it fair. You are directly responsible for endangering our health and well being.

Untruths and exaggerations told to you by large businesses who purchase STVR properties with the sole purpose to make money are inaccurate. We live with the horror of these renters and we are not exaggerating. It is truly awful.

Please, please come to the aid of your residential community as fast as possible.

Janice Pratte and Larry Leong

From: Stefanie Segal [REDACTED]
Sent: Tuesday, December 15, 2020 11:33 AM
To: City Clerk Mail
Cc: Jim Lambert
Subject: Short Term Rentals at PGA West-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. **

Unfortunately I am unable to attend today's meeting or I would definitely voice my concerns in person. There are at least 4 rental houses in my neighborhood and I have "the known party house" next door. There has been a constant flow of turnover renters scheduled for this house allowing for newcomers about every two or three days. My husband and I were subject to these activities, lights, music, yelling and female screams most of this past summer (day & night). We finally fled to our Northern home in mid-August. Our neighborhood streets have been lined with cars that do not fit on the small driveways. Our golf course was closed for part of the summer so it became a playground for adults, children and dogs. I suggested to the owner's mother that there was a penalty for running and playing on the golf course and her answer was-"my son has a lot of money so we don't care". We have turned them in to the authorities FOUR or FIVE times. This house is known to the powers that be at PGA West, all our friends and the neighborhood. Unfortunately we are not alone in this terrible situation. Yet, the people who own these homes, do not live here! They say they are helping to sell homes in our community and bringing newcomers and money to be spent here. They are telling anyone who is foolish enough to listen that they LOVE LA QUINTA. These very same people have DESTROYED my property value. They would be fools to live on my block and they don't! Everyone knows about PGA West and what is going on here. I suggest if these property owners want to prove they really care about what's going on with the rentals they not only give us their list of proposals but since they LOVE LA QUINTA so much they move here for at least awhile and see what is really going on!!
Stefanie Segal
La Quinta
PGA West
[REDACTED]

Sent from my iPad

From: John Seoane [REDACTED]
Sent: Monday, December 14, 2020 7:12 PM
To: City Clerk Mail
Cc: evans@laquintaca.gov; John Pena; Kathleen Fitzpatrick; Robert Radi; Steve Sanchez; Jenn Wife
Subject: Written Comments support for STVR
Attachments: STVR.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.

John & Jennifer Seoane
[REDACTED]
La Quinta, Ca 92553

Agenda Item: Study Session Item #1

Support for Short Term Vacation Rentals

We would like to voice our support for Short Term Vacation Rentals in the city. We own a STVR properties within La Quinta: [REDACTED]

Just as we did our due-diligence when purchasing our homes in a community that allows for STVRs (PGA West), that opportunity was also afforded to those who own homes there, to not purchase within those communities. There are dozens of communities within La Quinta that do not allow STVRs.

We believe in being a good neighbor by clearly communicating the rules to guests, posting all the rules and regulations on VRBO and our welcome book and check in instructions. We personally manage our home (24/7) in order to effectively prevent & mitigate any problems.

I have attached a graphic here, that represents what many of us, as responsible owners of STVRs, believe offers real solutions to some of the purported problems. While there will always be bad apples(on both sides), we truly hope to find a resolution that is fair & equitable for all parties involved, not punitive to responsible homeowners.

This property affords our family the ability to have a place to stay while visiting family in the area and also plan for our future retirement within the community. Without the ability to rent out our home while we are not using it that would not be possible. We also employ house keepers, landscaper, pool cleaning service, pest control handy man and contractors. In addition to employing these various trades our guest spend money within the local community to increase sales tax revenue and continue to support the local community. Without that additional support to the local community the City of La Quinta and local businesses will suffer as the desert can support itself without tourism and visitors coming to the desert.

Regards,

John Seoane-SIOR
Senior Vice President/Principal
Lee & Associates | Ontario
D 909.373.2946
O 909.989.7771

CITY COUNCIL MEETING - DECEMBER 15, 2020 - PUBLIC COMMENTS BY RESIDENT JOHN SEOANE
STUDY SESSION ITEM NO. 1 - STVR PROGRAM AD-HOC COMMITTEE RECOMMENDATIONS

F 909.373.2951

C 562.547.8021

jseoane@lee-assoc.com

Corporate ID 00976995 | DRE #01453455

3535 Inland Empire Boulevard

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ImageImageImageImage

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Please excuse type errors when sending from my cell phone.



Our Perspective on STVRs

Let's create a strong, well run STVR program to strengthen the community and drive sustainable, long term economic benefits for La Quinta

Strengthens STVR Program

Topic	Comments
Cite guests directly	<ul style="list-style-type: none"> Cite guests directly for noise, overcrowding, too many cars, amplified music (similar to Palm Springs)
Shorten required response: 45 to 30 mins	<ul style="list-style-type: none"> Keep first violation at \$1000 Use technology to automate notification & resolution
Remove unpermitted STVRs	<ul style="list-style-type: none"> Agree with strict penalties
Alert guests of rules via multiple avenues	<ul style="list-style-type: none"> Create portal for primary guests to confirm reviewed "Good Neighbor" rules & provide credit card for if fined; ensure rules are posted in properties as well
Monitor for noise / parties	<ul style="list-style-type: none"> Require noise meters to automate monitoring & mitigate before neighbor calls
Enforce standard quiet hours	<ul style="list-style-type: none"> Apply same rules for all homes (whether STVR or not)
Educate owners	<ul style="list-style-type: none"> Suggest eLearning tool to manage ongoing training compliance & keep down costs
Enable compliance staff	<ul style="list-style-type: none"> Investigate technology to notify owners & guests of issues at same time (e.g. noise), apply fines, track training
Notify guests of trash policy	<ul style="list-style-type: none"> But do not count trash towards 2 or 3 strike policy

Caution / Hurts STVR Program

Topic	Comments
Do NOT implement proposed density restrictions	<ul style="list-style-type: none"> Oppose due to unintended consequences: <ul style="list-style-type: none"> Distorts home values on multiple blocks Incentivizes neighbors to get a STVR to block a fellow neighbor Caps STVRs TOT Advantageous to have some STVRs next to each other
Return to 3 strikes from 2 strikes	<ul style="list-style-type: none"> Palm Springs is successful with 3 strikes See results of education and other efforts before moving to 2 strikes Fine violating guests vs. impacting future guests (e.g., travel may be cancelled last minute due to previous bad guest)
Keep current to overnight occupancy limits	<ul style="list-style-type: none"> Keep current overnight regulation; no evidence that a difference in a count of 2 people results in problems Support decrease in day guests and penalize guests w/ bad actors (e.g., large gatherings) Clarify whether infants / children included in count
Violation notification to neighbors	<ul style="list-style-type: none"> Can unintentionally put neighbors against neighbors Adds compliance costs for little return when public websites already provides info Stricter than murder or rape disclosure notifications

From: Bob Stoddard [REDACTED]
Sent: Tuesday, December 15, 2020 10:55 AM
To: City Clerk Mail
Subject: Written Comments - STVRs - 12/15/20 La Quinta City Council

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Bob & Cindy Stoddard
La Quinta, CA
[REDACTED]
Public Comment
STVR
Written Comment

We have lived in La Quinta, since 2003, and chose this city, particularly North La Quinta for its quiet, friendly and family atmosphere, which we have enjoyed immensely except for the current state we presently find ourselves in, which is the over saturation of STVRs in our surrounding neighborhood and area.

We respectfully request that the City Council does not consider lifting the moratorium on new STVR licenses, until at such a time the City has allowed the following to occur:

- 1) The City to develop and make available for public review, a density map identifying all STVRs in the City of La Quinta.
- 2) The City to provide for a public forum whereby the residents have the opportunity to question and state any and all concerns to both City Council and staff.

Sincerely,
Bob & Cindy Stoddard

From: Marie Thompson [REDACTED]
Sent: Monday, December 14, 2020 8:25 AM
To: City Clerk Mail; Jon McMillen; John Pena; Kathleen Fitzpatrick; Linda Evans; Robert Radi; Steve Sanchez
Subject: Written comment STVR

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.

Marie Thompson
LaQuinta resident
[REDACTED]
STVR moratorium and density

Dear Mayor, City Manager and City Council,

As a resident of the La Quinta Cove I am very concerned about the explosive growth of the designated short term rental homes in the Cove. As one of the first developments in La Quinta it was quickly sub-divided into residential lots where the average size is 50ft of frontage and approximately 100 ft deep. A quick trip to Google maps shows roof lines with often less than ten feet between homes. Over time the number of full time residents, either owning or renting has grown and created a place where teachers, police, trades people can afford to live.

The beautiful La Quinta Resort, Legacy Villas, Embassy Suites offer a variety of hotel and condominium spaces in close proximity of the Cove and its many hiking trails that offer spectacular views of our mountains. Some gated communities have promoted their properties as time shares or available for short term renting. In general, these types of properties have shared facilities, like swimming pools, tennis courts and even golf courses. They have property management rules, operating procedures and regulations as well as onsite security. They were planned to support short term rental activities and behaviors.

By allowing residential homes to be used as ad hoc hotel suites we have created a number of continuing instances that greatly disturb and disrupt the general peace and well being of our special neighborhood. The Cove residents either endure these varying levels of unpleasant neighborhood invasions or they take the time to report *violations* to Code Enforcement, assigned to support the growing number of occurrences. With regular neighbors we have time to build relationships and generally have consideration for those who live around us. Short Term Rentals can quickly set a neighborhood on edge wondering what the surprise will be this week. The arrival of three, four and even five cars at one location make it difficult to understand who belongs where. The idea of Neighborhood Watch becomes a joke.


With one STVR across the street we have had overflowing garbage put out days before garbage pick up, intoxicated people sitting, diving off wall, loud music all day and into the night. Being a resident who is familiar with a property is very different from renting to a strange guest. Unregulated and unsupervised hotel conversions seem to be recurring problems that the city should not be trying to manage. We should be supporting the local Hotels and short term rentals areas that are designed and set-up to support a successful stay.

It is also clear that COVID has created it own set of problems. Because hotels are closely regulated and monitored, they have been forced into punishing restrictions. People trying to escape confinement in their home area have turned to STVR's as a less restrictive alternative that is not monitored as closely. This has caused an explosion of STVR booking where we saw back to back rentals that turned over three times at the Thanksgiving holiday.

With STVR's visibly on the increase (three dedicated on our block) we are also seeing an increase in home prices beyond the normal rate. Speculators think that this is a good situation, but recent history shows that a boom can quickly turn into a crash, especially when COVID allows vacationers to again expand their travels and we find that the Hot Summer Rentals disappear. If STVR's Business Owners don't have their expected bookings they lower rental prices (hurting the Hotels) and they eventually start selling or forfeiting on their property which ends up depressing the neighborhood with vacant, difficult to sell homes. This has created inflated prices for both new home buyers and long term renters.

CITY COUNCIL MEETING - DECEMBER 15, 2020 - PUBLIC COMMENTS BY RESIDENT MARIE THOMPSON
STUDY SESSION ITEM NO. 1 - STVR PROGRAM AD-HOC COMMITTEE RECOMMENDATIONS

The Cove works best as the beautiful, residential neighborhood that it was designed to be and we need the City's help to keep it strong and safe. I would ask that you keep the moratorium in place indefinitely, implementation of 300 ft density, keep the noise amendment of 8:00 pm- 8:00 am, no amplified music. Let's try that and see if that helps control this monster of STVR growth.

Sincerely,
Marie L. Thompson

La Quinta Homeowner

--
Marie Thompson

From: Vacation Rental Owners and Neighbors of La Quinta <info@vronlq.org>
Sent: Monday, December 14, 2020 3:04 PM
To: City Clerk Mail
Subject: Public Written Comments for the City Council meeting on 12/15/20
Attachments: Summary_Perspective_on_STVRs_-_VRON-LQ_We_Luv_La_Quinta.pdf

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Good afternoon,

VRON La Quinta and We Luv La Quinta organizations reviewed the ad-hoc recommendation report line-by-line and have come up with a brief synopsis of our top recommendations and oppositions which we hope you will take into consideration. Please see attached document, there are many things in the ad-hoc report that we agree with as we feel this will strengthen the STVR program and some which we do not agree with or feel there is not enough information at this point to support a change.

We wanted to provide this to you ahead of the city council meeting tomorrow so that if you can please let us know if have any questions or suggestions for us.

Our groups are aligned in our beliefs and want to partner with the city to help strengthen the La Quinta STVR program into the best in the Coachella Valley.

Thank you for your time and consideration.

VRON-LQ & We Luv La Quinta
Officers, Directors & Members

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From: Rod Zolt [REDACTED]
Sent: Tuesday, December 15, 2020 2:00 PM
To: City Clerk Mail
Subject: STR for today's agenda -- Public Comment

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.

Hello,
I would like to voice my support for the City Council to approve STR in La QUINTA. I understand the complexity and pros and cons for STR's, however; with documented cleaning procedures (which I have), and at least 48 hours between guests, there should not be a problem.

Thank you,

Rodney Zolt
[REDACTED]
PGA West
La Quinta, Ca 92253
[REDACTED]

December 3rd, 2020

Stephen Nieto

[REDACTED]
La Quinta, CA 92253

Dear Madam Mayor and Members of City Council,

I am writing to share my thoughts and to provide some context regarding my vote against allowing for taller building heights (40ft) along image corridors for the Pavilion Palms Shopping Center – Amendment to Specific Plan 2017-0002. One of the requests from City Council was to shift buildings around on the site to create an iconic corner at Jefferson Street and Avenue 50 because it's an iconic gateway into the City. I agree with this direction, however, I do not agree with applicant's design solution presented at the last Planning Commission meeting.

Jefferson and Avenue 50, an intersection already suffering from unwanted visual impact due to high voltage power lines, is not suitable to accommodate 40ft tall architectural massing at the intersection. As proposed, the two retail buildings are situated tightly pressed against the street corner, separated with a narrow corridor, and 40 ft tall walls leading into an open plaza area. For reference, the Pavilions building has an entry feature with the roof height at 42ft. The buildings are positioned in such a way that presents its "rear" or "back of house" to the public facing corner and appears to turn its back to the intersection. Additionally, there is a height issue with the proximity of the residential properties immediately south of the Avenue 50.

I am not opposed to taller architectural massing along image corridors, however, there is a time and place for this to occur and each development proposal must be looked at independently. There are other ways to design "iconic" without having to build vertical. The proposed architectural solution does not compliment the character and rhythm of the existing landscape treatments and massing along Jefferson and along Avenue 50. The entry element at Mountain View County Club has a water feature, highly manicured ground-scape, a grove of Date Palms, and a wood trellis for vehicles to drive under. Palmila, located south of Avenue 50, incorporates a unique staggered perimeter wall with nicely landscaped edges, stone retaining walls, and a water feature set back to create entry drama. It is in my opinion a more suitable design for this iconic corner opportunity would benefit from more high-quality landscape treatments, public art, and a larger plaza that pushes the massing away from the corner. Providing needed relief from the intersection, allowing the opportunity for an iconic landscape statement and more "human scaled" architectural massing. An acceptable solution can be seen in the design approach located at the commercial center on the SW corner of Cook Street and Gerald Ford. Here the massing steps away from the intersection, utilizing an iconic landscape design, incorporating terraced architectural forms, a widened breeze way lined with patio trellises, various shade elements, outdoor seating, and most importantly a connection between the building face and street corner. This corner deserves much more than what is currently being proposed, I would suggest that the applicant reconsider the opportunity for the Jefferson/Avenue 50 corner.

Thank you so much for your time and consideration.

Sincerely,

Stephen T. Nieto
Planning Commissioner

From: Lori [REDACTED]
Sent: Thursday, December 3, 2020 12:21 PM
To: Cheri Flores
Subject: Pavilion Palms Shopping Center

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Cheri,
Per your request,

The design change requested by the Developer is to allow for taller building height along the Image Corridor in the area of the Pavilion Palm Shopping Center project to create an iconic corner at Avenue 50th & Jefferson streets.

The two proposed building heights would reach 35-40 feet at their highest point. (sloping roofs)
NOTE: 9.90.040 of La Quinta's current Municipal Code; building height along Image Corridor is limited to 22 feet within 150 feet of the roadway.

The proposed design requested by the Developer is not consistent with the General Plan; and further, the design change is in excess of the Image Corridor development specifications. The design change does not take into consideration the preservation of the San Jacinto & Santa Rosa Mountain views, nor does it seek to preserve the surrounding residential neighborhood character. It also creates a walled 40 foot high alleyway between the two buildings.

Question, why do we have Image Corridor areas when we appear to be frequently changing/raising the building height? These buildings would be better suited to the Grove Shopping Center in downtown L.A.

Lastly, I am concerned, the proposed corner building heights appear to be out of scale with the primarily residential surrounding neighborhood community. The design scale of a neighborhood community depends on what people see, and how they experience the interrelationship between buildings, the city's mountain views, public setting (public spaces, streets, sidewalks & Parks). These buildings are "over done".

For these reasons, I cannot recommend accepting this proposal. Ultimately, this proposal should be handled carefully and with determined deliberation.

Loretta Currie