

**WRITTEN  
PUBLIC  
COMMENT**

**CITY COUNCIL  
SPECIAL  
MEETING**

**FEBRUARY 25, 2021**

**From:** Adrian Aldous [REDACTED]  
**Sent:** Wednesday, February 24, 2021 1:17 PM  
**To:** City Clerk Mail  
**Subject:** Request for Public Comments City Council Meeting on 2/25/2021

**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.

Agenda Item: Request for public comment, STVR Restrictions

Name: Adrian Aldous

Phone Number: [REDACTED]

City: La Quinta

Comments:

I strongly request the City of La Quinta reject the proposed cap of 32 rentals per year per STVR.

This is not in any way going to prevent bad owners from mismanaging short term rental listings in the city but instead just harm the many good and law abiding ones as well as significantly reduce the amount of work that local residents are hired to do - such as cleaners, handy/maintenance persons, property managers etc.

I have been a STVR owner in the desert since 2013 and have an exemplary record with the city.

It is thoroughly misguided to penalize all STVR owners with a blanket policy rather than simply removing the bad owners who do not look after their listing or ensure they and their guests adhere to city guidelines and bylaws.

Please rethink this policy. The current 2 strikes and you're removed seems perfectly appropriate to remove the unwanted rentals.

Adrian Aldous  
[REDACTED]

**From:** Michelle Aleman [REDACTED]  
**Sent:** Wednesday, February 24, 2021 11:58 AM  
**To:** City Clerk Mail  
**Subject:** STVR Regular meeting 2/25/21 4pm comments  
**Attachments:** STVR notes 22521.pdf

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2/24/2021

Casa Aleman supports STVR

- We understand the businesses hurt by pandemic, and hope that opening up to outdoor dining will help, but better enforcement is noted on the weekends.
  - STVR stays help with this dining experience – by eating out instead of cooking in
- Does nothing to eliminate the bad host – or the bad guest behaviors

Understanding the goal of the City of La Quinta to better regulate the STVR business is a hard issue to handle. Some ideas that were talked about during the 7- hour meeting recently, Yes, we stayed tuned in for the meeting.

- Limiting to only 32 rentals per year is a good start (perhaps limit those who have infractions)
- High fines for disturbances should be enforced (host and guest)
- Code enforcement for problems with guest
  - Fines for guest
  - Better monitoring for those host who have repeat occurrence's (you have hired a company to find the non-permitted and operators without licenses, is there more they can do?)

We do notice that the TOT if paid to the city by all the 2000+ STVR is a very good income for city, to help fund the code enforcement and monitoring of STVR, that if you limit everyone to 32 rentals, that could cut into those cost.

Personally, we are only part time STVR host, we live in our home for the winter and rent in the spring and summer through Airbnb. Not all host are this way, some use investment property to make money and a living, we also understand this, but when the rules change and property during COVID is used for vacationer's not essential workers, it brings bad behavior to the neighborhood and city. We were witness to this during the height of the pandemic, and it bothered us, our neighborhood and our town. And, the host made money, hopefully paying the fair share of TOT?

- Is the TOT on an honor system? If so, that should change!!

Feel free to contact us

John and Lisa Aleman



**From:** allyonmaui [REDACTED]  
**Sent:** Wednesday, February 24, 2021 5:24 PM  
**To:** City Clerk Mail; John Pena; Kathleen Fitzpatrick; Steve Sanchez; Robert Radi; Linda Evans; Kevin Meredith; Jon McMillen; Monika Radeva  
**Subject:** str

**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 go see str of minimum of one week.

Sent from my Galaxy Tab A

**From:** Mary Conlon Almassy [REDACTED]  
**Sent:** Wednesday, February 24, 2021 7:01 PM  
**To:** City Clerk Mail; John Pena; Kathleen Fitzpatrick; Steve Sanchez; Robert Radi; Linda Evans; Kevin Meredith; Jon McMillen; Monika Radeva  
**Subject:** In support of structural changes to the STRV policies

**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.

Our neighborhoods are zoned as residential NOT business.

City of LaQuinta is collecting Transient Occupancy Taxes from STRV which implies these are a business and since our neighborhoods are not zoned for business, STRV should not be allowed in residential neighborhoods.

This situation has been left unchecked and now must be reined in.

**I support the following:**

1. **Current moratorium is extended until permanent structural changes can be made to the STVR program; as a minimum these changes would included but not be limited to;**
2. **Cap on STVRs in residentially zoned areas not to exceed 3%**
3. **A minimum STVR rental period immediately beginning at 3 nights, increasing to 10 nights after 18 months and to 28 nights after 36 months.**

Mary  
Mary Conlon Almassy  
La Quinta, CA 92253  
[REDACTED] (cell)

Sent from my iPad

[cityclerkmail@laquintaca.gov](mailto:cityclerkmail@laquintaca.gov)

24 FEB 2021

To whom it may concern,

Regarding STVRs in La Quinta:

I have been informed that the City of La Quinta “just announced a proposed ordinance that limits all homeowners to only 32 rentals per year.”

I have owned and successfully operated a vacation rental home in La Quinta Cove for the past four years. We have had extreme hardships during the pandemic, as a result I have had to invest into the home as we have not earned enough income to cover our taxes and associated costs.

Riverside County has no issue with this, as they have raised our taxes regardless of how the pandemic has affected my family.

Now I see the City of La Quinta is proposing to limit vacation rental home-owners a total of 32 rentals per year. This would not likely affect us, as we normally rent out longer-term over the winter. I am writing because I care about La Quinta and this proposal is short-sighted and bad for the local economy.

- 1) Housekeepers will lose income. These hard-workers have already been hurt enough by the slowdown.
- 2) Homeowners pay the same taxes, whether they rent once or all year. The proposal will harm their income, which could reduce investment back into the community.
- 3) Rents would increase to compensate home-owners for loss of 20 weeks per year of no rentals (assuming 32/52 weeks are rented).
- 4) Those who rent usually 2-5 days could see a dramatic reduction income, where owners would need to change minimum prices or rental time periods much higher/longer. This would shift shorter term travel to other cities and La Quinta would lose revenue.
- 5) This is a negative to homeowners with great history of providing rest and leisure for travelers, that stimulate the economy and support local jobs.
- 6) This hurts students who work in hospitality, as restaurants that are just getting back on their feet would lose income.

Honestly, what is La Quinta doing here? Does the City have anyone with an economics background? This proposal is baseless, does nothing to solve STVR issues and only hurts the local economy. I advise the city to relax here. Stop giving into the whim of anti-STVR residents who have personal issues with a neighboring property and seek to destroy the entire industry for their personal benefit.

A local home-owner who loves La Quinta!

**From:** [REDACTED]  
**Sent:** Thursday, February 25, 2021 8:53 AM  
**To:** City Clerk Mail  
**Subject:** Written Comments

\*\* EXTERNAL: This message originated outside of the City of La Quinta. Please use proper judgement and caution when opening attachments, clicking links or responding to requests for information. \*\*

Good morning.

As a resident of La Quinta, I wanted to share my thoughts about the short term vacation rentals. As a new homeowner in La Quinta, we count on rental income to allow us to own and keep our property. We will not be able to afford our place if short term rentals are not allowed. We are from Seattle and in speaking with our friends who also own properties down there, they too are nervous and not sure what the future holds if they are not able to rent their places on a short term basis.

Being new to the city, I don't fully understand all of the rules, but hope that the City Council will consider keeping short term rentals which benefit not only the homeowners but the market prices and revenue to the city as well.

If the decision is made to eliminate short term rentals, I hope that you will consider instead just adjusting the minimum days, maybe to no less than five or seven days. That will lessen the short term rental traffic but still enable all of us who need the income to keep our homes there.

Thank you.

[REDACTED]

**From:** Edward Armendarez [REDACTED]  
**Sent:** Thursday, February 25, 2021 11:58 AM  
**To:** City Clerk Mail  
**Subject:** Letter to Council for tonight  
**Attachments:** Voice I left Palm Springs due to short-term vacation rentals. I'd rather have 'neighbors'.pdf; Valley Voice Palm Springs should ban vacation rentals Hank Plante 102720.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.

Please include this in tonight's packet.

Edward Armendarez  
La Quinta  
[REDACTED]

February 25, 2021

Dear Madam Mayor, Esteemed Council and Manager McMillan,

It is beyond disappointing that you have decided to move right past the pleas from residents and towards the Palm Springs model. It's no coincidence that there's a "Palm Springs (STVR) Model Works" TV ad airing right now. Outsiders have persuaded you more than the neighbors who reside here.

Instead of giving any thought whatsoever to the idea of eliminating STVRs from the residential communities that your constituents have been begging you to consider, now you're saddling us with transient strangers in mini-motels for most of the year by suggesting "just" 32 or 36 rental periods. Noise meters? How hard is it to bring acoustical foam and some painters tape along, or put a sock on it, or... All of this additional enforcement is just more onus on us. Why do we have to pay for this? We don't want it, never anticipated it and shouldn't have to bear the burden of it.

One thing the Palm Springs model doesn't have is cap on the number of STVRs. There is no consideration of density whatsoever. The ordinance you're considering now hopes that density will be addressed but there is no guarantee. They have 2,075 units operating as of yesterday, 2/24/21. The Vista Las Palmas neighborhood is now 25% STVRs. I can put you in contact with people that have moved from there because it was intolerable.

Palm Springs has larger lots than we do here in the Cove. We are one of the most densely populated communities in the valley. That's why tourist homes, (STVRs, transient tourist motels), are expressly prohibited in the zoning here in the Cove. But you haven't acknowledged that. There shouldn't be any STVRs here, but the least you could do is ensure there will be less of them.

Enforcement. This graph is from the Palm Springs Vacation Compliance page:

## Number of Citations Issued by Month

The numbers below reflect citations issued by Vacation Rental Compliance Department, Register, Failure to Post Permit Number, Failure to Respond and Violation at a Va

Month	2015	2016	2017	2018	2019	2020
January	5	8	23	58	4	5
February	0	6	25	45	6	5
March	3	28	55	53	15	17
April	7	24	42	50	15	9
May	3	29	21	47	12	10
June	10	21	35	79	27	43
July	27	15	37	31	10	50
August	22	14	65	28	25	64
September	10	15	51	36	42	36
October	6	16	23	20	15	15
November	8	23	24	14	13	12
December	1	24	36	14	7	2

Month	2015	2016	2017	2018	2019	2020
Jan	5	8	23	58	4	5
Feb	0	6	25	45	6	5
Mar	3	28	55	53	15	17
Apr	7	24	42	50	15	9
May	3	29	21	47	12	10
Jun	10	21	35	79	27	43
Jul	27	15	37	31	10	50
Aug	22	14	65	28	25	64
Sep	10	15	51	36	42	36
Oct	6	16	23	20	15	15
Nov	8	23	24	14	13	12
Dec	1	24	36	14	7	2
<b>Totals</b>	<b>102</b>	<b>223</b>	<b>437</b>	<b>475</b>	<b>191</b>	<b>268</b>

In 2020 the total number of citations went up. The citations increased. Why are you supporting the Palm Springs model?

## VACATION RENTAL/HOMESHARE HOTLINE CALL LOG DATA ANALYSIS

FROM APRIL 1, 2020 TO JUNE 30, 2020 (Q2 2020)

### SUMMARY PAGE

1.	<b>Vacation Rental Hotline Calls – Total of 664 Calls Received</b>
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Maybe the Palm Springs Model HAS to work because they can't manage a budget. They need that TOT. La Quinta is not that. We are financially sound. We can eliminate STVRs in residential zones and not lose a cent by increasing the fees for those that remain, both in permitting and citations, and build more. More are coming with Silver Rock. Maybe Palm Springs is dependent on TOT because they are not as well run and managed a city as La Quinta is. We have the ability to sustain happy and healthy neighborhoods, protect the investments of those who've invested their lives in this community and want to stay here, and not have STVRs where they were never meant to be. Please acknowledge that we are also investors.

There is a natural correction taking place in cities far and wide with regard to STVRs. We have told you why and provided expert data and studies that support that correction. You are aware of court rulings that support the sanctity of a neighborhood. It is not a failure to make a correction.

Council has said repeatedly, La Quinta is not like the other Vally Cities. But now Council is saying we want to be like Palm Springs. That prompts from all of us another "Why?"

As always, I very much appreciate all your efforts navigating through this troubling issue.

Sincerely,

Edward Armendarez

Please see the Desert Sun Valley Voice columns below, "I left Palm Springs due to short-term vacation rentals. I'd rather have neighbors," and Hank Plante, Peabody Award-winning journalist; "Palm Springs, it's time to ban vacation rentals."

#### **Valley Voice: Palm Springs should ban vacation rentals**

What's good news for other desert cities has become bad news for Palm Springs.

Palm Springs is seeing three to five new applications per day for vacation rental permits, even as [Palm Desert](#), [La Quinta](#), [Cathedral City](#) and now [Rancho Mirage](#) are moving to ban or restrict short-term rentals (STRs).

Palm Springs should join those cities in banning these mini- motels, which have disrupted our peaceful neighborhoods for too long.

Complaints to the Vacation Rental Hotline went from 16 last December to 199 in June, and they stayed high all summer. About 25% resulted in fines.

Mayor Geoff Kors told me: "The biggest beefs I'm hearing are outdoor noise complaints and the second is some vacation rentals are having gatherings that neighbors believe are more than just the people staying there."

While noise decibels are regulated and amplified music is banned, it's legal (and common) to have backyards filled with screaming children, shouting dads and moms, drunken millennials, barking dogs and pot smoke wafting over the walls.

Full-time neighbors tend to be quieter and more respectful, some residents say.

What's more, STRs don't usually follow the same COVID-19 standards as hotels like electrostatic spraying, ozone cleaning and the use of hospital-grade air filters.

Asked about the rise in complaints, [Kors told The Desert Sun for a recent story](#) that the city made changes to the way it operates its complaint hotline. But beyond administrative adjustments for existing enforcement policies, Kors said there are no proposed changes at this time to the existing short-term rental ordinance, or steps to ban them as other cities have taken.

Palm Springs has 2,019 active vacation rental homes. Two years ago that number was 1,787.

Some people are urging the city to do more.

Former City Councilman J.R. Roberts, who co-authored the current Vacation Rental Ordinance with Kors, told me that he been "volunteering" his time with the city to help draft new rules.

"I see a proliferation of permits," Roberts told me. "My biggest concern is over-saturation, an imbalance in certain neighborhoods. One of the things we're working on to send to City Council is creating a percentage cap for each neighborhood, which would ultimately create a cap for total permits."

Roberts added: "We've already sent David Ready two recommendations: a moratorium (on new permits) and a change in enforcement, bringing them back under the Vacation Rental Office." Code enforcement is currently handled by the Police Department.

Ready told me he would recommend the council add two code enforcement officers and refocus the educational campaign with individual applicants and agencies.

STR owners often don't live here, so full-time residents are the ones listening to their noise and subsidizing their small businesses by giving up peace and serenity.

The city spends \$1.6 million dollars per year to operate the vacation rental program, which is funded by fees STR permit holders pay. STRs generate \$7.4 million dollars a year in

transient occupancy tax for Palm Springs, according to Veronica Goedhart of the city's vacation rental office.

The net loss to the city's \$113 million General Fund would be worth it to many residents.

Kors wants better enforcement of the city's ordinance. But no ordinance would end the noisy tourists next door who are operating within the law. That's what other desert cities have realized.

Would Palm Springs join those cities in an STR ban? [The voters rejected such a ban previously](#), but its organizers ran an ineffective campaign and city officials asked us to give their new ordinance a chance to work.

We did and it isn't.

*Hank Plante is an Emmy and Peabody Award-winning reporter who spent three decades at the CBS TV stations in San Francisco and Los Angeles. He has been a Palm Springs homeowner for 18 years. His email is [REDACTED].*

### **Desert SunVoice: I left Palm Springs due to short-term vacation rentals. I'd rather have 'neighbors' 2/14/21**

The subject of short-term vacation rentals (STVRs) in the Coachella Valley brings to mind infamous words from the 1976 film "All the President's Men": "Follow the money" may well represent what the issue is really all about.

In 2020, from July to September alone, the City of Palm Springs received \$2.6 million from taxes on vacation rentals, compared to \$2.2 million from hotel-related occupancy taxes. And that's "low" season — and COVID to boot. No wonder

Palm Springs has been notably silent about the discussions going on across the valley to limit, if not eliminate, STVRs.

My spouse and I recently moved from Palm Springs to Rancho Mirage. Several factors motivated the move, not the least of which was Palm Springs' STVRs in residential-zoned neighborhoods. Two years ago, a city council member told me to give the new ordinance a chance. We now had a "program" with rules and enforcement and penalties for non-compliance. We even had an Office of Vacation Rental Compliance with dedicated staff. Much to our dismay, however, we learned quickly that STVRs aren't a problem ... until they are. And once they are, life is never the same again, and the financial impact of correcting that seems too great to endure.

I see the "I Love Cathedral City" group is active and significantly outspending its opposition, as did the "I Love Palm Springs" group two years ago, both advocating for STVRs in their respective cities. Believe me, I love Palm Springs, too. I've loved it longer than the 22 years we lived there, and I expected to be there till the proverbial cows came home.

What I no longer love is the changing nature of the city as more and more STVRs have popped up and the city's focus and priorities overall appear to have shifted more and more towards tourists and tourism and away from residents and neighborhoods. Yes, I love Palm Springs, and it breaks my heart to see what STVRs in residential neighborhoods are doing to my now-former city. I've come to understand what these active "I Love ..." groups love at least as much as their city (many of whom do not even live there) is the money they can make from STVRs there.

I remember the days when a neighbor would watch over our home or bring in the mail when we were out of town. They may even have had a key to our house to deal with an emergency. And we would reciprocate. This doesn't happen when we have "neighbors" for a week or a weekend. We've come to understand, in no uncertain terms, that an area of town can only be a neighborhood when there are neighbors who live there.

Yes, we are sympathetic towards those individuals and investors who purchased property to use as STVRs in good faith that the rug would not be pulled out from under them. I would like to see a similar sympathy towards those of us who have had the rug pulled out from under our peaceful enjoyment of our homes in residential-zoned neighborhoods. This is not like buying a home next to an airport and then complaining about the noise.

Cathedral City, La Quinta and others struggling over STVRs, I urge you to be very careful what you ask for because, either way, chances are very good that you'll get it. Sly Zelnya at [REDACTED]

[desertsun.com](https://www.desertsun.com)

## Voice: I left Palm Springs due to short-term vacation rentals. I'd rather have 'neighbors'

3-4 minutes



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CITY COUNCIL SPECIAL MEETING – FEBRUARY 25, 2021 - WRITTEN COMMENTS BY RESIDENT EDWARD ARMENDAREZ  
BUSINESS SESSION ITEM NO. 1 – IN OPPOSITION OF STVRS



*Email Sly Zelnys at* [REDACTED]

[desertsun.com](https://www.desertsun.com)

## Valley Voice: Palm Springs should ban vacation rentals

4-5 minutes

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Full-time neighbors tend to be quieter and more respectful, some residents say.

What's more, STRs don't usually follow the same COVID-19 standards as hotels like electrostatic spraying, ozone cleaning and the use of hospital-grade air filters.

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*Hank Plante is an Emmy and Peabody Award-winning reporter  
who spent three decades at the CBS TV stations in San  
Francisco and Los Angeles. He has been a Palm Springs  
homeowner for 18 years. His email is [REDACTED].*

**From:** Ergun Bakall [REDACTED]  
**Sent:** Wednesday, February 24, 2021 5:36 PM  
**To:** City Clerk Mail; John Pena; Kathleen Fitzpatrick; Steve Sanchez; Robert Radi; Linda Evans; Kevin Meredith; Jon McMillen; Monika Radeva  
**Subject:** Short Term Rental Issue 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.

My wife Cheryl Ann and I are 33 year residents of our city and live currently at [REDACTED], 92253 at PGA West. We are very concerned about the proliferation of short term rentals in our neighborhoods and throughout the City. We fail to comprehend how is it possible to conduct hospitality business which STRs are in fact are, in single family zoned areas. STRs have become annoying and anathema to peace and quiet enjoyment of our single family home neighborhoods. In some cases short term renters have even threatened violence to the neighbors and to HOA security according to anecdotal accounts.

We do not want any further permitting and allowance of rentals less than 30 days. Please we want to enjoy whatever is left of our lives in our advanced ages in peace.

Ergun Bakall  
[REDACTED]  
La Quinta ,CA 92253  
Ph: [REDACTED]

**From:** Bob Beebe [REDACTED]  
**Sent:** Wednesday, February 24, 2021 6:44 PM  
**To:** Linda Evans; Robert Radi; Kathleen Fitzpatrick; John Pena; Steve Sanchez; Monika Radeva; Jon McMillen  
**Subject:** STR

**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 do away with STRs. We are in the so called “Golden Age” of our life. We want peace and quiet, which STRs don’t offer. We are in our 80s and are too old and frail to go over to the disturbing STR and ask them to be quiet.

Thanks,  
Glenda and Bob Beebe  
[REDACTED]  
La Quinta, CA 92253

**From:** Bette Beron [REDACTED]  
**Sent:** Wednesday, February 24, 2021 6:57 PM  
**To:** City Clerk Mail  
**Subject:** Short term rentals

**EXTERNAL:** This message originated outside of the City of La Quinta. Please use proper judgement and caution when opening attachments, clicking links or responding to requests for information.

Please make the regulations as stringent as  
Possible.

Bette Beron  
[REDACTED]

[Sent from the all new Aol app for iOS](#)

**From:** BRIAN BEVANS [REDACTED]  
**Sent:** Thursday, February 25, 2021 10:42 AM  
**To:** City Clerk Mail  
**Subject:** SVTR'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.

I am a part time resident at [REDACTED] in PGA West, LaQuinta and am next door, and across the street from 2 SVTR's. Since these became SVTR's, the noise level has increased and the constant turnover has impacted our lifestyle considerably. I would like you to know, that at the very least, I agree with the Neighbors for Neighborhoods of LQ (N4N) proposal below:

We recommend;

1. Current moratorium is extended until permanent structural changes can be made to the STVR program; as a minimum these changes would included but not be limited to;
2. Cap on STVRs in residentially zoned areas not to exceed 3%
3. A minimum STVR rental period immediately beginning at 3 nights, increasing to 10 nights after 18 months and to 28 nights after 24 months.

Thank you.  
Brian Bevans

**From:** Deanneandjoe [REDACTED]  
**Sent:** Thursday, February 25, 2021 8:33 AM  
**To:** City Clerk Mail  
**Subject:** Written Comments Short-Term Vacation Rentals

\*\* EXTERNAL: This message originated outside of the City of La Quinta. Please use proper judgement and caution when opening attachments, clicking links or responding to requests for information. \*\*

1. Deanne Bilsborough
2. La Quinta
3. [REDACTED]
4. Public Comment
5. Short term vacation rental laws
6. Written or Verbal telephonic

We recently purchased a home in La Quinta at PGA West. We live in Seattle and plan to be at our home in La Quinta two months out of the year. We were only able to purchase this home because we would be able to rent it out for the remainder of the time. By not allowing us short term rentals, we would be financially strapped and more than likely have to sell our home. We were under the impression when we purchased our home, that there was a TEMPORARY moratorium on a permit, not a possibility of restrictions.

By not allowing short term rentals on current owners, this is a slap in the face of those who purchased. It is also a terrible rule as we should be able to rent out our homes. We would not have purchased in La Quinta if we thought that short term rentals would not be allowed. Please consider this for homeowners. Home owner values will drastically fall if this short term rental law was restricted.

Thank you for listening,

Deanne Bilsborough

Sent from my iPhone

**From:** Molly Blanchard [REDACTED]  
**Sent:** Wednesday, February 24, 2021 1:21 PM  
**To:** City Clerk Mail  
**Subject:** Request for Public Comments City Council Meeting on 2/25/2021

**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.

Agenda Item: Request for public comment, STVR Restrictions

Name: Molly Blanchard

Phone Number: [REDACTED]

City: La Quinta

To Whom It May Concern;

I am writing to you voicing my concern over your recent proposed ordinance in limiting home owners to only 32 rentals per year. This extremely biased proposal hurts your community.

Here are some of the ways:

- Badly hurt businesses, some by 50%+, that are just now trying to come out of the pandemic.
- Will cut jobs, especially for single moms, restaurants, golf, etc
- Promotes high rents that only the elite can afford (equity issues)
- Does nothing to eliminate the bad apples - or the bad guest behaviors
- Reduces jobs and livelihoods for those in the home cleaning industry....which makes up for a large percentage of La Quinta's population

The goal of the city is to get rid of the bad apples.

This does nothing to get rid of them.

Why not put the 32 cap on the bad apples with citations, NOT homeowners who follow the rules?

We want families to come stay for a week at a time.

The overwhelmingly majority of STVRs are working extra hard and are doing the right thing, following all ordinances that you have proposed. It is an honest way to make a living and help you by paying taxes to improve your/OUR community.

This proposal is like telling restaurants/vendors that they can only sell 32 products a year.

Thank you for your time,

Molly Blanchard

**From:** [REDACTED]  
**Sent:** Wednesday, February 24, 2021 1:06 PM  
**To:** City Clerk Mail  
**Subject:** Request for Public Comments City Council Meeting on 2/25/2021----To be read at the 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.

Agenda item: Request for Public Comment, STVR Restrictions

Kim Bloch

[REDACTED]  
City: La Quinta

Comments: Dear Madam Mayor and Council Members, my husband and I have a STVR and have never been warned or fined since we have be running ours. With the new proposed 32 days of renting your STVR we feel this is a detriment to all the hosts, vendors they employ, restaurant's, retail, and golf courses. Keep in mind how many more people will be unemployed and hurt if this happens. This in our opinion will do nothing to help stop the bad apples from causing issues. Why not go after the hosts who have had citations and simply don't care. There are too many of us "good" hosts who take pride in our neighborhood, homes and guests and want to be great neighbor's so that our community can continue to flourish. What will happen if this gets passed? Many will be putting their homes on the market to sell which means a lot of inventory equals home prices to fall, or many may do annual rentals which will promote very high rents of which most will not be able to afford.

We believe that when the non-licensed owners are weeded out this will be improved tremendously!

There has got to be a better solution then only allowing 32 days of renting a short term rental. This will destroy this City what they make in TOT tax, peoples lives and values of our homes.

Warmly,  
Kim Bloch

**From:** [REDACTED]  
**Sent:** Thursday, February 25, 2021 12:57 PM  
**To:** City Clerk Mail  
**Subject:** FW: 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.

Could you please confirm you received this? – Thank you. Richard Bloch

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**From:** [REDACTED]  
**Sent:** Wednesday, February 24, 2021 1:35 PM  
**To:** cityclerkmail@laquintaca.gov  
**Subject:** Written Comments

Agenda item: Request for Public Comment, STVR Restrictions 2-25-2021  
Richard Bloch  
[REDACTED]  
City: La Quinta

Subject: In Favor of STVR's

Dear Madam Mayor and City Council Members,

Reducing the stays to 32, is the worst idea yet. You might as well just ban STVR's altogether, because that what 32 stays would effectively do.

Recently, as I understand, The City has hired a 3<sup>rd</sup> party company to identify and root out, the "non licensed" operators. That's a great step in reducing the problems.

I urge the City not to pass the 32 limits on stays and wait until the "non licensed" or Bad Operators go away. This is where all the problems are.

The City is looking to penalize everyone due to a small group of bad operators.

Instead, go after the Bad Operators by higher fines. Then give it some time to see if that worked.

Don't just have a kneejerk response to the same ole complainers.

---

**From:** Rex Bloesser [REDACTED]  
**Sent:** Thursday, February 25, 2021 3:02 AM  
**To:** Linda Evans; Kathleen Fitzpatrick; Jon McMillen; John Pena; Robert Radi; Steve Sanchez; City Clerk Mail; Monika Radeva  
**Cc:** [REDACTED]  
**Subject:** The City of La Quinta is using PGA West as their Private Cash Register  
**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.

**PLEASE POST IN THE CITY MINUTES**

Here is a density report for the City of La Quinta's current STVR Licenses. The STVR Department has licensed STVRs on 223 streets in La Quinta's (Feb 2021). Residents in PGA West are paying the highest price with double-digit licensing on their streets. PGA West composes over half of the double-digit licensing of streets in the top 40 rankings. Additionally, the City STVR department is licensing 4-bedroom homes as 6 bedrooms by virtue that bedrooms may occupy 35% of floor space. I have not had a house with 35% bedroom space since I had a one-bedroom studio apartment in college. The vast majority of these homes are listed and sold and pay taxes as 3 & 4-bedrooms. Sewer and street capacity in PGA West was designed for 3 & 4-bedrooms. The community was designed and zoned as single-family residential, not business boarding houses and motels.

If the City wants STVRs, then design and zone areas for STVR proliferation. When people buy in that zoning, they will know in advance the character of their neighborhood. Their streets and sewers will be built for the traffic.

Current STVR Grow and practices have to stop; in fact, current city STVR practice should be downscaled, abandoned, or prohibited, which is why communities everywhere are banning STVRs. **Please see: <https://www.stopstvr.com/reports>**

Respectfully,  
Rex Bloesser – PGA West

Street	STVR Count
Legacy Dr	76
Classic Dr	57
Oak Tree	32
Tanglewood	29
Shoal Creek	29
Winged Foot	28
Riviera	28
Tradition Dr	27

Inverness Way	26
Avenida Juarez	25
Oak Hill	24
Legends Way	21
Golf View Dr	21
Calle Mazatlan	21
Avenida Obregon	21
Avenida Navarro	19
Avenida Herrera	19
Spanish Bay	18
Southern Hills	18
Avenida Fernando	18
Heritage Dr	17
Firestone	16
Avenida Vista Bonita	16
Avenida Vallejo	16
Avenida Diaz	16
Avenida Mendoza	15
Laurel Valley	14
Avenida Ramirez	14
Pebble Beach	13
Avenida Carranza	13
Mountain View	12
Avenida Martinez	12
Merion	11
Evangeline Wy	11
Avenida Rubio	10
Avenida Madero	10
Via Puerta Azul	9
Eisenhower Dr	9
Villeta Dr	8
Turnberry Way	8
National Dr	8
Jack Nicklaus	8
Avenida Velasco	8
Seminole Dr	8
Santa Rosa Plaza 4	8
Olympia Fields	7
Hermitage	7
Cedar Crest	7
Calle Rosarita	7
Saguaro Dr	6
Los Arboles	6
Calle Azul	6
Avenida Villa	6
Bradford Cir	6
Avenida Montezuma	6

Fiesta Dr	5
Cameo Palms Dr	5
Calle Colima	5
Calle Jacumba	5
Black Diamond	5
Avenida Madrugada	5
Santa Rosa Plaza 1	5
Santa Rosa Plaza 8	5
Santa Rosa Plaza 6	5
Vista Flora	4
Via Coronado	4
Summer Lynn Ct	4
Royal St. George	4
Muirfield Village	4
Medinah	4
Kingston Heath	4
Desert Rock Ct	4
Calle Estrella	4
Calle Fortuna	4
Avenida Cortez	4
Sanita Dr	4
Santa Rosa Plaza 7	4
Santa Rosa Plaza 2	4
Santa Rosa Plaza 5	4
Via Sevilla	3
Vista Grande	3
Singing Palms Dr	3
Palermo Ct	3
La Palma Dr	3
Highland Palms Dr	3
Declaration Ct	3
Deerbrook Cir	3
Camino Quintana	3
Champions Way	3
Calle Paloma	3
Calle Sonora	3
Calle Chihuahua	3
Avenida Montero	3
Santa Rosa Plaza 7	3
Shinnecock Hills	3
Santa Rosa Plaza 3	3
Weiskopf	2
Troon Way	2
Valencia Ct	2
Via Caliente	2
Stonebrook Ct	2
Sunbrook Ln	2

CITY COUNCIL SPECIAL MEETING – FEBRUARY 25, 2021 - WRITTEN COMMENTS BY RESIDENT REX BLOESSER  
BUSINESS SESSION ITEM NO. 1 – IN OPPOSITION OF STVRS & DENSITY IN PGA WEST

Tiburon Dr	2
Torino Dr	2
Sonesta Way	2
Pecan Valley	2
Pinehurst	2
Platinum Way	2
Sagebrush Ave	2
Mariposa Ct	2
Medalist Dr	2
Memorial Pl	2
Iris Ct	2
Interlachen	2
Forbes Cir	2
Crestview Terr	2
Dandelion Dr	2
Desert Air St	2
Desert Sand Ct	2
Coldbrook Ln	2
Calle Tecate	2
Camino Lavanda	2
Canterbury	2
Calle Oaxaca	2
Calle Palmeto	2
Calle Quito	2
Calle Tamazula	2
Brae Burn	2
Buttercup Ln	2
Calle Arroba	2
Calle Chillon	2
Calle Ensenada	2
Bellerive	2
Bottlebrush Dr	2
Avenida Tujunga	2
Avenida La Jarita	2
Santa Rosa Plaza 4	2
Seeley Dr	2
Via Vista	1
Victoria Dr	1
Village Dr	1
Violet Ct	1
Vista Bonita Tr	1
Wakefield Cir	1
Washington St	1
Westward Ho	1
William Stone Way	1
Sunberry Ct	1
Siena Ct	1

Pompeii Ct	1
Randolph Ct	1
Roadrunner Ln	1
Rosewood Ln	1
Roudel Ln	1
Saffron Ct	1
Ocotillo Dr	1
Pala Cir	1
Palms Dr	1
Naples Dr	1
Lowe Dr	1
Marguerite Ct	1
Marigold Lane	1
Milan Ct	1
Monticello Ave	1
Morning Glory Ct	1
Morris Ave	1
Kara Ct	1
Kaye Ct	1
Lago Dr	1
Horseshoe Rd	1
Independence Way	1
Franklin Ct	1
Fronterra Dr	1
Harland Dr. W	1
Dalea Court	1
Desert Eagle Ct	1
Desert Fall Way	1
Desert Fox Dr	1
Desert Hills Ct	1
Desert Stream Dr	1
Diane Dr	1
Fiesta	1
Cloud View Way	1
Colonial	1
Como Ct	1
Congressional	1
Couples Ct	1
Calle Temecula	1
Calle Vista Verde	1
Calle Yucatan	1
Camino La Cresta	1
Camino Rosada	1
Carman Pl	1
Chanticleer Dr	1
Calle Monterey	1
Calle Nogales	1

Calle Potrero	1
Calle Prospero	1
Calle Rondo	1
Calle Santa Barbara	1
Calle Sonrisa	1
Brown Deer Park	1
Calico Cir	1
Calle Cadiz	1
Calle Durango	1
Calle Hidalgo	1
Calle Madrid	1
Calle Maria	1
Avenue 54	1
Ballybunion	1
Birchcrest Cir	1
Avenida Ultimo	1
Avenida Morales	1
Avenida Nuestra	1
Avenida Club La Quinta	1
Santa Rosa Plaza 8	1
Santa Rosa Plaza 2	1
Santa Rosa Plaza 3	1
Seeley Dr 15E	1
Seeley Dr 16E	1
Seeley Dr 17E	1
San Marino Ct	1

**From:** [REDACTED]  
**Sent:** Wednesday, February 24, 2021 6:22 PM  
**To:** City Clerk Mail; John Pena; Kathleen Fitzpatrick; Steve Sanchez; Robert Radi; Linda Evans; Kevin Meredith; Jon McMillen; Monika Radeva  
**Subject:** Short Term Rentals

**EXTERNAL:** This message originated outside of the City of La Quinta. Please use proper judgement and caution when opening attachments, clicking links or responding to requests for information.

These businesses do not belong in residential neighborhoods. I understand money talks but so do recall elections and citywide propositions. You have obviously never had to live near one inside your gated havens.

Derrick Brown  
[REDACTED]

**From:** Toby Browning [REDACTED]  
**Sent:** Thursday, February 25, 2021 10:51 AM  
**To:** City Clerk Mail  
**Subject:** WRITTEN COMMENTS

**EXTERNAL:** This message originated outside of the City of La Quinta. Please use proper judgement and caution when opening attachments, clicking links or responding to requests for information.

Toby Browning

La Quinta Cove

[REDACTED]

STVR

Written Public Comment below:

Dear Madam Mayor, City Council Members and City Manager McMillen:

I am a full time resident of La Quinta Cove since 2011, originally buying here in 1995 as a part time resident.

I have taken great interest in the STVR issue facing our city and have watched many Ad-Hoc Committee and Council meetings from beginning to end.

Something struck me the other evening while watching Council debate this issue after the public comment section had ended. It's something one of my professors was lecturing on while I was attending Cal Poly studying for my electronic engineering degree.

The professor was teaching us about MTBF, or, Mean Time Between Failures. Very simply put, MTBF has to do with measuring how reliable an engineering design performs.

Simpler engineering designs inherently are more reliable, easier to maintain and easier to repair. Thus, a higher MTBF.

Complex engineering designs by contrast, are less reliable, more difficult to maintain and harder to repair. Thus, a lower MTBF.

Because of this, the net performance of simpler designs is almost always superior.

The professor also noted that in his experience, the higher the intelligence of the design group members, the more likely they gravitate towards complex design solutions, often times ignoring a more elegant, simpler design.

I couldn't help but think that evening of how this lesson correlated to what the City Council seems to be moving toward: a very complex solution regarding STVR's.

I appreciate all the hard work Council and the Ad-Hoc committee have done, that being said, the solution being discussed involves dozens of new codes, rules and regulations. Very complex indeed.

These new rules will take an enormous amount of city resources, including staff and police, to properly and effectively enforce.

Does the City really want to take this burden on? Is it worth it?

Many other cities have found that it is simply not worth it and they have taken the much simpler solution of allowing STVR's in HOA developments where the CC&R's allow them.

Even the Chairperson of our own Ad-Hoc committee Gavin Schutz said in his final presentation to Council on 12-15-2020, and I quote:  
"My second observation is that commercial rental activity seems to operate best in communities that are designed and zoned for that purpose".

This to me says it all, as it appears that chairperson Schutz also recognizes the truth of this.

The simpler solution is apparent and obvious.

Limiting STVR's to Tourist Residential communities would take an incredible performance burden off of the City AND maintain the quality of life in our R1 residential zones. A win win.

I really feel that the city may be digging itself a deep hole over this issue as it will continue to consume precious resources, especially as many more of these become active once the moratorium has been lifted.

As my Cal Poly professor also reminded us: Performance can be measured. Performance should be measured. Performance will be measured.

Please make the simpler, better decision.

Respectfully,

Toby Browning

**From:** Robert Buce [REDACTED]  
**Sent:** Wednesday, February 24, 2021 1:21 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) Full name: Robert E. Buce
- (2) City of residence: La Quinta (permanent residence Pacific Palisades)
- (3) Phone: [REDACTED]
- (4) Public Comment
- (5) Subject: STVR
- (6) Written comments:

As a responsible STVR owner, I am very supportive of balanced STVR regulation to assure quality of life, maintenance of property values and rights and fiscal vitality of the City of La Quinta. Specifically I encourage you:

1. Do NOT put restrictions on the number of rental stays. Such a restriction will not eliminate the source of the problem; it will simply penalize responsible owners/managers who care about the quality of life, materially reduce primary and secondary tax revenues to the City threatening fiscal vitality and penalize the restaurants/retailers and service providers who depend on tourism. Quality of life issues are largely caused by irresponsible owners/managers. Restricting the number of stays will NOT address this. To protect quality of life, property values/rights and the economic health of the City, I encourage the Council to focus on (1) eliminating bad owners/managers (PGA just released violation data indicating that 34 rental homes generated 60% of the multiple violations!), (2) prompt, fair, firm, effective enforcement (including use of noise and camera technology) and (3) assure all STVR's are licensed.
2. Exercise care in placing burdensome licensing requirements on properties with 5+ bedrooms. In the last Council meeting there appeared to be an assumption that the larger homes were the major source of problems. That is not the case with responsible owner/managers. I have a 5 BR STVR where I aggressively screen guests to attract quiet families who want to enjoy our community, communicate expectations to guests above and beyond City requirements and utilize noise and camera technologies to monitor compliance with my standards. As a result, I have had no complaints, no violations and no citations. Please do not enact overly burdensome licensing requirements on 5+ BR STVR's that penalize responsible owner/managers.

Thanks for your consideration and all you are doing to make our community a great one.

Bob

**From:** Jann Buller [REDACTED]  
**Sent:** Thursday, February 25, 2021 11:25 AM  
**To:** John Pena; Kathleen Fitzpatrick; Steve Sanchez; Robert Radi; Linda Evans; City Clerk Mail; Kevin Meredith; Jon McMillen  
**Subject:** Written comments re 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.

To La Quinta City Council Members:

As you contemplate this issue and possible solutions, I offer perspective from a sister city where we have confronted this situation, too.

La Quinta’s permanent and long-term residents are fighting to protect their homes and neighborhoods from commercial exploitation. Permanent and long-term residents are the heart of the social fabric of neighborhoods. And distinctive, vibrant neighborhoods are the heart of successful communities in the long run.

Actual neighborhoods require real neighbors. Neighbors are people who have your house key, pick up the paper while you’re away, share an impromptu potluck on the patio, and all the rest of the social fabric that makes for a strong, safe and pleasant community. Without neighbors, a once-pleasant neighborhood loses its character, its appeal to future single-family buyers looking for a good place to live, and ultimately its value on the market and to the city’s future.

A succession of transients with no interest in La Quinta beyond their immediate personal enjoyment do not contribute to the social fabric of La Quinta neighborhoods nor to their stability and longevity. Neither do investors whose interest in La Quinta is confined to the excess profits they reap from daily or weekend rentals, when they could in fact be offering permanent or long-term housing to local families, working people and retirees.

STVRs can thrive in HOAs that welcome them and in mixed use areas designed to include commercial operations, potentially including new developments. They do not belong in neighborhoods designed and zoned for families, working people and retirees who bought or rented their homes with the expectation of domestic tranquility.

Jann Buller  
[REDACTED]  
Palm Desert, CA 92260  
[REDACTED]

**From:** Leslie Ilic [REDACTED]  
**Sent:** Thursday, February 25, 2021 1:37 PM  
**To:** City Clerk Mail; John Pena; Kathleen Fitzpatrick; Steve Sanchez; Robert Radi; Linda Evans; Kevin Meredith; Jon McMillen; Monika Radeva  
**Subject:** Public Comment from Bill and Terri Butler  
**Attachments:** LQ STVR\_022521.docx

**EXTERNAL:** This message originated outside of the City of La Quinta. Please use proper judgement and caution when opening attachments, clicking links or responding to requests for information.

Good Afternoon,

Please find attached public comment from Bill and Terri Butler for today's Special City Council Meeting.

Thank you,

Leslie

**Leslie Ilic**  
Executive Assistant

W. L. Butler

[REDACTED]  
[REDACTED] main | [REDACTED] direct

**BUILDING WHAT MATTERS**  
Redwood City | Irvine | Stockton | Livermore

**"LEED"** by example and consider the environment before you print this document

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Bill and Terri Butler

La Quinta, CA 92253

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

**Subject: Public Comments Relating to Short Term Vacation Rentals Special Meeting 2/25/2021**

Dear City Council;

We are writing again to voice our opposition to Short Term Vacation Rentals continuing in our community.

As owners of property within PGA West, we are moved to write in because of the explosive growth of short-term rentals due to COVID-19; and the negative impact these rentals are having on the community. We respect the right of property owners to use their property as they choose, but only up to the point that it does not interfere with the quiet enjoyment and property values of other community members.

I have been disheartened to read of comments attributed to Council Members stating that problems are overstated. In our case they have been not overstated – in fact I could say to the opposite. It is incumbent on us to have to get out of bed to call the La Quinta code line. Countless nights we have not instead laying in bed hoping the party next store would stop. We should not have to do that. We should not have to take pictures of overflowing trash and the many cars parked on the street. I was a police officer – I have retired – I don't want to have to police my neighborhood to enjoy peace and safety.

We understand the hotline has been created to address the issue, but the hotline places the burden of community policing on community residents.

We support:

1. Current moratorium is extended until permanent structural changes can be made to the STVR program; as a minimum these changes would include but not be limited to;
2. Cap on STVRs in residentially zoned areas not to exceed 3%
3. A minimum STVR rental period immediately beginning at 3 nights, increasing to 10 nights after 18 months and to 28 nights after 36 months.

If this problem is not addressed, then the quality of life within our community is at risk. Fortunately, there are easy solutions to this problem: either the City Council can ban short term rentals, or we can move to another community.

Sincerely,

Bill and Terri Butler

**From:** M Kent Case [REDACTED]  
**Sent:** Thursday, February 25, 2021 12:25 PM  
**To:** City Clerk Mail; Linda Evans  
**Subject:** STVR Commercial Businesses in RESIDENTIAL Neighborhoods - Written Commentary

**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-

So it seems we will be welcoming STVRs back to La Quinta with open arms. How fun. Can't wait to have hundreds, or thousands of mini-hotels throughout the neighborhood. I have experienced both the revolving-door style of in-and-out guests, and for the last five months, 30 day renters only. This has demonstrated quite clearly the difference in usage. Trust me, the long term renters are better, by far. This should come as no surprise, since using these 50 X 100 foot lots for Party-in-the-USA type hotels is an inappropriate and incompatible use of these properties. The hotel pool and spa next door to us is LESS THAN FIFTEEN FEET FROM OUR MASTER BEDROOM. I'm pretty sure no one reading this would choose that situation voluntarily.

In any case, it grows wearying having to constantly sell obvious arguments to persons who clearly have a primarily financial motivation, giving little to no regard to the quality of life for those living nearby. It is obvious that nobody wants to live next door to numerous, noisy lodging establishments interspersed throughout a neighborhood. That's why there are commercial zones. It is obvious no one wants to be awakened in the middle of the night several times per week by screaming partyers, yet that is what we experienced last summer. It is obvious that no one wants extra unattended vehicles and trash scattered about. But that was the norm last summer. Clearly, no one would choose to have a constant parade of strangers coming and going at all hours, literally dozens of guests per week, in and out. We moved to La Quinta thinking we would have only neighbors in our residential section, not tourists. Nothing against tourists, they are great for our economy. How fortunate it is then, that La Quinta has so many wonderful resort and hotel properties, across all price ranges.

Any meaningful solutions should include caps on the number of available room nights, along with a minimum-stay plan. That way, we might get at least some measure of peace, as opposed to last year's free-for-all. The major problem has been the 2-3 night "weekend partyer" style guest, and as I indicated earlier, the long-term guests have presented no issues. I remain skeptical however, because we have already experienced the outcomes of this overall ill-conceived money making scheme, and it appears that City Council is content, even supportive, of continuing this clearly disruptive and challenging situation. I have news for you: In reality, it just doesn't work. But ChChing-ChChing, let that cash register ring!

And, oh yeah almost forgot, comes with a lot of expensive, pain in the neck enforcement activities. Nonetheless, I am hopeful that the proposed enhanced administrative policies, and stricter regulations, coupled with *massively* increased enforcement, will help the problem. I am still not sure why we are twisting our community into a pretzel to accommodate this marginal revenue addition, but it appears that is exactly what will happen.

Meanwhile, for us, the previous STVR next door is in Escrow. We are hoping against hope that this new owner will be a resident, instead of a hotel operator. But that still leaves another recently sold home two doors down, that has already applied for a license, and another across the street which is in the rehab process, so who knows what will happen there. Not sure we are up for another year of STVR madness. So sad, and not at all what we had in mind for our retirement years.

Best Regards,  
Kent Case - La Quinta  
[REDACTED]

**From:** Olivier Chaine [REDACTED]  
**Sent:** Thursday, February 25, 2021 11:46 AM  
**To:** City Clerk Mail  
**Subject:** Request for Public Comments City Council Meeting on 2/25/2021  
**Attachments:** VRON-LQ The Importance of Short Term Rentals.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.

EMAIL:

 Agenda Item: Request for public comment, STVR Restrictions

Name: Olivier Chaine

Phone Number: [REDACTED]

Comments: Please include this in the council meeting

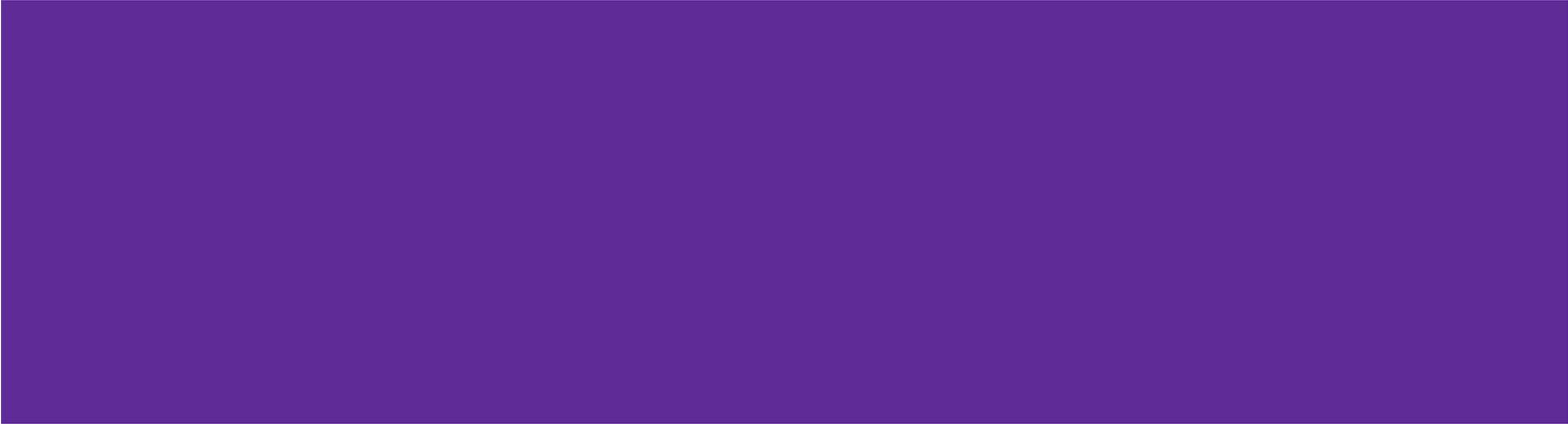
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Olivier Chaine | [REDACTED] | [REDACTED] | [REDACTED]

# Save La Quinta's Businesses

Our local businesses depend on STVRs, and are pleading for help as they recover from the pandemic



“Even short term rental people have pets! ”

\* Dog Grooming, La Quinta

“Tourism and people renting short term in La quinta brings more business to us in our Shop. my business will be affected directly.” \* Ice Cream Shop, La Quinta

“Me llamo Pedro y la verda esto es muy triste lo que está pasando. No es justo de que cancellation de esto. Yo tengo diabetes 3 pero 3 vacaciones de renta me an ayudado a comprar medicina y comida para que yo siga vivo  
Porfavor no lo cancelé  
Porfavor tengan Corazón  
Solo muchos los afectados”

\* Small Local Landscaping Company, City of La Quinta

"I'm a restaurant owner and I have been blessed to have guest from All over the world visit my restaurant. Vacation rentals do help me keep Business going along with our local customers recommending us to them"

\* Sushi Restaurant Owner, La Quinta

"We will have less visitors to The Valley  
We will have less money into our community  
Less work for my employees"

\* Casual Restaurant Owner, La Quinta

"60% of my customers are Vacation Rental properties. Cutting them down will definitely slow down a lot of work for me. It's already slow as all of the big events have been canceled again for 2021."

\* HVAC, City of La Quinta

"Restricting short term rentals will affect our business. It brings so much profit to the Coachella Valley and so much work to everyone."

\* All Valley Crane, Husband and Wife Owners

“When Renters don’t come, they don’t wear out the floors. HUGE IMPACT!!”

\* Carpet/Flooring Company, La Quinta

“This would end our business and put Dooley out of work ”

\* Construction Company, La Quinta

“I employ about 9 employees, financially it will impact their families. The same thing will happen to me, I depend on the company to generate money from short term rentals. The money helps me support my family, pay bills and put food on the table.”

\* Advanced Cleaning Services, La Quinta

“We would lose a ton of business which would dramatically affect our company. We also use a lot of subcontractors and vendors and they would be negatively impacted as well.”

\* Electrical Contractor, La Quinta

“Limiting short term rentals impacts the business by limiting, lowering down the amount of work we have which results us in less income for our families.

Please- our cleaners are all single mothers with this only job. They love this job and do amazing to help keep everyone safe. We each have a family to take care of, and I being the main provider for my child.

Less rentals, less work, less income and it's a real struggle when jobs are barely slowly coming back because of covid 19 and it's not as easy getting one again.

Even now, it's been hard trying to find a second job aside from this business, but we are holding on, but taking it away can cause not just us but many to suffer, making us lose our way of income.

Cleaning vacation rentals is our job, our work, don't limit or stop the rentals please. ”

\* Maids 2 Clean, La Quinta

**From:** Donald Church [REDACTED]  
**Sent:** Tuesday, February 23, 2021 9:50 AM  
**To:** City Clerk Mail  
**Subject:** Letter to City Council for meeting on 25FEB2021  
**Attachments:** Cove Letter 3.docx

**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 am forwarding the attached letter for the Mayor and City Council Special Meeting on STVRs on 25FEB2021.

Thank you,

Donald Church  
La Quinta Cove  
[REDACTED]

23FEB2021

Donald Church

> La Quinta, CA 92253

> 

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 remain in place, indefinitely

Has the leadership of La Quinta ever considered how to track the collection of the TOT from all current STVR owners? Currently, there is no method to track the amount of tax due from the owners, other than relying on their truthfulness. How can out-of-town owners report that they no longer wish to rent their investment house, but still advertising on AirBNB and VRBO? It is understood that often those two entities will collect and process the TOT for the city, but they have no way to know of any other rental transactions. How is this owner not making good on their investment and their property is scheduled full with guests every weekend. No one is that charitable or truly has that many friends and family .

Evading TOT is just as bad as not paying federal/state taxes. Therefore, the TOT should be tracked for collection or non-payment from owners. Hold them responsible! If the city allows this practice to continue and fester, then the city loses revenue for the sake of trying to save face.

In closing, the moratorium needs to remain in place indefinitely. The STVR owners need to be held responsible for their payment of the TOT and that tax should be tracked. More emphasis needs to be given to attracting hotels, resorts and businesses to La Quinta to fill vacant buildings/spaces in Old Town and along the HWY 111 Corridor.

Sincerely,

*Donald G. Church*

Donald Church

**From:** AJAY CLARK [REDACTED]  
**Sent:** Thursday, February 25, 2021 11:23 AM  
**To:** City Clerk Mail  
**Subject:** Written Comments for 2/25/2021 La Quinta City Council STR 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. \*\*

1. Full Name: Ajay Clark
2. City of Residence: La Quinta, CA
3. Phone number: [REDACTED]
4. Public Comment: None
5. Subject: Comments on proposed code amendments to Chapter 3.25 - Limit on number of bookings per year
6. Written Comment:  
Hello all,

I'm writing to express my thoughts and concerns for the proposed code amendments to Chapter 3.25, specifically the topic "Limiting number of bookings per year."

A. State of the World - While I understand that the residents of La Quinta are experiencing irritation from an in flux in Air BNB rentals, we must remind ourselves that we are currently living in a very temporary work/vacation world. As the rollout of vaccines increase and Covid cases drop, we'll more than likely see a return to rental rates that are similar to pre-covid numbers. Therefore acting impulsively with new amendments during this time could be described as reactionary and shortsighted economically.

B. Business - This town main economic source is tourism, there is no arguing that. It could also be said that the businesses that are supported by said tourism have suffered greatly during covid. Limiting our right to book tourists, will essentially be limiting the amount of tourists that may come to this city, and therefore limiting the amount of total business brought to this city. Is that really what this council is prepared to do as we are coming out of a global quarantine that included business shut downs? Limit business? The idea of limiting any type of tourism business during this time is not only anti-capitalistic but borderline anti-American.

-Limiting will badly hurt all business, not just airbnb's. Our rental homes employee cleaning services, pool cleaners, plumbers, construction workers, cable companies, landscapers, electricians, grocery stores, coffee shops and restaurants and so many more businesses. Are we to assume that if you limit our occupancy to 32 rentals a year that all of those business will still maintain the same revenue that they did before? Because it definitely won't be increasing.

-If this is passed, jobs will eventually be cut. With the inability to grow, and business' already struggling there will not be a return to "normal"

-This will promote higher rent rates that only big groups of people or the wealthy can afford. This seems counterintuitive to what this council is trying to achieve. Bigger groups could mean more noise. This does not eliminate any bad apples. If anything it will encourage bigger groups as previously mentioned.

C. Loss of revenue to the city - Capping rentals will cap how much revenue the city will receive from Airbnb owners. Which I can speak to from my own experience, the loss would be have to be in the hundreds of thousands, if not millions.

D. Other amendments - I support the cities other amendments, I would gladly use a noise detector and ask for a security deposit.

In closing, I fully understand that there are other members of this community as well STR owners and hope that we can all find a way to make this city better for everyone, while still promoting business and American values.

**From:** [REDACTED]  
**Sent:** Thursday, February 25, 2021 7:15 AM  
**To:** City Clerk Mail; John Pena; Kathleen Fitzpatrick; Steve Sanchez; Robert Radi; Linda Evans; Kevin Meredith; Jon McMillen; Monika Radeva  
**Subject:** 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.

Dear La Quinta leaders,  
We are sincerely asking for your help in stopping the proliferation of STVRs in our residential neighborhoods. Please don't allow La Quinta to become the dumping ground for STVRs while other cities in the Valley take steps to stop this deterioration of residential neighborhoods. La Quinta has plenty of hotel rooms coming on board that will need to be filled with hotel guests. Visitors to La Quinta would be much better served and welcomed into those hotels, rather than hotel businesses run by individual owners within residential neighborhoods.  
Please, please, please act on this important matter so that we, and more of our friends and neighbors aren't forced to leave La Quinta to find the quality of life that we expected when we moved here.  
Thank you for your efforts on this critical matter.  
Sincerely,  
Cathy Condon

**From:** Marcia Cutchin [REDACTED]  
**Sent:** Tuesday, February 23, 2021 12:45 PM  
**To:** City Clerk Mail; Monika Radeva  
**Cc:** John Pena; Kathleen Fitzpatrick; Steve Sanchez; Robert Radi; Linda Evans; Kevin Meredith; Jon McMillen  
**Subject:** RE: Written Comments 2/25 special city council meeting  
**Attachments:** 3Letter2CouncilX.docx

**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 Monika,

Please include the attached letter in the written public comments to the February 25th, special city council meeting on STVRs.

- 1) Marcia L Cutchin      2) La Quinta      3) [REDACTED]  
4) Public Comment      5) STVRs      6) Written Comments

The email “subject line” must clearly state “Written Comments” or “Verbal Telephonic Comments.”

Thank you Monika.

Honorable Mayor and City Council Members,

Council has acknowledged resident constituents are unhappy with the STVR program. Council has not acknowledged residents' request for a permanent moratorium on new licensing of un-hosted STVRs in our bedroom communities.

Recall the exchange at the last special council meeting:

*Councilman Steve Sanchez 5:38:18*

*I just worry about somebody facetimeing somebody, zooming, the neighbor hears it... ya know...*

**'they get all hissy'**

*that to me is not a noise... And that's not a complaint that should be coming in...that's just like...*

*ya know "grow up".*

*"...Since when did having a kid in a pool become a negative thing. That should bring joy to your life and like... because how's that different if I have my nephew at my house..." and you are sandwiched by a vacation rental... to me it's the same thing." All this talk about my neighbors and...I love my neighbors...I get it. Well, if you wanna be neighborly...and you're saying a kid having fun in a pool is bad... I mean, how's that being neighborly and friendly, ya know. A kid having fun in a pool should bring JOY to your life..."*

*Councilwoman Fitzpatrick:*

*"...people's frustrations build... ..now it bothers them because every weekend it's all weekend long ...and you don't know them and every weekend it's a different group of people and a different set of screams..."*

*Mayor Evans:*

*I'm more on Steve's side on this one."*

*Councilmembers Pena and Sanchez laughing - 5:44:29*

*Councilman Radi:*

*"...The community got to become a little bit more intolerant on this because the tolerance was very thin about the whole thing so..."*

*Mayor: "ABOUT THE WORLD" "ABOUT THE WORLD"*

*Councilman Radi:*

*"I agree with Steve...come on...at 3:00 in the afternoon..."*

No, council, it is unequivocally not the same thing.



Please see the following illustrations. It doesn't seem very funny to us.

**HOW IS THIS THE SAME THING?**

**Your constituents**  
**Neighbors, families**  
**represented in local government**  
**community volunteers**  
 Persons per household 2.57

**Investors**  
**Strangers, transients**  
**no representation in local government**  
**vacationers**  
 Persons per household: 8+



Residents are not intolerant “About the world”, “About the world”

Residents are intolerant about what is pictured in the graph above – a singular and specific issue, council’s sanctioning of unsupervised business operations in our bedroom communities.

At the last special council meeting...four out of every five speakers were against STVRs. Following resident voter’s contributions, council proceeded to spend hours deliberating how to make the program that the voters clearly and emphatically stated they do not want, work for STVRs.

A gentleman from PGA West put together an extensive report that would have cost the city tens of thousands of dollars and the resulting scientifically conducted survey showed 66% of the residents here don't want any STVRs here. <https://www.neighborsforneighborhoodslq.org>

### **CONSCRIPTING UNPAID RESIDENTS AS OVERSIGHT MONITORS**

Residents are regularly urged through social media, various publications and the city website, to use the call center for complaints about STVRs. A mailer was sent further urging residents to report unlawful STVR activity. Following these consistently published urgings, council has, at nearly every public meeting since, announced residents are making false claims against STVRs.

Setting up unmanned businesses ten feet from the beds we sleep in, conscripting us as monitors, and then repeatedly admonishing us for not doing it to council's standards, is not a favorable working system. Council is using the very residents that are abused by STVRs – to act as watchdogs for STVR investors' unsupervised properties.

### **DISMISSING DENSITY CAPS AND RECOMMENDATIONS**

In the last special council meeting, council ignored the residents' requests for a density cap. Council ignored the ad hoc committee's recommendations for a density cap. Council disregarded the expansive N4N study recommendation limiting licensing to transient tourist zones. Council ignored the residents' requests for a permanent moratorium on new licensing and instead addressed trash, noise and heavier fines for present operators.

Council's appointed ad-hoc committee with 9 members profiting from STVRs and only three against them – along with city staff, recommended strong density caps. Council rejected them.

**ON JANUARY 21<sup>ST</sup> COUNCIL RECONFIRMED THE 300' RULE FOR BED AND BREAKFASTS IN ORDINANCE NUMBER 588. Evidence this is a viable, and by your own hand, currently supported and used density measure.**

**At the time the ad-hoc report was created, after months of studies and deliberations, staff established the 300' foot rule was efficient, in effect, and easy to implement. Who was responsible for re-engineering staff's findings and why?**

### **DISREGARDING SUBSTANTIATED EVIDENCE**

Council has been presented a great deal of substantiated evidence from economic think tanks and organizations such as the Economic Policy Institute, Harvard Law's Public Policy Review, The Urban Media Lab and many others, that the effects of a proliferation of STVRs in a community are corrosive. Though the evidence in the reports is indisputably valid, they have been ignored.

Neighbors for Neighborhoods prepared a lengthy, expensive, detailed and scientifically substantiated report and recommendations. The report's findings have been largely ignored.

### **PROTECTING OUTSIDE INVESTORS INTERESTS**

Numerous times, council members have, in publicly recorded meetings, expressed their concern for investor's interests. The council has authorized the city to license 1000 STVR businesses in our bedroom communities. Subsequently, rather than serving the interests of its constituents, council now openly states in its legislative

decision-making process, that it considers investor’s interests in tandem with the interests of the resident voters. The new term is “stakeholders”.

***Purchasing property or owning a business in La Quinta, or anywhere in the United States, does not garner representation in a local government.***

**Council, STVR businesses are NOT “part of a community”.** They are not your constituents. You owe them NO allegiance and they most certainly are not to be considered in tandem with residents’ interests.

***Council it is imperative to the health of our city that you cease issuing licenses to investors whose interests you then later state you are considering in your deliberations.*** Residents will not stand back and watch their representation in local legislation be shared with special outside investor interests.

***Council members SOLELY represent the interests of their voting constituency.***

### **FOLLOWING PALM SPRINGS FAILED MODEL**

Council used what we now know to be Palm Springs seriously flawed model as guidelines to inform new legislation. Airbnb itself had to ban 30 Palm Springs properties that the city themselves had not even flagged. Residents currently have a lawsuit pending against the city awaiting appeal through the Riverside County Superior Court. And our council is discussing following Palm Springs failed plan while ignoring residents, Palm Desert, Rancho Mirage and Cathedral City councils’ consideration of their constituents.

“Wkh#jhz v#r i#k#h# lueqe #xvshqvlrqv#z d#v#l#x#us#ulvh#r# #k#ruw#whup #ihqwd#q#q#x#vwu | #1{s#huw#l#q#g# s#r#o#f | p#dnhuv#q#s#d#q# #v#s#u#l#q#j#v#l#s”

<https://www.desertsun.com/story/money/business/tourism/2020/12/22/airbnb-suspends-30-houses-operating-palm-springs/4012633001/?fbclid=IwAR2OtMzNh67Ev8XerfGXtU8cGl8j-JhgRtIsV2BxLyKw3ccrdedeepcGTnI>



### **STVRs ARE COSTING TAXPAYERS MONEY**

They do not make the city money. They come at a cost to our largest revenue stream – sales tax - and to our service providers. The displaced resident would be purchasing cars, tires, computers, bikes, cell service accounts and phones, insurance, accountant, doctor, dentist and legal services, buying wardrobes here and spending their entire paychecks here, all massive contributions to the city’s largest revenue stream, sales tax. Presently the cost of operating the program is born in part by tax paying citizens who do not want it.

Appropriately licensed tourist transient zone properties and in-residence hosts do not drain the city’s police, sheriff, call center, code enforcement, etc. The remaining TOT generated from unsupervised units does not cover the massive expense of the program. The TOT from units outside of CT zones is sixth on the list of revenue not 2<sup>nd</sup> as quoted in council. All of the costs of running the program are generated from these properties and these costs are greater than the revenue generated. Further it comes at a cost to our highest revenue stream, sales tax.

### **ZERO THREAT OF FORCLOSURES**

In public deliberations council has issued fear of foreclosures as a reason to continue funding STVRs in our communities. Home prices in La Quinta increase a whopping 29% since January of 2020.

<https://www.redfin.com/city/10297/CA/La-Quinta/housing-market>

Home sales have remained historically strong throughout the moratorium.

Fear of foreclosures is unfounded, and it is inappropriately used as a fearmongering tool to further council's STVR agenda. Legal precedence has been set. Investors are only entitled to a reasonable profit as can be realized by converting to a long-term rental, selling or renting on a 30+ day basis.

### **DISMISSING OCCUPANCY LIMITS**

Every city in Southern California has lower occupancy limits than La Quinta. Council's own strategically stacked ad-hoc committee which most certainly did *not* proportionally represent the voting population, recommended adopting those lower occupancy limits to bring them in line with occupancy limits established in all other Southern California cities.

Council dismissed the recommendations which would have served the interests of its constituent voters. 8 adults, 2 in each bedroom and 2 in the living room in small houses ten feet apart in La Quinta Cove is obnoxious. How is this living like a local? ***Resident occupancy averages 2.57 per household.***

Council and staff expressed concern over the ease with which staff could regulate NORMAL AND CUSTOMARY home occupancy numbers. Incredibly, the majority of the \$1.5 million in cost for the program is spent on about 700 un-hosted units in our bedroom communities. At \$1.5M spent on 700 units we need to worry about making it easy on our enforcement team???

***Council RE-ESTABLISHED OCUPPANCY DENSITY IN BED AND BREAKFASTS AT 2 TO A ROOM IN ORDINANCE 588, SIX DAYS PRIOR TO APPROVING EXCESSIVE OCCUPANCY DENSITY IN UNSUPERVISED STVRs.***

### **STVRs CONSUME SCARCE HOUSING INVENTORY**

Our residential housing inventory is needed to provide homes for citizens of our community. It should never have been mined as a source for funding city expenditures.

The federal government has mandated La Quinta increase its low to moderate housing numbers over the next eight years. Converting our moderate-income housing in the Cove to transient tourist lodgings is in direct conflict with the federal mandate. How would the federal government feel about La Quinta flipping the homes that are counted as low to middle income homes, into high priced STVRs? Turning scarce residential inventory into transient tourist accommodations is hardly sound public policy.

### **STVRs THREATEN OUR FRAGILE EMPLOYMENT BASE**

STVRs provide sporadic under the table contract work that **REPLACES service jobs *with benefits*** that are generated from hotel lodgings.

Desert Sands Unified is our largest employer. Ghost hotels do not house children who go to school.

The Wall Street Journal reported a school in San Diego had closed because of the conversion of so many homes to STVR units. San Diego responded with a density cap of 1%.

The units you have already licensed outside of transient tourist zones wiped out the equivalent of housing for the entire population of La Quinta High School.

In addition to threatening the jobs provided by our largest employer, your STVR program puts businesses in direct competition with our second largest employer, The La Quinta Hotel.

## **REJECTING THE COACHELLA VALLEY ECONOMIC PARTNERSHIP'S RECOMMENDATIONS**

Increasing numbers of STVRs in our bedroom communities is a measure that directly opposes the partnership's recommendations regarding the future of the economic welfare of desert cities. The objective recommended was to DIVERSIFY OUR DEPENDENCY ON TOURISM by attracting tech workers to live here. We need more transient tourist lodging like we need a hole in the head. Any tech workers moving to the valley are not going to move to a city where the real estate is falsely inflated by STVRs and the disturbance to the quality of life is profound. In a climate where cities are paying tech workers to relocate – council is literally repelling them from La Quinta with our aggressive STVR campaign.

Young families not only won't move here – they are leaving to avoid stranger danger to their children.

The residents of the city of La Quinta need a permanent moratorium on new unsupervised short-term vacation rental licenses in our bedroom communities. Specifically, if it is not your permanent residence and you are not on the premises, you do not get a license.

“New ordinances are working?” Clearly councilmembers, they are not. Hundreds of investors are using instant book inviting unvetted transients into our bedroom communities. In what universe is “let's look at this in a couple of months” a good plan when in the interim - security in HOAs are calling the police *because they* are too afraid to approach the unvetted transient tourists who are terrorizing the neighbors?

### ***Solution:***

- 1) Order a permanent moratorium on new licensing of unmanned businesses in our bedroom communities. YOU REPRESENT LOCAL VOTERS, NOT INVESTORS OR “STAKEHOLDERS”.***
- 2) Send one more notice to properties operating without a license and then shut off the utilities.***
- 3) CUT THE NUMBER OF PEOPLE IN CURRENTLY LICENCED RENTALS TO TWO TO A BEDROOM – as every other city does – and as you already do with bed and breakfasts. Anything more than that should never have been sanctioned – that was done for investors.***
- 4) ORDER ON PROPERTY PARKING ONLY as you already do with bed and breakfasts. Anything other than that should never have been sanctioned – that was done for investors.***
- 5) STOP challenging the validity of resident's complaints. Assume all residents are aggravated for good reason; you put unmanned businesses in their neighborhood.***
- 6) ORDER ALL PRESENT OPERATORS TO HAVE TRASH CONCIERGE SERVICE***
- 7) When things calm down offer occasional use permits to residents registered with the federal government with the property as their primary homes for events. \$\$\$***
- 8) Start a remediation process for residents who are impacted by unwanted STVR intrusions and disturbances.***
- 9) Lift the moratorium on in home hosts. They don't need oversight. \$\$\$***

*10) Build some more transient tourist zones \$\$\$*

*11) Spend the free time you gain getting this garbage off your plate in streamlining the process for setting up cannabis shops to get some REAL income. \$\$\$*

*12) STOP SPENDING MONEY you don't have on surveillance equipment. Do not, after spending money you do not have, claim you need STVRs to pay for what you bought.*

*13) Enjoy your constituents' newly appreciative RECIPROCAL and SUPPORTIVE attitude toward their council.*

Thank you,  
Marcia L Cutchin

**From:** D & A (La Quinta Rental) [REDACTED]  
**Sent:** Thursday, February 25, 2021 4:24 PM  
**To:** City Clerk Mail  
**Subject:** Written Comments

**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. \*\*

Darren & Amalya D'Altorio are in favor of STVR's!

Thank you!

Sent from my iPad

**From:** Michael David [REDACTED]  
**Sent:** Thursday, February 25, 2021 2:40 PM  
**To:** City Clerk Mail  
**Subject:** 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.

As a recent property owner and part time resident in PGA West, We *strongly oppose restrictions on Short Term Vacation Rentals*. This is NOT in the best interest of the local economy or real estate market. STR's help to defray the cost of ownership, and many purchase decisions were based on this availability.

We do support enforcement of current regulations regarding noise or other disturbances, maximum occupancies, etc. Those of us who are responsible owners with professional managers have not had any tenant issues - and should NOT be penalized.

Regards,

Michael & Christine David  
[REDACTED]

Mobile: [REDACTED]

**From:** [REDACTED]  
**Sent:** Wednesday, February 24, 2021 6:04 PM  
**To:** City Clerk Mail; John Pena; Kathleen Fitzpatrick; Steve Sanchez; Robert Radi; Linda Evans; Kevin Meredith; Jon McMillen; Monika Radeva  
**Cc:** [REDACTED]  
**Subject:** Testimonial

**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 Mayor Evans & City Officials:

It seems to me that the topic of short term rentals - as expressed by the Pro-STVR camp has been narrowly distilled down to “only a handful of addressable issues”.....

- Party Houses & Related Noise
- Parking
- Trash

.... and some less duplicitous other points.

It’s just not true.

From my POV they are dodging a number of issues that impact neighbors quality of life - that does not rise to the level of a citation - but no doubt degrades the neighborhood and surroundings.

Party houses are terrible. As I have listened to the innumerable stories told during recent City of La Quinta open forums - my heart goes out to those dealing with them.

But that’s only “part of the story”.

Many of your constituents live a less obvious but nonetheless disturbing rental existence.

Like we do.

Some examples of which I provide as my own testimony given our next door rental experience:

1. We are living with continual noise. Pool equipment that never turns off. Air conditioning that never turns off. Music playing. Exterior TV is on. It is all right over the wall from our guest bedrooms and visitors have noted that it is annoying to have to listen to it all night long.
2. Loud obnoxious drunken conversations are endless. Our homes are so close and renters are continually outside, intoxicated and while it may not be “a party” it is unpleasant and grating - and serves to force us indoors when we’d really like to be quietly enjoying our own yard.
3. Cars, cars and more cars. They never park in the garage. The cars (while often 5 or less) are on the street and just serve to clutter the neighborhood. They force folks to walk in the middle of the street and add an element of risk to those walking, biking and driving on our streets.

4. Trash. Renters don't understand that they need to leave it behind the gates. Starting Sunday morning - trash is moved out and even at those rental houses that have behind the gate service - we have to live with visible trash - when we should not have to.

5. Deferred maintenance. Dead plants. Dead trees. Broken sprinklers. Yard lighting that is broken and in-op. Worn out furniture. Cushions, towels, yard toys, solo cups all over the yard. Dirty windows. Dirt patches what used to be grass. Painting that needs to be refreshed. No pride of ownership.

We have to go next door when the gardener arrives (when he does show up occasionally) or the pool man and tell them what is broken and needs repair because the owners are NEVER there.

This is my next door house. It is owned by people we met one time in our driveway for 2 minutes. They live in Sherman Oaks. They have never been back to the house. Not once.

It's not a party house. It does not have a long list of violations or fines. I have not had to call the City or the Police (yet) but it impacts our life in a negative way!

Point being....

Short Term Rentals are a problem and a blemish on our once beautiful PGA WEST neighborhood. A La Quinta neighborhood. With voting, tax paying, La Quinta residents.

Short term rentals bring our quality of life down. A lot of folks (just like us) choose to just "suck it up". We don't speak at City Hall Meetings but we desire action.

Without it.... we're gonna leave.

We're working with our HOA's to vote in new language to our CC&R's but "the horse is out of the barn" and near-term change is difficult / near impossible to get passed.

It's not right and the Pro-STVR owners who **DO NOT LIVE HERE** have your ear and near-term budget implications seemingly rule your position.

I implore you:

- Listen to **residents** not remote investors
- Continue the moratorium on permits
- Phase out short term rentals of less than 28 days ASAP
- Include HOA's (PGA WEST) in **ALL** actions

Sincerely,

Chuck Eckman

[REDACTED]  
PGA WEST  
La Quinta, CA

**From:** S Edwards [REDACTED]  
**Sent:** Thursday, February 25, 2021 4:25 PM  
**To:** City Clerk Mail  
**Subject:** In support of STVR's

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Steffanie Edwards:  
La Quinta, CA

Good for our local businesses and economy.

**From:** Elsenbach, Chris [REDACTED]  
**Sent:** Thursday, February 25, 2021 10:22 AM  
**To:** City Clerk Mail  
**Subject:** Written Comments Short-Term Vacation Rentals

**EXTERNAL:** This message originated outside of the City of La Quinta. Please use proper judgement and caution when opening attachments, clicking links or responding to requests for information.

My Name is Chris Elsenbach and we own a condo in La Quinta CA. Short term rentals provide owners, like me, the ability to afford a condo in La Quinta where I can share great times with my family a few weeks a year and have the rental income help offset costs like HOAs and Property Taxes. Without the ability to rent short term we would need to sell our Condo in La Quinta as we could no longer afford it. Many of the people in our complex would also need to sell. This will decrease values on the properties and cause many who love this part of the country to leave. Short term rentals support to the local economy. We support local restaurants and stores as do our renters. This would be a big hit on local retailers if short term rentals were banned. I have learned that I cannot control what happens in life and if you vote to restrict short term rentals in La Quinta then we will sell and find somewhere else to make our family memories where we can afford to due so with rental income. I sincerely hope this does not happen as we love the area and the people and ourselves and our renters feel like a part of this community and support it in all ways we can.

Please don't change the current law/rules on short term rentals.

With Respect,

Chris Elsenbach

[REDACTED]



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Jones Lang LaSalle

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**From:** RaeAnne [REDACTED]  
**Sent:** Thursday, February 25, 2021 8:49 AM  
**To:** City Clerk Mail  
**Subject:** Written Comments

**EXTERNAL:** This message originated outside of the City of La Quinta. Please use proper judgement and caution when opening attachments, clicking links or responding to requests for information.

- 1)RaeAnne Falduti
- 2)Santee, CA (Own [REDACTED])
- 3 [REDACTED]
- 4)Public Comment
- 5)STVR Program
- 6)

First, I would like to state I am aware there is an issue with STVR and some changes are needed. I feel because of Covid and hotels limiting pool time more people chose STVR for vacations-people who do not normally use STVRs and do not understand common courtesy. I feel patience is the most prudent option before drastic measure are taken. The STVR community is a vital part in providing jobs to the community-handymen, house cleaners, restaurants, shopping etc. Also, the TOT collected must help the city's budget.

Regarding chapter 3.25-I feel a \$1000 annual fee for too high especially if you are going to limit number of stays. Maybe consider first time applicants pay this amount. There is more expense incurred for a new license as opposed to a renewal.

I would also like to provide comment on some "items listed for further discussion and direction" from the posted agenda.

-Limiting number of booking per year... Questions regarding your graph on page 8 "Data on Number of STVR Booking per year" I would be interested in the percentage that average 32 or 36 bookings (side note did you choose 32 based on other cities?). How many of those are in the avg 47 bookings a year? That information would be more helpful in determining if enforcing or attempting to enforce is cost effective. I do not feel the city should limit number of stays.

-Limit number of STVR permits per owner? Why is time being wasted on 4%?

-Contract between owner and renter acknowledging regulations- This is a waste of time. I have rules listed in my listing and the guests must acknowledge that they have read the rules before they can book. I reiterate them in a message before checking in. They are also listed in the welcome binder. Unfortunately, guests will do what they want to do. Having a signed contract is not going to change that.

-Owner requiring a security deposit-I feel holding the renter accountable (issuing fine in their name) for violations would help curtail their behavior. Maybe even make it public for STVR owners to check before accepting a booking. What a novel idea holding a person accountable and having to accept the consequences for their actions.

An item I would like to see added for discussion is remove the anonymous reporting. There are a lot of false noise complaints-this is a huge waste of resources. The property does not have to know who complained (they usually do though) but the city should. A fine schedule for repeat false call offenders should be considered. Has any study been done on the number of false reports?

Regards  
RaeAnne Falduti

**From:** Sue Farris [REDACTED]  
**Sent:** Thursday, February 25, 2021 3:59 PM  
**To:** City Clerk Mail  
**Subject:** request for public comments atcity council meeting on 2/25/2021

**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.

## Agenda item: Request for public comments of STVR Restrictions Sue Farris

[REDACTED]  
La Quinta, CA

As a property manager and rental agent for STVR's here in La Quinta for many years, I am the first one to ask for more control of said "party houses" that exist now and in the future. NO one wants to be near one and have to be bothered by such on a regular basis. They need to be controlled, fined and shut down by the city. My owners don't want that for themselves or their neighbors and I don't want that type of clientele. My job is also to protect and maintain my client's homes and I want no damage or issues ever so I am all for fines and control and hopefully getting rid of the said party houses.

It takes constant vetting and good management that are hands on and located locally for any and all rentals, no matter their length. If a reservation doesn't feel right, it's not booked with my clients. They count on me to control who stays in their homes and maintain their asset accordingly. I have never had to make a phone call reporting damage to their homes and don't want to. These owners also use their own homes and want them protected and not abused. And definitely do not want their neighbors disturbed.

It falls on me to be the "enforcer" when it comes to communicating thoroughly before guests arrive, while they are here, and after they leave. They are given the "rules" when they reserve, before they arrive and at the house on arrival. I touch base with them while here and they know the drill. Noise levels inside and out, especially out, are covered in detail and "threatened" with guards and or police showing up if any issues what so ever. Plus I show up.... I'm the contact for the city if any problems anytime.

We have a beautiful city here that also relies on these taxes as a major revenue source as do the local businesses, vendors, restaurants, etc, also. The pandemic has been hard on everyone in varying degrees and people want weekend getaways within a 2 hour drive of LA and San Diego etc. This has become a way of life and traveling now and will continue to be such. We are known for and thrive on tourism here, especially with all of our major events here. There are very few hotels, or resorts and housing in general here for the tennis tournaments, art shows, concerts and golf tournaments, etc. These rentals are a proven way to travel and the bad apples should not hurt the guests or the owners to this degree. Control is key and responsible management a must. Shut down or fine anyone who does not play by the rules! It's to everyone's benefit.

We know the STVR's can be handled strictly and properly as Palm Springs does successfully to still benefit the city, local businesses, etc. without the main offenders still offending with proper management, hands on and reasonable controls. We want the same things really!

Please don't make the offenders and bad apples direct the control of STRV's when owners and property management can do so firmly and properly. Good management is key!

Thank you for your time,  
Sue Farris

**From:** [REDACTED]  
**Sent:** Wednesday, February 24, 2021 5:25 PM  
**To:** City Clerk Mail; John Pena; Kathleen Fitzpatrick; Steve Sanchez; Robert Radi; Linda Evans; Kevin Meredith; Jon McMillen; Monika Radeva  
**Subject:** Rental homes in La Quinta

**EXTERNAL:** This message originated outside of the City of La Quinta. Please use proper judgement and caution when opening attachments, clicking links or responding to requests for information.

To the Mayor and City Council of La Quinta:

I am a permanent resident of La Quinta since 2002. My family and I reside in PGA West and we are homeowners.

We have noticed increased lack of good behavior from residents of known rental properties over the last several years. We have also noted an increase in properties purchased by non-residents who rent them all or much of the time. My greatest concern is that there is a point where so many properties are rentals that there is no longer a community and neighborhood spirit; suddenly it seems like we live at a Hilton or Ritz-Carleton and not in a family area.

I recommend the temporary freeze on further rental permits of all kinds, but particularly the short-term ones. Then, via attrition, I recommend that all units remaining be limited to one month vacation rentals or greater. No weekend or holiday week rentals should be allowed as those are where many of the noise, dangerous driving, refuse and littering and general misbehaviors originate. Then a plan should be developed to restrict longer term rentals to a small number of residences in each area, defined by a square block or radius criteria. I feel that more than 10% of all homes leased for periods of less than 6 months is excessive.

The recent increase in shorter term rentals has made us consider moving to one of the cities in the Coachella Valley that has stricter and more intelligent rental regulation.

Please stop further expansion of rental unit counts. And then make a long-term plan to prevent neighborhoods from disintegrating.

David Gleason & Erika González  
[REDACTED]

**From:** Arlene Gotshalk [REDACTED]  
**Sent:** Thursday, February 25, 2021 10:36 AM  
**To:** Monika Radeva  
**Subject:** Request to Speak at today's Special City Council Meeting (2/25/21) and submitting attached written public comments  
**Attachments:** Arlene - 2-25-21.pdf

**EXTERNAL:** This message originated outside of the City of La Quinta. Please use proper judgement and caution when opening attachments, clicking links or responding to requests for information.

Good morning Monika,

I request to speak at today's Special City Council Meeting. I have attached my commets to be included in the public written comments.

Thank you, Arlene

Madam Mayor and City Council Members,  
Thank you for the opportunity to speak with you today.

I am a full time resident of the Cove. There has been a year of meetings on the STVR Program, so the Council knows the residents, your constituents in residential neighborhoods are unhappy..

It is frustrating and confusing that the many questions residents have brought to the Council of legality, safety, and other issues are never discussed or answered. But it is worse when the council has responded with disrespect and laughter at these issues. At the Special City Council Meeting on January 27, 2021, when a resident living next door to several whole house STVRS was explaining the impact of non-stop pool parties, Council members made the following comments: I quote...

*Councilman Steve Sanchez 5:38:18*

*I just worry about somebody facetiming somebody, zooming, the neighbor hears it... ya know... 'they get all hissy'*

*that to me is not a noise... And that's not a complaint that should be coming in...that's just like... ya know "grow up".*

*"...Since when did having a kid in a pool become a negative thing. That should bring joy to your life and like...*

*...and you're saying a kid having fun in a pool is bad... I mean, how's that being neighborly and friendly."*

*Councilwoman Fitzpatrick:*

*"...people's frustrations build... ..now it bothers them because every weekend it's all weekend long."*

*Mayor Evans:*

*I'm more on Steve's side on this one."*

*Councilmembers Pena and Sanchez laughing - 5:44:29*

*Councilman Radi:*

*"...The community got to become a little bit more intolerant [sic] on this because the tolerance was very thin about the whole thing..."*

*Mayor: "ABOUT THE WORLD" "ABOUT THE WORLD"*

*Councilman Radi:*

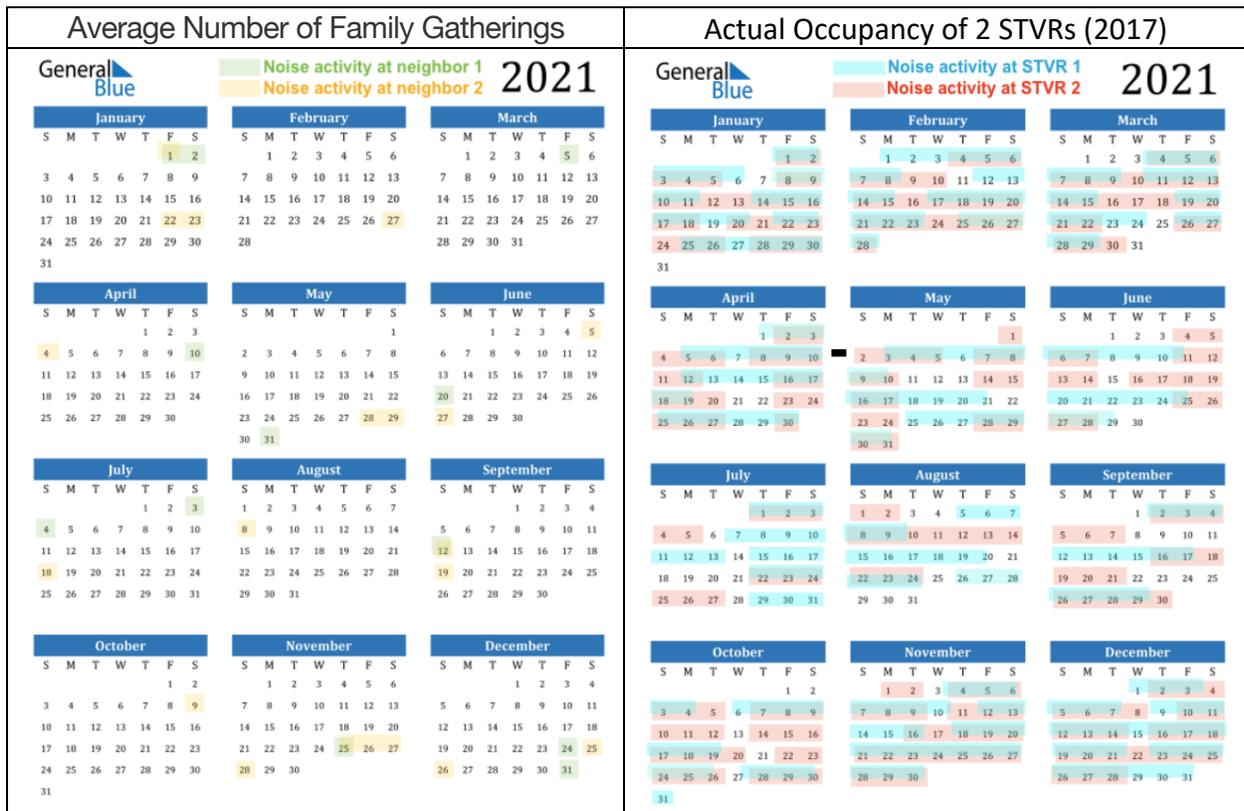
*"I agree with Steve...come on"*

**Bottom line – having friends or family over for a swim is not the same as non-stop groups of transient tourists partying at all hours next door to your home.**

The first illustration shows how, at a minimum, one STVR directly impacts 5 houses.



And the second illustration is a chart of actual use of STVRs. The average household in La Quinta is 2.57 and the average number of transient tourists/strangers in a STVR is 8+. The chart compares 2 average families and the number of gatherings they engage in and compares it with 2 actual STVRs and days that they have resort experiences and partying in residential areas. This is just one example. This is not fun or funny to us.



These issues are real and unsupervised mini motels do not work in residential zones.

Every city in CV is dealing with them and 24 cities in CA have already banned STVRs in residential zones because they are corrosive to a residential neighborhood.

- Anaheim
- Carmel by the Sea
- Carlsbad
- Coronado
- Dana Point
- Danville
- Healdsburg
- Hermosa Beach
- Huntington Beach
- Irvine
- Laguna Beach
- Mammoth Lakes
- Manhattan Beach
- City of Napa
- Napa County
- Newport Beach
- Ojai
- San Luis Obispo
- Santa Barbara
- Santa Monica
- Tiburon
- West Hollywood

**Occupancy density in bed and breakfasts remains at 2 to a room in ordinance 588, with 300 ft distance between them. Why are you proposing more excessive occupancy and location density for whole house STVRs?**

**Residents’ “tolerance is not very thin” and Residents’ are not intolerant “About the world.”**

Residents are intolerant about one specific issue: council’s sanctioning of unsupervised business operations in our bedroom communities.

**THE SOLUTION CAN BEGIN WITH: A permanent moratorium on new licensing of the business of STVRs in residential zones. Please protect your constituents.**

Thank you,  
Arlene Gotshalk



**From:** Cary Granger [REDACTED]  
**Sent:** Thursday, February 25, 2021 9:44 AM  
**To:** City Clerk Mail  
**Subject:** Request for Public Comments City Council Meeting on 2/25/2021

**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.

Agenda Item: Request for public comment, STVR Restrictions

I would appreciate my comments below on this matter to be heard at the Council Meeting today.

My wife and I have lived in 2 different parts of The Cove for the past 10 years. We love the 'vibe' in the Cove. It is a very diverse neighborhood, which is why it is so great. We have never had any problems with any short-term renters from nearby homes.

We also own a house near Old Town that we have rented out solely as a short-term rental for the past 9 years. We have never had a complaint directed toward us or to the City of La Quinta about our tenants. We keep the house and yard clean and upkept which is a benefit to the street appearance and neighbors.

The renters come to spend money! They visit Old Town almost every day/night to eat, drink, buy goods, rent bikes, etc...

.. This is also the worst time EVER to adopt such a restrictive law/code. So many people are trying to put their lives back together because of the pandemic. This will not help us to 'getting back to normal'.

I understand there is an extremely small percentage of cases where short term renters have caused disruption or have violated the noise ordinance. Some people drive over the speed limit, and when they do, they are pulled over and given a speeding ticket, but what doesn't happen is the speed limit being reduced which would affect all other drivers on the road!

Name: Cary Granger  
Phone Number: [REDACTED]  
City: La Quinta

**From:** Olympia Granger [REDACTED]  
**Sent:** Thursday, February 25, 2021 11:27 AM  
**To:** City Clerk Mail  
**Subject:** Request for public comment, STVR Restrictions

**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.

Name: Olympia Granger  
Phone Number: [REDACTED]  
City: La Quinta

I would appreciate my comments below on this matter to be heard at the Council Meeting today.

Keeping short term rentals in the cove is essential to keeping the cove neat, clean, & manicured. We employ quite a few people to keep our home kept up and tidy for everyone to enjoy including full time homeowners.

My husband and I have lived in 2 different parts of The Cove for the past 10 years. We love the 'vibe' in the Cove. It is a very diverse neighborhood, which is why it is so great. We have never had any problems with any short term renters from nearby homes.

We also own a house near Old Town that we have rented out solely as a short term rental for the past 9 years. We have never had a complaint directed toward us or to the City of La Quinta about our tenants. We keep the house and yard clean and upkept which is a benefit to the street appearance and neighbors.

The renters come to spend money! They visit Old Town almost every day/night to eat, drink, buy goods, rent bikes, etc...

..

This is also the worst time EVER to adopt such a restrictive law/code. So many people are trying to put their lives back together because of the pandemic. This will not help us to 'getting back to normal'.

I understand there is an extremely small percentage of cases where short term renters have caused disruption or have violated the noise ordinance. Some people drive over the speed limit, and when they do, they are pulled over and given a speeding ticket, but what doesn't happen is the speed limit being reduced which would affect all other drivers on the road!

Olympia 😊

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**From:** Tom Grant [REDACTED]  
**Sent:** Thursday, February 25, 2021 3:14 PM  
**To:** Monika Radeva  
**Cc:** City Clerk Mail  
**Subject:** RE: RECEIVED: Grant, Tom (STVR) WRITTEN Comments – Feb. 25, 2021 Council Special 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.

\*\* THE PREVIOUS E-MAIL WAS WRITTEN AND SENT FROM MY MOBILE PHONE AND INCLUDED ERRORS. REVISED COPY BELOW.

Monika-

I've received an e-mail from a group of PGA West homeowners mentioning that the City Of La Quinta is going to propose an ordinance that would limit STVR homeowners to only 32 days, etc. I am very aware of the issues with some STVR's but feel this ordinance will hurt the homeowners that have FOR YEARS properly managed their STVR's and not solve the problem. We need to target the problem STVR owners and not hold everyone liable for the few.

The STVR owners that continue to have violations should have their license suspended and eventually revoked. Simple as that!

My family purchased in PGA West with the expectation that we could both STVR and occupy our home, which we continue to do. We rely on that STVR rental income to pay our property bills. Whatever STVR limits should be should be for future homeowners only.

Respectfully,

*Tom Grant*

Lee & Associates | Orange

C: [REDACTED]

**From:** Robert Gravina [REDACTED]  
**Sent:** Wednesday, February 24, 2021 7:35 PM  
**To:** City Clerk Mail  
**Subject:** Written Comments Short-Term Vacation Rentals

**EXTERNAL:** This message originated outside of the City of La Quinta. Please use proper judgement and caution when opening attachments, clicking links or responding to requests for information.

1. Name 2. City of Residence 3. Phone Number 4. Public Comment 5. Subject 6. Written or Verbal telephonic Comments  
Thank you.

1. Robert Gravina
  2. La Quinta
  3. [REDACTED]
  4. I am in favor allowing STR. There are far more problems that occur with owner occupied homes and the impact of restricting Vacation Rentals to local business, property values, etc. are unfair. Enforcement is the proper direction. Punish the owners who abuse the tikes, not those who obey them. Also, this year is an abortion.
  5. STR
  6. Please just do your homework. STR are not the problem.
- Thank you

--  
**Robert J. Gravina**  
President  
Evolution Learning; A Technology Consultancy  
[REDACTED]

**From:** Ricardo Gray [REDACTED]  
**Sent:** Thursday, February 25, 2021 11:42 AM  
**To:** City Clerk Mail  
**Cc:** Ricardo Gray  
**Subject:** Written Comments on STVRs in La Quinta

**EXTERNAL:** This message originated outside of the City of La Quinta. Please use proper judgement and caution when opening attachments, clicking links or responding to requests for information.

- 1) Full name: Richard Gray
- 2) City of residence: La Quinta
- 3) Phone: [REDACTED]
- 4) Public Comment: Yes, written comments
- 5) Subject: STVRs in La Quinta - Written Comments
- 6) Written Comments

In my opinion, the City of La Quinta has arbitrarily taken away part of our ownership property rights in open neighborhoods (no HOAs, not gated) with R-1 or R-2 type zoning. We bought our homes with the guarantee that the neighborhood would continue as a residential neighborhood with no open commercial activities.

STVRs are effectively commercial operations and in direct competition with hotels and motels, but with less control in every aspect of short-term rental use.

Owners in these residential neighborhoods will suffer an undue burden on both their usage and on future value and salability. After all, who wants to pay a premium price to live next to a commercial house with all its attendant problems of noise, unknown neighbors, and a range of other issues in additional traffic and parking, and in possible criminal activities by short-term renters not connected personally to their neighbors.

The only genuine solution is to institute a program of eliminating STVRs in R-1 and R-2 open neighborhoods. Neighborhoods with HOA boards and controls can be allowed to regulate themselves the issue of STVRs. If the city council cannot or will not set up a program to eliminate STVRs over an appropriate time period, the citizens should prepare a referendum for a special election to determine whether the citizens of La Quinta want to prohibit or to allow STVRs as currently allowed even subject to these proposed regulations.

After all, it is patently unfair to allow some properties to be STVRs and deny that same right to other properties. If a house can become a commercial site, that same right is and should be available to other property owners. Allowing only some STVRs effectively sets up an arbitrary decision between home owners - that also sets up the real possibility of corruption in the decision process.

**From:** jay griffey [REDACTED]  
**Sent:** Wednesday, February 24, 2021 7:50 PM  
**To:** City Clerk Mail; John Pena; Kathleen Fitzpatrick; Steve Sanchez; Robert Radi; Linda Evans; Kevin Meredith; Jon McMillen; Monika Radeva  
**Subject:** Short Term rentals

**EXTERNAL:** This message originated outside of the City of La Quinta. Please use proper judgement and caution when opening attachments, clicking links or responding to requests for information.

Short term rentals have changed the character of my La Quinta neighborhood.  
Quiet enjoyment of my property isn't possible in when one of my neighbors has a party every weekend.  
I endorse the following modifications to City policy.

- **Current moratorium is extended until permanent structural changes can be made to the STVR program; as a minimum these changes would included but not be limited to;**
- **Cap on STVRs in residentially zoned areas not to exceed 3%**
- **A minimum STVR rental period immediately beginning at 3 nights, increasing to 10 nights after 18 months and to 28 nights after 36 months.**

Thank you,  
Jay Griffey  
[REDACTED]  
La Quinta

Sent from my iPhone

**From:** Corey Gulbranson [REDACTED]  
**Sent:** Wednesday, February 24, 2021 11:29 AM  
**To:** City Clerk Mail  
**Subject:** Request for Public Comments City Council Meeting on 2/25/2021

**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.

Agenda Item: Request for public comment, STVR Restrictions  
Name: Corey Gulbranson  
Phone Number: [REDACTED]  
City: La Quinta

Comments: This is a terrible proposal. What are you people doing?? We are in the worst economic disaster in our lifetime and all you can think of doing is restricting rentals further in La Quinta?? You all need to take a class (or twenty) in economics. This is insanity. Please LEAD this city, don't destroy it. If these restrictions pass, you will have a very large group of angry property owners that will not forget about it.

Corey Gulbranson  
Shorecrest Real Estate, Inc.

[REDACTED]  
[www.shorecrestinc.com](http://www.shorecrestinc.com)

CA DRE #01778954  
CA CSLB #B993064

**From:** [REDACTED]  
**Sent:** Wednesday, February 24, 2021 3:50 PM  
**To:** City Clerk Mail  
**Subject:** 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.

We are OK with STVRs. We rent out two rooms of our house on occasions ie Coachella and Stagecoach. Good way for neighbors to supplement income to pay property taxes etc. We have had guests from different countries and have had all good experiences. Not a noise problem during these times and from other houses in the LaQuinta cove.

**From:** Sarah Handy [REDACTED]  
**Sent:** Wednesday, February 24, 2021 12:20 PM  
**To:** City Clerk Mail  
**Subject:** Request for Public Comments City Council Meeting on 2/25/2021 EMAIL:

\*\* 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 sarah and I have a short term rental in la quinta . This was our first year running and had high hopes for festivals and events , and like everyone else we had to change our plans due to covid .

That being said it still hasn't stopped us from looking at the positive side of things .

Short term rentals have played such an important role for me on a personal level because it was the only source of income I had during this pandemic, and because of the opportunities it gave to the people who contribute to the home , house keeping , pool service , landscaping , IT, management , these are all people who make a living off my rental - if this goes away they are directly impacted.

On a more personal level short term rentals also allow people to gather or travel to a place where a hotel is simply not possible , a home has Offerings that a hotel could never , and those things are priceless .

I personally have respected the rules and done everything in my power to be the most respectful neighbor I can be. I have open lines of communication with my neighbors and their happiness is my number one priority . Without the neighbors , the neighborhood , there are no short term rentals.

Unfortunately in the world we live in today people take advantage of situations whenever possible , I plead - please do not punish those who follow the rules , Pay the taxes , and ultimately make the la quinta cove a more beautiful place .

Sincerely ,  
Sarah Handy

Sent from my iPhone

**From:** rhonda hardin [REDACTED]  
**Sent:** Thursday, February 25, 2021 10:50 AM  
**To:** City Clerk Mail; John Pena; Kathleen Fitzpatrick; Steve Sanchez; Robert Radi; Linda Evans; Kevin Meredith; Jon McMillen; Monika Radeva  
**Subject:** STR

**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 my opinion we should have a 30 minimum on STRs. It is more about security than anything else. We live at PGA West. One evening last summer, I walked into my bedroom to find an intruder in my bed. Not knowing if this guy had a gun, was here to rob us, do I put a gun to his head and protect my family? Scary situation. Turns out he was just some drunk golfer that walked into the wrong house. This could have had a deadly outcome. Several weeks later, a couple was robbed while they were home. While they were in the living room watching TV, someone came in through a sliding glass door to their bedroom and stole all of the women's jewelry. We also had our garage broken into in the middle of the night. Our gated community is not that secure.

Point being, no one knows the background of the individuals coming into our community. Someone comes in and rents for the weekend. It is very easy to see who is here and who is not, easy pickins for someone with bad intentions then they are gone without a trace. Making a 30 minimum will dramatically reduce the probability that someone is here to do harm to our community.

This to me is even more important than the noise factor, too many cars parking on the street. We at PGA West are voting to amend our CCR's to make the necessary changes to enact a 30 day Minimum. Let's hope it passes.

William D. Hardin

Sent from [Mail](#) for Windows 10

**From:** Heredia, Joan [REDACTED]  
**Sent:** Thursday, February 25, 2021 10:27 AM  
**To:** City Clerk Mail  
**Subject:** Written Comments STR Feb 25 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.

- 1) Name: Joan Heredia
- 2) City: La Quinta
- 3) Phone: [REDACTED]
- 4) Public Comments on Special Meeting Feb 25, 2021, First reading ordinance amendment Chp 3.25
- 5) Subject: short Term Rentals
- 6) Written comments provided below

Appreciate the City's efforts to regulate short term rentals. I support the ordinance amendment to regulate Estate Home STVR and noise devices program.

I support a limit on the number of bookings per year and the limit on the number of STVR permits per owner. Suggest the number of bookings should be fixed (with no bonus bookings). I feel allowing 32 bookings is too high for a residential neighborhood and suggest at most it should be 12, which would encourage month long stays more consistent with residential use and existing land use requirements.

I support a contract between owner and renter executed at time of booking and available upon request from the renter when asked by code enforcement.

While not on the agenda today, I support limiting the overall number of STVRs. San Diego recently adopted a cap of 1% and is introducing a lottery permit system, with some preference given to long term STVRs with no complaints or code violations. While some STVR homeowners may view this as a taking of property, as a permanent resident I feel I already am experiencing a taking of my inherent property values and quiet enjoyment through the proliferation of STVRs. STVRs are being run like businesses, they do not belong in residential zoning and should be regulated and restricted.

Thank you for allowing me this opportunity to comment.

Joan Heredia

**From:** Rick Herpich [REDACTED]  
**Sent:** Wednesday, February 24, 2021 8:56 PM  
**To:** City Clerk Mail; John Pena; Kathleen Fitzpatrick; Steve Sanchez; Robert Radi; Linda Evans; Kevin Meredith; Jon McMillen; Monika Radeva  
**Subject:** 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. \*\*

I am a homeowner over at PGA West Legends Gate for the past nine years. We need change and stricter guidelines concerning STVR's. Need to limit available rentals in zoned areas. We live on Golf View Drive. It should be called Rental Drive. Need limits on number of people in a rental home. Cars are parked all over our street. Should be a minimum monthly stay like I believe a lot of other neighborhoods have in La Quinta.

Debi & Rick Herpich

Sent from my iPhone

**From:** Jeff Hillebrand [REDACTED]  
**Sent:** Thursday, February 25, 2021 4:23 PM  
**To:** City Clerk Mail  
**Subject:** STVRs

**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. \*\*

We urge the City to curtail the growth of STRs in La Quinta. We oppose STRs Jeff and Beth Hillebrand

Jeff Hillebrand  
[REDACTED]

**From:** [REDACTED]  
**Sent:** Wednesday, February 24, 2021 5:29 PM  
**To:** City Clerk Mail; Linda Evans; Robert Radi; Kathleen Fitzpatrick; John Pena; Steve Sanchez; Monika Radeva; Jon McMillen  
**Cc:** 'BethAnn Hullinger'; 'Jim Lambert'  
**Subject:** Short-Term Vacation Rentals in La Quinta

**EXTERNAL:** This message originated outside of the City of La Quinta. Please use proper judgement and caution when opening attachments, clicking links or responding to requests for information.

I am writing to provide my opinion on short-term vacation rentals (STVRs) in the City of La Quinta.

I strongly favor a hard cap on the number and concentration of permits in residential neighborhoods. The current increasing change in many of our neighborhoods from residences to horizontal hotels creates many problems to those of us who have moved here for a high quality of life. Transient guests who are here in the desert primarily to party and let off steam deserve a place to do that, but our residential neighborhoods aren't the right place for it. The real estate concept of "quiet enjoyment" has unfortunately become a joke in too many neighborhoods as a result of rambunctious short-term guests who would be a boon to the City were they staying in a hotel setting, but who are a detriment to adjoining homeowners' quality of life.

I believe an STVR minimum nightly rental period should be established. The city staff report presented at the Jan 27 special meeting indicated that 70% of STVR rentals are four nights or less, so a 5- to 7-night minimum stay would help mitigate the current problems. However, as recommended by Neighbors for Neighborhoods of La Quinta (N4N), my preference would be to begin with an immediate 3-night minimum, which would increase to a 10-night minimum after 18 months.

The needs of La Quinta *residents* should take priority over La Quinta *absentee landlords, property investors and unlicensed hoteliers*. Unfortunately, HOA rules in most residential communities offer equal or greater representation to the latter groups, which has hampered addressing the problem at a more granular level (i.e., at the HOA level). Consequently, as fulltime residents of the City of La Quinta, my wife and I look to our elected representatives to protect our interests against outsiders who are not invested as La Quinta citizens and who look to exploit the City's many attractions at the expense of permanent residents.

Thank you for accepting citizen input on this important matter.

Sincerely,

Jeff Hullinger

[REDACTED]  
La Quinta CA 92253

[REDACTED]

**From:** Edie Hylton [REDACTED]  
**Sent:** Tuesday, February 23, 2021 3:17 PM  
**To:** City Clerk Mail  
**Subject:** Written Comments No More STVR Permits

**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.

Edie Hylton  
La Quinta Resident  
[REDACTED]  
Public Comment on Eliminate the STVR's in R-1 Neighborhoods  
Written Comments

## **Dear Mayor and Members of the City Council,**

As the ongoing concerns of STVR's continues I would like to make another important point.

As you collect information and feedback in regard to the the Housing Element it becomes critical to understand the relationship STVR's have on housing inventory.

In the Cove homes are being purchased for STVR's as quickly as they come on the market. Investors are seeking and paying cash for homes to turn into short term rentals. We have been contacted several times about selling.

This is not good for the long term planning of a city as housing construction does not keep pace with residential growth. If we wish to bring newcomers and new industries to the city we must have reasonable priced and adequate housing.

STVR's have the potential to degrade a neighborhood when too many are allowed in a specific area (as we have seen with some streets in the Cove). As importantly, they prevent newcomers who may decide it will be better to live in Palm Desert or Rancho Mirage where STVR's are no longer permitted. This program reduces long term rentals and homes to purchase.

We need to stop permits in R-1 neighborhoods and create more residential housing to buy or rent (long term) to have the housing for those that want to live, work, grow and volunteer in our city. We want full time residents in our neighborhoods and our city. We hope you will examine carefully how STVR's impact the housing inventory and the future growth and long term development of the city.

**From:** [REDACTED] on behalf of Dennis and Roberta Ingram [REDACTED]  
**Sent:** Wednesday, February 24, 2021 12:57 PM  
**To:** City Clerk Mail  
**Subject:** Request for Public Comments City Council Meeting 2/25/2021

**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.

Agenda Item: STVR Restrictions  
Name: Roberta Jackson Ingram  
Phone: [REDACTED]  
City: La Quinta  
Address: [REDACTED]

In regards to the proposed limiting of STVRs within La Quinta, I would prefer to see the problems addressed in a more constructive manner. As has been stated numerous times, the problematic rentals need to be dealt with but are a relatively small number of the total rentals. Most owners are responsible and do their best to cooperate with the city and their HOA so that the neighborhood is not adversely affected.

Limiting rentals hurts many businesses throughout La Quinta. If the homes are sitting empty when owners are away, local restaurants, grocery stores, and other service providers are losing business. Many of our guests come to La Quinta to golf, relax, eat at fine restaurants and enjoy the spas and other personal services. Especially during the summer months, owners are less likely to be in residence and businesses will likely suffer a significant decrease in income. If the home is empty, there is less need of housekeeping, pool maintenance, window washing, repairs, etc.

Encouraging longer term rentals limits who can take advantage of home rentals in the area. Many guests can't afford to come and spend 31 days in a hotel or STVR. Unless guests can work remotely or are retired, long term rentals are not a viable solution.

Please consider all the residents of La Quinta before passing new regulations that will limit visitors to the area.

Thank you for your consideration.

Roberta Jackson Ingram

**From:** Matthew Jakobovits [REDACTED]  
**Sent:** Thursday, February 25, 2021 12:14 PM  
**To:** City Clerk Mail  
**Subject:** 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. \*\*

Matt Jakobovits  
[REDACTED]  
La Quinta CA

I appreciate all of the thought and consideration that has gone into this process, and most of the rule changes seem very reasonable and well thought out. The one I cannot wrap my head around is limiting the number of bookings per year to 32 or 36 or some arbitrary number. The main thing that will come out of this is vacant properties - this isn't good for anyone, and vacant properties invite all kinds of problems like burglary, vandalism, undetected maintenance issues. If the goal is to cut down on weekend party groups and encourage longer stays, why not simply require longer stays? Require all short term rentals to be 3 or even 4 nights. This will accomplish this goal while being more easily enforced, and eliminating all of the negative consequences that come with vacant properties.

Thank you  
Matt Jakobovits

Sent from my iPhone

**From:** Salvador Jaramillo [REDACTED]  
**Sent:** Thursday, February 25, 2021 10:45 AM  
**To:** City Clerk Mail; John Pena; Kathleen Fitzpatrick; Steve Sanchez; Robert Radi; Linda Evans; Kevin Meredith; Jon McMillen; Monika Radeva  
**Subject:** 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 recommend that the city council adopt the following changes for the STRV within the city of La Quinta. The STRV are becoming a problem and are a recurring problem with in the city. Its not stopping all STRV but stopping the future over run of the problems that are associated with STRV.

Thank you,  
Salvador Jaramillo.

- **Current moratorium is extended until permanent structural changes can be made to the STVR program; as a minimum these changes would included but not be limited to;**
- **Cap on STVRs in residentially zoned areas not to exceed 3%**
- **A minimum STVR rental period immediately beginning at 3 nights, increasing to 10 nights after 18 months and to 28 nights after 36 months.**

**From:** Justis [REDACTED]  
**Sent:** Thursday, February 25, 2021 8:57 AM  
**To:** City Clerk Mail  
**Subject:** STVR's in La Quinta 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 Members of La Quinta City Council and City Manager:

We am writing in regards to the issues before you regarding STVRs in La Quinta.

My wife and I originally purchased a condo at PGA West in 2007. We retired and moved here full-time in 2014. After being here a while, we decided to move to a larger single family residence in 2015 here at PGA West. We did not imagine the proliferation of STVRs that would occur. We bought in a gated community mostly for security reasons and for an expectation of being in a nice quiet neighborhood to enjoy our retirement.

After 2 years, the house next door sold to group of investors from the LA area, who to my knowledge, never used the place. They turned it into a STVR that in my opinion was nothing more than a motel with revolving people. Sometimes as many as 3 different groups of people would be occupying the place in the same week. Multiple problems occurred; noise, trespassing on golf course, trash, etc.

I feel that the management of La Quinta has gone along with this only to benefit the bank account of the City via TOT. How else can you explain issuing permits to operate a commercial business (Motel/STVR) in a residential zoned area.

We are in SUPPORT of the Neighborhood 4 Neighbors suggestions!!

However, we would prefer more stringent rules as follows:

1. Two-strikes and Out rule...Cancelling of permit and ALL other permits issued to same holder in the City.
2. License fee should be SUFFICIENT to cover ALL costs of enforcement (salaries, vehicle, insurance, etc.)
3. A permanent moratorium on the issuance of new permits for STVR's.
4. A gradual phase-out of existing permits. Immediately restricting rental periods to be 7-day minimum. After 18 months it becomes a 14-day minimum and after 36 months a 28-day minimum. Also, whenever a residence is sold, it is removed from the STVR's.
5. Any rules regarding STVR's must apply to all residences, including those in HOA's.

Please listen to the majority of the people....NEIGHBORHOODS are 4 NEIGHBORS.....get businesses out of them,

Thank you for your time in reading this.

Sincerely yours,

Larry and Nancy Justis  
[REDACTED]  
LaQuinta, CA 92253

**From:** Suzanne Kahn [REDACTED]  
**Sent:** Wednesday, February 24, 2021 7:30 PM  
**To:** City Clerk Mail; Jon McMillen; John Pena; Kathleen Fitzpatrick; Kevin Meredith; Linda Evans; Monika Radeva; Robert Radi; Steve Sanchez  
**Subject:** Written Comment: 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.

I am submitting written comments regarding Short Term Vacation Rentals (STVR) policy.

- 1) Name: Suzanne Kahn
- 2) City of residence: La Quinta, CA
- 3) Phone: [REDACTED]
- 4) Public comment: Written
- 5) Subject: Short Term Vacation Rentals (STVRs)

Please be clear, I purchased a house in a residential-zoned area because I wanted to live in a neighborhood, a community. STVRs are businesses, Residential neighborhoods are not. If I'd wanted a transient vibe, I would have purchased a time-share or a condo where I'd expect people to come and go every weekend.

Rental properties in and of themselves are not bad. However, the volume of STVRs in an area dramatically changes its character from residential to commercial. No amount of "rule enforcement" can alter that fact.

So while I would personally be more restrictive and implement immediate changes, I can also acknowledge issues from the business owners' perspective. Therefore I can live with N4N's (Neighbors For Neighbors) STVR recommendations:

1. Extend the current moratorium until permanent structural changes can be made to the STVR Program, including but not limited to the following:
2. Cap STVRs in residentially zoned areas at 3% maximum.

Note: My neighborhood currently has 24%. It's not a residential neighborhood, it's a motel

3. Beginning immediately, a minimum STVR should be 5 nights, increasing to 10 nights after 18 months and to 28 nights after 36 months.

Sincerely, Suzanne Kahn

:

**From:** Jeffrey Kaiser [REDACTED]  
**Sent:** Thursday, February 25, 2021 11:46 AM  
**To:** City Clerk Mail; John Pena; Kathleen Fitzpatrick; Steve Sanchez; Robert Radi; Linda Evans; Kevin Meredith; Jon McMillen; Monika Radeva  
**Cc:** james Lambert  
**Subject:** STR Special Meeting Today

**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.

All:

I agree with the recommendations made by the Neighbors for Neighborhoods of LQ:

1. **Current moratorium is extended until permanent structural changes can be made to the STVR program; as a minimum these changes would include but not be limited to;**
2. **Cap on STVRs in residentially zoned areas not to exceed 3%**
3. **A minimum STVR rental period immediately beginning at 3 nights, increasing to 10 nights after 18 months and to 28 nights after 36 months.**

We need to get this STVR situation under control. Our neighborhood at PGA WEST has been hard hit by noisy renters who are very disruptive and have no respect for the golf community atmosphere that we enjoyed when we moved here 11 years ago.

Thanks for listening.

Jeffrey Kaiser

[REDACTED]  
PGA WEST

**From:** Ellen Kane [REDACTED]  
**Sent:** Wednesday, February 24, 2021 10:26 AM  
**To:** City Clerk Mail  
**Subject:** Written Comments

**EXTERNAL:** This message originated outside of the City of La Quinta. Please use proper judgement and caution when opening attachments, clicking links or responding to requests for information.

Please include my letter below in the agenda packet for the special council meeting on February 25, 2021 at 4 PM. Thank you.

Ellen Kane  
Palm Desert, CA  
[REDACTED]

Honorable Mayor Evans and City Council Members,

The STVR quagmire is one that as a resident of Palm Desert I and many others have lived through.

We are grateful to our city leaders who listened to hours of testimony in 2017 and concluded that their residents needed neighbors not short term rentals.

You've heard the arguments on both sides but as your contemplate this issue, please ask yourself this - would you buy a home next to a STVR?

Sincerely,

Ellen Kane  
Palm Desert, CA 92260



**Ellen Kane**  
[REDACTED]  
[REDACTED]

81-713 Highway 111, Suite E  
Indio, California 92201  
[www.desertcornerstoneins.com](http://www.desertcornerstoneins.com)  
CA Lic. 0F15709

**From:** Stephen Kiddoo [REDACTED]  
**Sent:** Thursday, February 25, 2021 7:54 AM  
**To:** City Clerk Mail; John Pena; Kathleen Fitzpatrick; Steve Sanchez; Robert Radi; Linda Evans; Kevin Meredith; Jon McMillen; Monika Radeva  
**Subject:** 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. \*\*

I fully endorse the recommendations of NFN. The city needs to be more concerned with it's residents quality of life than the income provided by stvrs.

Steve Kiddoo

[REDACTED]  
La Quinta

Sent from my iPhone

**From:** Jahanna Knight [REDACTED]  
**Sent:** Wednesday, February 24, 2021 9:29 PM  
**To:** City Clerk Mail  
**Subject:** At risk ordinance

\*\* 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. \*\*

As a 10 year resident of La Quinta, I have noticed a serious decline in our neighborhoods with STVR's. The noise, garbage, and parking issues are multiplying while we residents suffer weekend after weekend.

Please consider no rental periods shorter than six nights within city limits of La Quinta. Save the neighborhoods from being turned into weekend nightmares.

Respectfully

Jo Knight, [REDACTED], La Quinta CA 92253.

Carpe Diem!

**From:** Colin Lai [REDACTED]  
**Sent:** Wednesday, February 24, 2021 1:29 PM  
**To:** City Clerk Mail  
**Subject:** Request for Public Comments City Council Meeting on 2/25/2021

\*\* 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. \*\*

Agenda Item: Request for public comment, STVR Restrictions  
Name: Zhenke Lai  
Phone Number: [REDACTED]  
City: La Quinta

Comments:

City just announced a proposed ordinance that limits all homeowners to only 32 rentals per year! I strongly against it because Reducing the number of rentals dramatically does:

Badly hurt businesses, some by 50%+, that are just now trying to come out of the pandemic. Will cut jobs, especially for single moms, restaurants, golf, etc Promotes high rents that only the elite can afford (equity issues) Does nothing to eliminate the bad apples - or the bad guest behaviors

The goal of the city is to get rid of the bad apples. This does nothing to get rid of them. Why not put the 32 cap on the bad apples with citations, NOT homeowners who follow the rules? We want families to come stay for a week at a time.

What I suggest is the City should focus on punishing the owner who doesn't set up an accurate expectation for their guests. If every homeowner can do what I did, I don't think we will have noise complaints anymore. Here is what I do.

I post the following rules in my listing in the first column "1. THIS IS VERY SERIOUS AND IMPORTANT: We are in a quiet residential neighborhood. Do not host parties or gatherings, and do not generate excessive noise, no amplified music to be heard at the property line 24/7, use of a pool or spa or other outdoor activities prohibited from 10pm-8am. The City and Sheriff will issue citations and evict guests who disturb the neighborhood with noise, bring too many cars(no more than 4 cars allowed), or exceed the occupancy limits. If any citation issued to the homeowner due to your activities, you will need to pay for that. No refund if you are evicted." Besides this, every time I got a new reservation, the first message I sent to the guest is to ask they to confirm they had read the house rules and they are willing to follow, also let them know if they don't, the City code enforcement will evict them and ruin their trip, which is very effective, some guests who know they can't follow the rules will just cancel the reservation, if you can check my record, you can see I don't have any complaint related to my 2 STR properties for over a year.

So my conclusion is for those responsible homeowners, their STRs will only benefit the community and the City. For those homeowners with no responsibility, the City should get rid of them by voiding their licence immediately if their violation repeats. It takes time and effort to make it right, but we are all learning from the new things, I believe we can make things right and do better than just one cut to everyone.

Thank you.

Zhenke Lai

**From:** Jim Lambert [REDACTED]  
**Sent:** Thursday, February 25, 2021 11:42 AM  
**To:** City Clerk Mail; Linda Evans; Robert Radi; Kathleen Fitzpatrick; John Pena; Steve Sanchez; Monika Radeva; Jon McMillen  
**Subject:** Written comments comments for the meeting 2/25/2021

**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.

email comments City Council meeting February 25, 2021. please include in the public record.

Jim Lambert

La Quinta

[REDACTED]

Public comment

STVR problems

Written communication

In the past months I have emailed and addressed the council regarding short term rentals focusing on what I believe are violations of the city's general plan, zoning laws and land use laws as written. Allowing unsupervised transient hotels in residential zones with no consideration of the density and impact on full time residents.

Today I will highlight a result of the loss of community and neighborhood which these non conforming use stvr's have caused.

When Barb, my wife and I are out walking or riding in our golf cart we frequently meet our resident neighbors walking their dogs, Joe and Finnegan, Bud and Gracie, Doug and Duffy, Nini and Wally, Mary and Glee, Carrie and Maggie. In each meeting the dogs are eager to come and say hello, get a back rub or jump in the golf cart for a full on massage. We know them and they know us, we trust each other.

Last Friday afternoon I was in my yard at the side of our home checking the watering of our potted herb garden. On the other side of the 6 foot high privacy wall at the STVR next door a Doberman Pinscher was growling and barking like crazy. I said nothing, just walked to the back of the house where Barb had come outside to see what the commotion was about. The next thing we knew, the Doberman had run around the wall onto the golf course and raced into our yard barking and growling with it's teeth bared and hackel up and drooling. It cornered us under the portico at the back of the

house barking aggressively 3 feet from us. We stood still and yelled and screamed for the renters next door to get their dog. We had nothing to protect ourselves if the dog lunged at us. Our neighbor on the other side was at the front of his house and heard the commotion and came running to see what was going on. Finally two of the renters showed up on the golf course and called for the dog, which ignored them, still barking and growling at us. Finally after another couple of minutes they got the dog's attention and it went toward them but then ran back at us. The third time, they got it's attention and it went to them and they had to pick up the probably 70 pound dog to carry it back to the rental house. We were both traumatized, shaking and pale. Never in our lifetimes had we been in a situation like this, anyone who had a potentially dangerous dog made sure to be aware of what the dog was doing and controlled the dog. These renters did not even call the dog when it was barking at me behind the privacy wall.

Short term rental destruction of neighborhood and community are not limited to noise, parking, and trash, they are destroying security and peace in our residential community.

Do not allow any more permits in residential zoned areas. Limit any STVRs to the areas planned for them.

Jim & Barbara Lambert

**From:** Kevin Meredith  
**Sent:** Thursday, February 25, 2021 1:54 PM  
**To:** City Clerk Mail  
**Subject:** FW: A few questions...

Good Afternoon,

Mrs. Langson has requested that her email be part of the written comments regarding today's special Council Meeting addressing Short Term Vacation Rentals.

Kevin Meredith | Animal Control / Code Compliance Supervisor Public Safety City of La Quinta  
78495 Calle Tampico | La Quinta, CA 92253 Ph. 760.777.7034 [www.laquintaca.gov](http://www.laquintaca.gov)  
[www.playinlaquinta.com](http://www.playinlaquinta.com)

-----Original Message-----

**From:** Sandy Langson [REDACTED]  
**Sent:** Wednesday, February 24, 2021 7:35 PM  
**To:** Kevin Meredith <Kmeredith@laquintaca.gov>  
**Subject:** A few questions...

\*\* 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 evening Kevin,

Well, first off, let me say code enforcement has been very responsive to a few code violations I have reported, and Anthony has called me a few times to report on his findings and what is being done, and excellent on following up, so I appreciate that...

There is another more pressing matter, that I am extremely concerned about... I mentioned this in an email I copied you on...

[REDACTED] has been buying up 3 properties directly surrounding me, and this evening even approached me to sell my house! I wasn't home, my roommate spoke with him, and relayed the information.. He now owns the following properties: IN HIS NAME

[REDACTED] - totally remodeled and added a pool for future STVR revenue  
[REDACTED] -remodeled and currently on VRBO  
[REDACTED] -my direct neighbors to the South, currently building a pool, which was started without the proper building permits...

And now he wants my property! I owe too much on my property, and would not make enough to move anywhere else...

My main question is-is the City going to allow this sort of monopoly and grant permits to properties directly next to each other?

This is an urgent matter, and I would appreciate you giving me a call for discussion, at your earliest convenience...

Also, it is my understanding there.. is a counsel meeting tomorrow, the 25th to discuss STVR's...

If you see Linda Evans, please tell her I was appalled at her reaction to the La Quinta resident that was merely voicing his opinion.. It played all over the local evening news, this gentleman only stated "people taking matters into their own hands"-AT THE POLLS FOR A VOTE! nothing violent about it! Cathedral City has the matter on their ballot..

I will never vote for her again, but there's enough stupid people out there that probably will...

Will you please call me, to discuss my concerns..

Thank you,

Sandy Langson



**From:** Jeanne Lombardelli [REDACTED]  
**Sent:** Wednesday, February 24, 2021 12:10 PM  
**To:** Monika Radeva  
**Subject:** Fwd: Written Comments RE:2/25/21 STVR 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.

Sent from my iPhone

Begin forwarded message:

**From:** Jeanne Lombardelli [REDACTED]  
**Date:** February 23, 2021 at 4:13:34 PM PST  
**To:** CityClerkMail@laquinta.gov  
**Subject:** **Written Comments RE:2/25/21 STVR MEETING**

REQUESTING A PERMANENT MORATORIUM ON NEW LICENSING

Mayor Evans, City Counsel, City Manager and City Clerk,

My family and I moved to La Quinta two years ago. We wanted to get away from the high rent and low standard of living that we were dealing with. We absolutely fell in love with La Quinta and our children have been so happy here. We live in a gated community and it has been a godsend for the kids during this pandemic. With no school our neighborhood has become the schoolyard and the children living in it have become like their best friends and classmates.

Cut to January when our landlord told us that we have three months left here because he claims that he has to move back in because he is selling his home in San Francisco. My son is devastated to learn that he is going to have to leave all his friends that he has become so close with in this community. I promised that we would try and find something close but that is proving to be impossible. Not only are we unable to find anything even though half of the houses in our community sit vacant but also the prices have skyrocketed. It really pains me to see that so many of these houses remain vacant

waiting for weekend vacationers when a family of four is unable to secure housing. I believe this is directly related to all the vacation rentals. This is unfair to families like us that are great tenants and also great neighbors. I hope that city council members hear the plight of families like mine that moved here for a better life and are now left with nowhere to live.

Best,  
Jeanne Lombardelli

**From:** James MacRae [REDACTED]  
**Sent:** Thursday, February 25, 2021 8:52 AM  
**To:** City Clerk Mail; John Pena; Kathleen Fitzpatrick; Steve Sanchez; Robert Radi; Linda Evans; Kevin Meredith; Jon McMillen; Monika Radeva  
**Subject:** Hello

\*\* 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'm a full time resident of the PGA in LaQuinta and have lived close to a STVR for the past two years. These two short term rentals have been nothing but a problem! We've had noise issues of taunting players on our private golf course, people running and using the golf course as a private play ground throwing lawn darts and beer pong games. Trash over flowing from cans left for weeks and not being picked up and dumped. Most of the time when families pull up to the STVR's they empty the car onto our streets rather than place items in garbage cans! It goes on and on.

I feel if this issue isn't addressed by council to STOP short term rental proliferation I will be selling my home and moving to a community that doesn't allow STVR's and it will be out of LaQuinta.

James MACRAE  
[REDACTED]  
LaQuinta, Ca 92253

**From:** James Martin [REDACTED]  
**Sent:** Thursday, February 25, 2021 2:09 PM  
**To:** Monika Radeva  
**Subject:** Short Term Rentals

**EXTERNAL:** This message originated outside of the City of La Quinta. Please use proper judgement and caution when opening attachments, clicking links or responding to requests for information.

Dear City Manager Radeva:

My wife, Betty Ann, and I support the N4N proposal. We have resided in La Quinta since 2008. We originally lived in PGA West. We relocated from there in 2014, primarily because of the annoyance from short term rentals during the concerts. We moved to a community with an HOA that doesn't permit short term rentals. The problems we experienced were as follows:

1. Loud parties going into the early morning.
2. Excessive vehicles parking and driving on the streets.
3. Excessive trash left on the curb for days until trash pick up day.
4. More than normal litter on the streets.
5. Disoriented people coming onto our property trying to find their short term rental.
6. Concert goers sleeping on the pool furniture.
7. Concert goers swimming in the golf course lakes.
8. Short term renters walking on the golf courses at all times of the day and night.

We believe that La Quinta should phase out short term rentals of less than month to month tenancies. Thank you for your consideration of our concerns.

Best regards,

Jim Martin

**From:** Interseafisheries [REDACTED]  
**Sent:** Thursday, February 25, 2021 6:28 AM  
**To:** City Clerk Mail; John Pena; Kathleen Fitzpatrick; Steve Sanchez; Robert Radi; Linda Evans; Kevin Meredith; Jon McMillen; Monika Radeva  
**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. \*\*

Dear City Council,

I live at [REDACTED]. There is a rental in the house next to me. I strongly believe that rentals should be for a minimum of 30 days.

Regards,

John B. Martin

[REDACTED]  
La Quinta, CA. 92253

Cell, [REDACTED]

Sent from my iPad

**From:** Mary Jo McCowan [REDACTED]  
**Sent:** Wednesday, February 24, 2021 5:49 PM  
**To:** City Clerk Mail; John Pena; Kathleen Fitzpatrick; Steve Sanchez; Robert Radi; Linda Evans; Kevin Meredith; Jon McMillen; Monika Radeva  
**Subject:** 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. \*\*

Dear City of La Quinta Council members and Mayor Evans,

Reference: City Council Special Meeting on 2//25/2021 to discuss short-term rental program recommendations.

This email is in support of the Neighbors for Neighborhoods of La Quinta recommendations which are:

- To extend current moratorium until permanent structural changes can be made to the STVR program; as a minimum these changes would included but not be limited to;
- Cap on STVRs in residentially zoned areas not to exceed 3%
- A minimum STVR rental period immediately beginning at 3 nights, increasing to 10 nights after 18 months and to 28 nights after 36 months.

Thank you for your consideration.

Respectfully,

Mary Jo McCowan  
[REDACTED]  
La Quinta CA. 92253

**From:** Sean McGrath [REDACTED]  
**Sent:** Thursday, February 25, 2021 9:39 AM  
**To:** City Clerk Mail  
**Subject:** Written Comments

**EXTERNAL:** This message originated outside of the City of La Quinta. Please use proper judgement and caution when opening attachments, clicking links or responding to requests for information.

Dear La Quinta Council members,

I have reviewed your agenda for the STVR Special Council Meeting on 02/25/2021 and I agree with some of the propositions placed forth. Please make a final vote and move the issue forward. As a La Quinta resident myself, I support short term vacation rentals and wish to recall the moratorium. There has been ample time to review the concerns and put into action the proposed recommendations. Coincidentally, these ordinances should be swiftly executed in 30 days, alongside recalling the moratorium.

Best Regards,

Sean McGrath  
La Quinta, CA  
[REDACTED]

**From:** Rod McGuire [REDACTED]  
**Sent:** Thursday, February 25, 2021 11:19 AM  
**To:** City Clerk Mail  
**Cc:** Linda Evans  
**Subject:** STVR issues, Written and Verbal 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.

Madam Mayor and City Council Members,

I am a full time resident of the Cove.

#### **DISREGARDING SUBSTANTIATED EVIDENCE**

Council has been presented a great deal of substantiated evidence from economic think tanks and organizations such as the Economic Policy Institute, Harvard Law’s Public Policy Review, The Urban Media Lab and many others, that the effects of a proliferation of STVRs in a community are corrosive. Though the evidence in the reports is indisputably valid, they have been ignored.

Neighbors for Neighborhoods prepared a lengthy, expensive, detailed and scientifically substantiated report and recommendations. The report’s findings have been largely ignored.

#### **PROTECTING OUTSIDE INVESTORS INTERESTS**

Numerous times, council members have, in publicly recorded meetings, expressed their concern for investor’s interests. The council has authorized the city to license 1000 STVR businesses in our bedroom communities. Subsequently, rather than serving the interests of its constituents, council now openly states in its legislative decision-making process, that it considers investor’s interests in tandem with the interests of the resident voters. The new term is “stakeholders”.

***Purchasing property or owning a business in La Quinta, or anywhere in the United States, does not garner representation in a local government.***

***Council, STVR businesses are NOT “part of a community”. I thought Council members represent the interests of their voting constituency.***

#### **FOLLOWING PALM SPRINGS FAILED MODEL**

Council used what we now know to be Palm Springs seriously flawed model as guidelines to inform new legislation. Airbnb itself had to ban 30 Palm Springs properties that the city themselves had not even flagged. Residents currently have a lawsuit pending against the city awaiting appeal through the Riverside County Superior Court. And our

council is discussing following Palm Springs failed plan while ignoring residents, Palm Desert, Rancho Mirage and Cathedral City councils' consideration of their constituents.

***“The news of the Airbnb suspensions was a surprise to short-term rental industry experts and policymakers in Palm Springs.”***

We ask questions and bring up issues but Council does not discuss or address the issues we bring to you.

***We are asking for a permanent moratorium on new licensing of unmanned businesses in our bedroom communities.***

**It seems our best interest in preserving our neighbors and neighborhoods have little concern for this council, you were elected to represent our interests not yours. If any member of the council holds any ownership or interests in STVRs or Real estate business, they should recuse themselves from any action on this ordinance.**

Thank you.

Rod McGuire  
La Quinta Cove



**From:** Ken Merchant [REDACTED]  
**Sent:** Wednesday, February 24, 2021 6:48 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) Kenneth A. Merchant
- (2) [REDACTED] La Quinta, CA
- (3) [REDACTED]
- (4) Public comment
- (5) Data on rentals in residential areas
- (6) Written comments

I am distressed by the renters' claims that the data on problems with rental properties, and in particular short-term rentals, are overstated. They claim that there are a lot of false claims submitted that overstate the problem. I can't imagine that there are many false claims. Instead I would like to argue that there are many problems that do not get recorded in the official statistics, so the distortion in the data is assuredly in the direction of underreporting of problems.

I can illustrate from my own recent experience some issues causing the underreporting of problems with rental properties. We have two rental houses next to us. On two recent occasions we have had late night noise problems at one of these properties. These involved drinking parties by the pool with amplified music and loud conversations and yelling. One one occasion I called the two security numbers monitored by the City. On the first one, the phone just rang and rang. The second call sent me immediately to an answering machine. So I gave up. On another late-night noise occasion, not wanting to go through the frustration again, I did not bother to call at all. So while we suffered through two uncomfortable late-night noisy pool parties, neither of these issues got recorded.

On a third occasion, the rental house was full of renters (seven cars parked in front of the house!). Toward the end of the day, perhaps 20 of the renters headed out to the golf course with their clubs. Some of them practiced on one of the greens. Some others played the two holes in the little corner of the course in front of our house. I was worried about damage to the course, so I called PGA West security, but I got only an answering machine. So I called the PGA West Tournament Clubhouse, since the problem was on the Nicklaus Tournament course. There was no answer there, even though I was calling at about 4:10 p.m. So I called the Private Clubhouse. The lady who answered there said that the Nicklaus Tournament course was not their jurisdiction, but she would see what she could do. I never saw any security come. If they came after dark, of course, the renters would already have been inside. So here is another problem caused by renters that almost assuredly did not get recorded in the official statistics.

These examples are just from the last two months. I could describe similar problems that have occurred in prior months and years.

Another problem that I have heard about is when a problem is reported, but by the time security comes out, which is typically after a significant delay, they cannot identify the problem. The kids are no longer running around on the golf course, or the music has been turned off. So this problem either does not get recorded, or it is recorded as a false claim. The reality, of course, is that this is not a false claim; a real problem did occur.

The point I want to make is that these renters, particularly those renting just for a short period of time, like a weekend, are not welcome parts of our neighborhood. They come to party, and they cause problems. And the statistics that you see greatly underreport those problems.

Please do what you can to limit the disruptions to our neighborhood caused by these unwelcome, inconsiderate interlopers. At a minimum, please extend the ban on new rental properties indefinitely. And hopefully you can do something to actually reduce the number of these businesses, "little motels," that we have to put up with in our residential neighborhoods. Concurrently, please find a way to deal with the poor enforcement of violations that currently exists.

Thank you for your consideration.

Ken Merchant

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**From:** Christopher Mikulenk [REDACTED]  
**Sent:** Thursday, February 25, 2021 1:48 PM  
**To:** John Pena; Kathleen Fitzpatrick; Steve Sanchez; Robert Radi; Linda Evans; City Clerk Mail  
**Subject:** STVR Comments  
**Attachments:** RadiusMapToolSTVRLQ.PNG

**EXTERNAL:** This message originated outside of the City of La Quinta. Please use proper judgement and caution when opening attachments, clicking links or responding to requests for information.

Good afternoon La Quinta City Council,

First of all I would like to thank all of you for your time and effort put into the special meeting on January 27, 2021 which started at 5:00 pm and ended at 12:02 am on January 28, 2021. I was there until the end even though the audio during closing statements went silent the last few minutes. Hopefully the meeting tonight will not be a duplicate of the last marathon session.

The purpose of my communication is to provide some concerns regarding STVR items as listed below.

1. I made a statement about the percentages the city was showing on the total numbers of STVRs citing the statistics to be misleading in nature. While the total numbers may be very low, the real issue is with high density in a very low percentage of streets overall in the city of La Quinta. More than 75% of the STVRs are on < 8% of the streets. These numbers prove there is a problem with density. Granted there are some streets which are 100% STVRs because of the way the development was originally built, but these are within the tourist commercial zones. As an example, there are fifteen (15) streets in the Cove that have ten (10) or more STVRs on a street. My street on Fiesta Drive has six (6) to (9), which is twenty-five (25) to thirty-six (36) percent density saturation, when counting licensed and non-licensed operators.

2. Council stated implementing a 300' radius requirement would not be cost effective while questioning how the STVR applicant could possibly provide this information to the city. This is the city's program, and the program should be managed by the city with consideration to all aspects. Please find a pdf attachment to this communication from a free site called mapdevelopers.com. I was able to provide a sample for my property in less than three minutes at zero cost. The city should accept the responsibility of administering the program based upon how they decide to regulate the program, and this cost should be passed on to the applicant to cover the city's expenses of issuing the license.

3. A simple half hour onsite inspection would allow for verification of the radius requirement along with accuracy of what the applicant is presenting to verify for accuracy (e.g. # of bedrooms, available parking spaces, etc.). Again, this cost should be passed on to the applicant in the licensing process.

4. I posed a question to City Council asking why the city chose not to issue citations during the most recent lockdown for properties who defied the order allowing for essential workers only and no recreational accommodations being allowed. The city posted a notice on the STVR website, and the city sent a letter to all STVR owners or managers/management companies notifying them of the rules, yet not one citation was issued for the fourteen incidents reported in my area. I was told by compliance officers they had been instructed to only educate the offending licensees when a violation was reported. I would like the city to provide an official response to the original question posed.

5. I requested a copy of the City of La Quinta Official Zoning Map because I was curious as to why STVRs were even being allowed to operate in certain areas. According to the zoning map, the area I live in on Fiesta Drive is zoned as a low density residential area while the Cove is zoned as Cove residential. There is no mention whatsoever of commercial. The city does however have Village, Regional, Neighborhood, and Tourist commercial notated on the master zoning plan. Is this not where the "hotels" are supposed to be? I reviewed the city ordinances regarding STVRs beginning with Ordinance 501, and none of the ordinances appear to make changes to the master zoning plan for the city other than to define "hotel" as being a broad stroke of any dwelling where someone can sleep overnight. The ordinances appear to be written only for regulation purposes to help the city in collecting the transient occupancy tax, ensure they are licensed, and that they play by the rules. The problem is these "hotels" are in the middle of our residential neighborhoods with zero consideration for density concerns.

6. If the 300' radius is too difficult to implement, even though it really is not, why not go to a straight percentage (e.g. no > 15% on any given street)?

7. The moratorium on STVR licenses should be extended at least to the end of 2021 until substantial progress is made on an agreement between all parties which is beneficial to the overall harmony in La Quinta.

8. Why doesn't the city reach out to hotel corporations and offer incentives to build more hotels along the 111 corridor? The new Residence Inn by Marriott is in an appropriate location because it is located in a Regional Commercial zoning area, which is where "hotels" are supposed be located. There are a number of available properties between Washington and Jefferson which could be developed, and the building of additional hotels would provide more jobs for our local community.

This is just my opinion, but I believe my opinion has merit and offers some middle ground. I believe the city is not doing enough to get a handle on STVRs other than to make simple changes which require very little thought and are being offered only as a temporary tool of appeasement. While these miniscule changes are better than nothing, they will not keep the majority happy. I know there are many who are lobbying for an outright ban on STVRs in La Quinta, and I can speak with certainty that the citizens of La Quinta will not accept anything less than density restrictions being implemented. This may be the only way to provide a middle ground solution which offers compromise to all. I believe wholeheartedly this matter will end up on a ballot initiative if the city does not act more purposely with respect to the citizens of La Quinta. Based upon recent history, STVRs probably would be no more in La Quinta if the situation progresses to the voters.

Respectfully,

Christopher Mikulenko

Christopher Mikulenko  
Have a Great Day!

**From:** Celia Miller [REDACTED]  
**Sent:** Wednesday, February 24, 2021 11:32 AM  
**To:** City Clerk Mail  
**Subject:** Request for Public Comments City Council Meeting on 2/25/2021

**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.

Agenda Item: Request for public comment, STVR Restrictions

Name: Celia Miller

Phone Number: [REDACTED]

City: La Quinta

I own a vacation home at PGA West for personal use and do not rent my property. I would like to voice my support in restricting STVR. It is my hope that STVR are restricted to a minimum of 2 weeks in the City of La Quinta.

I have had my quality of life interrupted by unruly and aggressive renters. It seems like the week-end renters are there just to party and do not care about the full-time or part-time residents.

I strongly urge you to restrict STVR to 2 week minimum stays and to put a moratorium on issuing new permits.

-Celia Miller

**From:** Douglas Montgomery [REDACTED]  
**Sent:** Wednesday, February 24, 2021 3:56 PM  
**To:** City Clerk Mail  
**Subject:** written comment

**EXTERNAL:** This message originated outside of the City of La Quinta. Please use proper judgement and caution when opening attachments, clicking links or responding to requests for information.

hi, i do plan to attend the meeting, Feb 25th and would like to offer a written comment as a STVR home owner in La Quinta.

I am in favor of STVR in La Quinta, support some controls in case the bad actors, but strongly feel these should continue.

Douglas Montgomery

[REDACTED]  
La Quinta, 92253  
[REDACTED]

**From:** Mary Murray [REDACTED]  
**Sent:** Thursday, February 25, 2021 4:23 PM  
**To:** City Clerk Mail  
**Subject:** In Favor

**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. \*\*

We are in favor of STVRs and oppose restrictions on STVR's.

Matt Murray  
Mary Murray  
Leah Pedro  
Al Ledbury  
[REDACTED]

**From:** andrea chavez [REDACTED]  
**Sent:** Wednesday, February 24, 2021 8:41 PM  
**To:** City Clerk Mail  
**Subject:** Request for Public Comments City Council Meeting on 2/25/2021

**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.

EMAIL: [REDACTED]  
Agenda Item: Request for public comment, STVR Restrictions  
Name: Andrea Nelson  
Phone Number: [REDACTED]  
City: La Quinta

Hello,

I am writing to show support of STVRs. While our program has some issues and some revisions are necessary some of the proposed items are concerning and don't seem to address the problems which the council has previously highlighted.

Limiting the number of stays is yet another example of how over regulation is rampant in our state currently. Capping the number of stays per year and limiting the potential revenue brought to the city does not make sense to me or other STVR owners I have discussed this with. This is especially concerning when we are still trying to recover from a global pandemic and shut down of the economy. We should be encouraging tourism and maximum stays for STVRs, hotels and all other businesses many of which have struggled to survive and some who unfortunately have not. Additionally, what problem does this solve? Does this magically get rid of the bad hosts, bad property managers and bad guests? Does this solve parking, trash and noise issues from these same bad hosts? The only thing this seems to accomplish is creating more work for city staff in building this process out, regulating it and limiting the amount of revenue that is brought to the city. Please reconsider this as an option as many of us struggle to survive.

I am happy to see the city considering holding guests and hosts accountable as this is long overdue. Hosts are tasked with properly vetting guests and while we do a very good job of this most of the time there are no guarantees in life and we cannot avoid guests that have bad intentions, have had a bad day or possibly had a little too much fun. These occurrences are not acceptable as they cause strain on our neighbors but this is not a direct reflection of the owner/host but rather of the guest. I fully support holding guests accountable but do feel that issuing a strike to the homeowner for these occurrences on a one off situation is unfair to the host. Is it possible to track multiple occurrences of issues at residences before issuing a strike? For example, a single occurrence does not result in a strike however the second occurrence then starts the clock and a first strike is issued.

Also regarding accountability, there is another group of people that need to be held accountable and these are the bad actor neighbors who feel that all STVRs are bad. This group (N4N) continually floods message boards on social media promoting their agenda to get STVRs shut down by providing their audience false information, citation numbers and encouraging others to call the STVR hotline "early and often" regardless of the complaint being valid or not. This is a serious issue and a serious strain on city resources. I know personally of a homeowner who is under attack each and every time they have guests stay at their home, there have been at least 3 false claims that I am aware of against this property that happens to be nextdoor to an N4N member who is very vocal against shutting down STVRs. It is unfortunate that these individuals and this group is not also held accountable for their actions, but for some reason the rules of decency and being neighborly don't

apply to them. Not only that the city has decided to include their report into council meetings along with ad-hoc recommendations as almost a show of support for this group and their actions. We all care about our neighbors and neighborhoods, not just N4N.

Thank you for your time and consideration. Changes are needed but please be considerate of all parties when making these decisions and considerate of the struggles we are all having, not just certain groups.

Thank you for your time,

Andrea

**From:** Matthew Nelson [REDACTED]  
**Sent:** Wednesday, February 24, 2021 10:04 PM  
**To:** City Clerk Mail; John Pena; Kathleen Fitzpatrick; Steve Sanchez; Robert Radi; Linda Evans; Kevin Meredith; Jon McMillen; Monika Radeva  
**Subject:** 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. \*\*

Folks,

I am writing to you in support of the N4N's recommendations for STVR'S.  
At a minimum the moratorium should be extended. I have lived here full time for 19 years and I now have 5 STVR'S within 300 ft. of my condo.  
Enough is enough.

Matthew Nelson

**From:** Donald Nimis [REDACTED]  
**Sent:** Thursday, February 25, 2021 5:59 AM  
**To:** City Clerk Mail; John Pena; Kathleen Fitzpatrick; Steve Sanchez; Robert Radi; Linda Evans; Kevin Meredith; Jon McMillen; Monika Radeva  
**Subject:** Policy Recommendation for 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.

Dear Mayor Evans & City Officials:

I have written several times prior to City Council meetings with my thoughts on the STVR subject. In those letters I have detailed the never ending nuisance of living on a street with three or more STVRs'. At one time, these homes were either lived in or rented by the season. I never had an issue with seasonal rentals. Now we have continuous weekly or weekend turnover of groups of young people or multiple families. The homes are not owned by individuals. They are owned by investor groups, and investor groups will continue to increase their investments with no logical conclusion unless we put more value on residents.

I ask you:

- Listen to **residents** not remote investors
- Continue the moratorium on permits until a permanent structural changes are made with new ordinances which will;
- Cap STVRs in residentially zoned areas not to exceed 3%
- Phase out short term rentals of less than 28 days
- Include HOA's in **ALL** actions

Sincerely,

Donald Nimis  
[REDACTED]

La Quinta, CA 92253

Sent from my iPad

**From:** Grant Parker [REDACTED]  
**Sent:** Thursday, February 25, 2021 9:31 AM  
**To:** City Clerk Mail  
**Subject:** Request for Public Comments City Council Meeting on 2/25/2021

**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 Morning,

Trying to get rid of the "Bad Apples" by reducing all Short Term Vacation Rentals ("STVR's") to 32 rentals per year is highly prejudicial and will prove to be ineffective. Reducing the annual rentals will yield all of the following negative results.:

1. Drastically reduce the annual TOT the City receives.
2. Reduce the revenue to most all businesses who rely on visitor revenue.
3. Reduce employment of all businesses relying on visitors revenue.
4. Increase residential rental rates which discriminate particularly against the working class.
5. Does nothing to eliminate the Bad Apples from renting.

In lieu of the City plan to reduce annual rentals to 32, I suggest a more logical, proactive and systematic approach. Hit the problem where it exists as follows:

1. Increase annual STVR licensing fees to \$2,000 annually making the license more exclusive.
2. Increase the fines for unlicensed STVRs to \$5,000 per occurrence.
3. Increase fines for proven disturbances to \$1,000 per occurrence.
4. To reduce false complaints by neighbors, create a \$500 fine for filing a false complaint.
5. In the booking process and then again before the renters arrive, the Homeowner must notify the Renter of all of the following:
  - Limiting occupancy.
  - No parties and/or gatherings of any kind.
  - No outside noise after [10 PM](#).
  - No parking in front of neighbors houses.
  - Guests/renters may be fined \$1,000-\$5,000 for violation of these rules.
  - No exceptions.
5. Mandate all of the following for all STVRs.
  - a. Minimum age to rent is 30 year old.
  - b. Houses must have video cameras in the front of the house and at the front door to monitor guests.
  - c. Each house must have NoiseAware devices strategically located inside and outside of property.
  - d. Multiple reflective signs posted in the rear yard areas specifying "Silence After [10PM](#)."
  - e. Signs must be posted at all entrances within the house stating City and House rules.
    - Limiting occupancy.
    - No parties and/or gatherings of any kind.
    - No outside noise after [10 PM](#).
    - No parking in front of neighbors houses.
    - Guests/renters may be fined \$1,000-\$5,000 for violation of these rules.
    - No exceptions.

The above suggested ideas are a proactive approach and do not unfairly penalize the homeowners who rigidly follow the rules.

Capping the annual rentals is discriminatory, grossly unfair and will have negative consequences. Treat the disease, not the symptoms.

Best regards,

Grant Parker

Cell [REDACTED]

**From:** [REDACTED]  
**Sent:** Wednesday, February 24, 2021 2:57 PM  
**To:** City Clerk Mail  
**Subject:** Request for Public Comments City Council Meeting on 2/25/2021

Good afternoon,

Trying to get rid of the "Bad Apples" by reducing all Short Term Vacation Rentals ("STVR's") to 32 rentals per year is highly prejudicial and will prove to be ineffective. Reducing the annual rentals will yield all of the following negative results.:

1. Drastically reduce the annual TOT the City receives.
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3. Reduce employment of all businesses relying on visitors revenue.
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  - No outside noise after 10 PM.
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  - No exceptions.
5. Mandate all of the following for all STVRs.
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  - b. Houses must have video cameras in the front of the house and at the front door to monitor guests.
  - c. Each house must have NoiseAware devices strategically located inside and outside of property.
  - d. Multiple reflective signs posted in the rear yard areas specifying "Silence After 10PM."
  - e. Signs must be posted at all entrances within the house stating City and House rules.
    - Limiting occupancy.
    - No parties and/or gatherings of any kind.
    - No outside noise after 10 PM.
    - No parking in front of neighbors houses.
    - Guests/renters may be fined \$1,000-\$5,000 for violation of these rules.
    - No exceptions.

The above suggested ideas are a proactive approach and do not unfairly penalize the homeowners who rigidly follow the rules.

Capping the annual rentals is discriminatory, grossly unfair and will have negative consequences. Treat the disease, not the symptoms.

Respectfully,

Greg Parker  
[REDACTED]

**From:** [REDACTED]  
**Sent:** Thursday, February 25, 2021 11:50 AM  
**To:** City Clerk Mail  
**Subject:** Request for Public Comments City Council Meeting on 2/25/2021

**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.

EMAIL TO: [cityclerkmail@laquintaca.gov](mailto:cityclerkmail@laquintaca.gov)

SUBJECT: Request for Public Comments City Council Meeting on 2/25/2021

EMAIL: [REDACTED]

Agenda Item: Request for public comment, STVR Restrictions

Name: Monique Pinkstaff

Phone Number: [REDACTED]

City: La Quinta

I support property rights and reasonable, common sense regulations of the industry.

- The proposed ordinance limiting homeowners to 32 rentals per year should be directed at rentals with multiple citations not the responsible homeowners following the rules and regulations.
- **Complaints lodged to the 24/7 STVR hotline should no longer be made anonymously.** The resident's name and contact information should be mandatory at start of call.
- **If a complaint is investigated and unfounded, the caller should be fined for misusing the hotline.** This will help eliminate false complaints, curb divisiveness in the community and the wasting of precious resources.

Thank you.

**From:** Mary Ploetz [REDACTED]  
**Sent:** Wednesday, February 24, 2021 5:46 PM  
**To:** City Clerk Mail; John Pena; Kathleen Fitzpatrick; Steve Sanchez; Robert Radi; Linda Evans; Kevin Meredith; Jon McMillen; Monika Radeva  
**Subject:** STVR RECOMMEND N4N PROPOSAL

\*\* 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 husband and I STRONGLY endorse the recommendations of N4N proposed for STRV's.

Thank you,

Mary Ploetz  
Joe Savageau  
[REDACTED]  
La Quinta, CA 92253

Sent from my iPhone

**From:** Bruce Poynter [REDACTED]  
**Sent:** Thursday, February 25, 2021 11:57 AM  
**To:** City Clerk Mail  
**Subject:** Written Comments.

\*\* EXTERNAL: This message originated outside of the City of La Quinta. Please use proper judgement and caution when opening attachments, clicking links or responding to requests for information. \*\*

Honorable Mayor and City Council:

I am writing to request an extension of the moratorium on new Short Term Vacation Rental licensing in R1 zones.

In the last year I have watched the various Coachella Valley City Council meetings.

Two things stand out:

- 1) the number of mostly out of town STVR owners.
- 2) The tremendous amount of time cities, residents, Code and Law Enforcement put in trying to manage - control- babysit these problems.

The mini-motel owners often say, "I've never had a problem with my unit." Ha. It's because they're sound asleep in San Diego, Orange County, another state or country, dreaming of money. Meanwhile the de facto property manager, (neighbor, resident next door, in the middle of the night), is calling Fire, Police, Medics, Code and other agencies on yet another party house disaster in a once peaceful neighborhood.

I have a great concern for the rise in serious crime in the STVR industry. Check the news. In the last 18 months, shootings, stabbings, rapes, robberies, human trafficking, drug houses, and units with multiple murders.

The soft targets that are STVRs are being exploited by the criminal element.

Whatever happened to Neighborhood watch.?

The industry cannot vet constantly rotating groups of strangers showing up every weekend.

In my lifetime I have never seen another issue that's caused more and constant problems for Families, Neighborhoods and Cities as the STVR industry.

Bruce Poynter, Fire Captain, (Ret.)  
Palm Desert  
Phone: [REDACTED]

**From:** [REDACTED]  
**Sent:** Tuesday, February 23, 2021 4:16 PM  
**To:** City Clerk Mail  
**Cc:** John Pena; Kathleen Fitzpatrick; Steve Sanchez; Robert Radi; Linda Evans; Kevin Meredith; Jon McMillen  
**Subject:** Written comment: on 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 Clerk, please include my letter below in written comments to the February 27th special council meeting on STVRs.**

Christel Prokay  
Palm Desert  
[REDACTED]

Honorable Mayor and City Council Members,

We cannot ignore the fact that Short Term Vacation Rentals (STVRs) cause serious health problems - mentally and physically. Disruptive parties cause sleepless nights, hypertension, migraines and other stress induced illnesses.

Frustration, a sense of helplessness and anger are not promoters of health and happiness. The STVR problem is not just about noise and other disturbances that can make [life](#) miserable for anyone.

**The main problem STVRs cause is the slow destruction of the town itself.** No more social cohesion and identity. No more neighborhood spirit and security. No more appeal for potential homebuyers and long term tenants who want to grow a family there, use the schools there, do the shopping all year long there, pay their taxes there and expect respect and quality of life in return. **Whose town is it?** Residents who live there full time or half a year there, or out-of-area investors? Is it normal for residents to feel like unwelcomed strangers in their own town?

The STVR investors ironically say " we love your town". You bet they love the town; they love the money they can make there. Too bad [they](#) ruin the town and the residents' life in the process.

Christel Prokay  
Founder  
Palm Desert United

**From:** Paul Quill [REDACTED]  
**Sent:** Thursday, February 25, 2021 1:32 PM  
**To:** City Clerk Mail; John Pena; Kathleen Fitzpatrick; Steve Sanchez; Robert Radi; Linda Evans; Kevin Meredith; Jon McMillen; Monika Radeva  
**Subject:** STVR Special Meeting 2-25-21

**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 am opposed to STVRs in the residential public street neighborhoods of La Quinta like the Cove and North La Quinta. We support the recommendations and the phased in approach of the N4N group and believe that rental time periods need to be extended ultimately over the next 2 to 4 years to a 28 day minimum. Zoning Ordinance amendments should be made for all public street areas of La Quinta accordingly. Paul Quill, 51245 Avenida Rubio

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*Paul D Quill*



*Quill Enterprises LLC  
Land Development Consultant*

*La Quinta, CA 92253*

*Cell/Text:* [REDACTED]

**From:** MARY ROLSTON [REDACTED]  
**Sent:** Wednesday, February 24, 2021 10:55 PM  
**To:** City Clerk Mail; John Pena; Kathleen Fitzpatrick; Steve Sanchez; Robert Radi; Linda Evans; Kevin Meredith; Jon McMillen; Monika Radeva  
**Subject:** 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. \*\*

As a homeowner in PGA we have seen the number of STVR's escalate, to the point where they will soon be outnumbering homes used by owners. Who is going to police all the comings and going's?

Sincerely,  
Mary Rolston

Sent from my iPhone

**From:** scott rosen [REDACTED]  
**Sent:** Wednesday, February 24, 2021 5:33 PM  
**To:** City Clerk Mail; John Pena; Kathleen Fitzpatrick; Steve Sanchez; Robert Radi; Linda Evans; Kevin Meredith; Jon McMillen; Monika Radeva  
**Subject:** 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.

I am writing this email to let you know that STVR are ruining my PGA west neighborhood and quality of life. The noise is the biggest issue. The STVR model should not exist in residential neighborhoods as the model is set up for mass crowds who just want to party and show no regards for the neighborhood or neighbors. I am living this reality now.

Please help. Some recommendations are:

- **Current moratorium is extended until permanent structural changes can be made to the STVR program; as a minimum these changes would included but not be limited to;**
- **Cap on STVRs in residentially zoned areas not to exceed 3%**
- **A minimum STVR rental period immediately beginning at 3 nights, increasing to 10 nights after 18 months and to 28 nights after 36 months.**

Thank you  
Scott Rosen  
Full time La Quinta resident

**From:** Agnes Rosiak [REDACTED]  
**Sent:** Thursday, February 25, 2021 8:13 AM  
**To:** City Clerk Mail  
**Subject:** Written Comments Short-Term Vacation Rentals

**EXTERNAL:** This message originated outside of the City of La Quinta. Please use proper judgement and caution when opening attachments, clicking links or responding to requests for information.

1. Agnes Rosiak
2. La Quinta
3. [REDACTED]
4. Support for short-term rentals
5. Supporting short term rentals by owners.
6. At a minimum, we ask that the city reconsider the separation requirement and ensure that those who rely on short-term rentals can continue to rent their homes. This important economic recovery lifeline should not be restricted at a time when many are struggling. Now more than ever, owners are renting their homes to provide much needed additional income.

Thank you.

**From:** [REDACTED]  
**Sent:** Wednesday, February 24, 2021 5:29 PM  
**To:** City Clerk Mail; John Pena; Kathleen Fitzpatrick; Steve Sanchez; Robert Radi; Linda Evans; Kevin Meredith; Jon McMillen; Monika Radeva  
**Subject:** 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.

Hello all,

We have chosen to live in La Quinta back in 1994 when we joined PGA West  
From weekenders to now permanent residents, the ONLY thing which made us  
chose this area is the daily QUIET and PEACEFUL living we soon noticed, then  
from a condo on the Stadium Course we had to wait for our house to be built  
and we moved in on August 2000, now living on the Nicklaus Private Course.

A few more years after we were blessed with the "Quiet and Peaceful" living  
knowing up front that no house could never become a rental property....???

How did that change? We have no idea but as we started to see NOISE Pollution  
with all these "Fesssstivals" then you add the people making noise at 2 AM next door  
who are there for the week or weekend, this was purely and INVASION on our PRIVACY.  
After all PGA West is a PRIVATE CLUB, right?

So who in their best mind would want to mess up this beautiful area with people who  
cannot afford to own without rental??? That baffles my wife and I.  
We are newly retired, we owned businesses and some with 300+ employees  
and let me brief you on how to retain employees AND residents.....  
IF YOU DON'T LISTEN TO THEIR NEEDS, THEY WILL LEAVE and then what will you have?

We did belong to 3 other Private CC, so if our opinion matters, then read this again,  
otherwise, you may call us very soon "out-of-towners"....  
Literally, we are at the "chosing point", get rid of the gophers or you will loose your crop.

Best of Luck and this was written with all the respect we have for so many here,  
and we hope they were NOT duped when they bought/moved here....

The Roys (Gilles and Angele)  
Nicklaus Private at PGA West.

**From:** Carol Runnells [REDACTED]  
**Sent:** Wednesday, February 24, 2021 5:25 PM  
**To:** City Clerk Mail  
**Subject:** Request for Public Comments City Council Meeting on 2/25/2021

\*\* 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. \*\*

Carol and Richard Runnells  
[REDACTED] (Carol)  
[REDACTED] (Richard)  
STVR - 11/2018

I think I can speak for MOST STVR owners - we take pride in our homes that we offer our travelers. It's a lot of work, but, well worth it to us, the travelers, our vendors we need as part of our team, for the City of La Quinta and for the increased value of real estate we bring to the community.

Travelers - like it or not - have caught onto vacations spent in a HOME away from home where everyone can respectfully be together instead of staying in separate hotel rooms. This will only increase as time goes on and we all need to accept this and encourage it and reap the rewards. Restaurants, grocery stores, warehouse chains, gas stations, golf courses, polo matches, tennis matches and everything the desert has to offer, benefits from our travelers being here.

Make it tough on the ones breaking the rules, not on the owners that do everything by the book! We have yet to receive a call from the city for an unruly traveler. Our fees have always been paid on time and we have a license and permit to conduct business.

I request you do not restrict the number of bookings an owner may have annually. This is not the solution. This will only hurt those that benefit the most.

Respectfully -

Carol and Richard Runnells

**From:** [REDACTED]  
**Sent:** Thursday, February 25, 2021 3:17 PM  
**To:** City Clerk Mail  
**Subject:** STR'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.

As a full time resident of La Quinta I would urge you to continue the moratorium on short term rentals. I would also encourage the phasing out of short term rentals and work towards a ban of anything less than 28 days. The problems we have seen in PGA West are I'm sure the same as other areas of La Quinta.

Your truly,

Barbara Savery

[REDACTED]  
La Quinta, CA

**From:** Marvin Segal [REDACTED]  
**Sent:** Thursday, February 25, 2021 3:45 PM  
**To:** City Clerk Mail  
**Subject:** Short Term Rentals

**EXTERNAL:** This message originated outside of the City of La Quinta. Please use proper judgement and caution when opening attachments, clicking links or responding to requests for information.

Dear LQ Council Members –  
Please carefully consider the current N4N STR recommendations & then – hopefully – activate them.  
Doing so can only further improve our wonderful city & it’s future.  
It has been a difficult time for many resident home owners – your constituents. Please help to correct this.  
Respectfully & with thanks,  
--- Marvin & Stefanie Segal  
[REDACTED]  
LQ

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**From:** Jody Shapiro [REDACTED]  
**Sent:** Thursday, February 25, 2021 11:55 AM  
**To:** City Clerk Mail; John Pena; Kathleen Fitzpatrick; Steve Sanchez; Robert Radi; Linda Evans; Kevin Meredith; Jon McMillen  
**Cc:** Annette Renee Chester [REDACTED]  
**Subject:** "Written Comments" for 2/25/2021 City Council Special 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.

I believe I copied everyone, but if not, please distribute this to all members of the La Quinta City Council and Staff involved with the STVR program.

**Jonathan D. (Jody) Shapiro and Annette Chester**  
**La Quinta Full Time residents**  
[REDACTED], La Quinta, CA 92253

**Phone:** [REDACTED]

**Public Comments**

**STVR City Council - Special Meeting**

**"Written Comments"**

We endorse all of the following recommendations that the N4N committee has presented to the City of La Quinta, plus the additional 3 items we believe are important to include going forward:

1. **Current moratorium is extended until permanent structural changes can be made to the STVR program; as a minimum these changes would included but not be limited to;**
2. **Cap on STVRs in residential zoned areas not to exceed 3%**
3. **A minimum STVR rental period immediately beginning at 3 nights, increasing to 10 nights after 18 months and to 28 nights after 36 months.**
4. **When an applicant applies for a license to become a Short Term Rental, all neighbors within 500 ft must be sent notice of the application. This is the standard procedure for all construction and new commercial applications, so the same rules should apply for this commercial industry asking to commence operations. A resident should be allowed to object before it's too late.**
5. **The same 500 ft notice should be sent out if an application is approved. This will free-up the City and/or the "After Hours Hot Line" from unnecessary calls because of a surprise rental group arriving.**
6. **Homes within 500 ft. of all STVR properties should be informed when new renters are a) arriving, b) departing c) how many people have been authorized by the owner to occupy the rental property, and d) how many vehicles are expected. This is not just common courtesy, but gives the residents nearby the knowledge of how their lives may be impacted, and what to file a complaint about if additional people show-up. In reality, this will help the owners of the STVR property discover if their tenets are violating their contract.**

Thank you,  
Jody Shapiro & Annette Chester

**From:** Todd Shaver [REDACTED]  
**Sent:** Thursday, February 25, 2021 11:00 AM  
**To:** City Clerk Mail  
**Subject:** Request for Public Comments City Council Meeting on 2/25/2021

**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.

Agenda: Request for public comment, STVR Restrictions  
Name: Todd Shaver  
Phone Number: [REDACTED]  
City: La Quinta

I believe that the solution to STVR issues is to manage out the known party houses and poorly managed properties, not we the responsible STVR owners and operators. In my history with STVR, myself and my management have never had a problem with any complaints because we screen our guests very well and carefully vett them before allowing them to rent. Owners and managers and workers/vendors alike need the income the STVR generate, and the pandemic has exacerbated this issue for all. Lodging in the immediate area is also limited, and STVR help keep guests and tourists in La Quinta, generating city revenue during the many events that happen annually in the area. Control and management are key and I am in full support of better regulation, but shutting all STVR down creates more problems than it could solve. Thx.

Todd

**From:** nick sheth [REDACTED]  
**Sent:** Thursday, February 25, 2021 11:01 AM  
**To:** City Clerk Mail  
**Subject:** Verbal Telephonic 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.

My name is Nick Sheth, I live in La Quinta at [REDACTED].

My comments are brief, I have owned a property in PGA since 2017 that I used part time and and rent it on a short term basis for several years now. Due to the environment the scenery and the pace of life, I purchased another home in La Quinta and have been living here since September of last year, having moved from San Francisco with my partner.

I am very alarmed to see that the city is punishing residents like me by potentially preventing me from renting my current residence on a short-term basis also, in addition to restricting the way I rent my other property in terms of the number of bookings I may have on an annual basis. I moved to La Quinta because of the freedom to use my property as I wish within the regulations of the city. I think it's crazy that we're not punishing and regulating the problem short term rentals more strongly and instead punishing those of us who contribute tens of thousands of dollars per year in TOT.

I also employ vendors and staff at both properties that are based in LQ to the tune of over 30k per year, I can assure you I spend more than most residents to ensure my properties are the embodiment of the LQ lifestyle.

I pay dearly to ensure the quality of my guests, I only ask you let those of us willing to do so to continue to allow guests to discover what's so great about La Quinta. I bought here after renting for years, let's keep introducing people to our beautiful city.

Thanks,

Nick Sheth

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Nick Sheth  
[REDACTED]

**From:** [REDACTED]  
**Sent:** Tuesday, February 23, 2021 9:44 AM  
**To:** City Clerk Mail  
**Subject:** 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.

Please stop and ban STVR'S . They are a major nuisance and disrupt the neighborhoods that they are in. La Quinta is a quite residential area.

It seems hard for me to imagine that you have all run for election or re election with promises of working with and for the people who voted you in. It is about time for you all to full fill your promises and eliminate STVRS.

I have lost confidence in Linda Evans. I can tell by her actions that she wants to show everyone how much money she has raised for the city of La Quinta, and we should be thankful she is the mayor. I am considering starting a recall petition to have a new mayor. We deserve a mayor who will listen to the people and not dance to her own music. I do hope you listen to us and STOP the STVRS.

Respectfully  
Neale H Siegel

**From:** Jeff Smith [REDACTED]  
**Sent:** Thursday, February 25, 2021 6:46 AM  
**To:** Monika Radeva  
**Subject:** forward to city council

**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.

February 24, 2021

To: La Quinta City Council, and Mayor Evans

From: Jeff Smith  
[REDACTED]  
La Quinta, Ca 92253  
[REDACTED]

Dear Mayor Evans and Council:

I again write to urge this council to indefinitely extend the moratorium on non-hosted short term vacation rentals (STVRs) in the R-1 and R-2 zoned areas of La Quinta, and begin a phase out of non-hosted STVR licenses in those areas. As those licenses expire the units can shift to 30 day + rentals or sale to expand our housing stock...housing stock that will bring permanent residents as owners or long term rentals. They will remain investments for owners. Or investment can shift to the mixed use tourist-residential areas where non-hosted STVRs are still be allowed. Or investors can purchase in HOA areas where STVRs are allowed. It will not be the end of tourism or rentals. Snow birds will still flock to La Quinta.

Why I make such a request is readily apparent to those who live within earshot of an STVR. As time goes on and more licenses are granted more and more residents will come to realize that these businesses are simply incompatible with our residential neighborhoods. The reasons for this incompatibility have been vigorously explained to the Council time after time. I believe you know the reasons for resident opposition, and the issues are not going to go away. Opposition will only grow.

What I don't know is why the council has turned a deaf ear to that opposition. Why has the Council chosen to promote these businesses instead of protecting residents from them? This is a serious question. We really don't know why. Financial gain, once costs are subtracted from income, simply can't overcome the harm done to the fabric of our communities regardless of where they are. Residents deserve protection. Don't they?

Please respond publicly. We really do want to know why.

Jeff Smith

**From:** Sloane Smith [REDACTED]  
**Sent:** Thursday, February 25, 2021 10:38 AM  
**To:** City Clerk Mail  
**Subject:** Written Comments

**EXTERNAL:** This message originated outside of the City of La Quinta. Please use proper judgement and caution when opening attachments, clicking links or responding to requests for information.

To whom it may concern:

I am writing to you today in concerns regarding the 24/7 anonymous hotline for short-term rentals. I just wanted to voice my concerns over this and let you know about some of the experiences we have seen since this was put into place.

We have seen an increase in bullying and harassment throughout our neighborhood of PGA West since we purchased the property in February of 2020. What once started as a friendly relaxing environment has quickly turned to walking around on pins and needles throughout the neighborhood.

I am concerned over this anonymous hotline, as it has enabled the community to harass other members of the community. I recently watched a surveillance video of a property located in PGA West where a golfer walked up to the property and pointed their finger at an individual sitting by himself in the hot tub and said something; however there was no audio to view what the exchange was. A little while later security showed up at the house where again another surveillance video recorded the interaction with audio. The homeowner provided video during the period that the complaint was filed and it clearly shows no noise coming from the house or backyard. It is clear after watching the video that this was a false complaint of noise.

We have also spent thousands of dollars establishing surveillance video and noiseware on our property to protect ourselves. We are not protecting ourselves from crime that you could expect from living outside a gated community. We are protecting ourselves and our guests from the harassment and bullying of neighbors living in our community of PGA West.

Please make it mandatory for everyone who calls in to file a complaint to be required to leave his or her name, address ect. This will hold all parties accountable for their actions and will eliminate the need for a false noise complaint and wasting of city's resources. I hope that by holding all parties accountable for their actions will lead to less bullying and harassment in the community and allow the City of La Quinta to restore the friendliness that we once saw.

Thank you for considering my recommendations.

Sincerely

Sloane Smith  
[REDACTED]

**From:** Sloane Smith [REDACTED]  
**Sent:** Thursday, February 25, 2021 11:57 AM  
**To:** City Clerk Mail  
**Subject:** Written Comment

**EXTERNAL:** This message originated outside of the City of La Quinta. Please use proper judgement and caution when opening attachments, clicking links or responding to requests for information.

Dear City Council of La Quinta

I am writing to you today regarding the limit on the number of bookings per year for certain STVRs on today's council agenda. There are many reasons why I oppose this recommendations and I will outline them below.

The first one and truly the most important one is how limiting the number of bookings allowed for STVR will have a devastating effect on the small businesses of La Quinta as well as the dining and shopping in Old Town La Quinta. Many of these small businesses rely on the business from tourism to make ends meet each month. During this trying time due to the pandemic where many small businesses are struggling to stay open, limiting a main source of revenue generated through tourism will have an overwhelming effect on their business.

Second, by limiting the number of bookings per year for certain STVR will also have a negative effect on the City of La Quinta. The City will lose money from tourism through the TOT, Property Tax Revenues, Sales Tax Revenues as well as Gas Tax Revenue.

Lastly, which is a personal one for me, which is the reason we choose to purchase a STVR, my children. The cost of living and raising children has drastically increased over the years. It is a known fact that nowadays living off one income is unheard of; making a living off two family incomes is just as hard. Many families now more that ever need to rely on that side gig income to make ends meet.

I strongly oppose limiting the amount of rental days for STVRs.

Sincerely

Sloane Smith

**From:** Susie G. Smith [REDACTED]  
**Sent:** Wednesday, February 24, 2021 5:16 PM  
**To:** John Pena; Kathleen Fitzpatrick; Steve Sanchez; Robert Radi; Linda Evans; Kevin Meredith; Jon McMillen; Monika Radeva  
**Cc:** City Clerk Mail  
**Subject:** STVR 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.

God Evening:

Please do not change or regulate the STVR program. A lot of us bought our homes in La Quinta knowing that we would be able to rent them when we were not able to use them. We bought ours knowing someday we would be able to retire there once our son graduates from high school. We depend on our rentals to make our mortgage. COVid has already wiped out a year; don't make it worse. Property values and sales will go down as it just won't be as attractive to buy a place in the desert if it can't have any rental income. Please do not change any of the STVR rental rules to make it harder on all of us!

Susie Smith

Susie G. Smith  
First Vice President  
Facilities Director  
Farmers & Merchants Bank



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**From:** Dick Storbo [REDACTED]  
**Sent:** Wednesday, February 24, 2021 1:30 PM  
**To:** City Clerk Mail  
**Subject:** Written comments for special meeting 2/25/21  
**Attachments:** Dick 22521 letter.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.

Attached are my written comments for the special meeting.

Dick Storbo

To: La Quinta City Council

From:

RE: [REDACTED]  
Written Comments for Special Meeting 2/25/21

Mayor & City Council Members,

It appears to me that you have already decided to ignore the comments from your constituents who oppose STVRs in residential neighborhoods, and are proceeding with adopting a revised ordinance.

The revised STVR ordinance is very complex and will consume a large part of city resources to implement. Even with the revised fees, the city is greatly expanding staffing and outside consultants in order to manage this program. Policing this program will not work any better than previous attempts because it unfairly asks neighbors around STVRs to police these businesses for someone else's profit.

I have three suggestions that you should consider to improve this proposed ordinance:

1. All STVRs should be required to have a code compliance inspection, not just to verify if the applicant is being truthful about the number of bedrooms and parking, but to ensure that the bedrooms are legal and the home meets basic health & safety requirements. Permit fees can be adjusted up to cover this inspection cost.
2. There should be a limit of one (1) STVR permit per owner, and owners must be residents of Coachella Valley, which would allow for a quicker response time to problems and make it easier to hold owners accountable for their property. This would also eliminate outside investment companies and groups from owning STVRs—these people have no stake in the community.
3. Appeals, including for item 2 above, should require a process of public notification and input from property owners who live within 300' of the STVR in question. If STVR owners can prove they are responsible neighbors, they can make their case to the people most affected.

I also don't understand why you are not codifying Executive Order #9 about the 2 Strikes and Noise Restrictions into this revised ordinance.

I hope you take these comments seriously, and I hope someday you will explain why this council is supporting STVRs in residential neighborhoods over your constituents. You owe us that much.

**From:** [REDACTED]  
**Sent:** Wednesday, February 24, 2021 11:18 PM  
**To:** City Clerk Mail  
**Cc:** Linda Evans; Robert Radi; Kathleen Fitzpatrick; John Pena; Steve Sanchez  
**Subject:** Written comments: vacation rentals

\*\* EXTERNAL: This message originated outside of the City of La Quinta. Please use proper judgement and caution when opening attachments, clicking links or responding to requests for information. \*\*

Elected officials of La Quinta,

I am writing again in support of short-term vacation rentals.

As a vacation rental owner in PGA West, I am committed to being a good host for my guests and a good neighbor to other homeowners in PGA West and La Quinta.

As you consider potential changes to the VR program I strongly urge you all to remember two elements of the big picture:

1. The economic impact of vacation rentals. Vacationers inject money into the local economy. Every dollar spent by vacationers has a multi-dollar impact on the local economy, as money goes into the pockets of local property managers, their staff (handymen & agents), cleaners, pool maintenance people, exterminators, etc., as well as local restaurants, shops, golf courses, gas stations, etc.

2. The importance of being a welcoming community. Before I was a homeowner in La Quinta, I was a short-term vacation renter. In fact, on my very first visit to La Quinta as a 5-year-old in 1976, my family booked a one-week vacation rental in the town. Many opponents of vacation rentals complain that they want "neighbors" next door to them, not "vacationers." What does this mean? How does the presence of "vacationers" next door diminish anyone's enjoyment of their home? The dirty little secret is that many VR opponents' complaints have very little to do with noise, littering etc. (problems that are non-existent in the overwhelming portion of vacation rentals)... and EVERYTHING to do with not wanting the "wrong sort of people" in their neighborhood. When VR opponents say that they want they want "neighbors" next door, what they mean is that they want to live next to the sort of people who can afford to own a home like theirs. Yes, snobbery and elitism are very much at play here. Vacation rentals open up enjoyment of La Quinta to people from all walks of life including young adults, middle-class people and young families with children. For young adults, families and groups of friends, renting a 3 or 4-bedroom home is much more economical than staying in a hotel. In a previous email to you all, I mentioned one of my recent short-term renters, a severely disabled Afghanistan war veteran who is now an avid golfer and was profiled in a national golf magazine. I challenge VR opponents to explain to me why that young man, a veteran who nearly lost his life fighting on behalf of this country, is unworthy to rent a home in La Quinta for 3 days of golf and recreation with his friends. I'm sorry, but if residents of La Quinta have a problem with the presence of short-term vacationers like that veteran, the problem is with them, not him.

Michael Sweeney,

Homeowner, PGA West, La Quinta

**From:** Megan Taylor [REDACTED]  
**Sent:** Wednesday, February 24, 2021 3:57 PM  
**To:** City Clerk Mail  
**Subject:** Written comment in favor of 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.

Hi! I'd like to email in support of stvrs, specifically that we not be capped at how many rentings we can do per year. If we are only allowed a certain amount of reservations per year it will severely affect us and our livelihood. We do everything we can to abide by the rules and be respectful homeowners and manager of other rentals. Please don't hurt the ones who do this, simply target the "bad apples" and inflict restrictions on them directly. A few comments:

- This would Badly hurt businesses, some by 50%+, that are just now trying to come out of the pandemic.
- Will cut jobs, especially for single moms, restaurants, golf, etc
- Promotes high rents that only the elite can afford (equity issues)
- Does nothing to eliminate the bad apples - or the bad guest behaviors

Thank you So much.

Sent from my iPhone

**From:** Craig Thompson [REDACTED]  
**Sent:** Tuesday, February 23, 2021 12:32 PM  
**To:** City Clerk Mail  
**Subject:** Written comments: Feb. 25 meeting permanent ban, density

**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 Mayor, City Manager and City Council,

The short term vacation rental situation has been a point of discussion and I have to say from personal experience a real detraction in the La Quinta Cove over the last ten years. A quick view of Google maps can show the simple fact that the Cove is reaching capacity for any new residential construction.

Regular Short Term Rentals in the Cove have clearly become a business that often requires hotel level support. Boisterous party attitudes, with the playing of loud outside music is common, often echoing in our canyon until after 10:00pm. Neighbors are often required to call the STVR hotline multiple times. In general, the Cove is a quiet, respectful neighborhood. STVR's need to be more considerate for the majority, full time residents by maintaining reasonable noise regulations, strict property maintenance and parking rules. They need to follow cleanliness and health regulations that are monitored and inspected. CAL- OSHA has a number of regulations for Lodging establishments that clearly include STVR's. We should make sure that STVR owners and their third party partners and employees clearly understand that they will be held to these regulations and required inspections. I think that if the City is going to license STVR's then it is the City's responsibility to provide clear guidance defining all of the regulations required to operate these mini-hotels.

We should continue the STVR moratorium and consider stopping additional STVR licensing in the COVE. Regulations for limiting licensing density like the 300 ft recommendation from the AD Hoc Committee could be considered in the future. No one wants to see our residential neighborhood de-evolve into transient party locations. The Cove has survived through a number of economic highs and lows and old timers will tell us that we have recently been on an upswing with home prices accelerating. If the city is going to continue to promote the unbridled spread of STVR's, operating as mini-hotel businesses that offer daily scheduling, then we are likely to find the long term residents disappear. I don't believe an STVR dominated neighborhood the size of the Cove is sustainable or desirable.

Sincerely,

Craig R. Thompson P.E.

La Quinta Homeowner  
[REDACTED]

**From:** Marie Thompson [REDACTED]  
**Sent:** Tuesday, February 23, 2021 8:55 AM  
**To:** City Clerk Mail; Craig Thompson; Jon McMillen; John Pena; Kathleen Fitzpatrick; Linda Evans; Monika Radeva; Robert Radi; Steve Sanchez  
**Subject:** Written comments: Feb. 25 meeting permanent ban, density

**EXTERNAL:** This message originated outside of the City of La Quinta. Please use proper judgement and caution when opening attachments, clicking links or responding to requests for information.

City manager, city council and mayor,

It is important for the city to make the moratorium of new STVR permanent in residential neighborhoods R-1 (including the Cove), non gated communities.

Plan your STVR communities outside of our Neighborhoods.

You need to implement a 300 ft radius for density for STVRs that already exist. Adhoc committee and N4N recommended this and the city has chosen to ignore it.

The city says that is too expensive to implement, how is that possible? More expensive than adding more code enforcement or the “hotline”?

The hotline is a poor attempt to handle the over saturation of STVRs and the issues that come with that. In the future we are going to call the sheriff department, which will create a record of issues which is not happening with the hotline or code enforcement.

Please do your duty and represent your constituents not “business” interests invading our neighborhoods.

Sincerely,

Marie Thompson  
La Quinta resident, 8 years  
[REDACTED]

--  
Marie Thompson

**From:** Dave Torrey [REDACTED]  
**Sent:** Wednesday, February 24, 2021 9:40 PM  
**To:** City Clerk Mail  
**Subject:** Written Comments / Short-Term Vacation Rentals

**EXTERNAL:** This message originated outside of the City of La Quinta. Please use proper judgement and caution when opening attachments, clicking links or responding to requests for information.

1. Name - Dave Torrey
2. City of Residence - Santa Barbara, CA
3. Phone Number - [REDACTED]
4. Public Comment - I started coming down to the La Quinta area 30 years ago. I brought my wife down to La Quinta when we first started dating (17 years ago) and she too fell in love with the town. Two years ago while staying at Legacy Villas while on our 14th anniversary (and down for the Desert Triathlon) we went thru a few open houses. When I came back from getting my race packet my wife told me she had been doing the math and said she thought we could do this. It was the best purchase we have ever made and Legacy Villas is now the main part of our retirement plans. But we could only make the purchase because of our ability to have short term vacation rentals. We want to be able to come down and enjoy our unit, spend time with family and friends, so we are not looking for long term tenants but rather short term guests who can discover the "Gem of the Desert" for themselves, whose dollars help pay the wages at restaurants, golf courses and attractions. Please keep short term rentals as an option for those who depend on the income and made life decisions based upon its potential.
5. Subject - Short-term Vacation Rentals
6. Written or Verbal telephonic Comments - Written Comments

Thank you

Dave

David Torrey  
[REDACTED]

**From:** Charles Valutas [REDACTED]  
**Sent:** Thursday, February 25, 2021 1:22 PM  
**To:** City Clerk Mail  
**Subject:** STR Rentals

**EXTERNAL:** This message originated outside of the City of La Quinta. Please use proper judgement and caution when opening attachments, clicking links or responding to requests for information.

Since most of the problems are by the select few who rent for under five days, I suggest a seven day minimum. There are a number of retirees and families who come over from San Diego, Orange, and L.A. counties during the holiday weeks of Thanksgiving, Christmas, New Years, and Easter. Moving forward toward a ten day minimum would deprive owners of being able to rent to these folks, and deprive law abiding vacationers of enjoying our outstanding community. I pay real estate taxes in La Quinta although I cannot vote because I am not a permanent resident.

Regards,

Charles Valutas  
[REDACTED]

**From:** [REDACTED]  
**Sent:** Thursday, February 25, 2021 10:03 AM  
**To:** Monika Radeva  
**Subject:** VERBAL TELEPHONIC COMMENTS

**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.

LAURA VANO  
[REDACTED]  
La Quinta, CA 92253  
[REDACTED]

Public Comment  
REQUEST TO SPEAK AND HAVE MY WRITTEN COMMENTS ADDED TO PUBLIC COMMENTS

**PLEASE EXTEND THE MORATORIUM PERMANENTLY ON NEW LICENSING OF ABSENT OWNER STVRs IN OUR R-1 ZONES**

Madam Mayor and Council Members,

Thank you for the opportunity to speak today. This is a very important matter to me. I watched the entire SEVEN HOURS of the last meeting on January 27th (Sally wasn't the only one). It was a first for me, and at the end I was very disappointed because it really felt like our City Officials either aren't listening, or simply don't care about their RESIDENTS.

At the last special council meeting...four out of every five speakers were against STVRs. Following resident voter's contributions, council proceeded to spend hours deliberating how to make the program, *that the voters clearly and emphatically stated they do not want*, work for STVRs.

A gentleman from PGA West put together an extensive report that would have cost the city tens of thousands of dollars. The resulting scientifically conducted survey showed 66% of the residents don't want any STVRs here. <https://www.neighborsforneighborhoodslq.org>

**CONSCRIPTING UNPAID RESIDENTS AS OVERSIGHT MONITORS**

Residents are regularly urged through social media, various publications and the city website, to use the call center for complaints about STVRs. A mailer was sent further urging residents to report unlawful STVR activity.

Following these consistently published urgings, council has, at nearly every public meeting since, announced residents are making false claims against STVRs.

Setting up unmanned businesses 10 feet from the beds we sleep in, conscripting us as monitors and first responders, and then repeatedly admonishing us for not doing it to council's standards, is not a favorable working system. Council is using residents to protect investor's interests. We didn't sign up for this job!

## **DISMISSING DENSITY CAPS AND RECOMMENDATIONS**

In the last special council meeting, council ignored the residents' requests for a density cap. Council ignored the ad hoc committee's recommendations for a density cap. Council disregarded the expansive N4N study recommendation limiting licensing to transient tourist zones. Council ignored the residents' requests for a permanent moratorium on new licensing and instead addressed trash, noise and heavier fines for present operators.

Council's appointed ad hoc committee with 9 members profiting from STVRs and only three against them – along with city staff, recommended strong density caps. Council rejected them.

ON JANUARY 21<sup>ST</sup> COUNCIL RECONFIRMED THE 300' RULE FOR BED AND BREAKFASTS IN ORDINANCE NUMBER 588, evidence **this is a viable, and by your own hand, currently supported and used density measure.**

**At the time the ad hoc report was created, after months of studies and deliberations, staff established the 300' foot rule was efficient, in effect, and easy to implement. Why was staff's finding re-engineered?**

**Density is a huge issue!!**

***Begin a Solution by:***

***A permanent moratorium on new licensing of unmanned businesses in our bedroom communities.  
YOU REPRESENT LOCAL VOTERS, NOT INVESTORS.***

Thank you for your time!

Laura Vano

**From:** Rick Vershure [REDACTED]  
**Sent:** Thursday, February 25, 2021 1:42 AM  
**To:** City Clerk Mail  
**Subject:** Written comment

\*\* EXTERNAL: This message originated outside of the City of La Quinta. Please use proper judgement and caution when opening attachments, clicking links or responding to requests for information. \*\*

I am Richard Vershure and live at [REDACTED] in LaQuinta. Phone - [REDACTED].  
My wife and I want to weigh in with those who favor 28+ day minimum rentals. For every reason we can think of, we would vote to eliminate short term rentals in our neighborhood as soon as possible Richard and Maureen Vershure

Sent from my iPhone

**From:** Olivier Chaine [REDACTED]  
**Sent:** Tuesday, February 23, 2021 6:53 AM  
**To:** City Clerk Mail  
**Cc:** Bruce Hoban; Jelena Tamm; Kimberly Estrada; Eddy Estrada  
**Subject:** Written Submission for Special Meeting, City Council, February 25th, 2021  
**Attachments:** Ordinance586-2.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.

From: VRON-LQ Board & We Love La Quinta Coalition  
Residence: La Quinta  
Subject: STVR Special Meeting 2/25/2021  
Phone: [REDACTED]

In an effort to provide constructive input into the city's ordinance review process, we have prepared a draft that we are submitting for the city council, mayor and city attorney's review.

Sincerely,  
Olivier Chaine  
President - VRON-LQ

## **ORDINANCE NO. 586**

### **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LA QUINTA, CALIFORNIA, AMENDING CHAPTER 3.25 OF THE LA QUINTA MUNICIPAL CODE RELATED TO SHORT TERM VACATION RENTALS**

**WHEREAS**, Chapter 3.25 of the La Quinta Municipal Code (LQMC) relates to short-term vacation rentals; and

**WHEREAS**, the City has the authority to regulate businesses operating within the City; and

**WHEREAS**, Chapter 3.25 of the LQMC addresses permitted uses, short term vacation rental process and permitting procedures; and

**WHEREAS**, the proposed amendments are necessary to clarify regulations, process, and standards for short-term vacation rentals under the City's short-term vacation rental program, as more particularly set forth in this Ordinance.

**NOW, THEREFORE**, the City Council of the City of La Quinta does ordain as follows:

SECTION 1. Chapter 3.25 shall be amended as written in "Exhibit A" attached hereto and incorporated herein by reference.

SECTION 2. The City Council does hereby grant the City Clerk the ability to make minor amendments to "Exhibit A" to ensure consistency of all approved text amendments prior to the publication in the La Quinta Municipal Code.

SECTION 3. Posting: The City Clerk shall, within 15 days after passage of this Ordinance, cause it to be posted in at least three public places designated by resolution of the City Council, shall certify to the adoption and posting of this Ordinance, and shall cause this Ordinance and its certification, together with proof of posting to be entered into the Book of Ordinances of the City of La Quinta.

SECTION 4. Effective Date: This Ordinance shall be in full force and effect thirty (30) days after its adoption.

SECTION 5. Severability: If any section, subsection, subdivision, sentence, clause, phrase, or portion of this Ordinance is, for any reason, held to be invalid or unconstitutional by the decision of any court of

## **Chapter 3.25 SHORT-TERM VACATION RENTALS**

### **Chapter 3.25 SHORT-TERM VACATION RENTALS**

#### **3.25.010 Title.**

#### **EXHIBIT A**

This chapter shall be referred to as the “Short-Term Vacation Rental Regulations.” (Ord. 572 § 1, 2018; Ord. 563 § 1, 2017; Ord. 501 § 2, 2012)

#### **3.25.020 Purpose.**

A. The purpose of this chapter is to establish regulations for the use of privately owned residential dwellings as short-term vacation rentals that ensure the collection and payment of transient occupancy taxes (TOT) as provided in Chapter [3.24](#) of this code, and minimize the negative secondary effects of such use on surrounding residential neighborhoods.

B. This chapter is not intended to provide any owner of residential property with the right or privilege to violate any private conditions, covenants and restrictions applicable to the owner’s property that may prohibit the use of such owner’s residential property for short-term vacation rental purposes as defined in this chapter. (Ord. 572 § 1, 2018; Ord. 563 § 1, 2017; Ord. 501 § 2, 2012)

C. The requirements of this chapter shall be presumed to apply to any residential dwelling that has received a short-term vacation rental permit. A rebuttable presumption arises that, whenever there is an occupant(s), paying rent or not, of a residential dwelling that has received a short-term vacation rental permit, the requirements of this chapter shall apply, including but not limited to any suspension or other modifications imposed on a short-term vacation rental permit as set forth in this chapter. The city manager or authorized designee shall have the authority to implement any necessary or appropriate policies and procedures to implement the rebuttable presumption set forth in this section.

#### **3.25.030 Definitions.**

For purposes of this chapter, the following words and phrases shall have the meaning respectively ascribed to them by this section:

“Advertise,” “advertisement,” “advertising,” “publish,” and “publication” mean any and all means, whether verbal or written, through any media whatsoever whether in use prior to, at the time of, or after the enactment of the ordinance amending this chapter, used for conveying to any member or members of the public the ability or availability to rent a short-term vacation rental unit as defined in this section, or used for conveying to any member or members of the public a notice of an intention to rent a short-term vacation rental unit as defined in this section. For purposes of this definition, the following media are listed as examples, which are not and shall not be construed as exhaustive: Verbal or written announcements by proclamation or outcry, newspaper advertisement, magazine advertisement, handbill, written or printed notice, printed or poster display, billboard display, e-mail or other electronic/digital messaging platform, electronic commerce/commercial Internet websites, and any and all other electronic media, television, radio, satellite-based, or Internet website.

“Applicable laws, rules and regulations” means any laws, rules, regulations and codes (whether local, state or federal) pertaining to the use and occupancy of a privately owned dwelling unit as a short term vacation rental.

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“Applicant” means the owner of the short-term vacation rental unit.

“Authorized agent or representative” means a designated agent or representative who is appointed by the owner and also is responsible for compliance with this chapter with respect to the short-term vacation rental unit.

“Booking transaction” means any reservation or payment service provided by a person or entity who facilitates a home-sharing or vacation rental (including short-term vacation rental) transaction between a prospective occupant and an owner or owner’s authorized agent or representative.

“City manager” means that person acting in the capacity of the city manager of the city of La Quinta or authorized designee.

“Declaration of non-use” means the declaration described in Section [3.25.050](#).

“Dwelling” has the same meaning as set forth in Section [9.280.030](#) (or successor provision, as may be amended from time to time) of this code; “dwelling” does not include any impermanent, transitory, or mobile means of temporary lodging, including but not limited to mobile homes, recreational vehicles (RVs), car trailers, and camping tents.

“Good neighbor brochure” means a document prepared by the city that summarizes the general rules of conduct, consideration, and respect, including, without limitation, provisions of this code and other applicable laws, rules or regulations pertaining to the use and occupancy of short-term vacation rental units.

“Hosting platform” means a person or entity who participates in the home-sharing or vacation rental (including short-term vacation rental) business by collecting or receiving a fee, directly or indirectly through an agent or intermediary, for conducting a booking transaction using any medium of facilitation, including but not limited to the Internet.

“Local contact person” means the person designated by the owner or the owner’s authorized agent or representative who shall be available twenty-four hours per day, seven days per week with the ability to respond to the location within forty-five minutes for the purpose of: (1) taking remedial action to resolve any such complaints; and (2) responding to complaints regarding the condition, operation, or conduct of occupants of the short-term vacation rental unit. A designated local contact person must obtain a business license otherwise required by Sections [3.24.060](#) and [3.28.020](#) (or successor provisions, as may be amended from time to time) of this code.

“Notice of permit modification, suspension or revocation” means the notice the city may issue to an applicant, authorized agent or representative, local contact person, occupant, owner, responsible person, or any other person or entity authorized to be issued such notice under this code for a short term vacation rental unit, upon a determination by the city of a violation of this chapter or other provisions of this code relating to authorized uses of property subject to this chapter.

“Occupant” means any person(s) occupying the dwelling at any time.

“Owner” means the person(s) or entity(ies) that hold(s) legal and/or equitable title to the subject short term vacation rental.

“Property” means a residential legal lot of record on which a short-term vacation rental unit is

located. “Rent” has the same meaning as set forth in Section [3.24.020](#) (or successor provision, as may be amended from time to time) of this code.

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“Rental agreement” means a written or verbal agreement for use and occupancy of a privately-owned residential dwelling that has been issued a short-term vacation rental permit, including a dwelling that may have a permit which has been or is under suspension.

“Responsible person” means the signatory of an agreement for the rental, use and occupancy of a short-term vacation rental unit, and/or any person(s) occupying the short-term vacation rental unit without a rental agreement, including the owner(s), owner’s authorized agent(s) or representative(s), local contact(s), and their guests, who shall be an occupant of that short-term vacation rental unit, who is at least twenty-one years of age, and who is legally responsible for ensuring that all occupants of the short-term vacation rental unit and/or their guests comply with all applicable laws, rules and regulations pertaining to the use and occupancy of the subject short-term vacation rental unit.

“Short-term vacation rental permit” means a permit that permits the use of a privately owned residential dwelling as a short-term vacation rental unit pursuant to the provisions of this chapter, and which incorporates by consolidation a transient occupancy permit and a business license otherwise required by Sections [3.24.060](#) and [3.28.020](#) (or successor provisions, as may be amended from time to time) of this code.

“Short-term vacation rental unit” means a privately owned residential dwelling, such as, but not limited to, a single-family detached or multiple-family attached unit, apartment house, condominium, cooperative apartment, duplex, or any portion of such dwellings and/or property and/or yard features appurtenant thereto, rented for occupancy and/or occupied for dwelling, lodging, or any transient use, including but not limited to sleeping overnight purposes for a period of thirty (30) consecutive calendar days or less, counting portions of calendar days as full days, by any person(s) with or without a rental agreement.

“STVR” may be used by city officials as an abbreviation for “short-term vacation rental.”

“Suspension” means that short-term vacation rental permit that is suspended pursuant to Section 3.25.090.

“Tenant” or “transient,” for purposes of this chapter, means any person who seeks to rent or who does rent, or who occupies or seeks to occupy, for thirty (30) consecutive calendar days or less, a short term vacation rental unit. (Ord. 572 § 1, 2018; Ord. 563 § 1, 2017; Ord. 501 § 2, 2012)

### **3.25.040 Authorized agent or representative.**

A. Except for the completion of an application for a short-term vacation rental permit and business license, the owner may designate an authorized agent or representative to ensure compliance with the requirements of this chapter with respect to the short-term vacation rental unit on his, her or their behalf. Nevertheless, the owner shall not be relieved from any personal responsibility and personal liability for noncompliance with any applicable law, rule or regulation pertaining to the use and occupancy of the subject short-term vacation rental unit, regardless of whether such noncompliance was committed by the owner’s authorized agent or representative or the occupants of the owner’s

short-term vacation rental unit or their guests.

B. The owner must be the applicant for and holder of a short-term vacation rental permit and business license and shall not authorize an agent or a representative to apply for or hold a short-term vacation rental permit and business license on the owner's behalf. The owner's signature is required on all short-term vacation rental application forms, and the city may prescribe reasonable requirements to

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verify that an applicant or purported owner is the owner in fact. (Ord. 572 § 1, 2018; Ord. 563 § 1, 2017; Ord. 501 § 2, 2012)

### **3.25.050 Short-term vacation rental permit—Required.**

A. The owner is required to obtain a short-term vacation rental permit and a business license from the city before the owner or the owner's authorized agent or representative may rent or advertise a short-term vacation rental unit. No short-term vacation rental use may occur in the city except in compliance with this chapter. No property in the city may be issued a short-term vacation rental permit or used as a short-term vacation rental unit unless the property is a residential dwelling that complies with the requirements of this chapter.

B. A short-term vacation rental permit and business license shall be valid for one (1) year and renewed on an annual basis in order to remain valid.

1. A short-term vacation rental permit and business license renewal application shall be submitted no earlier than sixty (60) calendar days but no later than thirty (30) calendar days prior to the permit's expiration date. Failure to renew a short-term vacation rental permit as prescribed in this section may result in the short-term vacation rental permit being terminated.
2. A new owner of a property (or a new person and/or new entity that owns or controls a business or organization or other entity of any kind, such as a limited liability company, which is the owner of a property) previously operated as a short-term vacation rental unit by the former owner (or by a former person or entity that owned or controlled the business or organization or other entity of any kind that continues to be the owner of the property) may not renew the previous owner's short-term vacation rental permit and shall apply for a new short-term vacation rental permit, pursuant to this chapter, if the new owner (or new person and/or new entity that owns or controls a business or organization or other entity of any kind that continues to be the owner of a property) wants to continue to use the residential dwelling as a short-term vacation rental unit.
3. If an owner or an owner's authorized agent or representative, pursuant to all applicable laws, constructs additional bedrooms to an existing residential dwelling or converts non-bedroom spaces and areas in an existing residential dwelling into additional bedrooms, the owner or owner's authorized agent or representative shall notify the city and update the short-term vacation rental unit's online registration profile upon city approval of the addition or conversion so that the city may confirm that such conversion is consistent with this chapter and the code, including all applicable provisions in Title 8 of the code, and reissue the short term vacation rental permit so that it accurately identifies the number of approved bedrooms, if the owner wants to continue to use the dwelling as a short-term vacation rental unit. The

city may conduct an onsite inspection of the property to verify compliance with this chapter and the code. Code compliance inspections may be billed for full cost recovery at one hour for initial inspection and in thirty-minute increments for each follow-up inspection pursuant to subsection D. For purposes of this chapter, “reissue” or “reissuance” of a short-term vacation rental permit means a permit that is reissued by the city, with corrected information, as applicable, to be valid for the balance of the existing one (1)-year permit and license period.

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C. A short-term vacation rental permit and business license shall be valid only for the number of bedrooms in a residential dwelling equal to the number of bedrooms the city establishes as eligible for listing as a short-term vacation rental unit and shall not exceed the number of bedrooms allowable for the number of occupants as set forth in Section [3.25.070](#). The allowable number of bedrooms shall meet all applicable requirements under federal, state and city codes, including, but not limited to, the provisions of Section [9.50.100](#) (or successor provision, as may be amended from time to time) governing “additional bedrooms” and all applicable building and construction codes in Title 8 of this code. A short-term vacation rental permit shall not issue for, or otherwise authorize the use of, additional bedrooms converted from non-bedroom spaces or areas in an existing residential dwelling except upon express city approval for the additional bedrooms in compliance with this code, including Section [9.50.100](#) (or successor provision, as may be amended from time to time), and upon approval of an application for a new or renewed short-term vacation rental permit as provided in subsection B.

D. A short-term vacation rental permit and business license shall not be issued or renewed, and may be suspended or permanently revoked, if the property, or any building, structure, or use or land use on the property is in violation of this code. The city may conduct an inspection of the property prior to the issuance or renewal of a short-term vacation rental permit and/or business license. Code compliance inspections may be billed for full cost recovery at one hour for initial inspection and in thirty-minute increments for each follow-up inspection. For purposes of this subsection, a code violation exists if, at the time of the submittal of an application for a new or renewed short-term vacation rental permit or business license, the city has commenced administrative proceedings by issuing written communication and/or official notice to the owner or owner’s responsible agent or representative of one or more code violations. For purposes of this chapter, “building,” “structure,” and “use or land use” have the same meanings as set forth in Section [9.280.030](#) (or successor provisions, as may be amended from time to time) of this code.

E. A short-term vacation rental permit and business license shall not be issued or renewed, and may be suspended or permanently revoked, if any portion of transient occupancy tax has not been reported and/or remitted to the city for the previous calendar year by the applicable deadline for the reporting and/or remittance of the transient occupancy tax.

F. A short-term vacation rental permit and business license shall not be issued or renewed, and may be suspended or permanently revoked, if the residential dwelling to be used as a short-term rental unit lacks adequate onsite parking. For purposes of this subsection, “adequate onsite parking” shall be determined by dividing the total number of occupants commensurate with the approved number of bedrooms as provided in the table under Section [3.25.070](#) by four, such that the ratio of the total

number of occupants to onsite parking spots does not exceed four to one (4:1). For example, a residential dwelling with five bedrooms may permissibly host a total number of ten occupants and therefore requires three on-site parking spots. Onsite parking shall be on an approved driveway, garage, and/or carport areas only in accordance with Section [3.25.070\(R\)](#), and no more than two street parking spots may count towards the number of on-site parking spots necessary to meet the “adequate onsite parking” requirement under this subsection. **Properties in HOA developments to follow HOA rules (CC&Rs).**

G. An owner or owner’s authorized agent or representative who claims not to be operating a short term vacation rental unit or who has obtained a valid short-term vacation rental permit and business license pursuant to this chapter, may voluntarily opt-out of the requirements of this chapter, prior to the issuance or expiration of a short-term vacation rental permit and business license that are

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applicable to the short-term vacation rental unit, only upon the owner, the owner’s authorized agent or representative and/or the owner’s designated local contact person executing, under penalty of perjury, a declaration of non-use as a short-term vacation rental unit, in a form prescribed by the city (for purposes of this chapter, a “declaration of non-use”). Upon the receipt and filing by the city of a fully executed declaration of non-use, the owner or owner’s authorized agent representative shall be released from complying with this chapter as long as the property is not used as a short-term vacation rental unit. Use of the property as a short-term vacation unit after the city’s receipt and filing of a declaration of non-use, is a violation of this chapter. If, after a declaration of non-use has been received and filed by the city, the owner or owner’s authorized agent or representative wants to use that property as a short-term vacation rental unit, the owner shall apply for a new short-term vacation rental permit and business license and fully comply with the requirements of this chapter and the code; provided, however, that if a short-term vacation rental permit is or will be suspended on the date an owner or owner’s authorized agent or representative submits to the city a declaration of non-use for the short-term vacation rental unit under suspension, then the owner may apply for a new short-term vacation rental permit and business license only after twelve (12) consecutive months have elapsed from the date of the declaration of non-use, and the owner and owner’s authorized agent or representative otherwise shall fully comply with the requirements of this chapter and the code. (Ord. 577 § 1, 2019; Ord. 572 § 1, 2018; Ord. 563 § 1, 2017; Ord. 501 § 2, 2012)

**3.25.060 Short-term vacation rental permit—Application requirements.** A. The owner or the owner’s authorized agent or representative must submit the information required on the city’s short-term vacation rental permit application form provided by the city, which may include any or all of the following:

1. The name, address, and telephone number of the owner of the subject short-term vacation rental unit;
2. The name, address, and telephone number of the owner’s authorized agent or representative, if any;
3. The name, address, and **twenty-four-hour telephone numbers of up to two (2) local contacts;**
4. The address of the proposed short-term vacation rental unit, Internet listing site and listing

number;

5. The number of bedrooms shall not exceed the number of bedrooms allowable for the number of occupants as set forth in Section [3.25.070](#). The allowable number of bedrooms shall meet all applicable building and construction requirements under federal, state and city codes, including, but not limited to, the provisions of Section [9.50.100](#) (or successor provision, as may be amended from time to time) governing “additional bedrooms” and all applicable building and construction codes in Title 8 of this code;

6. Acknowledgement of receipt of all electronically distributed short-term vacation rental information from the city, including any good neighbor brochure;

7. The owner or owner’s authorized agent or representative who has applied for a short-term vacation rental permit shall provide the city with written authorization that issuance of a short term vacation rental permit pursuant to this chapter is not inconsistent with any recorded or unrecorded restrictive covenant, document, or other policy of a homeowner association (HOA)

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or other person or entity which has governing authority over the property on which a short-term vacation rental unit will be operated; in furtherance of this requirement, there shall be a rebuttable presumption that an owner or owner’s authorized agent or representative does not have written authorization for the issuance of a short-term vacation rental permit if a HOA or other person or entity which has governing authority over the property has submitted to the city a duly-authorized official writing, which informs the city that short-term vacation rentals of thirty (30) consecutive days or less are not permitted on the property applying for a short-term vacation rental permit; and

8. Such other information as the city manager or authorized designee deems reasonably necessary to administer this chapter.

B. The short-term vacation rental permit application shall be accompanied by an application fee as set by resolution of the city council. A short-term vacation rental permit and business license shall not be issued or renewed while any check or other payment method cannot be processed for insufficient funds.

C. The city may determine the maximum number of bedrooms in a residential dwelling with multiple bedrooms eligible for use as a short-term vacation rental unit upon issuance of a short-term vacation rental permit. When determining the maximum number of bedrooms eligible for use as short-term vacation rentals, the city shall consider the public health, safety, and welfare, shall comply with building and residential codes, and may rely on public records relating to planned and approved living space within the residential dwellings, including, but not limited to, title insurance reports, official county records, and tax assessor records. Owners of residential dwellings that exceed five thousand square feet of developed space on a lot may apply for additional bedrooms. An owner and/or owner’s authorized agent or representative may not advertise availability for occupancy of a short-term vacation rental unit for more than the approved number of bedrooms listed in the short-term vacation rental permit issued by the city pursuant to this chapter. In addition to any other rights and remedies available to the city under this chapter, the first violation for failing to advertise the approved number of bedrooms may be subject to a fine by an administrative citation, and a second or subsequent violation for failing to advertise the approved number of bedrooms may result

in a revocation (which may include permanent revocation) of the short-term vacation rental permit and/or any affiliated licenses or permits pursuant to the provisions set forth in Section 3.25.100.

D. A short-term vacation rental permit application may be denied if the applicant has failed to comply with application requirements in this chapter, or has had a prior short-term vacation rental permit for the same unit revoked within the past twelve (12) calendar months. ~~In addition, upon adoption of a resolution pursuant to subsection H, the city may limit the number of short-term vacation rental units in a given geographic area based on a high concentration of short term vacation rental units. The city shall maintain a waiting list of short-term vacation rental permit applications for such geographic areas where the city determines, based on substantial evidence after a noticed public hearing and public hearing, there is a higher than average concentration of short-term vacation rental units that either affects the public health, safety, and welfare or significantly negatively impacts the character and standard of living in a neighborhood within that geographic area, or both.~~

E. Short-term vacation rental permit applications may take up to, and the city shall have, thirty (30) calendar days to process. An application for a renewal of a short-term vacation rental permit and business license should be submitted at least thirty (30) calendar days prior to the existing permit's

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expiration to allow sufficient time for the city to process the renewal application. Nothing in this subsection or chapter shall be construed as requiring the city to issue or deny a short-term vacation rental permit in less than thirty (30) calendar days, as no permit shall be issued until such time as application review is complete. No short-term vacation rental use may occur in the city without a valid short-term vacation rental permit is issued in accordance with this chapter.

F. Upon a change of ownership of a property (or upon a new person and/or new entity owning or controlling a business or organization or other entity of any kind, such as a limited liability company, which is the owner of a property) licensed to operate as a short-term vacation rental unit, the owner or owner's authorized agent or representative shall notify the city of such change **immediately within 5 business days**. The existing short-term vacation rental permit shall be terminated and the property must cease operating as a short-term vacation rental immediately. Failure to comply may result in a fine of \$1,000 per day for a continuing violation of this subsection F.

G. **Within 5 business days immediately** upon a change of an owner's authorized agent or representative, local contact, or any other change pertaining to the information contained in the short-term vacation rental application, the owner or owner's authorized agent or representative shall update the short-term vacation rental unit's online registration profile used by the city for the implementation of the short-term vacation rental regulations. Failure to update this information **within 5 business days** may result in a violation of this chapter, including but not limited to a suspension or revocation of a short-term vacation rental permit, until all information is updated.

H. The city manager or authorized designee shall prepare, for adoption by resolution by the city council, a review procedure and criteria to evaluate the limitation for issuance of STVR permits and/or STVR applications for geographic areas within the city as set forth in subsection D. (Ord. 572 § 1, 2018; Ord. 563 § 1, 2017; Ord. 501 § 2, 2012)

**3.25.070 Operational requirements and standard conditions.**

A. The owner and/or owner’s authorized agent or representative shall **use reasonably prudent business practices** to ensure that the short-term vacation rental unit is used in a manner that complies with all applicable laws, rules and regulations pertaining to the use and occupancy of the subject short term vacation rental unit.

**{add}. Failure to do so, a short term rental unit in neighborhoods zoned as residential, who has received a citation in the preceding 12 month, will be limit to no more than fifty two (52) contracts for vacation rental use of the property by a paying guest, in the following 12 months. A short term rental unit who has received 2 citations in the preceding 12 months will be limited to thirty two (32) contracts for vacation rental use of the property by a paying guest, in the following 12 months.**

B. The responsible person(s) shall be an occupant(s) of the short-term vacation rental unit for which he, she or they signed a rental agreement for such rental, use and occupancy, and/or any person(s) occupying the short-term vacation rental unit without a rental agreement, including the owner, owner’s authorized agent or representative, local contact(s) and their guests. No non-permanent improvements to the property, such as tents, trailers, or other mobile units, may be used as short-term vacation rentals. The total number of occupants, including the responsible person(s), allowed to occupy any given short-term vacation rental unit may be within the ranges set forth in the table below. By the issuance of a short-term vacation rental permit, the city or its authorized designees, including police, shall have the right to conduct a count of all persons occupying the short-term vacation rental unit in response to a complaint or any other legal grounds to conduct an inspection resulting from the use of the short-term vacation rental unit, and the failure to allow the city or its authorized designees the ability to conduct such a count may constitute a violation of this chapter. The city council may by resolution further restrict occupancy levels provided those restrictions are within the occupancy ranges set forth below.

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<b>Number of Bedrooms</b>	<b>Total of Overnight* Occupants</b>	<b>Total Daytime** Occupants (Including Number of Overnight Occupants)</b>
0 – Studio	2	2—8
1	2—4	2—8
2	4—6	4—8
3	6—8	6—12
4	8—10	8—16
5	10—12	10—18
6	12—14	12—20

7	14	14—20
8	16	16—22
9	18	18—24

\* Overnight (10:01 p.m. – 6:59 a.m.)  
 \*\* Daytime (7:00 a.m. – 10:00 p.m.)

C. The person(s) listed as the local contact person in the short-term vacation rental unit’s online registration profile shall be available twenty-four (24) hours per day, seven (7) days per week, with the ability to respond to the location within thirty (30) minutes to complaints regarding the condition, operation, or conduct of occupants of the short-term vacation rental unit or their guests. The person(s) listed as a local contact person shall be able to respond personally to the location, or to contact the owner or the owner’s authorized agent or representative to respond personally to the location, within thirty (30) minutes of notification or attempted notification by the city or its authorized short-term vacation rental designated hotline service provider. **The city must attempt to contact the local 24 hour contact person(s) immediately when a complaint is received from an identifiable number, and prior sending code enforcement to the property.**

D. The owner, the owner’s authorized agent or representative and/or the owner’s designated local contact person shall use **reasonably prudent business practices** to ensure that the occupants and/or guests of the short-term vacation rental unit do not create unreasonable or unlawful noise or disturbances, engage in disorderly conduct, or violate any applicable law, rule or regulation pertaining to the use and occupancy of the subject short-term vacation rental unit.

E. Occupants of the short-term vacation rental unit shall comply with the standards and regulations for allowable noise at the property in accordance with Section [9.100.210](#) and 11.08.040 (or successor provision, as may be amended from time to time) of this code. No radio receiver, musical instrument, phonograph, compact disk player, loudspeaker, karaoke machine, sound amplifier, or any machine, device or equipment that produces or reproduces any sound shall be used outside or be audible from the outside of any short-term vacation rental unit between the hours of 10:00 p.m. and 7:00 a.m. Pacific Standard Time. Observations of noise related violations shall be made by the city or its authorized designee from any location at which a city official or authorized designee may lawfully be, including

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but not limited to any public right-of-way, any city-owned public property, and any private property to which the city or its authorized designee has been granted access.

F. Prior to occupancy of a short-term vacation rental unit, the owner or the owner’s authorized agent or representative shall:

1. Obtain the contact information of the responsible person;
2. Provide copies of all electronically distributed short-term vacation rental information from

the city, including any good neighbor brochure to the responsible person and post in a conspicuous location within the short-term vacation rental unit, in a manner that allows for the information to be viewed in its entirety; and require such responsible person to execute a formal acknowledgement that he or she is legally responsible for compliance by all occupants of the short-term vacation rental unit and their guests with all applicable laws, rules and regulations pertaining to the use and occupancy of the short-term vacation rental unit. This information shall be maintained by the owner or the owner's authorized agent or representative for a period of three years and be made readily available upon request of any officer of the city responsible for the enforcement of any provision of this code or any other applicable law, rule or regulation pertaining to the use and occupancy of the short-term vacation rental unit. **The city shall maintain and provide an accurate and up to date good neighbor brochure on its website and made available to the owner or the owner's authorized representative including an changes made based on the ordinance and / or through emergency orders.**

G. The owner, the owner's authorized agent or representative and/or the owner's designated local contact person shall, upon notification or attempted notification that the responsible person and/or any occupant and/or guest of the short-term vacation rental unit has created unreasonable or unlawful noise or disturbances, engaged in disorderly conduct, or committed violations of any applicable law, rule or regulation pertaining to the use and occupancy of the subject short-term vacation rental unit, promptly respond within thirty (30) minutes to immediately halt and prevent a recurrence of such conduct by the responsible person and/or any occupants and/or guests. Failure of the owner, the owner's authorized agent or representative and/or the owner's designated local contact person to respond to calls or complaints regarding the condition, operation, or conduct of occupants and/or guests of the short-term vacation rental unit within thirty (30) minutes, shall be subject to all administrative, legal and equitable remedies available to the city.

H. [reserved]

I. Trash and refuse shall not be left stored within public view, except in proper containers for the purpose of collection by the city's authorized waste hauler on scheduled trash collection days. The owner, the owner's authorized agent or representative shall use reasonably prudent business practices to ensure compliance with all the provisions of Chapter 6.04 (Solid Waste Collection and Disposal) (or successor provision, as may be amended from time to time) of this code.

J. Signs may be posted on the premises to advertise the availability of the short-term vacation rental unit as provided for in Chapter 9.160 (Signs) (or successor provision, as may be amended from time to time) of this code.

K. The owner, authorized agent or representative and/or the owner's designated local contact person shall post a copy of the short-term vacation rental permit and a copy of the good neighbor brochure in a conspicuous place within the short-term vacation rental unit, and a copy of the good neighbor brochure shall be provided to each occupant of the subject short-term vacation rental unit.

L. Unless otherwise provided in this chapter, the owner and/or the owner's authorized agent or representative shall comply with all provisions of Chapter 3.24 concerning transient occupancy taxes,

including, but not limited to, submission of a monthly return in accordance with Section 3.24.080 (or successor provisions, as may be amended from time to time) of this code, which shall be filed monthly even if the short-term vacation rental unit was not rented during each such month.

M. **In neighborhoods zoned as residential:** guesthouses, detached from the primary residential dwelling on the property, or the primary residential dwelling on the property, may be rented pursuant to this chapter as long as the guesthouse and the primary residential dwelling are rented to one party.

N. The owner and/or the owner's authorized agent or representative shall post the number of authorized bedrooms and the current short-term vacation rental permit number at the beginning or top of any **property description** in advertisement that promotes the availability or existence of a short-term vacation rental unit. **Where a field is provided by an OTA, the permit number must be posted in that field.** In the instance of audio-only advertising of the same, the short-term vacation rental permit number shall be read as part of the advertisement.

O. The owner and/or owner's authorized agent or representative shall operate a short-term vacation rental unit in compliance with any other permits or licenses that apply to the property, including, but not limited to, any permit or license needed to operate a special event pursuant to Section 9.60.170 (or successor provision, as may be amended from time to time) of this code. The city may limit the number of special event permits issued per year on residential dwellings pursuant to Section 9.60.170 (or successor provision, as may be amended from time to time).

P. The city manager, or designee, shall have the authority to impose additional conditions **via administrative regulation** on the use of any given short-term vacation rental unit to ensure that any potential secondary effects unique to the subject short-term vacation rental unit are avoided or adequately mitigated, including, but not limited to, a mitigating condition that would require the installation of a noise monitoring device. ~~Remove: to keep time-stamped noise level data from the property that will be made available to the city upon city's reasonable request.~~

Q. The standard conditions set forth herein may be modified by the city manager, or designee, upon request of the owner or the owner's authorized agent or representative based on site-specific circumstances for the purpose of allowing reasonable accommodation of a short-term vacation rental. All requests must be in writing and shall identify how the strict application of the standard conditions creates an unreasonable hardship to a property such that, if the requirement is not modified, reasonable use of the property for a short-term vacation rental would not be allowed. Any hardships identified must relate to physical constraints to the subject site and shall not be self-induced or economic. Any modifications of the standard conditions shall not further exacerbate an already existing problem.

R. On-site parking shall be on an approved driveway, garage, and/or carport areas only; this section does not impose restrictions on public street parking regulations. Recreational vehicles may be parked in accordance with the provisions set forth in Section 9.60.130 (or successor provision, as may be amended from time to time) of this code. (Ord. 577 § 1, 2019; Ord. 572 § 1, 2018; Ord. 563 § 1, 2017; Ord. 501 § 2, 2012)

### **3.25.080 Recordkeeping and hosting platform duties.**

A. The owner or the owner's authorized agent or representative shall maintain for a period of three years, records in such form as the tax administrator (as defined in Chapter 3.24) may require to determine the amount of transient occupancy tax owed to the city. The tax administrator shall have the right to inspect such records at all reasonable times, which may be subject to the

subpoena by the tax administrator pursuant to Section [3.24.140](#) (Records) (Transient Occupancy Tax) (or successor provisions, as may be amended from time to time) of this code. B. Hosting platforms shall not complete any booking transaction for any residential dwelling or other property purporting to be a short-term vacation rental unit in the city unless the dwelling or property has a current and valid short-term vacation rental permit issued pursuant to this chapter, which is not under suspension, for the dates and times proposed as part of the booking transaction.

1. The city shall maintain an online registry of active and suspended short-term vacation rental permits, which hosting platforms may reference and rely upon for purposes of complying with subsection B. If a residential dwelling or other property purporting to be a short-term vacation rental unit matches with an address, permit number, and/or current and valid permit dates (not under suspension) set forth in the city's online registry, the hosting platforms may presume that the dwelling or other property has a current and valid short-term vacation rental permit.
2. The provisions of this subsection B shall be interpreted in accordance with otherwise applicable state and federal law(s) and will not apply if determined by the city to be in violation of, or preempted by, any such law(s). (Ord. 572 § 1, 2018; Ord. 563 § 1, 2017; Ord. 501 § 2, 2012)

### **3.25.090 Violations.**

A. Additional Conditions. A violation of any provision of this chapter or this code by any applicant, occupant, responsible person, local contact person, owner, or owner's authorized agent or representative, shall authorize the city manager, or designee, to impose additional conditions on the use of any given short-term vacation rental unit to ensure that any potential additional violations are avoided.

B. Permit Modification, Suspension and Revocation. A violation of any provision of this chapter, this code, California [Vehicle Code](#), or any other applicable federal, state, or local laws or codes, including, but not limited to, applicable fire codes and the building and construction codes as set forth in Title 8 of this code, by any applicant, occupant, responsible person, local contact person, owner, or owner's authorized agent or representative, shall constitute grounds for modification, suspension and/or revocation (which may include permanent revocation) of the short-term vacation rental permit and/or any affiliated licenses or permits pursuant to the provisions set forth in Section [3.25.100](#).

C. Notice of Violation. The city may issue a notice of violation to any applicant, occupant, responsible person, local contact person, owner, owner's authorized agent or representative, or hosting platform, pursuant to Section [1.01.300](#) (or successor provisions, as may be amended from time to time) of this code, if there is any violation of this chapter committed, caused or maintained by any of the above parties.

D. Three Strikes Policy. Three violations of any provision of this chapter or this code within one (1) year by any applicant, occupant, responsible person, local contact person, owner, or owner's authorized agent or representative, with respect to any one residential dwelling will result in an immediate suspension of the short-term vacation rental permit with subsequent ability to have a hearing before the city, pursuant to this chapter, to request a lifting of the suspension.

E. Administrative and Misdemeanor Citations. The city may issue an administrative citation to any applicant, occupant, responsible person, local contact person, owner, owner’s authorized agent or representative, or hosting platform, pursuant to Chapter 1.09 (Administrative Citations) (or successor provisions, as may be amended from time to time) of this code, if there is any violation of this chapter committed, caused or maintained by any of the above parties. Nothing in this section shall preclude the city from also issuing an infraction citation upon the occurrence of the same offense on a separate day. An administrative citation may impose a fine for one or more violations of this chapter in the maximum amount allowed by state law or this code in which the latter amount shall be as follows:

1. General STVR Violations (Occupancy/Noise/~~Parking~~), **to be issued by Code Compliance directly to the guest:**

- a. First violation: one thousand dollars;
- b. Second violation: two thousand dollars;
- c. Third violation: three thousand dollars.

2. Operating a STVR Without a Valid Short-Term Vacation Rental Permit.

- a. First violation: three thousand dollars;
- b. Second or more violations: five thousand dollars;
- c. In addition to the fine set forth above, the first violation of operating a STVR without a valid short-term vacation rental permit shall be cause for an owner (or person and/or entity that owns or controls a business or organization or other entity of any kind, such as a limited liability company, which is the owner of a property) to be prohibited for all time from being eligible to be issued a short-term vacation rental permit and/or business license for use of a property as a short-term vacation rental unit.

3. Hosting a Special Event at a STVR Without a Special Event Permit as Required by Section 9.60.170 (or Successor Provision, as May Be Amended From Time to Time) of This Code.

- a. First violation: five thousand dollars;
- b. Second violation: five thousand dollars.

F. Public Nuisance. In addition to any and all rights and remedies available to the city, it shall be a public nuisance for any person or entity to commit, cause or maintain a violation of this chapter, which shall be subject to the provisions of Section 1.01.250 (Violations public nuisances) (or successor provisions, as may be amended from time to time) of this code. (Ord. 578 § 1, 2019; Ord. 572 § 1, 2018; Ord. 563 § 1, 2017; Ord. 501 § 2, 2012)

**3.25.100 Appeals.**

- A. Any person aggrieved by any decision of a city officer made pursuant to this chapter may request a hearing before ~~the city manager~~ **third party hearing officer or impartial three (3) person committee** in accordance with Chapter 2.08 (or successor provisions, as may be amended from time to time) of this code.
- B. Notwithstanding any provisions in Section 2.08.230 or otherwise in the code, the decision by the ~~the city manager~~ **third party hearing officer or impartial three (3) person committee** of an

appeal brought under this chapter shall be the final decision by the city for any

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violation of a short-term vacation rental permit issued under this order, except for any administrative citation imposing a fine, which shall be processed and subject to an administrative appeal pursuant to Chapter 1.09 of the code. (Ord. 572 § 1, 2018; Ord. 563 § 1, 2017)

**From:** CRAIG WADE [REDACTED]  
**Sent:** Wednesday, February 24, 2021 5:14 PM  
**To:** City Clerk Mail; John Pena; Kathleen Fitzpatrick; Steve Sanchez; Robert Radi; Linda Evans; Kevin Meredith; Jon McMillen; Monika Radeva  
**Subject:** Rentals

**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. \*\*

I have seen first hand how it destroys real estate values.  
Just look at the mess PGA West is in.  
30 night minimum and nothing less.  
Thank you for all your time & effort to make this the Best place in the Country to call home.

Craig Wade  
[REDACTED]

Sent from my iPhone

**From:** Steve Weiss [REDACTED]  
**Sent:** Tuesday, February 23, 2021 3:39 PM  
**To:** City Clerk Mail  
**Cc:** Linda Evans; Robert Radi  
**Subject:** La Quinta STVR Special meeting, 25th of February - An Approach to a STVR Plan

**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 Council,

Thanks for taking the time to discuss the Short Term Vacation Rental (STVR) issue. This is a very difficult situation us, our local communities, the LQ City Council and our city. I know that you will try to lead our city to the best outcome possible and will be sensitive to the needs of all our residents including those at PGA WEST.

I have spent my professional career in numerous negotiations both as a manager, operating executive, venture capitalist and board member. All negotiations are a compromise for all parties involved. Each party has some wins and some losses but in the end a plan is developed that can work for all. Often negotiations get bogged down in the details where parties get entrenched. It is always best to see each detail in the context of the complete solution. Below is my concept for a plan for LQ for STVR's

### **STVR Plan for LQ**

- 1) Maintain moratorium on STVR's until enforcement and new rules (density and occupancy) are established and tested - Revenue neutral for city
- 2) Once new rules and enforcement are in place, allow new STVR's in properly zoned areas (i.e. Tourist Commercial (TC)).
- 3) Utilize new rules and enforcement to weed out current bad performer STVR owners. Allow replacements of these STVR's in residential communities complying with density and occupancy guidelines. Maintain current cap on the number of STVR's in residential communities.
- 4) Develop new TC zones in new housing/residential developments, allowing for new STVR's
- 5) Pursue alternate/substitute projects that will generate substantial revenue for LQ - SilverRock, WaterPark, etc

These outcomes as viewed from:

**LQ City/General Residents** - revenue neutral with modest income growth in future years

**Residential Homeowners** - maintains cap on STVR's, weeds out bad performers

**STVR Owners** - allows them to maintain their continuing business so long as they comply with new rules. Offers modest growth for new STVR's.

My experience is that people can be more reasonable when they see their issues in the larger context of an overall plan/solution. You will still have some entrenched individuals that will not be satisfied. You might consider getting leaders from the interested parties together with the City Council and possibly with a facilitator to layout the overall plan.

We are long term residents of La Quinta. My wife, Mary Caldwell, serves on the Planning Commission and has been its Chair. Both Mary and I have been very active in PGA WEST governance and I can assure you that our community is trying to work on these issues in parallel with your efforts. Once again, thank you for your all your hard work and support of our community.

Sincerely,

Steve Weiss



**Monika Radeva**

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**From:** Kay Wolff [REDACTED]  
**Sent:** Thursday, February 25, 2021 10:48 AM  
**To:** City Clerk Mail  
**Subject:** WRITTEN COMMENTS FOR FEBRUARY 24, 2021

**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.

Kay Wolff

[REDACTED], La Quinta

Business Item #1

First reading of Ordinance Amending Short Term Vacation Rentals  
Written Comments, below

To the City Council:

I offer this for you and all poetry lovers, with apologies to Robert Burns:

Ordinance to amend Chapter 3.25, **How do I Not Love Thee? Let me count the ways:**

1. No limitation of STVRs in the City: Unlimited STVRs = unlimited problems, especially higher density. The flood gates are open.
2. No limitation of out of town or out of valley owners and LLCs: more evidence of designating R-1 and R-2 zones for strictly commercial gain, to the detriment of our neighborhoods
3. No limitation of STVR permits per owner: As I recall, multiple STVRs and out of town owners are the source of most of our problems.
4. Limited rental times: 32 bookings per year is only just below the average of what we have now. This will solve very little.
5. No density limitations: This is a major problem
6. Adequate onsite parking: two authorized street parking slots is murder in the Cove, as in many neighborhoods.
7. Elevated licensing fee scale to generate \$1.4 million: this will offset the \$1.4 million in staff and outside contract costs, which is 40% of staff working time. These costs and percent of time will only rise as the number of permits surge.

And again, with apologies to Bobby Burns, I quote,

**And if God choose, I shall but love thee better after elimination of all STVRs.**

Sent from [Mail](#) for Windows 10

**From:** Willie Wulff [REDACTED]  
**Sent:** Wednesday, February 24, 2021 6:19 PM  
**To:** City Clerk Mail  
**Subject:** SHORT TERM RENTALS VACATIONERS

**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 Clerk, it has come to my attention and others that you're considering limiting the short-term rentals to 32 properties. I totally feel it's unfair to all of us that offered our 2nd homes in La Quinta to families that can enjoy the beauty of The City by staying in a home where they can purchase food and items that give taxes to the city while enjoying their stay there. Check out what I was able to find by this choice:

- Badly hurt businesses, some by 50%+, that are just now trying to come out of the pandemic.
- Will cut jobs, especially for single moms, restaurants, golf, etc
- Promotes high rents that only the elite can afford (equity issues)
- Does nothing to eliminate the bad apples - or the bad guest behaviors

The goal of the city is to get rid of the bad apples. This does nothing to get rid of them. Why not put the 32 cap on the bad apples with citations, NOT homeowners who follow the rules? We want families to come stay for a week at a time. It's simple.

William Wulff  
President  
NMLS 359240  
The OC Real Estate Financing  
NMLS 365271  
DRE 01080244  
616 S. EL Camino Real, Suite J  
San Clemente, CA 92672  
[REDACTED]



THE OC REAL ESTATE FINA