

**WRITTEN
PUBLIC
COMMENT**

**CITY COUNCIL
MEETING**

MARCH 2, 2021

February 22, 2021

At the February 16th regularly held Council Meeting, the Council informed me that I may re-submit my recommendations to the City Manager. Five of these suggestions were submitted to staff in the spring of 2019, however the changes I submitted were either lost or misplaced. Attached are the recommended policy changes. Below is a summary of the proposals for your quick reference. They are in order of what I believe to be the priorities.

1. **Integration with other Technology** pg. 3 – Explicitly restrict this policy from allowing the use of: facial recognition, vocal recognition, gait recognition, or any other biometric tool that could be used to identify people en masse. License plate recognition should also be specifically restricted. Only a ballot measure should be able to add these features.
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3. **Specific Policies** pg. 2 clause F – Change “residential” to “private”. Should read “*When private property is clearly and knowing in alignment...*” There are numerous private business that work in sensitive fields, and it would be inappropriate for the City to surveil establishments such as: churches, doctors’ offices, legal offices, or counseling centers to name a few.
4. **Placement and Monitoring** pg. 1 – Enumerate the appropriate locations and restrict it to those specific places, until Council or voter approval is given. The approval of this policy must not be used to justify more and more cameras throughout the City.
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After further studying this policy, I have some additional suggestions to make. Below are some bullet points that this policy should also address. They are in no particular order.

- The policy should acknowledge that privacy still exists in public areas.
- The policy needs to add language about warrants.
- The policy needs to address the real possibility of hacking.
- The policy should restrict filming of screens showing surveillance footage. Consider utilizing a camera to film anyone viewing such surveillance footage.
- The policy needs to address various conflicting statements. (listed on attached notes)
- **Lastly, the policy must also address and restrict vendors who utilize foreign (notably Chinese) made and/or owned surveillance equipment, software, hardware etc.**

RECEIVED

FEB 23 2021

CITY OF LA QUINTA

Public Safety Camera System

PURPOSE AND SCOPE

The City of La Quinta and the La Quinta Police Department collectively operate, monitor, and maintain a Public Safety Camera System (PSCS) for the purpose of creating a safer environment for all those who live, work, and visit the City. The City and Police Department's operation of a PSCS complements its anti-crime strategy to effectively allocate and deploy personnel, and to enhance public safety and security in public areas.

POLICY

This policy explains the purpose of the cameras and includes guidelines for their operation, for the storage of captured images by the City, and transmittal of captured images to law enforcement or other public agency for evidentiary purposes.

Does this exclude private business surveillance?

Video monitoring in public places will be conducted in a legal and ethical manner while recognizing and protecting constitutional standards of privacy.

PLACEMENT AND MONITORING

These high definition cameras will be placed in strategic locations throughout the City to detect and deter crime, to help safeguard against potential threats to the public, to help manage emergency response situations during natural and man-made disasters and to assist City officials in providing services to the community.

Enumerate appropriate locations and limit to those.

The City Manager or the authorized designee shall approve all proposed locations for the use of video monitoring technology and should consult with and be guided by legal counsel as necessary in making such determinations.

} voters/council should decide.

Contributing factors shall be taken into consideration including but not limited to lighting, alignment of buildings, existing vegetation, or other obstructions when selecting camera placement.

OPERATIONAL GUIDELINES

Only City and/or department-approved video monitoring equipment shall be utilized. The La Quinta Police, La Quinta Fire, City staff and vendors as approved by the City Manager, shall be authorized to view video monitoring equipment, and shall only examine public areas and activities where no reasonable expectation of privacy exists.

Trained/Authorized city staff

! privacy still exists in the public sphere.

Are private locations excluded?

→ Federal Gov. restricts the use of Chinese surveillance Equipment.

SPECIFIC POLICIES

- A. The La Quinta Police and City staff shall comply with all Federal and California State law applicable to the use of closed-circuit television (CCTV) cameras in public places.
- B. The technology will not be used to replace current policing techniques.
- C. Under no circumstances shall the PSCS be used for the purpose of infringing upon First Amendment and/or Fourth Amendment rights.
- D. Operators of the PSCS shall not target/observe individuals based solely on their race, gender, ethnicity, sexual orientation, disability or other classifications protected by law.
- E. The La Quinta Police Department and City of La Quinta shall not use audio in conjunction with the PSCS unless appropriate court orders are obtained.
- F. When a residential property is clearly, and knowingly in alignment with the PSCS's line of sight, black-out technology will be applied for privacy reasons to eliminate potential unintended intrusions.

→ what about private places?

change to private property

conflicting statements

RECORDING AND USE

microphones record sound not cameras

The cameras shall only record images and not sound. Recorded images may be used for a variety of purposes, including criminal investigations and monitoring of activity of high-value or high-threat areas. The PSCS may be useful for the following purposes:

- A. To deter and identify criminal activity.
- B. To target identified areas of gang and narcotics complaints or activity.
- C. To respond to incidents.
- D. To assist in identifying, apprehending, and prosecuting offenders.
- E. To document officer and offender conduct during interactions to safeguard the rights of the public and officers.
- F. To augment resources in a cost-effective manner.
- G. To monitor pedestrian and vehicle traffic activity.

where is the Data??

Images from each camera shall be recorded in a manner consistent with the underlying purpose of the particular camera. Images shall be transmitted to monitors installed in a location approved by the City Manager or authorized designee. When activity warranting further investigation is reported or detected at any camera location, the available information shall be provided or made available to responding officers in a timely manner.

} what about warrants?

The City Manager or authorized designee may approve video feeds from the PSCS to be viewed by police, fire, emergency management, public safety, or traffic management. Viewing by other staff or outside agencies will require

authorization, including supervision by city staff. Unauthorized recording, viewing, reproduction, dissemination, or retention is prohibited.

restrict filming of screens

CAMERA NOTIFICATION AND PUBLIC OUTREACH

It is the City's commitment to provide ample notification and public outreach with the PSCS. Signs will be placed in various locations notifying the public that a public safety camera system will be monitoring driving and pedestrian activities in public places. A map of all locations with cameras will be posted on the city website. Additionally, the City will provide regular updates and receive input from the public on the PSCS.

change to "ALL" if it deters crime people should know.

INTEGRATION WITH OTHER TECHNOLOGY

The Police Department and/or City of La Quinta may decide to integrate its PSCS with other technology to enhance available information. Systems such as gunshot detection, incident mapping, crime analysis, license plate recognition, facial recognition, and other video-based analytical systems may be considered based upon availability and the nature of Police Department strategy. Those additional technologies shall be approved by the City Council. Such approval by the Council will include at least one study session and one public hearing before the technology is added.

Explicitly exclude these from the policy.
No Gait rec. Face rec. voice rec. etc.

VIDEO SUPERVISION

The authorized designee shall oversee video monitoring access and usage to ensure members are within City of La Quinta and/or contract public safety personnel policy and applicable laws. The City Manager or authorized designee shall ensure such use and access is appropriately documented.

VIDEO LOG

A log shall be maintained at the designated video monitoring center. The log shall be used to document City personnel (La Quinta Police, La Quinta Fire, City staff, and vendors as approved by the City Manager) viewing or monitoring images provided by the PSCS. The logs at a minimum should record the:

- Date and time access was given.
- Name and agency of the person being provided access to the images.
- Name of person authorizing access.
- Identifiable portion of images viewed.

consider having a camera film anyone viewing the logs. This will prevent the filming of screens.

The log shall record a request for, and shall record the transmittal of, any images to law enforcement or other public agency requested or required for evidentiary purposes. "For evidentiary purposes" or "for evidence" means for the purpose(s) of an official investigation, claim, or other legal proceeding,

either criminal or civil, conducted by a law enforcement or other public agency with authority for such purpose.

STORAGE AND RETENTION OF MEDIA

All captured images that are downloaded to media shall be stored on a dedicated server in a secured area at a City of La Quinta facility with access restricted to authorized persons. A recording of images downloaded to media that is requested or required for evidentiary purposes shall be copied to a suitable medium and documented in the official log (above). The recording needed for evidentiary purposes shall be transmitted to law enforcement or other public agency and should be safely secured in accordance with that law enforcement or other public agency's official policies and procedures for the retention of evidence.

All actions taken by City personnel with respect to retention of media shall be appropriately documented. A checks and balance has been established where the recordings have limited built in authorizations for deletion of material at the Manager and Director level. Documentation of a reason for deletion is required in writing and is submitted from Supervisor level to the Manager, Director and City Manager level for authorization.

The type of video monitoring technology employed and the manner in which recordings are used and stored by the City may affect retention periods. The recordings shall be stored and retained by the City at City facilities in accordance with the established records retention schedule for a minimum of one year, or such longer period as may be established by state law. Prior to destruction, written consent shall be obtained as in the ordinary course for destruction of City documents or records, before images that are downloaded to media stored on a dedicated server in a secured area at a City facility will be deleted or destroyed. If the City has stored images that are recordings for evidentiary purposes in any claim filed or any pending criminal or civil proceeding, they will be preserved until pending litigation is resolved (Government Code § 34090.6).

EVIDENTIARY INTEGRITY

All downloaded and retained media shall be treated in the same manner as other evidence. Media shall be accessed, maintained, stored and retrieved in a manner that ensures its integrity as evidence, including strict adherence to chain of custody requirements. Electronic trails, including encryption, digital masking of innocent or uninvolved individuals to preserve anonymity, authenticity certificates and date and time stamping, shall be used as appropriate to preserve individual rights and to ensure the authenticity and maintenance of a secure evidentiary chain of custody.



should properly Address the
issue of Hacking.

CITY COUNCIL MEETING – MARCH 2, 2021 – WRITTEN PUBLIC COMMENTS BY ANONYMOUS CITIZEN
BUSINESS SESSION ITEM NO. 1 - PUBLIC SAFETY CAMERA SYSTEM POLICY COMMENTS

RELEASE OF VIDEO IMAGES

All recorded video images gathered by the PSCS are for the official use of the City of La Quinta and its authorized agencies.

Requests for recorded video images from the public or the media shall be processed in the same manner as requests for City public records consistent with the California Public Records Act (Government Code § 6250 *et seq.*).

→ Again, what about a warrant?

TRAINING

All staff members authorized to operate or access PSCS shall receive appropriate training on an annual basis. Training shall include guidance on the use of cameras, and a review regarding relevant policies and procedures, including this policy. Training shall also address state and federal law related to the use of video monitoring equipment and privacy.

VIDEO MONITORING AUDIT

The City Manager or other authorized designee will conduct an annual review of the PSCS. The review shall include:

- A. Analysis of the cost, benefit and effectiveness of the system.
- B. Any public safety issues that were effectively addressed.
- C. Any significant prosecutions that resulted.
- D. Any systemic operational or administrative issues that were identified, including those related to training, discipline or policy.
- E. Retention of Longitudinal Data to be able to evaluate trends, costs, apprehensions, on a long-term basis.

The results of each review shall be appropriately documented and maintained by the City Manager or authorized designee and other applicable advisory bodies. Any recommendations for training or policy should be promptly and reasonably addressed.

VIOLATIONS OF POLICY

The City has zero tolerance for any violation of these policies. Should a violation occur, the City will take appropriate action per the City of La Quinta Personnel Policies or applicable state/federal law.

From: [REDACTED]
Sent: Tuesday, March 2, 2021 12:15 PM
To: City Clerk Mail
Subject: "Telephonic Verbal Comments"
Attachments: Policy changes.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.

Timothy Paul
La Quinta

[REDACTED]
Public Comment Not on Agenda, AND
Business Session 1

February 22, 2021

At the February 16th regularly held Council Meeting, the Council informed me that I may re-submit my recommendations to the City Manager. Five of these suggestions were submitted to staff in the spring of 2019, however the changes I submitted were either lost or misplaced. Attached are the recommended policy changes. Below is a summary of the proposals for your quick reference. They are in order of what I believe to be the priorities.

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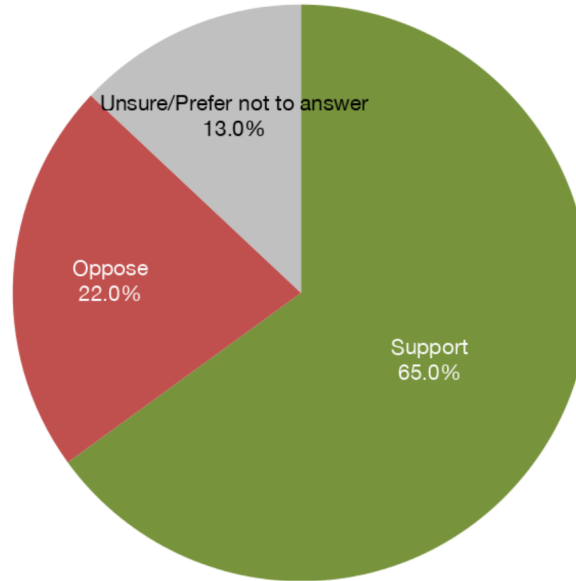
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65% say they support the Public Safety Camera System

Pilot program in La Quinta

Question 14: In general, do you **support or oppose** the Public Safety Camera System **pilot program** in La Quinta?



From: Laura Reyes [REDACTED]
Sent: Tuesday, March 2, 2021 1:11 PM
To: City Clerk Mail
Subject: Written Comments for City Council Meeting on 03/02/2021

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: Laura Reyes
Phone Number: [REDACTED]
City: La Quinta

First of all I would like to commend the council for the progress they have made in addressing STVRs. We are all seeing the progress made with enforcement, compliance, continued progress of getting rid of non permitted STVRs. etc. It appears that we are getting more people involved willing to work solutions . Let all the work you have done continue to work. Let's see some metrics before implementing new ones.

An STVR is an STVR... why create more work for your staff by having different types with different fee/permit structure? It was stated in the last meeting that 96% of all STVRs in La Quinta are owned by one owner and only 73 STVRs are 5 bedrooms. Never heard of "homesharing" or the "primary" category till the last meeting. Is a 5 bedroom STVR expected to be different than all others? Is 'homesharing" and "primary" have different expectations too? The fee should be the same for all whether homesharing, primary residence or 5 bedroom. What is being accomplished by fee/permits differential? Expectations for any renter should be the same. Code compliance is the same for all. The proposed fee increase should **be less** and the **same** for all.

Although **we** do not need to know who the habitual complainers are and who are the habitual bad STVRs, the council does. We need to gather these metrics so as when permits are renewed/ reviewed, they are taken into account. We should continue to work at getting rid of all mismanaged STVRs and **be** transparent about it. We cannot continue to paint all STVRs with the same broad brush.

Through all our joint efforts , we will improve the quality of the management of STVRs so that the moratorium can be lifted eventually.

Thanks for listening to me.

I have a doctors appointment at the same time of this meeting so that's why its written.

From: Edward Armendarez [REDACTED]
Sent: Tuesday, March 2, 2021 3:00 PM
To: City Clerk Mail
Subject: Comments (w/pdf) Request to be read

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.

This includes a pdf if you need it:

Please include these written comments in the package for today's City Council Meeting of 3/2/21. I am also requesting that these comments be read during the comments section of the meeting regarding STVR Ordinances. Thank you very much, Edward Armendarez

March 2, 2021

Re: STVR Ordinances

Dear Madam Mayor, Councilmembers and Manager McMillen,

Just a couple of weeks ago you all welcomed the La Quinta Chair of the Financial Advisory Commission, Dick Mills, to speak with you. The esteemed Chairperson, whom you appointed, spoke soberly and sincerely, and said, and I quote: "The TOT revenue is important to the city, however, even if the impact of these rules and regulations cause that revenue to decline, so be it. We will find another way to move forward. Personally I would be delighted that if the basis of your decisions are to simply maintain our quality of life without respect to the financial consequences."

This person is familiar with the financial management of La Quinta and obviously has this City's best interests at heart.

We have been well managed and can withstand the temporary loss of some STVR TOT until additional Tourist Residential units take the place of those operating in residential neighborhoods they were not intended for.

Thank you for considering a permanent moratorium on STVR permits.

Edward Armendarez
La Quinta Cove
[REDACTED]

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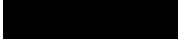
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Edward Armendarez
La Quinta Cove



From: Tim Bendokas [REDACTED]
Sent: Tuesday, March 2, 2021 3:04 PM
To: Linda Evans <Levans@laquintaca.gov>; Robert Radi <Rradi@laquintaca.gov>; Kathleen Fitzpatrick <kfitzpatrick@laquintaca.gov>; John Pena <jpena@laquintaca.gov>; Steve Sanchez <ssanchez@laquintaca.gov>
Cc: Monika Radeva <mradeva@laquintaca.gov>
Subject: STVR's
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 see attached.

Thank you,

Tim Bendokas

Tim & Heidi Bendokas

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

March 2, 2021

Dear Madam Mayor and Members of the City Council:

I write you again today to voice my strong support of Short-Term Vacation Rentals in La Quinta, and specifically in PGA West (where my wife and I own a home).

We are members of the "We Love La Quinta Coalition" and a nearly 17-year (April 2004) PGA West homeowner.

We are in our 5th year of STVR-ing. We aren't "investors" or an LLC. Our home will be our retirement home when that time comes. In the meantime, we're able to cover some of our expenses by doing STVRs.

Through very careful screening and active monitoring, we've not had one problem renter as described by the anti-STVR folks. We've always emphasized and demand our renters conduct themselves in the respectful manner our neighbors seek. Anyone living next door to our place would not even know a renter is there (most are retired seniors). We've created a detailed, 17-page contract they must sign, and initial every page to acknowledge their responsibilities.

We have turned dozens of potential renters when they exhibit any "tells" indicating they might be a problem. We only advertise on VRBO, and one of their "metrics" for the rating of an owner is how many rental 'declines' an owner does. As a result, our owner rating has suffered greatly. We accept this because we'd NEVER allow any party people in our home.

Like everyone in the Coalition, we want any and every party house shut down, banned, and fined out of existence. We feel it's not only inappropriate, but also grossly unfair to punish us for the sins of these despicable party house owners.

Throughout this entire process, it has been frustrating to notice the folks opposing STVR's want no compromise and want everything 100% their way. That is not fair or right, so I am grateful and relieved the City Council I wants to reach a STVR decision that is fair and equitable to all sides.

Folks like us purchased our home in PGA West with the expectation we would not only have the ability to rent our home out as a STVR, but that we also someday have the right to sell our home to a buyer who also could STR if they desired.

Having this "right" taken away from us will greatly diminish the value of our property.

This would be simply unfair, and we feel to remove, limit, or restrict our rights (via regulation) to use or sell our private property with the rights in place at the time of purchase will effectively deprive us of its economically reasonable use. To us, such actions seem to be the equivalent of a 'taking' of property without payment of just compensation to the property owner.

If I may, I'd like to respectfully offer some suggestions as you make your decisions on the fate of STVR'S.

1. We understand, as existing owners, we will be "grandfathered" in with our permits. I'd like to request you consider extending the grandfathering to our properties as well, meaning allowing permits to go with the property, not just personally. I will explain below how this could work:

- a. A current owner could sell their property to a buyer who would be allowed to short-term rent; however, this would be a one-time event.
- b. At the time of closing, a new buyer would have one opportunity to elect to short-term rent and obtain a permit. If they did not make this election at closing, this privilege would be permanently unavailable, never again to be an option.
- c. When this new buyer chooses to sell the property, the permit ends with them and would not be available to subsequent buyers.

How is this fair, some may ask?

As mentioned, we and others like us bought with those expectations (renting out a short-term rental and selling our home to short-term rent.

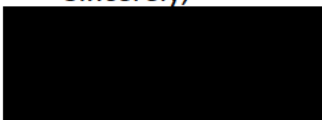
However, a new buyer would not have this same expectation, as it would be fully disclosed at the time of purchase.

A system such as this protects our rights, and, will still phase out STVR's eventually, just one more "generation" down the line.

Whatever your decisions are, we and the coalition want to work together with full-time residents to solve these problems. We honestly do want to protect their rights; we only ask the full-timers recognize and acknowledge we have some rights too.

Thank you for reading and considering our request, for your hard work and for all you do for our community.

Sincerely,



Tim Bendokas



Heidi Bendokas

From: Marcia Cutchin [REDACTED]
Sent: Monday, March 1, 2021 5:51 PM
To: Monika Radeva; City Clerk Mail
Subject: Re: Written Comments
Attachments: CouncilLtr3221.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.

Hi Monika,

Please include the attached document as written comments to the city council meeting on Tuesday, March 2nd.

Thank you,
Marcia L Cutchin

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

Honorable Mayor, Councilmembers and City Manager,

At the last special council meeting the Mayor asked for the number of home occupation licenses in La Quinta and the City Manager responded, previously prepared for the question.

The introduction of the subject of home occupation licenses during a discussion on STVR licenses appeared designed to blur the line between home occupation licenses and the licensing of whole home unsupervised transient tourist lodgings in our R-1-bedroom communities.

I have prepared a graph so there is no confusion about the disparity in the licensing. Because both have the word “license” associated with them does not make them similar. STVR licensing grossly and intrusively breached all historically and nationally recognized licensing in R-1 zones since the definition of R-1 zoning was established in the early 1920’s.

Home Occupation Businesses are similarly defined through most of the United States.

The screenshot shows a city website with a sidebar on the left and a main content area on the right. The sidebar contains a navigation menu with the following items: + City Government, + City Departments, + Public Safety Services, - Animal Control & Code Compliance (expanded), + Animal Control, - Code Compliance (expanded), Code Compliance - Landscape Requirements, Gravel Program, Garage Sales, Golf Cart Program, and Home Occupation Business (highlighted in blue). The main content area has a breadcrumb trail: [Our City](#) [Animal Control & Code Compliance](#) [Code Compliance](#) ». The main heading is 'Home Occupation Business'. Below the heading are utility icons for Font Size (+, -), Share & Bookmark, Feedback, and Print. The main text reads: 'Your home may be used as an office for your business--providing it meets specific conditions and is issued a Home Occupation Permit and a City Business License. Home businesses cannot have employees going to and from the residence, generate customer traffic, noise or have material stored on the property in public view. A Code Compliance Officer will physically inspect your property prior to approving a home occupation permit and your application for a business license.' Below this is a contact instruction: 'Contact our office if you have questions about applying for a home occupation permit or if you have questions whether a residence is in compliance or not.' A link is provided: 'Click here for a [Home Occupation of a Business Application](#) (PDF)'. A 'Related links:' section contains one link: '• [City of La Quinta Municipal Codes](#)'.

Please see the following:

Comparing Home Occupation Licenses and STVR Licenses

Ordinance 9.60.110 Home occupations and ordinance 3.25 STVR Licenses

Specific Ordinance Regulations	Home Occupation License	STVR License
		
Visitors allowed to the property from the business activity	ABSOLUTELY NONE	UP TO 16
Customer and ancillary traffic allowed to the property from the business activity	ABSOLUTELY NONE	UNLIMITED
Amount of the property allowed to be dedicated to the business	25%	100%
Number of employees allowed to traffic the property	SOLE PROPRIETOR ONLY	UNLIMITED
Additional noise allowed to be generated by the business	NONE	14 HOURS A DAY CACAPHONY GENERATED VIA TRIPLE THE AVERAGE LOCAL OCCUPANCY
Property inspection required	YES	In specific instances only
		
<p>This is not comparing apples and oranges – it is comparing kittens and a stampede of elephants.</p>  		 

Comparing Bed and Breakfast licensing to STVR licensing:
 Ordinances 5.88 Bed and Breakfasts and ordinance 3.25 STVRs

	Bed and Breakfast License	STVR License
On property oversight supervisor required	YES	NO
Parking on property required	YES	NO
Limiting 2 to a bedroom	YES	NO
Prevention of saturation density limits established	YES	NO
Opportunity for prevention of saturation limits built into the ordinance	YES	YES
Prevention of saturation limits exercised	YES	NO

Why is this? It is unprecedented and illogical to grant unlimited licensing of incompatible and unsupervised businesses in our bedroom communities.

Council would never authorize licensing four gas stations in a row – in commercial zones where they belong.

Council would never authorize licensing four liquor stores on corners facing each other in commercial zones where they belong.

Yet, STVRs in all of the instances above are granted unfettered growth in bedroom communities that are not zoned for business traffic and worse – unsupervised business traffic.

Thank you for your continued review of this very skewed and irregular licensing.

Sincerely,
 Marcia L Cutchin

9.30.40 Cove Residential District.

Purpose. To provide for the development and preservation of the medium density “cove” **residential area** with one-story single-family detached dwellings on medium size lots, except as provided in Section 9.40.020, “Conditions for varying residential densities.”

From: James Gallagher [REDACTED]
Sent: Saturday, February 27, 2021 11:53 AM
To: City Clerk Mail; John Pena; Kathleen Fitzpatrick; Steve Sanchez; Robert Radi; Linda Evans; Kevin Meredith; Jon McMillen; Monika Radeva
Cc: James Gallagher
Subject: STVR Input from > 10 year La Quinta Resident

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,

My wife and I are > 10 year La Quinta and PGA West residents - as well as PGA West club members. We are (and have been) very concerned about the proliferation of STVR in our community. We are now full time residents and love La Quinta. We have invested a great deal of money in our home and our club membership - and would be very upset if we had to move out of LQ due to the STVR situation. We have already had our best friends - who we convinced to come to PGA West and join the club leave after two years - when the house next store went STVR and they were routinely assaulted with noise every weekend - many times until 2am or later. We occasionally experience STVR issues, but luckily not to the extent that they did. That being said, a home next to us could obviously go STVR at any time under the current regulations.

We appreciate the efforts to cap STVRs and strengthen and enforce the rules and regulations at the city level - but have real concerns about the long term effectiveness of this strategy when I read the skewed misinformation coming from the pro-STVR advocates and investors bent on embedding business in our residential neighborhoods.

We support the agenda of Neighbors for Neighbors as outlined below.

Note the cautionary tale outlined in a recent WSJ article - <https://www.wsj.com/articles/for-these-retirees-short-term-rental-bans-arent-just-a-perktheyre-a-must-11614276068> .

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.**

Best,

Jim and Janet Gallagher

[REDACTED]
LQ, 92253

From: Arlene Gotshalk [REDACTED]
Sent: Tuesday, March 2, 2021 10:24 AM
To: Monika Radeva
Subject: Request to Speak at today's City Council Meeting (3/2/21) Subject: Support of Permanent Moratorium on unsupervised STVRs in Residential Districts
Attachments: 3-2-21 Talk - City Council .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 morning Monika,

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

Subject: Support of Permanent Moratorium on unsupervised STVRs in Residential Districts

Thank you, Arlene

Arlene Gotshalk
[REDACTED]

La Quinta, CA
[REDACTED]

Subject: Support of Permanent Moratorium on unsupervised STVRs in Residential Districts

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

I am a full-time resident of the Cove Neighborhood.

While listening to the end of the City Council at the Feb 25th Special Council Meeting, I heard Councilman Radi say STVRs in Residential Districts are at more than capacity. He proposed that an indefinite Moratorium in Residential Districts would begin to solve some of the ongoing problems of STVRs in RD such as the cost of increased enforcement staff, the jeopardy to resident's safety and well-being, and the loss of housing for entry and moderate income residents.

The Council went on to begin a discussion of dealing with the proliferation of unsupervised STVRs in Residential Districts (RD) with such a Moratorium.

The following process was suggested to reduce STVRs in RD, free up housing to meet state standards and community needs, reduce code enforcement, and continue a revenue stream for the City through TOT from other zones.

Suggested Five-year Transition:

- STVRs are at “over-capacity” in RD
- Permanent Moratorium on unsupervised STVRs in RD
- No new STVR business permit licenses in RD
- Incentivize Tourist Commercial STVRs
- Attrition will result in a decrease in density in RD
 - Natural progression as houses sell or owners relinquish permits
 - Problem houses’ permit revoked
 - 1031 exchange out of RD to Tourist Commercial

Concerns:

A concern regarding the work of the last year of updating code enforcement might be wasted time was put forth. Yet, these efforts were needed to reduce problems at existing STVRs and will be a road map going forward, with the goal of reducing load on code enforcement.

It was also mentioned that proliferation of STVRs in RD does not create good boundaries for opportunities for developers to build STVRs in Tourist Commercial Districts.

Important: Plan for Future Revenue

While reviewing the General Plan, I saw that much of economic development seems to be focused on increased tourism. The Coachella Valley Economic Partnership outlined the most critical objective for the area is to diversify beyond tourism.* When you continue to cater to licensing STVRs, you are denying La Quinta the opportunity it needs most to have a stable residential population.

I would suggest a committee conduct some open, public workshops where the public could suggest ideas to increase LQ’s future revenue stream. The Coachella Valley Economic Partnership stated that the objective to become more economically diversified includes encouraging tech workers and specified that NOW is the opportunity to gain these individuals as they can work remotely. That would ensure a stable resident population, increase purchase power for local businesses, and generate increased sales, the City’s #1 revenue.

I have a background in Economic Development through the Arts and have many ideas of sustainable revenue income from that business sector. I know there are many residents who also have excellent ideas on ways to diversify La Quinta’s economy.

Once again, I appreciate and support the suggestions made at the Special City Council Meeting February 25, 2021 and look forward to fine tuning and implementing that plan.

*<https://sbemp.com/local-leaders-discuss-the-economic-future-of-the-coachella-valley-in-free-webinar-series/> Sept. 23 to Nov. 18, 2020

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"For there is always light / If only we're brave enough to see it / If only we're brave enough to be it."
Amanda Gorman

Arlene Gotshalk
CareGiving Toolkit



Arlene Gotshalk

La Quinta, CA

Subject: Support of Permanent Moratorium on unsupervised STVRs in Residential Districts

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*<https://sbemp.com/local-leaders-discuss-the-economic-future-of-the-coachella-valley-in-free-webinar-series/> Sept. 23 to Nov. 18, 2020

From: Ricardo Gray [REDACTED]
Sent: Tuesday, March 2, 2021 11:30 AM
To: City Clerk Mail
Cc: Ricardo Gray
Subject: Written comments on 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.

1) Full Name 2) City of Residence 3) Phone Number
4) Public Comment 5) Subject 6) Written or Verbal Telephonic Comments

Full name: Richard Gray
City of residence: La Quinta
Phone number: [REDACTED]
Public Comment: Written Comments
Subject: STVRs in La Quinta open neighborhoods
Written or Verbal: Written Comments

Is the city of La Quinta opening itself up to possible future lawsuits regarding STVRs?

- 1) Owners who are denied permits for STVRs could sue for unfair and arbitrary regulations allowing some to operate STVRs while denying the same right to other property owners.
- 2) Owners could sue for being denied the right to own more than one STVR - after all, the right goes with the property and not with the owner since that would be unjustified and discriminatory.
- 3) Owners wishing to sell could sue for an unfair reduction in their property value based on STVRs operating commercially near their homes. That is an obvious loss caused by benefiting some owners against the property values of other owners.
- 4) Neighbors could sue for compensation since allowing commercial STVRs takes away the property rights that were part of the original purchase of their homes - assured to be solely residential but now interspersed with undesirable commercial sites.
- 5) At some point the owners of hotels/motels may sue for equal treatment since STVRs are not subject to the same regulations and requirements but are direct competition for short-term rentals. One example may be local STVRs don't have the same fire suppression installation regs.

Even given new regulations for compliance control, neighbors will suffer the loss of property value including a potentially longer time to complete a sale. The STVR adds no value to the other property owners who bought into homes in R-1 and R-2 zoned neighborhoods.

As an objective example, see the Wall Street Journal article on last Friday about STVRs in a number of different areas. Even owners of STVRs apparently want to buy their own homes in neighborhoods that prohibit STVRs - conclusion is that "STVRs are fine for you, but not for me!"

Wall Street Journal:

- [REAL ESTATE](#)
- [HOMES](#)

For These Retirees, Short-Term Rental Bans Aren't Just a Perk— They're a Must

Some senior homeowners are seeking out neighborhoods and communities that keep online platforms like Airbnb and Vrbo at bay

From: Heredia, Joan [REDACTED]
Sent: Monday, March 1, 2021 10:42 AM
To: City Clerk Mail
Subject: March 2 2021 Council Meeting Written and Request to provide verbal comments on STRVs
Attachments: City of La Quinta STRVs - Heredia Comments.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 Clerk,

Attached are my written and request to provide verbal comments on the March 2, 2021, Business Meeting Agenda Item 2, Short term Vacation Rental (STRVs)

Full name: Joan Heredia
City of residence: La Quinta
Phone: [REDACTED]

Comment on: March 2 2021 Agenda, Business item 2

Subject: STRVs

Attached written comments that I would also like to present verbally

I appreciate your consideration of my request,

Joan Heredia

TO: City of La Quinta Council

From: Joan Heredia, Homeowner in PGA West

Date: March 1, 2021

Subject: STVR's regulations, Written and (Request to Provide) Verbal Comments for March 2
Business Meeting Agenda Item 2

Dear Mayor and Council,

I want to thank you for your efforts in regulating STVRs, especially within the PGA West Community which as you have noted is problematic. I oppose STVRs in residential neighborhoods as a matter of good land use policy. That said, I do appreciate that the City Council is trying to find a compromise solution that bridges from the current situation to a long-term solution. I have participated in both the January 27 and February 25 meetings and believe the La Quinta City Council has shown a capacity to weigh the various competing interests and is heading in a direction that tries to be fair to current STVR owners yet also listening to residents that want to see STRV's either eliminated or highly regulated. I would encourage you to continue the discussion on limiting the number of bookings to a number less than what was established in Palm Springs and as soon as possible develop a separate ordinance that codifies the moratorium on short term housing within residential zoning areas indefinitely.

I am a PGA West owner who bought 19 years ago, based on the peaceful enjoyment and neighborly community that was shared among residents. At that time, most homes that did have short term occupancy was among family and friends and occurred occasionally. The explosion of web-based apps that would create the ability for second home investors to run homes like unsupervised hotels was completely unforeseen in a neighborhood zoned for residential use. As times and technology have changed, so most local land use ordinances be adopted to maintain the intent of land use area designations. We are seeing many areas in California limiting STRVs to maintain a housing stock for residents without unduly driving up home prices or changing community character by people who want to run businesses out of homes.

I want to place emphasis that most of the areas under discussion are within the Residential Zoning designation and that no property owner has unfettered freedom to do what they want with their property. A person cannot run a printing business or other enterprise out of their home with a substantial number of clients cycling through the property in residential zoning. This is founded on good land use policy that seeks to locate compatible uses within designated areas of a city. If the City of La Quinta is highly pressed for locations for visitors to stay then the Council and people that desire to be STVR operators should be focusing on locations and development with in Tourist Commercial designated areas or expanding these areas within the City through the established land use process.

I agree with the Council's two strike policy to weed out properties that cause disturbances and to establish quiet times. I like the idea of a signed form where renters must acknowledge they understand and will abide by the community rules. I appreciate the need to charge fees that represent the level of effort incurred in the City's effort to manage these activities. I have some unease that a moratorium and relying upon attrition may take a long time to result in a meaningful reduction in STVRs, but understand this may be the outcome of compromise.

The one item that I believe the Council dismissed too soon is the limit on the number of bookings per year. It was deemed not a problem since most current City of La Quinta STRV bookings were less than what is allowed in Palm Springs (Limit 32 + 4 in summer). Many speakers indicated that Palm Springs is not necessarily the appropriate model for the City of La Quinta. I suggest no more than 24 bookings per year as this would be more than sufficient to cover the many festival weekends in proximity to our neighborhood but also give consideration to resident's concerns about high STRV activity. If you limit (and hopefully decrease) the number of STRVs but not bookings, this may just drive up the frequency of their use causing more localized adverse impact to adjacent landowners. A lack of any booking limit at all is worse outcome for residents than the Palm Springs ordinance and at the very minimum at least adopt the Palm Springs booking limit.

Towards the end of the meeting in February, there was discussion regarding the STRV moratorium and adoption into an ordinance. I highly encourage the Council to codify the moratorium and to keep it in place indefinitely. It is only in this manner that the City can return to the core requirement for good land use planning and compatible uses in residential zoned areas governed by clear ordinances with long term requirements and vision.

I applaud your efforts and stamina for the long meetings you have endured. It is understood your job is challenging and you likely will not make everyone completely happy. I hope you will take my comments into consideration and I appreciate the opportunity to present my thoughts on this matter with the goal of providing constructive input to the Council.

From: Tiff Gmail [REDACTED]
Sent: Monday, March 1, 2021 7:21 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. **

I am in favor of good short term rentals. They bring money to the city and they allow access for people who cannot afford hotels. They employ lots of locals as well.

I will tell you a story quickly, last week I had a guest staying at my house and they complained there were parties on either side. I called the complaint line because I think short term rentals that allow parties are bad for all of us. Neither party was a rental. Both owners of homes or long term rentals so how do short term rentals hurt? My guest came out to relax and could not. I am all for good rentals with good enforcement. A limit to how many should not even be considered because this would decrease taxes to the City.

Thank you-

Tiffany Katuls
[REDACTED]

From: Grant Miser [REDACTED]
Sent: Tuesday, March 2, 2021 12:17 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.

Madam Mayor, Mayor pro tem, and Esteemed Council Members,

My name is Grant Miser and I am a property owner in La Quinta, CA. I love La Quinta and look forward to the time in my life that I can spend all of my winters in your beautiful city. I am writing to you out of concern for the council's discussion on short term rentals and the possibility of extending the current moratorium on new short-term rental permits indefinitely.

I purchased the home in August as an Airbnb (previous owner was using it as such), shortly before the moratorium on permits was first put in place. My intention in buying the property (and what I sold my wife on to get her to agree) is to utilize it as a short term rental until such a time in 10 years that we can begin spending our winters in La Quinta.

Knowing that the covid pandemic would eventually pass, I moved forward in good faith in preparing the property for rentals. We invested over \$100,000 beyond the down payment in repairing the home, making it safe for renters, and furnishing it. When the moratorium was extended again, we started renting it on a 32+ day basis to try to mitigate our losses. My first renter checked out this Sunday and I was in town to make sure their experience was first class.

I've watched every council meeting and followed your discussion closely. I can appreciate that there are no easy solutions and valid points on all sides of the argument. I feel like the council has done a good job navigating those and is now proposing solutions that seem like a fair compromise. I do feel, however, that those property owners in my situation are at risk of being overlooked.

In the last meeting when discussing the possibility of an indefinite extension to the moratorium **Council Member Fitzpatrick** stated in reference to the council's responsibility to those residents who are selling their homes, "I think it's just fairness to people looking to buy houses here to know what our rules are and how we are playing" In fairness, the current moratorium was attached to Covid and shouldn't be parlayed into an indefinite extension without some accommodation for those who bought properties during it or shortly before. Many of us bought homes significantly above appraisal value because of current market pressures and belief in our being able to participate in the STVR program

As requested by **Council Member Pena**, I have a proposed solution. I ask that you provide a 30-60 day window after the falling off of the current moratorium to allow those who bought properties during the moratorium or shortly before it to apply for and receive a permit. You could possibly do this by rescinding the current moratorium while the new ordinance is still in the process of being accepted as law. By doing so you still are accommodating those residents opposed to STVR by having a foreseeable end date to new permits, you are accommodating good actors within the current STVR program to operate as long as they continue to do so by the rules, and you are providing fairness to those of us who bought homes, invested hundred of thousands of dollars into them, and want to be good members of your community.

I hope you will thoughtfully consider this proposed solution. I fear that if you do not myself and many others in my situation will lose our homes and investment.

Respectfully,

Grant Miser
[REDACTED]

From: JESSE RHODES [REDACTED]
Sent: Monday, March 1, 2021 5:55 PM
To: City Clerk Mail
Subject: Short term rental 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. **

I have been in la Quinta for over 25 years and and I have not seen any real problems with short term rental any higher than problem neighbors which I've also had a few of those were last 40 years so I support short term rentals and less government restriction for property rights freedom! But I do believe that better code enforcement for breaking the rules and certainly it makes sense to increase fees to cover short term rentals by the property owners that make profit from there properties thank you Jesse Rhodes

Sent from my iPhone

From: Bob Stoddard [REDACTED]
Sent: Tuesday, March 2, 2021 2:50 PM
To: City Clerk Mail
Subject: Written Public Comments - City of La La Quinta City Council Meeting - 03/02/21

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.

March 2, 2021

Bob & Cindy Stoddard

La Quinta, CA

[REDACTED]
Public Comment

STVR

Written Comment

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

We have lived in La Quinta, since 2004, and chose this city, particularly North La Quinta for its quiet, friendly and family atmosphere, which we have enjoyed immensely except for the current state we presently find ourselves in, which is the over saturation of STVRs in our surrounding neighborhood and area.

We recognize the monumental task, which the City has undertaken to comprehensively address all aspects of the STVR program and the multiple impacts it has on a wide array of people, whom have either been directly or indirectly affected by the STVR program.

As homeowners, presently surrounded by five(5) STVRs and the high probability of two(2) additional recently purchased homes for the express purpose of converting into STVRs, we strongly encourage the City Council and Staff to proactively resolve this matter, with a strong sense of urgency and necessity, concerning the overall density and clustering of STVRs in our residential neighborhood. The express purpose and reasons for us in choosing North La Quinta, as our permanent place of residence, is of paramount importance to us today.

The City to date has recognized and mitigated most issues or concerns, which has been identified by various parties, except for density and overall number of STVRs in a given neighborhood or the surrounding area. We consider these concerns to be the most pressing and important, and can not convey to the City Council and Staff, the urgency and significance, we residents have placed on

these concerns from the outset. Once again, we ask the City Council and Staff to direct its energy and attention towards this matter and fully address the repeated concerns and desires of the residents.

Respectfully,

Bob & Cindy Stoddard

From: [REDACTED]
Sent: Tuesday, March 2, 2021 11:45 AM
To: City Clerk Mail
Cc: Linda Evans; Steve Sanchez; John Pena; Robert Radi; Kathleen Fitzpatrick
Subject: written comments 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. **

I strongly urge the La Quinta city council to NOT impose a permanent moratorium on short-term vacation rentals.

Artificially constraining the supply of vacation rentals will create a shortage that will only exacerbate existing problems.

Let the free market work out these issues.

The covid-19 pandemic situation has played a big role in igniting the STVR controversy in La Quinta, The pandemic isn't going to last forever, and it's a mistake to impose any sort of permanent solution on the basis of temporary blips in STVR popularity.

Some city council members have expressed concerns about STVR density in PGA West, but those problems should be worked out at the PGA West HOA level. One of the PGA West HOAs is voting right now on the issue. Why preempt local HOA solutions with citywide action?

Michael Sweeney

/ homeowner PGA West

From: Marie Thompson [REDACTED]
Sent: Tuesday, March 2, 2021 8:29 AM
To: Jon McMillen; John Pena; Kathleen Fitzpatrick; Linda Evans; Monika Radeva; Robert Radi; Steve Sanchez
Subject: Written comment : March 2 Council meeting. 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.

City Manager, City Council, Mayor.

We can't express our disappointment in your handling of the STVR issue and your refusal to listen to your residents.

Your Adhoc committee and N4N group worked very hard to try and work with you, but you never really had any intention of listening, it was all smoke and mirrors.

This issue will not go away and as residents we will not forget your total disregard to the neighborhoods asking for your help.

You need to implement a permanent ban on any new STVR, as you did nothing to address density. If any of you on the council, mayor or city manager have any ownership/partial STVR or in your portfolios you need to recuse yourself from this issue.

Craig and Marie Thompson
8 year LaQuinta resident
[REDACTED]

--

Marie Thompson

From: [REDACTED]
Sent: Tuesday, March 2, 2021 11:34 AM
To: Monika Radeva
Cc: Kathleen Fitzpatrick; Robert Radi
Subject: WRITTEN PUBLIC COMMENT FOR 3/2/21 MTG

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

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

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 accepting my written comments related to the Short Term Vacation Rental matter being discussed at the March 2nd City Hall meeting.

I would like to thank Council Members Robert Radi and Kathleen Fitzpatrick for finally beginning the dialogue many of us opposed to the STVR matter have been waiting for. It seemed as though the February 25th meeting was going to replicate the meeting on January 27, 2021 at which time seven hours was spent on basically how to make STVRs better with tighter restrictions and bigger fines while never touching on the residents' concerns who are relentlessly writing to you expressing opposition to STVRs in our residential neighborhoods. This is why we think Council is not listening. And while it took until well into the fifth hour to bring it up, we appreciate the fact that these two Council Members finally spoke to the anti STVR residents. It was not only suggested that a "cap" should be addressed, but also that the over-saturation may have already exceeded such a cap. THIS WAS HUGE!!! And it's a start. Thank you Mr. Radi and Ms. Fitzpatrick.

The next step would be a serious discussion on how to deal with the over-saturation in areas. A better plan in the beginning could have possibly prevented this in the first place. But now it's a dilemma that needs to be addressed as well. And the good news is, it's not impossible to fix. A good start would be to reach out to others cities to see how they dealt with making those decisions. I'm always surprised at how tapping into others who have already successfully navigated the path forward seems foreign. The Council has mentioned using Palm Springs as a model going forward with STVRs, and I would like to suggest that they reach out to other cities to see how they handled reducing STVRs in their residential communities. I will be honest, I know nothing about South Lake Tahoe's plan, but I do know that they are a huge resort destination and had 1400+ STVRs and they're reducing that to 400. Can we establish another ad hoc committee, with a more "fair" make-up of members, to find a serious resolution to the over-saturation issue? I'll guarantee you, it's not impossible to figure this out. There just has to be a willingness on City Council's part to negotiate with the residents' against STVRs.

Thank you for your time. I look forward to today's meeting. I remain hopeful something meaningful will be discussed further.

Respectfully submitted,
Laura Vano

From: Linda Evans
Sent: Monday, March 1, 2021 12:45 PM
To: Monika Radeva
Subject: Fwd: Pavilion Palms Public Hearing

For the record

Linda Evans | Mayor
City of La Quinta
[78495 Calle Tampico | La Quinta, CA 92253](https://www.cityoflaquinta.com/78495-Calle-Tampico-La-Quinta-CA-92253)
Ph. [760.777.7030](tel:760.777.7030)
C: [760.899.3279](tel:760.899.3279)
E: levans@laquintaca.gov
www.laquintaca.gov
www.playinlaquinta.com

Begin forwarded message:

From: "W. Richard Mills" [REDACTED]
Date: March 1, 2021 at 12:06:57 PM PST
To: John Pena <jpena@laquintaca.gov>, Kathleen Fitzpatrick <kfitzpatrick@laquintaca.gov>, Linda Evans <Levans@laquintaca.gov>, Robert Radi <Rradi@laquintaca.gov>, Steve Sanchez <ssanchez@laquintaca.gov>
Subject: Pavilion Palms Public Hearing

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.

Madame Mayor and City Council Members:

As you are well aware, I am opposed to the proposed gas station at Pavilion Palms. I think it is a blemish on what I consider the Gateway to SilverRock. However, if you must have it, at least disguise it or have it screened from direct view from Jefferson. We simply cannot allow a Circle K. If you think about it there have been little or no renderings of the gas station. Thus, we have no idea of what it will look like.

Finally, I am also concerned with disrupting traffic circulation with 18 wheelers entering and exiting the property. I question whether staff has studied the consequences of the turns that will be required.

Dick