

**WRITTEN  
PUBLIC  
COMMENT**

**CITY COUNCIL  
MEETING**

**APRIL 20, 2021**

**WRITTEN PUBLIC  
COMMENT**

**IN GENERAL  
SUPPORT OF STVRS**

**CITY COUNCIL  
MEETING**

**APRIL 20, 2021**

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**From:** Toral Patel [REDACTED]  
**Sent:** Tuesday, April 20, 2021 9:28 AM  
**To:** City Clerk Mail; Linda Evans; Robert Radi; Kathleen Fitzpatrick; John Pena; Steve Sanchez  
**Subject:** Comment on Consent Calendar Item 1 - April 19, 2021  
**Attachments:** 21-04-20 Airbnb Letter to La Quinta City Council.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.

Dear Mayor and Councilmembers,

Thank you for the continued opportunity to provide public comment on the proposed non-issuance of new short-term vacation rental permits (Ordinance No. 591). I've attached our latest comment letter for your consideration.

Best,  
Toral



Toral Patel  
Policy & Communications



April 20, 2021

Honorable Mayor and Members of the City Council  
City Hall  
78495 Calle Tampico  
La Quinta, California 92253

**RE: Non-Issuance of Short-Term Vacation Rental Permits**

Dear Mayor and Councilmembers,

On behalf of Airbnb, I would like to thank you for continuing to take input from stakeholders on the City's short-term vacation rental (STVR) program. We commend you for recognizing home sharing as a valuable part of the local economy, and adopting regulations that reflect months of stakeholder input and deliberation.

We have worked with hundreds of cities around the world to address concerns about perceived impacts to quality of life and are committed to working with you to continue responsible home sharing in La Quinta. However, we are concerned by the City's proposed non-issuance of new permits in residential areas -- a direction that would have negative impacts on Hosts, is inconsistent with previous government direction, and would create legal exposure. We have detailed our concerns and suggestions below.

**Economic impact to Hosts and ongoing uncertainty**

Like so many people, many of our Hosts have been impacted by the global pandemic and the extra income earned from hosting is more important than ever. A number of responsible Hosts in residential areas, however, have been unable to obtain a STVR permit since the initial moratorium, which was issued in August 2020 and has now been thrice extended to June 2021. These Hosts are now blocked from participating in an otherwise legal activity. This is particularly frustrating after over eight months of waiting and watching as the City made incremental changes to its STVR regulations. For several Hosts, moreover, this experience has significantly compounded the economic hardships they are already facing from the pandemic.

The City Council's proposed non-issuance of new permits is a punitive, overbroad measure that perpetuates economic uncertainty for the short-term rental community, as well as the small businesses that support and benefit from it. We urge the City Council to allow those Hosts who

have tried to apply for a permit an opportunity to have their application be processed and operate legally.

### **Inconsistent government direction**

The City's initial moratorium on new permits was intended to help ensure compliance with local public health orders, and has since been extended three times through the duration of the pandemic and as the City Council considered amendments to its STVR ordinance. During this period, the indication from the City was that this moratorium would be lifted once the public health emergency had abated and regulations had fully been adopted. Now, with the steady increase in the vaccinated population and the City Council's adoption of updated STVR rules on March 16, the rationale for an indefinite stay on new permits is weak and counterintuitive.

In community after community, we have seen that a simple, streamlined permitting process, reasonable fines, and permit revocation are the most effective tools for maximizing compliance. They have been utilized with significant success in countless jurisdictions. Combined with support from short-term rental platforms to remove unpermitted properties, these tools are more than adequate to address irresponsible actors -- while allowing the vast majority of responsible Hosts to continue to bring the benefits of tourism to the community. As such, we urge the City to allow existing Hosts in residential areas an opportunity to apply for a permit, and participate in the implementation of the new STVR rules.

### **City Legal Exposure**

As witnessed in jurisdictions across the nation, STVR operators that face arbitrary and unduly restrictive short-term rental regulations are compelled to pursue legal action to safeguard their property and economic rights.

The City's proposed "indefinite stay" for the issuance of new STVR permits for residential zones, coupled with the arbitrary allowance of new STVR permits in tourist and commercial facing zones, is ripe for legal challenge. See e.g., *Calvey v. Town Bd. of N. Elba*, 2021 U.S. Dist. LEXIS 56686 (N.D.N.Y. Mar. 25, 2021); *Vill. of Tiki Island v. Ronquille*, 463 S.W.3d 562 (Tex. App. 2015); *Ebner v. Sandusky*, 2013-Ohio-2475. Likewise, there are troubling questions concerning whether the City's "indefinite" stay is effectively a moratorium except in name only to circumvent applicable legal requirements. See, e.g., *Tahoe-Sierra Pres. Council, Inc. v. Tahoe Reg'l Plan. Agency*, 535 U.S. 302 (2002).

Put directly, the legal exposure here is the risk of multiple lawsuits brought by STVR owners unfairly excluded from the City's STVR permitting process. The merit of these lawsuits, given the nature of the as-applied, partial regulatory and equal protection claims, will depend on an examination of each plaintiff's respective facts, which, as demonstrated by the *Calvey* matter, will likely survive a motion to dismiss and force the City to engage in costly and drawn-out litigation for each respective lawsuit.

In lieu of this distinct possibility, the City is well served by identifying a path forward that provides residential operators an opportunity, similar to other operators in other zoning districts, to participate in STVRs in the City.

\* \* \*

We continue to urge the City Council to fully implement the STVR regulations adopted on March 16, 2021, allowing all existing operators in residential areas an opportunity to apply for a permit. We would like to reiterate our willingness to support La Quinta in implementation and enforcement against bad actors. Our comments here are offered in that spirit.

Sincerely,

A handwritten signature in black ink, appearing to read 'T. Patel', written in a cursive style.

Toral Patel  
Policy Manager

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**From:** [REDACTED]  
**Sent:** Tuesday, April 20, 2021 2:27 PM  
**To:** City Clerk Mail  
**Subject:** Fwd: LQ City Council meeting tomorrow

**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 AIRBNB:

The majority of La Quinta Hosts are responsible owners/management that contribute to the neighborhood quality of life and support the local community. Council shouldn't penalize a largely responsible host community - and the small businesses that support it - in efforts to address the few bad actors. Urge them to vote against an indefinite stay on new permits, and ensure that all Hosts have an opportunity to apply for a permit and come into compliance with the new rules.

To stay connected with your local Host community, check out [VRON-LQ](#).

Thanks,

The Airbnb Team

[Unsubscribe](#)

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**From:** [REDACTED]  
**Sent:** Saturday, April 17, 2021 3:36 PM  
**To:** City Clerk Mail  
**Subject:** La Quinta City Council Meeting 4-20-21

**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.

**Please add these comments to the city council meeting, thanks!**

Hello,

I am a homeowner in the cove area of La Quinta.

I have been following the STVR news for some time, which unfortunately has become a heated subject. It appears the City of La Quinta is affording less rights to STVR renters, than it is to long-term renters. I believe this to be a form of discrimination and question the legality. Here are my two quick takes:

1) The 2-strikes and minimum first-offense fine of \$2,000 appears to be haste and unfavorable to good-standing homeowners with a short-term rental license. Why should STVR owners with a perfect record with the city be fined so high if one bad actor (who doesn't follow the rules) rents the house? Hosts have no way of screening against rule-breakers.

Also, when festivals come back, who's to say these music-oriented renters cannot play their music at a regular volume (before 10pm) while long-term renters can do whatever they want? This appears to be short-sighted and discriminatory. I question the legality of imposing this restriction. If you say someone cannot play music because they are a certain race, or orientation, that would be illegal. Why should short-term renters be discriminated against when long-term renters are not?

Would you want to vacation at a pool house if you cannot even play music at a low volume?

2) Increase in license costs. Is it fair to increase 400%+ year over year? Many have lost income, in my case over \$35k+ from no festival income. Would the concil revisit this and vote to increase the permit costs slowly, say at a rate of 50% per year max? I have never had a complaint, so the "funding costs" argument for my sake is absolutely irrelevant. All I have done is comply, pay taxes and put money back into the property.

I would argue also that many homeowners with STVR licenses supplement their income by renting during the festival seasons only. These people would be very hurt paying \$1k+ per year for a license while waiting for the festivals to return.

Thanks!

Anonymous homeowner who loves La Quinta!



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**From:** Cynthia Appolito [REDACTED]  
**Sent:** Tuesday, April 20, 2021 1:19 PM  
**To:** City Clerk Mail  
**Cc:** Tony Appolito; Cynthia Appolito  
**Subject:** Request exception for STVR at Desert Club Estates Room/home share

\*\* 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 Council Members,

My husband Anthony and I have resided here in Desert Club estates since 2005. We PLEAD in FAVOR of STVRs and wish to be able to reinstate our license. We live on property 100% and used to rent out our "in law suite" since 2016 successfully with out incident. As far as we know, we are in good standing. We did not renew our license because of the pandemic and were (at the time) unsure how we can host safely for all. Since then, we have learned protocols. But too late and missed the window of reinstating our license. We voluntarily did not rent because we did not want to enable the spread of infection at the time. We were in good standing as far as we know, and we feel we continue to be "punished" not given any leniency to reinstate our license!

We feel we are being ignored over larger HOA community exceptions such as PGA, etc. We are at the end of the cul-de-sac and would love to take up Mr Pena's offer to invite him to see the improvements we put back into our property since we started STVR 5 years years ago!

Desert club Estates is a quiet neighborhood and have largely, have had no problems. Our neighborhood has much larger houses and lots, and doesn't appear to have such "STVR density", because for the most part have more space between our neighbors and wOrder streets. (As compared to the HOA tourist communities and the Cove for example).

Signs: "neighbors are for neighbors, not short term rentals" Find the signs OFFENSIVE and unfriendly. We would also like the City to ask these hostile signs to be removed. We counted a total of only 5, in our neighborhood and really feel our the signs are hostile. Ironic we find those owners who have such signs the most invisible. In my daily walks, I don't even know if they are in fact owner occupied! Is that investigated?. The signs already served its purpose, no need to have signs up indefinitely, just like garage sale signs are not permanent. Frankly, believe it is a detriment for potential buyers to buy into our neighborhood. It's message is hostile in nature, it Says: "keep out, visitors!"

Zones: Where does desert club estates fall?

Aren't we part of the village? We are right across the street from Washington st, and support Old Town La Quinta! And the new Starbucks, silver rock ! Aren't we a tourist/vacation area?

We have lived in Our home for 15 years and have been able to reinvest in our home since STVR. Our home used to be an eye sore. We were going to put an addition to our home and now it has been put on hold. We cannot justify building because the rental income help us fund it.

My husband is 77 and I am in my 60's. We would like to leave our home a legacy for our children to enjoy and continue STVR to pay for itself as a vacation home for them in the future, to be able to vacation in our beautiful desert.

Ok, If not STVRs we may all be forced to 31 min day stays. We believe the same "issues" will also be relevant as with STVRs. If no STVRs , then don't allow rent at all.

We heard in the last council meeting: "see cars in the driveway and get a bad feeling an STVR!" Implying it is a problem . How does a passer- by, really know if guests are staying 31 day stay vs. 28 day, or 2 week stay? How does one know if it isn't a family gathering. Owners extended family? Will there then be an ordinance on how many cars parked on the driveway?

The notion STVRs and 31 min Rentals are discriminatory. If a complaint is made against a particular party, does code enforcement for example, take in consideration if the offending address have a STVR, or long term, or owner party?

I agree with councilman Sanchez' comment last meeting: cities are getting too involved with a property owner who chooses to rent their property, and potentially impinging on federal law for rights of ownership. Btw: Other cities such as Rancho Mirage, and Palm Desert are in litigation over this very issue following suit from many homeowners who have maintained their rights for STVRs through out California.

Sent from my iPhone

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**From:** [REDACTED]  
**Sent:** Saturday, April 17, 2021 10:34 AM  
**To:** City Clerk Mail  
**Subject:** short-term 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.

My wife and I own a short-term rental in Santa Rosa Cove. We lived in it for several months while our home was being remodeled. Thus, we know all the neighbors. We lost our license because i forgot to renew on time. None of our neighbors had any problem with the behavior of any of our tenants. By not allowing us to renew the City of La Quinta is losing close to \$5,000 a year in fees and taxes. It seems that the position the City has taken costs it a considerable sum of money without making the residents or our neighborhood any happier.  
Kirk and Carol Blacerby

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**From:** [REDACTED]  
**Sent:** Tuesday, April 20, 2021 3:00 PM  
**To:** City Clerk Mail  
**Subject:** Written comments for 4.20.21 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. \*\*

Hello,

Thank you for taking the time to read my comments. We are in support of lifting the indefinite stay on the STVR program. We have been waiting to help supplement the income of our home with the STVR program. I understand the complexities and the importance for balancing the needs of our residents and their quality of life with the opportunities and benefits the program provides for the city as a whole.

My request is to consider at this stage with the many months of discussions of planning, enforcement changes, etc to proceed with a plan of action for determining a decision on how to proceed. The prolonged discussions without clear guidance is challenging for all parties. We have spent lots of time in planning and working on enforcement and regulations, it would make sense to push an agenda forward of a detailed plan of action of monitoring complaints, fines, number of STVR's, attrition of STVR's due to expired licenses or sales, etc.

Having this data collection period should provide the proper guidance to make an informed decision on finding a common ground / compromise that allows us to envision an end to this discussion with hopefully a mutual agreement for future planning.

In summary, i propose a plan of action:

- dashboard of STVR's (total, net gains, losses and geographic density)
- fines/enforcement events
- complaints investigated

Then consider how to find a path forward. Thank you for your time.

Tony Brar  
La Quinta

[REDACTED]  
For public comment

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**From:** Tiffany Laine [REDACTED]  
**Sent:** Tuesday, April 20, 2021 2:59 PM  
**To:** City Clerk Mail  
**Subject:** Letter for 4pm city council meeting Fwd: LQ City Council meeting tomorrow

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

To the City Council board members,

I wanted to make my opinion known that I do not support freezing permits for the City of La Quinta. I am a full-time local resident and a STR business license holder in the cove.

We should not rule now, on anything permanent, due to freezing business licenses at this time.

My opinion: Our city is still trying to survive covid, and big decision should not be enforced until our city has some kind of normalcy to it.

La Quinta is a beautiful place and we are all lucky to be living in one of the most coveted cities in the United States right now. Every celebrity and wealthy individual dreams about having a home in our area. But, we will ruin this if we make aggressive acts and freezes to business licenses permanently.

I have never had any issues with any of the short term rentals in our area, but I have had multiple harassing conversations, 10 PM aggressive phone calls and yard signs that are harassing me. I am a very quiet neighbor, and I live by my self. yet, I can hear the neighbors across the street, on Montezuma and Aveneda Cortez, playing Diana Ross so loud I can hear it in my bathroom. I'm off for people having fun and enjoying the beautiful weather. But, when the same neighbors that are on my street disrupt my peace, and I feel verbally attacked and fear for my safety, it has nothing to do with the wealthy people who vacation in our area... The disturbance comes from the locals who are creating an unsafe environment by they're aggressive behavior and signage which decreases the value of our properties.

Thank you and please feel free to conference call me if further questions are desired.

Tiffany Calhoun, MBA  
[REDACTED]

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**From:** Tiffany Laine [REDACTED]  
**Sent:** Monday, April 19, 2021 9:46:33 AM  
**To:** John Calhoun [REDACTED]  
**Subject:** Fwd: LQ City Council meeting tomorrow

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**From:** The Airbnb Team <getinvolved@airbnb.com>

**Sent:** Monday, April 19, 2021 9:40:54 AM

**To:** [REDACTED]

**Subject:** LQ City Council meeting tomorrow

Hi Tiffany,

**A reminder that tomorrow, Tuesday, April 20, at 4 PM City Council will have a second reading of this proposal** (see [agenda](#)). It is critical to continue speaking up against the proposed freeze on all new permits.

**To request to give verbal public comment, please email the City Clerk's office (CityClerkMail@LaQuintaCA.gov) with the subject line "Verbal Telephonic Comments" by 3pm tomorrow (April 20) and let them know you wish to speak on the STVR topic.**

If you are unable to give live public comment, you can submit written public comments directly to the City Clerk's office (CityClerkMail@LaQuintaCA.gov) by 3pm tomorrow (April 20).

The majority of La Quinta Hosts are responsible actors that contribute to the neighborhood quality of life and support the local community. Council shouldn't penalize a largely responsible host community - and the small businesses that support it - in efforts to address the few bad actors. Urge them to vote against an indefinite stay on new permits, and ensure that all Hosts have an opportunity to apply for a permit and come into compliance with the new rules.

To stay connected with your local Host community, check out [VRON-LQ](#).

Thanks,

The Airbnb Team

[Unsubscribe](#)

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**From:** Randie Chaine [REDACTED]  
**Sent:** Wednesday, April 14, 2021 3:03 AM  
**To:** Monika Radeva  
**Subject:** Support my right to host

**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 Monika Radeva,

My name is Randie. I am an Airbnb host, and I share my home and welcome guests to La Quinta. We love spending our holidays at our home in la Quinta, and have made wonderful family memories over thanksgiving, Christmas and over the summer. Without being able to rent our home short term, lend it to friends and colleagues, and use it when we want to, we would no longer be able to come to La Quinta, or be forced to sell our home.

We have become friends with our neighbors, and have helped them through the loss of a child, job loss due to covid, and so much more. We are an important part of this community.

Please protect the rights of hosts like me who share our homes to supplement our income. An indefinite freeze on new STVR permits would prevent some hosts from coming into compliance with the newly adopted rules, and create long-term uncertainty for all hosts as the Council continues to consider additional changes.

Hosts like me are committed to contributing to the neighborhood quality of life, and take measures to be responsible hosts and citizens in La Quinta. Moreover, we direct our guests to support local businesses in the community, so that they can benefit too.

We need to work together to preserve the economic benefits of short-term rentals in La Quinta. Please vote against an indefinite stay on new permits, and ensure that all current hosts have an opportunity to apply for a permit and come into compliance with the new rules. These regulations represent months of stakeholder input, and should be fully implemented and given a chance to work before they are adjusted again.

Thanks for your time.

Sincerely,  
Randie Chaine

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**From:** John Christopher [REDACTED]  
**Sent:** Wednesday, April 7, 2021 1:15 PM  
**To:** Monika Radeva  
**Subject:** Support my right to host

**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 Monika Radeva,

My name is John. I am an Airbnb host, and I share my home and welcome guests to La Quinta. My family and I discovered La Quinta about 6 years ago when we rented a vacation rental for a holiday weekend at PGA West. We enjoyed the stay so much, we rented again the following year and then purchased a home in PGA West for our personal enjoyment.

I have several friends that own in PGA West who also went that same route. Short Term Rentals allows people not familiar with the area to get a taste of how amazing La Quinta is and often times many end up purchasing homes here.

By eliminating STR we not only negatively impact the local economy, small businesses, golf courses and instructors, and cleaning persons who are just getting back on their feet, we also eliminate the opportunities for others to visit and fall in love with the beauty of the city. I certainly hope you consider allowing the local economy to continue to grow and thrive, not become stagnant due to a couple of bad actors. Rules and regulations, not elimination is the route I feel strongly for.

Please protect the rights of hosts like me who share our homes to supplement our income. An indefinite freeze on new STVR permits would prevent some hosts from coming into compliance with the newly adopted rules, and create long-term uncertainty for all hosts as the Council continues to consider additional changes.

Hosts like me are committed to contributing to the neighborhood quality of life, and take measures to be responsible hosts and citizens in La Quinta. Moreover, we direct our guests to support local businesses in the community, so that they can benefit too.

We need to work together to preserve the economic benefits of short-term rentals in La Quinta. Please vote against an indefinite stay on new permits, and ensure that all current hosts have an opportunity to apply for a permit and come into compliance with the new rules. These regulations represent months of stakeholder input, and should be fully implemented and given a chance to work before they are adjusted again.

Thanks for your time.

Sincerely,  
John Christopher



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**From:** John Christopher <johnandmichelle@msn.com>  
**Sent:** Saturday, April 10, 2021 4:15 AM  
**To:** Monika Radeva  
**Subject:** Protect my ability to share my home

**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 Monika Radeva,

My name is John. I am an Airbnb host, and I share my home and welcome guests to La Quinta. La Quinta is a destination where people from all over come to and enjoy our city and help the economy here.

Please protect the rights of hosts like me who share our homes to supplement our income. An indefinite freeze on new STVR permits would prevent some hosts from coming into compliance with the newly adopted rules, and create long-term uncertainty for all hosts as the Council continues to consider additional changes.

Hosts like me are committed to contributing to the neighborhood quality of life, and take measures to be responsible hosts and citizens in La Quinta. Moreover, we direct our guests to support local businesses in the community, so that they can benefit too.

We need to work together to preserve the economic benefits of short-term rentals in La Quinta. Please vote against an indefinite stay on new permits, and ensure that all current hosts have an opportunity to apply for a permit and come into compliance with the new rules. These regulations represent months of stakeholder input, and should be fully implemented and given a chance to work before they are adjusted again.

Thanks for your time.

Sincerely,  
John Christopher

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**From:** Julia Crawford [REDACTED]  
**Sent:** Monday, April 19, 2021 9:17 PM  
**To:** City Clerk Mail  
**Subject:** Verbal Telephonic 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 bought my house brand new from the ground up in 2000 because I am not in a gated / hoa community so that I can have full use and enjoyment of my own property. This is without imposed restrictions as to the capacity to rent out long or short term. I understand the need for the city to collect tax on each stay - this is a win win - we are Abiding by all rules and regulations any homeowner in my neighborhood does so that everyone can enjoy their residence in peace and quiet. My neighborhood allows for homes to be rented, leased or lived in as seen fit by the owner.

I am applying for the permits required with full expectation of receiving the required permits for Airbnb, VRBO& any other entity I select to use since my Neighbor right beside me is renting out the house as a short term rental. I am within my rights as a homeowner in North LQ to rent out my house as needed. We are across from the Indian Wells tennis & walking distance for the bus run to Coachella. I have a full time Job - based in AZ.

Airbnb tenants take care of properties- they are held accountable. My last long term tenant - bailed on last months rent - left me with damages over \$3000 and my close neighbors hated the lack of respect from the tenant - they had a squatter- it was miserable - Airbnb / VRBO guests don't do this stuff. I am not backing down on this, I have lived here for 20+ years and intend on many more!

Sincerely

Julia Crawford

Sent from my iPhone

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**From:** Sue Farris [REDACTED]  
**Sent:** Tuesday, April 20, 2021 2:28 PM  
**To:** City Clerk Mail  
**Subject:** for council 4-20-21

**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.

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.

Real estate values will take a huge hit if short term rentals are not allowed and run responsibly by owners and their management. A few bad apples should not stop the rest of us from doing what has done very successfully for years here, as there is a definite need for housing with all the events in LaQuinta. . We ask that La Quinta enforce fines and abide by the newer statute of rules as will owners and management of the same properties. Shut the problem houses down..no one does want to be near that. Very simple!! Shut down the problems monitor all well, and fine as needed. Palm Springs has done this successfully. La Quinta is capable of the same.

Regards,

Michael & Christine David  
[REDACTED] La Quinta, CA. 92253  
Mobile: [REDACTED]

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**From:** Charles DeMarais [REDACTED]  
**Sent:** Thursday, April 8, 2021 4:58 PM  
**To:** Monika Radeva  
**Subject:** Please support 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.

Dear City Clerk Monika Radeva,

My name is Charles. I am an Airbnb host, and I share my home and welcome guests to La Quinta. We occasionally rent our property via AirBnb as well as to friends for a couple of very good reasons:

1. Yes, the income helps us cover our costs to ensure that we can maintain our home. We're happy to purchase new furniture and supplies from local stores. We also hire local painters, flooring companies, handy man services, etc. And we're also happy to donate our lightly used goods to local charities.
2. We've hosted people from Southern California, across the US and around the world. They come to visit our community and go to our restaurants, shop in our stores and go to museums, parks, etc. They are great contributors to the economic health of the area.
3. I would much rather have visitors in homes than hundreds or thousands of people stay in high rise hotels that block views and add to traffic.

Short term rentals are valuable to homeowners and to the city.

Please protect the rights of hosts like me who share our homes to supplement our income. An indefinite freeze on new STVR permits would prevent some hosts from coming into compliance with the newly adopted rules, and create long-term uncertainty for all hosts as the Council continues to consider additional changes.

Hosts like me are committed to contributing to the neighborhood quality of life, and take measures to be responsible hosts and citizens in La Quinta. Moreover, we direct our guests to support local businesses in the community, so that they can benefit too.

We need to work together to preserve the economic benefits of short-term rentals in La Quinta. Please vote against an indefinite stay on new permits, and ensure that all current hosts have an opportunity to apply for a permit and come into compliance with the new rules. These regulations represent months of stakeholder input, and should be fully implemented and given a chance to work before they are adjusted again.

Thanks for your time.

Sincerely,  
Charles DeMarais

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**From:** chris depersio [REDACTED]  
**Sent:** Friday, April 9, 2021 2:01 PM  
**To:** Monika Radeva  
**Subject:** Support my right to host

**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 Monika Radeva,

My name is chris. I am an Airbnb host, and I share my home and welcome guests to La Quinta. We purchased our condo as a long term purchase with the intention of retiring there.

I've been coming to La Quinta for the last 20 years for golf trips. About 6 years ago, my friends and I switched to STVR's as opposed to the hotels because we were tired of the games the hotels played. First the pricing doubled. Then they started charging for parking. Then they limited the times we were able to play golf. Then because of the riffraff that was visiting, the pools became over crowded, they were watering down cocktails and it felt like a NYC nightclub. Had it not been for switching to a STVR for our trip, we'd have choose to go else where. I can assure you that if my friends and I felt that way, you have other vacationers to the desert that felt the same way and just decided to go somewhere else.

We use our condo as a STVR not just a business but a place for my wife and I, along with my golf buddies to stay multiple times per year. Having it as a STVR also allows other visitors to the desert to enjoy the all the city's offerings like we do.

I understand there are some challenges with existing owners and for that I'm sorry. However, banning STVR's does not fix the problem. It empowers those bad owners to continue being bad owner because of the lack of competition and lack of regulations.

Our goal is to work with the city to do what's best for the community. What's best for the community is to encourage visitors to join us in the desert and and enjoy the likes of Stuffed Pizza or support my friend Kevin Steel the owner of Beer Hunter. Without the continuing support of the tourism industry, both of those personal favorites would be LONG gone like many of the other great independent restaurants around the country.

Cheers  
Chris

Please protect the rights of hosts like me who share our homes to supplement our income. An indefinite freeze on new STVR permits would prevent some hosts from coming into compliance with the newly adopted rules, and create long-term uncertainty for all hosts as the Council continues to consider additional changes.

Hosts like me are committed to contributing to the neighborhood quality of life, and take measures to be responsible hosts and citizens in La Quinta. Moreover, we direct our guests to support local businesses in the community, so that they can benefit too.

We need to work together to preserve the economic benefits of short-term rentals in La Quinta. Please vote against an indefinite stay on new permits, and ensure that all current hosts have an opportunity to apply for a permit and come into compliance with the new rules. These regulations represent months of stakeholder input, and should be fully implemented and given a chance to work before they are adjusted again.

Thanks for your time.  
Sincerely,  
Chris Depersio

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**From:** David Dow [REDACTED]  
**Sent:** Monday, April 19, 2021 11:08 AM  
**To:** City Clerk Mail  
**Subject:** STVR Moratorium

**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 Council members,

My wife and I have been residents of La Quinta for more than 30 years. We have also traveled the world, staying in STVRs and enjoying the local culture, shopping and cooking with the residents. We recently invested \$1 million dollars for a home in PGA West, in an association that has grandfathered our ability to STVR. Your continuing moratorium has not allowed us to rent for less than 31 day stays. Our concern is that there is no flexibility in the definition of what is Short Term. Does it not make more sense to sell permits that allow for minimum 7, 10, or even 14 day stays? Renting our house in season for 31 plus days is not difficult, but requiring stays of 31+ days after May is an entirely different situation. We are not interested in weekend renting, finding the caliber of tenant is much superior when renting for a week or longer.

It is also disturbing that the City is discriminating against it's residents, while making exceptions for City owned or sponsored residents (i.e. Silver Rock etc.) and seeing no conflict of interest. The City has set some very good standards for going forward, which we feel will only make quality STVRs more appealing for all. How can we move forward with our desire to obtain some sort of permit, even if issued requiring longer stays?

Are you making exceptions for associations that currently allow or have grandfathered STVRs? Who can help us?

Respectfully,  
David and Nancy Dow

Sent from [Mail](#) for Windows 10

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**From:** Nancy Dubin [REDACTED]  
**Sent:** Monday, April 12, 2021 6:30 PM  
**To:** Monika Radeva  
**Subject:** Protect my ability to share my home

**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 Monika Radeva,

My name is Nancy. I am an Airbnb host, and I share my home and welcome guests to La Quinta. I bought my home in La Quinta because it is close to my children. I am a very senior citizen and would like to spend as much time with them as possible. However, I cannot afford to live here full time, so I need short term tenants to be able to accomplish this Life purpose. It is a beautiful home and I know others, who might not be able to afford to buy in La Quinta, would get great joy vacationing here!

This ban hurts so many people and takes so much income away from the town. How can this make sense to anyone?

Please protect the rights of hosts like me who share our homes to supplement our income. An indefinite freeze on new STVR permits would prevent some hosts from coming into compliance with the newly adopted rules, and create long-term uncertainty for all hosts as the Council continues to consider additional changes.

Hosts like me are committed to contributing to the neighborhood quality of life, and take measures to be responsible hosts and citizens in La Quinta. Moreover, we direct our guests to support local businesses in the community, so that they can benefit too.

We need to work together to preserve the economic benefits of short-term rentals in La Quinta. Please vote against an indefinite stay on new permits, and ensure that all current hosts have an opportunity to apply for a permit and come into compliance with the new rules. These regulations represent months of stakeholder input, and should be fully implemented and given a chance to work before they are adjusted again.

Thanks for your time.

Sincerely,  
Nancy Dubin

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**From:** Tanisha Eaves [REDACTED]  
**Sent:** Saturday, April 17, 2021 8:51 AM  
**To:** City Clerk Mail  
**Subject:** New Permit for STR for Primary Residents

\*\* 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 Counsel,

I am a new home owner in La Quinta Cove as of May 2020. I bought my home as an option to use it as a permanent residence and leave for a few months out of the year to my secondary home. While I have tried to become compliant to rent my home for the months that I am not there, the moratorium has been delayed again and again. I do understand the frustrations from neighbors that have short term renters that have not follow policy from the city. On the other hand, I do think the city thrives from short term vacationers that are compliant and respectful in residential neighborhoods. There are many small businesses and old town La Quinta and surrounding areas that benefit from vacationers. In addition to, the city benefits from financial gains as they can collect a percentage of the home owners profit from renters. I believe with proper noise awareness systems, rules, and guidelines that new short term vacation permit applicants should be allowed — but then strict policy implemented by the City should be there to enforce those that violate and disrupt the neighborhoods. While my home in La Quinta is my primary residence, I would like to keep my primary residence but rent the home out for a short term basis for whatever amount of months not to exceed per year that is deemed doable by the city of La Quinta.

Please reconsider new permits with “strict guidelines and mandatory adherence” for those primary home owners that want to apply for short term vacation permits.

I believe it became problematic because the city did not have a strict enforce for those that maintain existing permits, and it allowed the neighborhoods to be disrupted and cause grief and complaints for everyone. I really love La Quinta and I hope to be able to maintain my home for my family and being able to rent it out a few months of the year helps me to cover those costs. I am also more than happy to comply with the rules and give a percentage of my profits to the city.

There should be nothing wrong with allowing those that spend half the year at their La Quinta home be able to rent it out on a short-term basis to others for another part of the year. I beg you to reconsider.

Sincerely,

Tanisha Eaves  
Owner

Real Hair Smoothie  
10008 National Blvd, #214  
Los Angeles CA 90034 (mailing)  
[www.realhairsmoothie.com](http://www.realhairsmoothie.com)



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**From:** Roberta Edwards [REDACTED]  
**Sent:** Saturday, April 10, 2021 11:48 PM  
**To:** Monika Radeva  
**Subject:** Protect my ability to share my home

**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 Monika Radeva,

My name is Roberta. I am an Airbnb host, and I share my home and welcome guests to La Quinta. My 2 brother and I inherited a family second home in 2011, I live in La Quinta year around, the inherited hone is next door to my house, my 2 brothers are AVID golfers and visit frequently. We decided to do short term rentals so we would have the freedom to utilize the house for our personal use and to cover monthly costs.

We are hands on very responsible owners. We do not allow parties or any loud noise.

Thank you  
Rich, Rob, Roberta

Please protect the rights of hosts like me who share our homes to supplement our income. An indefinite freeze on new STVR permits would prevent some hosts from coming into compliance with the newly adopted rules, and create long-term uncertainty for all hosts as the Council continues to consider additional changes.

Hosts like me are committed to contributing to the neighborhood quality of life, and take measures to be responsible hosts and citizens in La Quinta. Moreover, we direct our guests to support local businesses in the community, so that they can benefit too.

We need to work together to preserve the economic benefits of short-term rentals in La Quinta. Please vote against an indefinite stay on new permits, and ensure that all current hosts have an opportunity to apply for a permit and come into compliance with the new rules. These regulations represent months of stakeholder input, and should be fully implemented and given a chance to work before they are adjusted again.

Thanks for your time.

Sincerely,  
Roberta Edwards

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**From:** Jason Fairchild [REDACTED]  
**Sent:** Monday, April 19, 2021 11:46 AM  
**To:** City Clerk Mail  
**Subject:** Public comment re 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.

I am a home owner in LaQuinta.

I strongly support the approval of short term rental permits going forward.

The majority of La Quinta Hosts are responsible actors that contribute to the neighborhood quality of life and support the local community. Council shouldn't penalize a largely responsible host community - and the small businesses that support it - in efforts to address the few bad actors. I urge you to vote against an indefinite stay on new permits.

Jason Fairchild

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Jason Fairchild  
[REDACTED]

**From:** [REDACTED]  
**To:** [City Clerk Mail](#)  
**Subject:** council meeting 4-20-21  
**Date:** Tuesday, April 20, 2021 2:52:06 PM

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

As a property manager for several homes in La Quinta we ask that you think positively in favor of responsibly managed short term rentals.

This is a big source of income for the city itself and many of these homes are dual purpose as second homes for owners and part-time rentals.

The new guide lines and rules make sense to all responsible owners. We ask that the city continue to fine and/or remove the permits totally of any and all party houses while not punishing the rest of us who have never had an issue in 16+ years of rentals. We vett our potential renters carefully and make sure they know the rules and monitor their stay here. We have paid attention to Palm Springs regulations and structure and how they have proven this can be done properly. Any that don't comply with the city's guidelines and restrictions should be fined or shut down immediately. NO one wants party houses in their neighborhoods. The city should be all over these problem houses and rid our area of them so others can comply accordingly and provide sources of housing here year round, as is so vitally needed.

With the changes in the world this last year and a half particularly there is a great need for short term, properly managed housing as so many people would rather rent a

private home now than stay in a hotel, which we have few of here.

Also, understand no owner wants damage or issues in their homes that are rented, so responsible management makes all the difference. We also love our neighborhoods and want to maintain our home's values.

Please govern, enforce and allow short term rentals that are very much needed here in our city. Proper management and restrictions make all the difference and should be enforced so the large majority of short term rentals can run successfully, while funding the city also, and allowing others to enjoy our events and beautiful city

.

Many thanks for your time,  
Susan Farris

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**From:** Suzanne Gerpheide [REDACTED]  
**Sent:** Friday, April 9, 2021 12:36 AM  
**To:** Monika Radeva  
**Subject:** Please support 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.

Dear City Clerk Monika Radeva,

My name is Suzanne. I am an Airbnb Super hostess and I share my home and welcome guests to La Quinta.

I'm a single female trying my best to earn a living by sharing my home.

I consider myself part of the amazing sharing economy and stimulating interest and income in our beautiful city of La Quinta.

5 stars and zero complaints ... I absolutely love what I do ... creating space for all people at a price that is affordable !!!

Please protect the rights of hosts like me who share our homes to supplement our income. An indefinite freeze on new STVR permits would prevent some hosts from coming into compliance with the newly adopted rules, and create long-term uncertainty for all hosts as the Council continues to consider additional changes.

Hosts like me are committed to contributing to the neighborhood quality of life, and take measures to be responsible hosts and citizens in La Quinta. Moreover, we direct our guests to support local businesses in the community, so that they can benefit too.

We need to work together to preserve the economic benefits of short-term rentals in La Quinta. Please vote against an indefinite stay on new permits, and ensure that all current hosts have an opportunity to apply for a permit and come into compliance with the new rules. These regulations represent months of stakeholder input, and should be fully implemented and given a chance to work before they are adjusted again.

Thanks for your time.

Sincerely,  
Suzanne Gerpheide

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**From:** Everett Giliam [REDACTED]  
**Sent:** Tuesday, April 13, 2021 10:22 AM  
**To:** Monika Radeva  
**Subject:** Please support 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.

Dear City Clerk Monika Radeva,

My name is Everett. I am an Airbnb host, and I share my home and welcome guests to La Quinta. to share with others

Please protect the rights of hosts like me who share our homes to supplement our income. An indefinite freeze on new STVR permits would prevent some hosts from coming into compliance with the newly adopted rules, and create long-term uncertainty for all hosts as the Council continues to consider additional changes.

Hosts like me are committed to contributing to the neighborhood quality of life, and take measures to be responsible hosts and citizens in La Quinta. Moreover, we direct our guests to support local businesses in the community, so that they can benefit too.

We need to work together to preserve the economic benefits of short-term rentals in La Quinta. Please vote against an indefinite stay on new permits, and ensure that all current hosts have an opportunity to apply for a permit and come into compliance with the new rules. These regulations represent months of stakeholder input, and should be fully implemented and given a chance to work before they are adjusted again.

Thanks for your time.

Sincerely,  
Everett Giliam

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**From:** Cary Granger [REDACTED]  
**Sent:** Wednesday, April 7, 2021 11:48 AM  
**To:** Monika Radeva  
**Subject:** Protect my ability to share my home

**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 Monika Radeva,

My name is Cary. I am an Airbnb host, and I share my home and welcome guests to La Quinta. I have lived in two different parts of the Cove for the past 10 years. I have never had a problem with any neighboring short term tenants. My wife and I also own a house that is specifically for short term rentals between the months of October-May. We have been renting this house out for the past 10 years and have never had a complaint or a problem. But, what this rental has done for 10 years is provide a place for visitors to come and spend money in Old Town!

Please protect the rights of hosts like me who share our homes to supplement our income. An indefinite freeze on new STVR permits would prevent some hosts from coming into compliance with the newly adopted rules, and create long-term uncertainty for all hosts as the Council continues to consider additional changes.

Hosts like me are committed to contributing to the neighborhood quality of life, and take measures to be responsible hosts and citizens in La Quinta. Moreover, we direct our guests to support local businesses in the community, so that they can benefit too.

We need to work together to preserve the economic benefits of short-term rentals in La Quinta. Please vote against an indefinite stay on new permits, and ensure that all current hosts have an opportunity to apply for a permit and come into compliance with the new rules. These regulations represent months of stakeholder input, and should be fully implemented and given a chance to work before they are adjusted again.

Thanks for your time.

Sincerely,  
Cary Granger

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**From:** rochelle handy [REDACTED]  
**Sent:** Friday, April 9, 2021 11:25 PM  
**To:** Monika Radeva  
**Subject:** Protect my ability to share my home

**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 Monika Radeva,

My name is rochelle. I am an Airbnb host, and I share my home and welcome guests to La Quinta. Last year I bought and established airbnb and when I was out of escrow the laws changed. I have invested over a million dollars and am updating the house and feel like a fool. No one knew about this or advised me this was coming down. I feel this is so unfair.

Please protect the rights of hosts like me who share our homes to supplement our income. An indefinite freeze on new STVR permits would prevent some hosts from coming into compliance with the newly adopted rules, and create long-term uncertainty for all hosts as the Council continues to consider additional changes.

Hosts like me are committed to contributing to the neighborhood quality of life, and take measures to be responsible hosts and citizens in La Quinta. Moreover, we direct our guests to support local businesses in the community, so that they can benefit too.

We need to work together to preserve the economic benefits of short-term rentals in La Quinta. Please vote against an indefinite stay on new permits, and ensure that all current hosts have an opportunity to apply for a permit and come into compliance with the new rules. These regulations represent months of stakeholder input, and should be fully implemented and given a chance to work before they are adjusted again.

Thanks for your time.

Sincerely,  
rochelle handy



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**From:** Sarah Handy [REDACTED]  
**Sent:** Thursday, April 8, 2021 8:27 AM  
**To:** Monika Radeva  
**Subject:** Protect my ability to share my home

**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 Monika Radeva,

My name is Sarah. I am an Airbnb host, and I share my home and welcome guests to La Quinta. My wife and I purchased a home in the desert as a means to support ourselves and help boost the tourism economy in La Quinta. We are in favor of even more growth in the desert as it employs so many people and truly is a main source of income . We respect our neighbors so much and love our community .

Please protect the rights of hosts like me who share our homes to supplement our income. An indefinite freeze on new STVR permits would prevent some hosts from coming into compliance with the newly adopted rules, and create long-term uncertainty for all hosts as the Council continues to consider additional changes.

Hosts like me are committed to contributing to the neighborhood quality of life, and take measures to be responsible hosts and citizens in La Quinta. Moreover, we direct our guests to support local businesses in the community, so that they can benefit too.

We need to work together to preserve the economic benefits of short-term rentals in La Quinta. Please vote against an indefinite stay on new permits, and ensure that all current hosts have an opportunity to apply for a permit and come into compliance with the new rules. These regulations represent months of stakeholder input, and should be fully implemented and given a chance to work before they are adjusted again.

Thanks for your time.

Sincerely,  
Sarah Handy

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**From:** Tiffany Katuls [REDACTED]  
**Sent:** Wednesday, April 7, 2021 3:06 AM  
**To:** Monika Radeva  
**Subject:** Please support 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.

Dear City Clerk Monika Radeva,

My name is Tiffany. I am an Airbnb host, and I share my home and welcome guests to La Quinta. We absolutely love La Quinta. We enjoy taking our kids there for family trips, the living desert which we are annual members, dining out there. We love supporting the small businesses. For all of these reasons, we purchased a house in La Quinta. Because our kids are in school we cannot use it all of the time and it is a shame to just let the house be vacant. We love to share it with other families who like to visit La Quinta and do similar things and support small businesses. This is why short term rentals are very important to a community

Please protect the rights of hosts like me who share our homes to supplement our income. An indefinite freeze on new STVR permits would prevent some hosts from coming into compliance with the newly adopted rules, and create long-term uncertainty for all hosts as the Council continues to consider additional changes.

Hosts like me are committed to contributing to the neighborhood quality of life, and take measures to be responsible hosts and citizens in La Quinta. Moreover, we direct our guests to support local businesses in the community, so that they can benefit too.

We need to work together to preserve the economic benefits of short-term rentals in La Quinta. Please vote against an indefinite stay on new permits, and ensure that all current hosts have an opportunity to apply for a permit and come into compliance with the new rules. These regulations represent months of stakeholder input, and should be fully implemented and given a chance to work before they are adjusted again.

Thanks for your time.

Sincerely,  
Tiffany Katuls

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**From:** Lux Rentals [REDACTED]  
**Sent:** Thursday, April 8, 2021 12:45 AM  
**To:** Monika Radeva  
**Subject:** Protect my ability to share my home

**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 Monika Radeva,

We are a family-owned independent real estate brokerage who successfully manages over 35 short term and monthly vacation rentals across the valley; we have a proven track record that vacation rental guests and residents can harmonize in the community through smart policies and best practices.

We are in favor of a vibrant and thriving tourism program for the City of La Quinta, including well-regulated and positive short term vacation rental options.

Everyone has been working vigorously to pass reasonable regulations and ordinances to remove the noise complaints and bring balance to the community. We need to allow more time for the regulations to take effect before over-regulating.

We believe all homeowners should have the right to apply for a STVR permit, we believe investors care about our community and we have confidence that the promotion of responsible vacation rental ownership and management programs will preserve the balance between neighbors.

We urge you not to pass ordinances further restricting the issuance of new permits and ensure that all current hosts have an opportunity to apply for a permit and come into compliance with the new rules.

Let's keep our city open to create one-of-a-kind experiences for our guests, family, and friends. Supporting our small shops in old town La Quinta, family-owned restaurants, and residents that work in the hospitality industry. Please vote NO on continuing the ban on new permits.

Please protect the rights of hosts like me who share our homes to supplement our income. An indefinite freeze on new STVR permits would prevent some hosts from coming into compliance with the newly adopted rules, and create long-term uncertainty for all hosts as the Council continues to consider additional changes.

Hosts like me are committed to contributing to the neighborhood quality of life, and take measures to be responsible hosts and citizens in La Quinta. Moreover, we direct our guests to support local businesses in the community, so that they can benefit too.

We need to work together to preserve the economic benefits of short-term rentals in La Quinta. Please vote against an indefinite stay on new permits, and ensure that all current hosts have an opportunity to apply for a permit and come into compliance with the new rules. These regulations represent months of stakeholder input, and should be fully implemented and given a chance to work before they are adjusted again.

Thanks for your time.

Sincerely,  
Lux Rentals

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**From:** Megan Lynch [REDACTED]  
**Sent:** Friday, April 9, 2021 12:27 PM  
**To:** Monika Radeva  
**Subject:** Support my right to host

**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 Monika Radeva,

My name is Megan. I am an Airbnb host, and I share my home and welcome guests to La Quinta. We started hosting to allow others to enjoy the La Quinta area by opening our home up to others. With all of the hard work put in by the members of the La Quinta community, we would hate for all of the steps taken to go to waste. This short-term income property helps to fund my son's college education.

Please protect the rights of hosts like me who share our homes to supplement our income. An indefinite freeze on new STVR permits would prevent some hosts from coming into compliance with the newly adopted rules, and create long-term uncertainty for all hosts as the Council continues to consider additional changes.

Hosts like me are committed to contributing to the neighborhood quality of life, and take measures to be responsible hosts and citizens in La Quinta. Moreover, we direct our guests to support local businesses in the community, so that they can benefit too.

We need to work together to preserve the economic benefits of short-term rentals in La Quinta. Please vote against an indefinite stay on new permits, and ensure that all current hosts have an opportunity to apply for a permit and come into compliance with the new rules. These regulations represent months of stakeholder input, and should be fully implemented and given a chance to work before they are adjusted again.

Thanks for your time.

Sincerely,  
Megan Lynch

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**From:** Tommy Lynch [REDACTED]  
**Sent:** Monday, April 12, 2021 3:51 AM  
**To:** Monika Radeva  
**Subject:** Please support 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.

Dear City Clerk Monika Radeva,

My name is Tommy. I am an Airbnb host, and I share my home and welcome guests to La Quinta. Hosting in Airbnb has allowed me to meet my monthly mortgage payments and avoid foreclosure

Please protect the rights of hosts like me who share our homes to supplement our income. An indefinite freeze on new STVR permits would prevent some hosts from coming into compliance with the newly adopted rules, and create long-term uncertainty for all hosts as the Council continues to consider additional changes.

Hosts like me are committed to contributing to the neighborhood quality of life, and take measures to be responsible hosts and citizens in La Quinta. Moreover, we direct our guests to support local businesses in the community, so that they can benefit too.

We need to work together to preserve the economic benefits of short-term rentals in La Quinta. Please vote against an indefinite stay on new permits, and ensure that all current hosts have an opportunity to apply for a permit and come into compliance with the new rules. These regulations represent months of stakeholder input, and should be fully implemented and given a chance to work before they are adjusted again.

Thanks for your time.

Sincerely,  
Tommy Lynch

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**From:** Ashot Manukyan [REDACTED]  
**Sent:** Friday, April 9, 2021 2:18 AM  
**To:** Monika Radeva  
**Subject:** Protect my ability to share my home

**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 Monika Radeva,

My name is Ashot. I am an Airbnb host, and I share my home and welcome guests to La Quinta. "Dear Mayor & CouncilMembers,

I am strongly in favor of a vibrant and thriving tourism program for the City of La Quinta, including well-regulated and positive short term vacation rental options for travelers of all means.

Please do not let the efforts of the city council, the working groups and community go to waste. Everyone worked so hard to pass reasonable regulations and ordinances to remove the noise complaints, the problem houses, and bring balance. Let these take effect before over-regulating.

We believe all homeowners should have the right to apply for a STVR permit. Even those that aren't actively renting today, those who stopped during covid, those that might need to tomorrow, those whose children may not want to sell their family home when it becomes theirs.

We urge you not to pass ordinances further restricting the issuance of new permits, and ensure that all current hosts have an opportunity to apply for a permit and come into compliance with the new rules.

Don't paint our city as not welcoming to tourists, or only sequestering them only in the most expensive of HOAs. We Love \_all\_ of La Quinta. Let's keep our city open for families of all means and backgrounds. Please vote NO on continuing the ban on new permits.

Sincerely, Ashot Manukyan

Please protect the rights of hosts like me who share our homes to supplement our income. An indefinite freeze on new STVR permits would prevent some hosts from coming into compliance with the newly adopted rules, and create long-term uncertainty for all hosts as the Council continues to consider additional changes.

Hosts like me are committed to contributing to the neighborhood quality of life, and take measures to be responsible hosts and citizens in La Quinta. Moreover, we direct our guests to support local businesses in the community, so that they can benefit too.

We need to work together to preserve the economic benefits of short-term rentals in La Quinta. Please vote against an indefinite stay on new permits, and ensure that all current hosts have an opportunity to apply for a permit and come into compliance with the new rules. These regulations represent months of stakeholder input, and should be fully implemented and given a chance to work before they are adjusted again.

Thanks for your time.

Sincerely,  
Ashot Manukyan

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**From:** [REDACTED]  
**Sent:** Wednesday, April 7, 2021 9:32 AM  
**To:** City Clerk Mail  
**Subject:** 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. \*\*

Hello, I bought the house right before the pandemic with hope that I can make it Short term vacation rental. That was my only hope to balance my financial situation. I feel it's really unfair to people who bought the house in those months, we didn't know that it turned this way and at least you should give us privileges. I'm gonna send the people after every guest and I guarantee no one will get sick from my house . Give is a chance who bought the house before you close the registration we didn't know it's unfair. You took from us last chance to feel a human . Everyone is talking now about discrimination. How about this situation?

Sincerely  
Emma Manukyan

Sent from my iPhone

---

**From:** Elaina McGrath [REDACTED]  
**Sent:** Tuesday, April 20, 2021 11:36 AM  
**To:** City Clerk Mail  
**Subject:** Short term Rental 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.

Hello,

My name is Elaina McGrath. After many years of hard work and sacrifice, my family finally purchased a home in La Quinta, at the end of 2020. We purchased our beautiful house with dreams of paying it off and eventually retiring in your beautiful city. Unfortunately, because of many reasons, including Covid 19, we could only do so with the aid of a short term rental permit. We were given the impression that this moratorium would only last until February, and so, with faith in La Quinta, we made our purchase and followed the rules to the best of our knowledge.

This has gone on for almost half of 2021. We were fined for whatever reason, after following the rules, monitoring guests, doing 31 day plus renting, hiring tons of people to maintain the house out of respect for our neighborhood, developed small relationships with our neighbors and staying at our home when we could. Now we are being forced to sell.

I am shocked and horribly saddened by how forcefully we have been shoved out of your community. We got into this expecting to follow the rules and slowly integrate ourselves into La Quinta, but we were met with nothing but resentment and, frankly, disgust, for daring to supplement our income with this short term rental so that we could invest in our future. I cannot express enough how heartbreaking, maddening, stressful, and disappointing this entire venture has been. I've sat through every meeting and even heard our mayor say, essentially, "occupational hazard." and that's appalling to me. Many of us have invested our entire life's savings into this, because we want to lift this City up and make it a desirable place to come. The attitude of "oh well, you know your risks." is incredibly insensitive and completely disregards the intentions of so many well meaning families because of a few "bad actors."

I beg you, please do not take the route of simply banning all future permits. Allow us to prove our worth and do not vote for this permanent ban.

Thank you,  
Elaina



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**From:** [REDACTED]  
**Sent:** Tuesday, April 20, 2021 11:19 AM  
**To:** City Clerk Mail  
**Subject:** LaQuinta STVR restrictions

**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 long term owner of PGA West condo on the Arnold Palmer course. I am greatly concerned about Short Term Vacation Rental restrictions Under discussion by LaQuinta Council. I am highly OPPOSED to the threats on property owner rights and financial hardships imposed on owners and local business community. My concerns are centered on, but not limited to, the following:

- My PGA condo purchase 30 years ago came with the owner right to rent uninhibited by a reft of regulatory restrictions. These rights were a major element in my purchase decision and been in effect since purchase date. These rights need to be preserved and grand fathered until I sell the property
- I am a senior aged citizen at this point in time and have limitations on Making monthly payment demands without the support of STVR guests. Restrictions present a financial hardship for me and my like positioned neighbors.
- Restrictions in consideration are stripping PGA owners of freedoms guaranteed Ca law and will generate a string of endless law entanglements for local HOA Organizations
- STVR restrictions and demands to marketing service companies expose Property owners to publication and punitive use of private rental data
- STVR restrictions have under estimated the financial impact to local Small business economy that highly relies on short term visitors
- STVR restrictions are projected to decrease property values in The local HOA communities
- As much as 70% of local property owners in HOA communities reside Out of the Coachella/LaQuinta area. Most are unaware of the attempts by A minority of property owners, hotels and local councils to bring a minority Rule stealth program to the area.

Bill Mitchell—PGA Property Owner

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**From:** Zach Mogan [REDACTED]  
**Sent:** Wednesday, April 7, 2021 6:33 AM  
**To:** Monika Radeva  
**Subject:** Please support 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.

Dear City Clerk Monika Radeva,

My name is Zach. I am an Airbnb host, and I share my home and welcome guests to La Quinta. Hosting families from around the world brings profits not only for myself but for the community. Every guests shops at the local stores, eats at the local restaurants, visits local events.

Please protect the rights of hosts like me who share our homes to supplement our income. An indefinite freeze on new STVR permits would prevent some hosts from coming into compliance with the newly adopted rules, and create long-term uncertainty for all hosts as the Council continues to consider additional changes.

Hosts like me are committed to contributing to the neighborhood quality of life, and take measures to be responsible hosts and citizens in La Quinta. Moreover, we direct our guests to support local businesses in the community, so that they can benefit too.

We need to work together to preserve the economic benefits of short-term rentals in La Quinta. Please vote against an indefinite stay on new permits, and ensure that all current hosts have an opportunity to apply for a permit and come into compliance with the new rules. These regulations represent months of stakeholder input, and should be fully implemented and given a chance to work before they are adjusted again.

Thanks for your time.

Sincerely,  
Zach Mogan

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**From:** susan moon [REDACTED]  
**Sent:** Wednesday, April 7, 2021 2:07 AM  
**To:** Monika Radeva  
**Subject:** Support my right to host

**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 Monika Radeva,

My name is susan. I am an Airbnb host, and I share my home and welcome guests to La Quinta.

Please protect the rights of hosts like me who share our homes to supplement our income. An indefinite freeze on new STVR permits would prevent some hosts from coming into compliance with the newly adopted rules, and create long-term uncertainty for all hosts as the Council continues to consider additional changes.

Hosts like me are committed to contributing to the neighborhood quality of life, and take measures to be responsible hosts and citizens in La Quinta. Moreover, we direct our guests to support local businesses in the community, so that they can benefit too.

We need to work together to preserve the economic benefits of short-term rentals in La Quinta. Please vote against an indefinite stay on new permits, and ensure that all current hosts have an opportunity to apply for a permit and come into compliance with the new rules. These regulations represent months of stakeholder input, and should be fully implemented and given a chance to work before they are adjusted again.

Thanks for your time.

Sincerely,  
susan moon

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**From:** Dwight Pauls [REDACTED]  
**Sent:** Thursday, April 8, 2021 12:13 AM  
**To:** Monika Radeva  
**Subject:** Protect my ability to share my home

**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 Monika Radeva,

My name is Dwight. I am an Airbnb host, and I share my home and welcome guests to La Quinta. Our vacation rental is part of our retirement plan. In addition to renting it out however, we also donate its use for friends who are needing a break but could not afford it otherwise. Please do not restrict our ability to utilize this property!

Please protect the rights of hosts like me who share our homes to supplement our income. An indefinite freeze on new STVR permits would prevent some hosts from coming into compliance with the newly adopted rules, and create long-term uncertainty for all hosts as the Council continues to consider additional changes.

Hosts like me are committed to contributing to the neighborhood quality of life, and take measures to be responsible hosts and citizens in La Quinta. Moreover, we direct our guests to support local businesses in the community, so that they can benefit too.

We need to work together to preserve the economic benefits of short-term rentals in La Quinta. Please vote against an indefinite stay on new permits, and ensure that all current hosts have an opportunity to apply for a permit and come into compliance with the new rules. These regulations represent months of stakeholder input, and should be fully implemented and given a chance to work before they are adjusted again.

Thanks for your time.

Sincerely,  
Dwight Pauls

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**From:** Sarah Peca [REDACTED]  
**Sent:** Thursday, April 8, 2021 12:00 PM  
**To:** Monika Radeva  
**Subject:** Support my right to host

**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 Monika Radeva,

My name is Sarah. I am an Airbnb host, and I share my home and welcome guests to La Quinta. My husband and I began renting out our home to share this beautiful city with others and to generate income for our family.

Please protect the rights of hosts like me who share our homes to supplement our income. An indefinite freeze on new STVR permits would prevent some hosts from coming into compliance with the newly adopted rules, and create long-term uncertainty for all hosts as the Council continues to consider additional changes.

Hosts like me are committed to contributing to the neighborhood quality of life, and take measures to be responsible hosts and citizens in La Quinta. Moreover, we direct our guests to support local businesses in the community, so that they can benefit too.

We need to work together to preserve the economic benefits of short-term rentals in La Quinta. Please vote against an indefinite stay on new permits, and ensure that all current hosts have an opportunity to apply for a permit and come into compliance with the new rules. These regulations represent months of stakeholder input, and should be fully implemented and given a chance to work before they are adjusted again.

Thanks for your time.

Sincerely,  
Sarah Peca

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**From:** Samantha Pruitt [REDACTED]  
**Sent:** Monday, April 12, 2021 2:37 PM  
**To:** Linda Evans; John Pena; Kathleen Fitzpatrick; Steve Sanchez; Jon McMillen; Monika Radeva  
**Subject:** Lq Quinta short term rentals are critical to the economic model of this community

**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,

We live in the La Quinta Cove. As you know- it is not cheap to live here and many of us invested in these properties to live here part time / rent part time.

I strongly urge you to continue to allow short term rentals and give permits to those who follow all the rules and happily pay the TOT tax to the City.

Our City is amazing and we need to keep it that way. There are millions of dollars available to the City from this source if it is managed well.

Those dollars are critical to serve the citizens of all income levels and we can not go without them. These tourists and our rental properties also generate

critical jobs to our economy. That income to us home owners allows us to maintain and improve our properties. If we stop allowing this type of permit

controlled rental-income-use then we will see a huge decline in the next few years to all of these important quality of life & community thriving areas and that is tragic.

Thank you,

David and Samantha Pruitt

[REDACTED]  
La Quinta Ca 92253

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**From:** Diane Reed [REDACTED]  
**Sent:** Saturday, April 17, 2021 5:18 AM  
**To:** City Clerk Mail  
**Subject:** Public 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.

Stvr s.

I lived in Santa Rosa Cove between 2008 and 2012 when permits for stvrs I believe first were required. Santa Rosa Cove still permits stvrs. Life was much better then. There weren't two groups, stvrs and everyone else.

I wonder who conceived of requiring permits for short term vacation rentals which were less than 31 days and importantly, why?

I'm guessing because stvrs are supposed to create more noise and complaints.

From what I've seen the city present, the city apparently believes stvrs create more noise and complaints than non stvrs or long term renters. However, strangely, the city has never compared complaints against all groups, which is the only way you could conclude if one group creates significantly more problems than non stvrs.

Why? Comparing groups statistically is the known method for determining truth among groups. Everyone knows that is the method required. It's not optional: it's required or you obtain an invalid result.

The committee that showed us statistics on noise complaints about stvrs revealed noise complaints as the major reason for requiring permits for stvrs. That committee revealed noise complaints only about stvrs. The committee only addressed the noise of stvrs from the population of stvrs.

This statistical info is the equivalent of saying there were 10 noise complaints about the 600 Hispanics, who, have large families and therefore create more noise. Let's require permits of them and if they are not permitted, we will fine them \$3000-\$5000 because they're Hispanic with large families that create more noise.

In the present case, however, no comparison has ever been made between stvrs noise complaints and noise complaints about everyone else. If that was done it might prove that stvrs create the same amount of noise or less than non stvrs,

If stvrs, long term rentals and non rental homes were compared as they are supposed to be to prove one makes more noise than the other, then there would be no reason to require a permit. There would be no reason to fine stvrs 3000 to \$5000 for not having a permit.

**The requirement for a permit creates the \$3000-\$5000 fine.**

If the city needs money I suggest they go back to pre 2012 and require no permits. Permits are discriminatory and are creating an I versus thou neighborhood discrimination against stvrs.

Instead,

There are literally millions of dollars available in federal grants for crime prevention, improving health and well being, creating affordable housing.

I found a \$1-2 million grant from the Justice department to help prevent crime. Creating social services to prevent crime was not ruled out.

Get citizens working together to get these grants if the city needs funds.

Dont require **anyone a permit** to rent long term or short term or a permit to simply live in your own home. My guess is there are more noise and other complaints of domestic violence, among non strv owners. According to your logic non strv owners would need a permit to live and would be fined for noise and other complaints ultimately ending with potentially losing their home not able to pay fines or property taxes.

Is this your vision the future? Does this make any sense at all?

I assume it was this logic that caused the skewed statistics that only tallied noise from strvs, rather than comparing strv complaints to non strv and long term rentals.

Is this how you wanted to view your neighbor? Doing everything in your power to find the technical flaw that will get them fined \$3000 ?

Is this your vision the future?

Permits are discriminatory. I don't care if other cities have gotten away with them.

The government should not over-regulate and unfairly regulate the people.

I recommend re-thinking the need for any permits from anyone.

Remove all need for permits of strvs and let strvs live like everyone else, without fear. Or require permits of any class that is violating more rules no matter who they are. Otherwise its discriminatory.

If your goal is to raise money for the city by requiring permits to exist, and issuing fines, statistically compare the three groups and require permits of whichever group has greatest noise complaint.

For the best health of the city, Instead, work side by side with no permits required by anyone to get the grants out there for improving life working together.

coming up with ideas to prevent crime, build affordable housing, etc.

1. The truth is, strv people are exactly like the rest of you, not noisier, not less educated, not frat partiers or anything else. They're you on vacation.

Diane Reed



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**From:** Lisa Riding [REDACTED]  
**Sent:** Sunday, April 11, 2021 11:10 AM  
**To:** Monika Radeva  
**Subject:** Please support 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.

Dear City Clerk Monika Radeva,

My name is Lisa. I am an Airbnb host, and I share my home and welcome guests to La Quinta. We believe that short-term rentals should have a fair and enforceable ordinance to help keep a good balance between homeowners and guests who come to enjoy our beautiful Desert.

Please protect the rights of hosts like me who share our homes to supplement our income. An indefinite freeze on new STVR permits would prevent some hosts from coming into compliance with the newly adopted rules, and create long-term uncertainty for all hosts as the Council continues to consider additional changes.

Hosts like me are committed to contributing to the neighborhood quality of life, and take measures to be responsible hosts and citizens in La Quinta. Moreover, we direct our guests to support local businesses in the community, so that they can benefit too.

We need to work together to preserve the economic benefits of short-term rentals in La Quinta. Please vote against an indefinite stay on new permits, and ensure that all current hosts have an opportunity to apply for a permit and come into compliance with the new rules. These regulations represent months of stakeholder input, and should be fully implemented and given a chance to work before they are adjusted again.

Thanks for your time.

Sincerely,  
Lisa Riding

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**From:** Armen Sefyan [REDACTED]  
**Sent:** Wednesday, April 7, 2021 5:52 PM  
**To:** Monika Radeva  
**Subject:** Support my right to host

**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 Monika Radeva,

My name is Armen.

I am an Airbnb host, and I share my home and welcome guests to La Quinta. My family and I fell in love with La Quinta when we visited and stayed at a STVR about 4 years ago. It breaks my heart that the very same residences who are opposing STVR permits are the ones that travel around the world, staying at STVR properties. We encourage responsible ownership, supervision and regulations. Banning new permits will only hurt the City and all the local programs that benefit from the millions of dollars in taxes collected every year from STVRs. We ask that the council once again allow for new permits to be issued, and continue monitoring noise complaints and other related issues to make the experience enjoyable for both residence and visitors.

Please protect the rights of hosts like me who share our homes to supplement our income. An indefinite freeze on new STVR permits would prevent some hosts from coming into compliance with the newly adopted rules, and create long-term uncertainty for all hosts as the Council continues to consider additional changes.

Hosts like me are committed to contributing to the neighborhood quality of life, and take measures to be responsible hosts and citizens in La Quinta. Moreover, we direct our guests to support local businesses in the community, so that they can benefit too.

We need to work together to preserve the economic benefits of short-term rentals in La Quinta. Please vote against an indefinite stay on new permits, and ensure that all current hosts have an opportunity to apply for a permit and come into compliance with the new rules. These regulations represent months of stakeholder input, and should be fully implemented and given a chance to work before they are adjusted again.

Thanks for your time.

Sincerely,  
Armen Sefyan

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**From:** Kerry Skarvan [REDACTED]  
**Sent:** Tuesday, April 20, 2021 3:06 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.

The majority of La Quinta Hosts are responsible people that contribute to the neighborhood quality of life and support the local community. Council shouldn't penalize a largely responsible host community - and the small businesses that support it - in efforts to address the few bad owners. I URGE you to vote against an indefinite stay on new permits, and ensure that all Hosts have an opportunity to apply for a permit and come into compliance with the new rules.

Thank you for your consideration.

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Best,  
**Kerry Skarvan** | Realtor  
Coldwell Banker  
Mobile [REDACTED]  
CABRE#01935962



[http://www.eamag.net/Kerry\\_Skarvan.pdf](http://www.eamag.net/Kerry_Skarvan.pdf)

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**From:** Kriss Smylie [REDACTED]  
**Sent:** Monday, April 19, 2021 11:04 AM  
**To:** City Clerk Mail  
**Subject:** Please read this regarding LTVR

**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 have been trying for ever to get permission from the city after we were notified that we needed that. This is what we've always had in our Guest Information when we were renting out. There are other ways to deal with this without banning us or endlessly extending the moratorium. We bought on a 1031 and it is affecting our tax status.

## **GUEST INFORMATION**

**WELCOME - WE INVITE YOU TO ENJOY AND HAVE A GREAT TIME.**

**We just have three rules. No parties (events or gatherings), smoking or pets. We regret the need for this, but there was an unfortunate misunderstanding in the past. If in doubt, just ask. Thank you.**

**There is also a NOISE REGULATION (pardon the caps), in La Quinta that prohibits amplified noise outside. They basically just want to be sure neighbors are not disturbed. Thank you for your consideration. This is a quiet residential neighborhood and it is important to us that this is respected.**

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**From:** [REDACTED]  
**Sent:** Monday, April 19, 2021 1:04 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.

To the City Clerk,

RE: Hearing on Short Term Rentals

Real estate prices are skyrocketing in La Quinta, and one big reason why is the ability of property owners to generate income from their homes.

Take away that income, and watch prices start to fall. We are like many residents, who maintain a home in La Quinta and another residence elsewhere. Without the potential to defer some of our costs, we would not have been in the market.

Moreover, the City's current "moratorium" on new permits might not be legal. How can you determine fitness on the basis of longevity alone?

Surely there is no perfect world. There will always be "issues," but they seem to be few and far between.

We have our permit, and we strongly believe any other property owner who wants one is entitled to it.

Richard Spring

[REDACTED]

---

**From:** Megan Taylor [REDACTED]  
**Sent:** Sunday, April 18, 2021 12:36 PM  
**To:** City Clerk Mail  
**Subject:** Please lift the moratorium 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. \*\*

Hi I would like to write to ask city council to please lift the moratorium on Tuesday at the meeting. I am a property manager, a Stvr owner, and have purchased another home during the moratorium with the understanding that it would be lifted when other Covid restrictions were lifted. We are doing in the colored tiers and businesses have been allowed to resume. I would like to reserve my Stvr business as well. Perhaps you could allow current, responsible Stvr owners to obtain permits still? Or at least those who purchased homes during the moratorium to be grandfathered in and granted a permit? Thank you so much for your consideration!

Sent from my iPhone

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**From:** Joe Testa [REDACTED]  
**Sent:** Tuesday, April 20, 2021 10:43 AM  
**To:** Monika Radeva  
**Subject:** Today's 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.

## **Thanks for the phone call Monika, Please take me off the three minute zoom conversation I would rather write an affidavit to express my feelings on how to avoid the bad Vacation tenant...**

Like I mentioned on the phone, I have been vacation renting out my home well before social media launched and became popular. I have stayed with these bullet points throughout the years and been very successful performing vacation rentals.

Here we go...

Please don't have your listing it on "instant booking" what so ever so you can screen out your tenants with a phone conversation to book... explain all the city ordinances, rules and suggestions etc. etc...

This does not favor for rental companies, homeowners, and managers because they would rather book using the instant booking feature, that's how they operate but THAT MUST CHANGE FOR ALL!. It will be "more work" for all of us to book our clients because of this factor of not being on the instant booking mode, that's what the partier type renter only look for to book...

If they decide not to call and want to just text thats a "red flag Renter" avoid those types! If you don't want to lose your STRIKES to rent.

Ask for all current drivers licenses of your tenants, plus ages and who the guest are(family or friends or both)before arrival and what is the purpose why you are requesting my home?

Very stringent on the maximum guests you can only have in your home by explaining more than once to your potential Vacation renter..

I can always set up a camera system outside at front door entrance when you check in guest if self check in or not.. and let them know that you're being videotaped upon arrival in advance..

Be on good terms with your neighbors so they can be lookout for you to avoid any madness..

Don't have any outdoor speakers installed OUTSIDE your home and stay away from any high end stereo systems to avoid loud music playing..

Please tell your guest if they're going to play any semi loud music or have any loud conversations then they have to shut all the windows and doors..

Strictly don't rent to spring breakers have a age restriction! You can only rent to older adults and still make a good rental living since were in a high demand area...

Be really strong with your house rules use capital letters..No parties, no exceeding the home limits guess etc. etc.

Watch out for local residences in the Coachella valley that use their home city on social media websites to rent to because they're the ones that have the big parties basically sometimes!

These are some of the topics that I've been using for many years. In the over 20 years I've only had a small number of less than five guest that exceeded the limits of my vacation rentals. I've only had one mishap in terms of home damage!(knock on wood)that is an unbelievable record! We all must take the steps to screen out guests to keep the tranquility and respect to our neighbors as a investment rental home in City of la Quinta...

I am requesting to keep the option for applicants to apply for a permit to keep renting our homes in the city of La Quinta using the right route for success!

Thank you Joe Testa

Owner 

Sent from my iPad



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**From:** Jim Toal [REDACTED]  
**Sent:** Sunday, April 11, 2021 1:13 PM  
**To:** Monika Radeva  
**Subject:** Please support 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.

Dear City Clerk Monika Radeva,

My name is Jim. I am an Airbnb host, and I share my home and welcome guests to La Quinta. We started hosting as a way to differ some of the costs of owning our home until we move to the desert full time. It has very beneficial to us and have had wonderful responses from those who have stayed with us. Even our neighbors have been able to use our home for family and friends they didn't have the room for at their own home. Being able to introduce other to this magical place has also been a blessing and a benefit to the community as a whole.

Please protect the rights of hosts like me who share our homes to differ some cost of ownership . An indefinite freeze on new STVR permits would prevent some hosts from coming into compliance with the newly adopted rules, and create long-term uncertainty for all hosts as the Council continues to consider additional changes.

Hosts like me are committed to contributing to the neighborhood quality of life, and take measures to be responsible hosts and citizens in La Quinta. Moreover, we direct our guests to support local businesses in the community, so that they can benefit too.

We need to work together to preserve the economic benefits of short-term rentals in La Quinta. Please vote against an indefinite stay on new permits, and ensure that all current hosts have an opportunity to apply for a permit and come into compliance with the new rules. These regulations represent months of stakeholder input, and should be fully implemented and given a chance to work before they are adjusted again.

Thanks for your time.

Sincerely,  
Jim Toal

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**From:** Spencer Wampole [REDACTED]  
**Sent:** Saturday, April 10, 2021 11:12 AM  
**To:** Monika Radeva  
**Subject:** Please support 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.

Dear City Clerk Monika Radeva,

My name is Spencer. I am an Airbnb host, and I share my home and welcome guests to La Quinta. We are homeowners and property managers who are passionate about the vacation rental industry and welcoming amazing travelers to the coachella valley. The tourism industry in the desert is stronger than ever, property values depend heavily on the short term rental industry, and I believe that property rights should not be taken by governmental agencies without due process. Responsible hosting is key to the success of the short term rental industry and I believe that STR properties can live harmoniously with full time owner occupied residential properties.

Please protect the rights of hosts like me who share our homes to supplement our income. An indefinite freeze on new STVR permits would prevent some hosts from coming into compliance with the newly adopted rules, and create long-term uncertainty for all hosts as the Council continues to consider additional changes.

Hosts like me are committed to contributing to the neighborhood quality of life, and take measures to be responsible hosts and citizens in La Quinta. Moreover, we direct our guests to support local businesses in the community, so that they can benefit too.

We need to work together to preserve the economic benefits of short-term rentals in La Quinta. Please vote against an indefinite stay on new permits, and ensure that all current hosts have an opportunity to apply for a permit and come into compliance with the new rules. These regulations represent months of stakeholder input, and should be fully implemented and given a chance to work before they are adjusted again.

Thanks for your time.

Sincerely,  
Spencer Wampole

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**From:** Trevor Weiman [REDACTED]  
**Sent:** Saturday, April 10, 2021 7:18 PM  
**To:** Monika Radeva  
**Subject:** Please support 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.

Dear City Clerk Monika Radeva,

My name is Trevor. I am an Airbnb host, and I share my home and welcome guests to La Quinta. We started hosting as a way to earn supplemental income in order to help cover the family's college tuition expenses. This was a big investment for us that we anticipated would have a return to offset some of those expenses.

Please protect the rights of hosts like me who share our homes to supplement our income. An indefinite freeze on new STVR permits would prevent some hosts from coming into compliance with the newly adopted rules, and create long-term uncertainty for all hosts as the Council continues to consider additional changes.

Hosts like me are committed to contributing to the neighborhood quality of life, and take measures to be responsible hosts and citizens in La Quinta. Moreover, we direct our guests to support local businesses in the community, so that they can benefit too.

We need to work together to preserve the economic benefits of short-term rentals in La Quinta. Please vote against an indefinite stay on new permits, and ensure that all current hosts have an opportunity to apply for a permit and come into compliance with the new rules. These regulations represent months of stakeholder input, and should be fully implemented and given a chance to work before they are adjusted again.

Thanks for your time.

Sincerely,  
Trevor Weiman

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**From:** HOST LA Vacations [REDACTED]  
**Sent:** Tuesday, April 20, 2021 12:12 PM  
**To:** City Clerk Mail  
**Subject:** Written comments for 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.

Good afternoon,

We are a beautiful family of 5 (3 small kids), and we are under full financial support by our little investment that we made back 2 years ago here in la Quinta. A beautiful property we have shared, not only with our own family and friends, but to a a more large community that are avid travelers nationwide and all parts of the world. The fact that we have touched so many lives in such a positive way-it's what keeps us moving and believing in our journey. A few examples:

Monica  
in 2020

"I have been battling cancer past 9 months, and finally going thru remission past few weeks, so my best friends and I needed a clean and safe place to getaway for a mini quarantine vaca. We were so happy with our stay here. It was everything we expected and more. It was so very easy to communicate with the Host, so check in was seamless. We arrived to a super clean place with a nice note and complimentary snacks (which was so nice!). The pictures didn't do the house justice. It was beautiful deco, didn't feel like we were in "someone's home", but more like a house hotel. SUPER CLEAN everything, a tv in every room, amenities were all we needed. The pool was salt water and the kids loved it. Even though the temp outside was 110-111, the backyard provided perfect amount of shade starting at 3:30pm over the pool area. So we would swim in the morning-11am, and go back in after lunch / rest break inside around 3:30-4. The beds were all comfy, plenty of space for us all. We highly recommend, and can't wait to be back ourselves. Thank you, host, again for your hospitality. Exactly what we needed."

Elizabeth in 2020

"Great place to relax and spend time with family. House was super clean and rules were easy to follow. The modern look gave it a "Palm Springs " feel . I also enjoyed the safety of the house . For example, a automated system would let you know if doors were open to the backyard. Which made this house baby friendly . The host was super nice and responded quickly"

We host, because we care and we respect our guests, next door neighbors, and this city. We had the opportunity to buy another property in PGA in late 2020, and an implemented moratorium pushed multiple times (for no apparent reason) has stopped us to move forward with our business endeavors which came into surprise financially and with that came in great debt and stress in our lives, even during the worsts time. Please come to senses, time cannot be "paid back". By halting permits to new STR, hurts the city as well. The city got here because of responsible hosts like ours have contributed greatly to this community, whether is by encouraging travelers to come so they can indulge what this "gem" has to offer and/or by most importantly supporting other restaurants or small/big business. We urge the council to vote against an indefinite stay on new permits, and ensure that all Hosts have an opportunity to apply for a permit and come into compliance with the new rules. In conclusion, remember La Quinta is considered a "resort" city and goes by "The Gem of the Desert", let's keep it that way, it's working, let's continue moving forward, unlike next door neighbor cities.

Sincerely,

Xavier and family.

---

**From:** Nanette Young [REDACTED]  
**Sent:** Monday, April 12, 2021 3:27 AM  
**To:** Monika Radeva  
**Subject:** Please support 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.

Dear City Clerk Monika Radeva,

My name is Nanette. I am an Airbnb host, and I share my home and welcome guests to La Quinta. Dear Madam Mayor & Council Members,

I am strongly in favor of a vibrant and thriving tourism program for the City of La Quinta, including well-regulated and positive short term vacation rental options for travelers of all means.

Please do not let the efforts of the city council, the working groups and community go to waste. Everyone worked so hard to pass reasonable regulations and ordinances to remove the noise complaints, the problem houses, and bring balance. Let these take effect before over-regulating.

We believe all homeowners should have the right to apply for a STVR permit. Even those that aren't actively renting today, those who stopped during covid, those that might need to tomorrow, those whose children may not want to sell their family home when it becomes theirs.

We urge you not to pass ordinances further restricting the issuance of new permits, and ensure that all current hosts have an opportunity to apply for a permit and come into compliance with the new rules.

Don't paint our city as not welcoming to tourists, or only sequestering them only in the most expensive of HOAs. We Love \_all of\_ La Quinta. Let's keep our city open for families of all means and backgrounds. Please vote NO on continuing the ban on new permits.

Sincerely,  
Nanette Young

Please protect the rights of hosts like me who share our homes to supplement our income. An indefinite freeze on new STVR permits would prevent some hosts from coming into compliance with the newly adopted rules, and create long-term uncertainty for all hosts as the Council continues to consider additional changes.

Hosts like me are committed to contributing to the neighborhood quality of life, and take measures to be responsible hosts and citizens in La Quinta. Moreover, we direct our guests to support local businesses in the community, so that they can benefit too.

We need to work together to preserve the economic benefits of short-term rentals in La Quinta. Please vote against an indefinite stay on new permits, and ensure that all current hosts have an opportunity to apply for a permit and come into compliance with the new rules. These regulations represent months of stakeholder input, and should be fully implemented and given a chance to work before they are adjusted again.

Thanks for your time.  
Sincerely,  
Nanette Young

---

**From:** Rod Zolt [REDACTED]  
**Sent:** Saturday, April 17, 2021 7:41 AM  
**To:** City Clerk Mail  
**Subject:** Verbal Telephonic Comments re: STVR

**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.

Honorable Council Members;

I am writing you to express my opposition to the continued moratorium place on new permits for Short Term Vacation Rentals (STVRs), and any further moratorium on allowing Short Term Vacation Rentals in La Quinta communities.

I have been a resident of La Quinta for the past few years and truly enjoy all that this City has to offer. I believe that a just compromise between banning STVRs and placing limits on STVRs is possible.

The majority of La Quinta Hosts are responsible actors that contribute to the neighborhood quality of life and support the local community. I feel that the Council shouldn't penalize a largely responsible host community - and the small businesses that support it and the revenue generated - in efforts to address the few bad actors. There can be regulations adopted to assure hosts and guests are in compliance with not only rules and regulations of the City, but also the communities in which they are renting.

I appreciate your listening to my concerns and am sure you will find a compromise that will suit all parties concerned. Please consider this e-mail in your discussions, as I cannot attend your meeting.

Best,  
Rodney Zolt  
[REDACTED]  
La Quinta, 92253

**WRITTEN PUBLIC  
COMMENT**

**IN GENERAL**

**OPPOSITION OF STVRS**

**CITY COUNCIL**

**MEETING**

**APRIL 20, 2021**

---

**From:** Marcia Cutchin [REDACTED]  
**Sent:** Monday, April 19, 2021 6:28 PM  
**To:** City Clerk Mail; Linda Evans; Robert Radi; Kathleen Fitzpatrick; John Pena; Steve Sanchez; Jon McMillen  
**Subject:** Re: Written comments 4/20 city council meeting  
**Attachments:** Screen Shot 2021-04-19 at 2.12.06 PM.png; Screen Shot 2021-04-19 at 2.12.16 PM.png; Screen Shot 2021-04-19 at 2.12.31 PM.png; Screen Shot 2021-04-19 at 2.18.03 PM.png; Screen Shot 2021-04-19 at 4.01.54 PM.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.

Dear Mayor, Council Members and City Manager,

Thank you for your recent vote for a "stay" on new licensing of un-hosted short term vacation rental businesses in our residential communities.

It has been rewarding to see so many homes sell, or go pending or contingent, at well over appraisal value, so rapidly since your vote. We are fortunate as your vote has paved the way for people to have the opportunity to purchase homes to live here and be contributing members of our community.

Thank you for your commitment to your constituents and your determination to protect our neighborhoods and the residents' quality of life above outside commercial investors interests.

Sincerely,

Marcia L Cutchin



Brokered by KUD Properties, Inc.

**CONTINGENT**

House for Sale  
**\$315,000** Est. \$1K/mo

2 bed 2 bath 1,248 sqft 4,792 sqft lot  
 52110 Avenida Navarro, La Quinta, CA 92253

[Email agent](#)

**CONTINGENT**

House for Sale  
**\$369,000** Est. \$1K/mo

3 bed 2 bath 1,525 sqft 4,792 sqft lot  
 52295 Avenida Ramirez, La Quinta, CA 92253

[Email agent](#)

Brokered by ...

**CONTINGENT**

House for Sale  
**\$359,000** Est. \$1K/mo

3 bed 2 bath 1,525 sqft 5,227 sqft lot  
 52225 Avenida Carranza, La Quinta, CA 92253

[Email agent](#)

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Brokered by Compass

House for Sale  
**\$489,000** Est. \$2K/mo

3 bed 2 bath 1,439 sqft 4,792 sqft lot  
 54140 Avenida Cortez, La Quinta, CA 92253

[Email agent](#)

Brokered by Strand Hill Christies International Real Estate

House for Sale  
**\$465,000** Est. \$2K/mo

3 bed 2 bath 1,360 sqft 4,792 sqft lot  
 53560 Avenida Herrera, La Quinta, CA 92253

[Email agent](#)

Brokered by HomeSmart Professionals

**PENDING**

House for Sale  
**\$289,000** Est. \$988/mo

2 bed 2 bath 1,170 sqft 4,792 sqft lot  
 53401 Avenida Ramirez, La Quinta, CA 92253

[Email agent](#)

brokered by Re/Max Consultants

**CONTINGENT**

House for Sale  
**\$374,999** Est. \$1K/mo

3 bed 2 bath 1,688 sqft 5,227 sqft lot  
 51590 Avenida Carranza, La Quinta, CA 92253

[Email agent](#)

brokered by Remington Hill Homes

**CONTINGENT**

House for Sale  
**\$549,000** Est. \$2K/mo

3 bed 2 bath 1,704 sqft 4,792 sqft lot  
 53785 Avenida Madero, La Quinta, CA 92253

[Email agent](#)

**PENDING**

House for Sale  
**\$524,900** Est. \$2K/mo

3 bed 2 bath 1,634 sqft 4,791 sqft lot  
 54330 Avenida Herrera, La Quinta, CA 92253

[Email agent](#)

**PENDING**

House for Sale  
**\$360,000** Est. \$1K/mo

3 bed 2 bath 1,333 sqft 4,798 sqft lot  
 51523 Avenida Villa, La Quinta, CA 92253

[Email agent](#)

**CONTINGENT**

House for Sale  
**\$589,000** Est. \$2K/mo

3 bed 2 bath 1,925 sqft 5,227 sqft lot  
 53640 Avenida Cortez, La Quinta, CA 92253

[Email agent](#)

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Brokered by I Heart Real Estate, Inc.

3D Tour

House for Sale  
**\$570,000** Est. \$2K/mo

3 bed 3 bath 2,468 sqft 4,792 sqft lot  
 53501 Avenida Diaz, La Quinta, CA 92253

[Email agent](#)

Brokered by HomeSmart Professionals

**PENDING**

House for Sale  
**\$499,000** Est. \$2K/mo

3 bed 2 bath 1,238 sqft 9,583 sqft lot  
 53252 Avenida Vallejo, La Quinta, CA 92253

[Email agent](#)

Brokered by Berkshire Hathaway HomeServices

**NEW**

House for Sale  
**\$489,000** Est. \$2K/mo

3 bed 2 bath 1,472 sqft 7,499 sqft lot  
 51985 Avenida Mendoza, La Quinta, CA 92253

[Email agent](#)

Brokered by Keller Williams Luxury Homes

**PENDING**

House for Sale  
**\$575,000** Est. \$2K/mo

3 bed 2 bath 1,686 sqft 5,227 sqft lot  
 54435 Avenida Diaz, La Quinta, CA 92253

[Email agent](#)

Brokered by HomeSmart Professionals

**CONTINGENT**

House for Sale  
**\$475,000** Est. \$2K/mo

2 bed 2 bath 1,360 sqft 5,227 sqft lot  
 77275 Calle Madrid, La Quinta, CA 92253

[Email agent](#)

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ms Realty

**CONTINGENT**  
Virtual Tour

House for Sale  
**\$589,000** Est. \$2K/mo

3 bed 2 bath 1,845 sqft 4,791 sqft lot  
52665 Avenida Obregon, La Quinta, CA 92253

Email agent

ms Luxury Homes

**PENDING**  
Virtual Tour

House for Sale  
**\$374,000** Est. \$1K/mo

2 bed 2 bath 1,260 sqft 4,792 sqft lot  
77705 Calle Temecula, La Quinta, CA 92253

Email agent

Brokered by Keller Williams Realty

**CONTINGENT**

House for Sale  
\$434,900  
**\$429,900** ↓ \$5K

3 bed 2 bath 1,434 sqft 4,792 sqft lot  
54145 Avenida Juarez, La Quinta, CA 92253

Email agent

Brokered by Nivirka Stronach Realty

**CONTINGENT**

House for Sale  
**\$495,777** Est. \$2K/mo

3 bed 2 bath 1,530 sqft 4,792 sqft lot  
51720 Avenida Obregon, La Quinta, CA 92253

Email agent

Brokered by Anselmo Real Estate

**NEW**  
Virtual Tour

House for Sale  
**\$529,000** Est. \$2K/mo

3 bed 2 bath 1,496 sqft 4,792 sqft lot  
54415 Avenida Martinez, La Quinta, CA 92253

Email agent

Brokered by Berkshire Hathaway HomeServices California Properties

**CONTINGENT**  
3D Tour

House for Sale  
**\$495,000** Est. \$2K/mo

3 bed 2 bath 1,511 sqft 5,227 sqft lot  
77780 Calle Sinaloa, La Quinta, CA 92253

Email agent

Brokered by Silvermoon Real Estate Brokers

**NEW**  
3D Tour

House for Sale  
**\$519,900** Est. \$2K/mo

3 bed 2 bath 1,626 sqft 4,792 sqft lot  
52655 Avenida Rubio, La Quinta, CA 92253

Email agent

ms Realty

**PENDING**

House for Sale  
**\$485,000** Est. \$2K/mo

3 bed 2 bath 1,629 sqft 5,227 sqft lot  
77500 Calle Chillon, La Quinta, CA 92253

Email agent

Brokered by Hacienda Agency, Inc.

**CONTINGENT**

House for Sale  
**\$649,900** Est. \$2K/mo.

3 bed 2 bath 1,691 sqft 7,405 sqft lot  
 53305 Avenida Madero, La Quinta, CA 92253

[Email agent](#)

Brokered by Hacienda Agency, Inc.

**NEW**

House for Sale  
**\$549,900** Est. \$2K/mo.

2 bed 1 bath 984 sqft 5,000 sqft lot  
 52640 Avenida Navarro, La Quinta, CA 92253

[Email agent](#)

Brokered by Pacific Sotheby's International Realty

**NEW**

House for Sale  
**\$624,000** Est. \$2K/mo.

3 bed 2 bath 1,949 sqft 4,792 sqft lot  
 52790 Avenida Ramirez, La Quinta, CA 92253

[Email agent](#)

Brokered by Canitis Real Estate

House for Sale  
**\$939,000** Est. \$9K/mo.

3 bed 2.5 bath 2,470 sqft 6,098 sqft lot  
 54102 Avenida Bermudas, La Quinta, CA 92253

[Email agent](#)

Brokered by HomeSmart Professionals

**Virtual Tour**

House for Sale  
**\$725,000** Est. \$2K/mo.

3 bed 2 bath 1,845 sqft 5,227 sqft lot  
 52720 Avenida Velasco, La Quinta, CA 92253

[Email agent](#)

Brokered by Desert Sands Realty

**CONTINGENT**

House for Sale  
**\$879,900** Est. \$3K/mo.

3 bed 2.5 bath 2,520 sqft 7,841 sqft lot  
 51380 Avenida Rubio, La Quinta, CA 92253

[Email agent](#)

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Brokered by Compass

House for Sale  
**\$3,195,000** Est. \$11K/mo.

4 bed 4.5+ bath 6,390 sqft 0.54 acre lot  
 52622 Cahulla Ct, La Quinta, CA 92253

[Email agent](#)

Brokered by Desert Sands Realty

**PENDING NEW CONSTRUCTION**

**Virtual Tour**

House for Sale  
**\$649,900** Est. \$2K/mo.

3 bed 2 bath 1,900 sqft 4,792 sqft lot  
 53225 Eisenhower Dr, La Quinta, CA 92253

[Email agent](#)

Sold 04/13/2021



**\$360,000**

3 bds 2 ba 1,439 sqft - Sold

77550 Calle Chihuahua, La Quinta, CA 92253  
BENNION DEVILLE HOMES

Sold 04/13/2021



**\$726,501**

3 bds 2 ba 1,556 sqft - Sold

51351 Avenida Navarro, La Quinta, CA 92253  
LA QUINTA PALMS REAL ESTATE CO

Sold 04/09/2021



**\$220,000**

3 bds 3 ba 1,208 sqft - Sold

53200 Avenida Velasco, La Quinta, CA 92253  
KELLER WILLIAMS REALTY

Sold 04/09/2021



**\$535,000**

3 bds 2 ba 1,490 sqft - Sold

52175 Avenida Ramirez, La Quinta, CA 92253  
WINDERMERE HOMES & ESTATES

Sold 04/09/2021



**\$320,000**

3 bds 2 ba 1,305 sqft - Sold

52775 Avenida Carranza, La Quinta, CA 92253  
HOMESMART PROFESSIONALS

Sold 04/08/2021



**\$375,000**

3 bds 2 ba 1,577 sqft - Sold

51360 Avenida Herrera, La Quinta, CA 92253  
SHEPHERD REALTY GROUP

Sold 04/08/2021



Sold 04/06/2021



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**From:** dianne franco [REDACTED]  
**Sent:** Saturday, April 17, 2021 7:29 PM  
**To:** City Clerk Mail  
**Subject:** Written comments 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 want to thank most members of the City Council for voting to continue the moratorium. My real neighbors and I watch out for each other, bring in trash cans and mail, feed each other's pets and are mostly able to work things out and live peacefully together. I've known some of these folks for over 15 years. We appreciate your supporting a neighborhood of families and not businesses.

Dianne Franco

Sent from my iPad

---

**From:** Arlene Gotshalk [REDACTED]  
**Sent:** Monday, April 19, 2021 11:14 AM  
**To:** Monika Radeva  
**Subject:** Request to speak and document for public record - SUPPORT OF ORDINANCE - PERMANENT STAY ON STVR PERMITS 2nd READING  
**Attachments:** 4-20-21 TALK - Support Permanent Stay - 2nd reading.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 tomorrow's City Council Meeting (4-20-21).  
I have attached my comments to be included in public written comments.

Thank you, Arlene

Arlene Gotshalk  
[REDACTED]  
La Quinta, CA  
[REDACTED]

**SUBJECT: SUPPORT OF PERMANENT STAY ON STVR PERMITS IN RESIDENTIAL DISTRICTS - 2nd READING**

Madam Mayor and City Council Members,

Congratulations on the ribbon cutting event at Silver Rock Park. The park is beautiful and a definite plus for our town. Thank you.

I support the Indefinite STAY in Residential Districts.

However, during the months long process leading up to the Indefinite STAY Ordinance, 2 basic issues regarding STVRs in residential districts have faded and they are fundamentally important:

- **RESIDENTIAL ZONES ARE NOT FOR COMMERCIAL BUSINESSES**
- **THE CURRENT DENSITY (9.1%) OF STVRS IS EXTREMELY EXCESSIVE**

## 1. Residential Districts are for single family dwellings.

Residential Districts have many Ordinances which spell out how the district may be used in order to **protect the health, safety and general welfare of the residents**.

There are many Ordinances that define and restrict what can be built, how it should be built, and what uses may take place.

One of the restrictions is the **type of home business** that can operate in a residential zone. The **Home Occupation Ordinance** requires certain rules such as:

- The home is owner occupied
- The Business takes up less than 25% of the home
- Clients do not come to the door
- The Business does not disturb neighbors

**STVRs do not qualify as a type of permitted business in a residential zone.** STVRs are illegal in Residential Zones. Additionally, it is stated in the Ordinance that resort residential is specifically prohibited in the COVE. By Ordinance, STVRs are classified as hotels:

- They are a commercial business
- They are not a single family dwelling
- They violate home occupation regulations
- They violate the general plan which requires a comprehensive plan if different types of districts are commingled.

Allowing owners to rent short term in a residential zone is a privilege, not a right

## 2. Density of STVRs is too high – almost 10% in Residential Districts

The problem with STVRs is that there are just too many and the DENSITY ISSUE has not been addressed. The ad hoc committee spent a large percentage of their year-long efforts coming up with a solution to this problem. They suggested the same one that's already in the regulations for a bed and breakfast - 300 feet between businesses.

The issue of DENSITY needs to be addressed and permits need a cap that protects the residents. Stopping new permits and then bringing down the density to a reasonable level of 1.5 to 2 percent will give us back our neighborhoods

The INDEFINITE STAY PROVIDES THE OPPORTUNITY TO CLARIFY THESE 2 ISSUES. As I understand it, the intention of the Council for the STAY Ordinance is to reduce the density of STVRs in residential zones providing time to implement a transition to permitted STVRs in Tourist Commercial and other appropriate and approved venues.

With this specific goal, I support the STAY Ordinance.

Thank you. Arlene Gotshalk



Arlene Gotshalk

La Quinta, CA

SUBJECT: **SUPPORT OF PERMANENT STAY ON STVR PERMITS IN RESIDENTIAL DISTRICTS**

Madam Mayor and City Council Members,

Congratulations on the ribbon cutting event at Silver Rock Park. The park is beautiful and a definite plus for our town. Thank you.

I support the Indefinite STAY in Residential Districts.

However, during the months long process leading up to the Indefinite STAY Ordinance, 2 basic issues regarding STVRs in residential districts have faded and they are fundamentally important:

- **RESIDENTIAL ZONES ARE NOT FOR COMMERCIAL BUSINESSES**
- **THE CURRENT DENSITY (9.1%) OF STVRs IS EXTREMELY EXCESSIVE**

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Residential Districts have many Ordinances which spell out how the district may be used in order to **protect the health, safety and general welfare of the residents.**

There are many Ordinances that define and restrict what can be built, how it should be built, and what uses may take place.

One of the restrictions is the **type of home business** that can operate in a residential zone. The **Home Occupation Ordinance** requires certain rules such as:

- The home is owner occupied
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- Clients do not come to the door
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- They violate home occupation regulations

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Allowing owners to rent short term in a residential zone is a privilege, not a right

## **2. Density of STVRs is too high – almost 10% in Residential Districts**

The problem with STVRs is that there are just too many and the DENSITY ISSUE has not been addressed. The ad hoc committee spent a large percentage of their year-long efforts coming up with a solution to this problem. They suggested the same one that's already in the regulations for a bed and breakfast - 300 feet between businesses.

The issue of DENSITY needs to be addressed and permits need a cap that protects the residents. Stopping new permits and then bringing down the density to a reasonable level of 1.5 to 2 percent will give us back our neighborhoods

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With this specific goal, I support the STAY Ordinance.

Thank you, Arlene Gotshalk

---

**From:** Jim Lambert [REDACTED]  
**Sent:** Tuesday, April 20, 2021 8:08 AM  
**To:** Linda Evans; Kathleen Fitzpatrick; John Pena; Robert Radi; Steve Sanchez; Jon McMillen; City Clerk  
Mail; Blhrke@rutan.com; Danny Castro; Monika Radeva  
**Subject:** Written comments for the record Council meeting 4/20/21

**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.

Please include this in the record.

I would like to thank those members of council who see that allowing owners to rent short term in a residential zone is a privilege, not a right.

Because some members of council have used the term property rights as a justification for supporting the continued issuance of STVR permits, I would like to discuss those rights.

Property rights come in many levels. In an unincorporated area like the Slab City art community, there may be little restriction on what one might be allowed to do with one's property. When you move into a city, there are community factors to be considered. The City of La Quinta has a master plan and a land use plan which are used to make zoning rules. Zoning is intended to separate commercial and residential interests. Further distinction will separate commercial, industrial and municipal as well as public spaces and divide residential into categories usually based on the number of dwelling units per acre.

Zoning should also list what uses are allowed in each zoning designation. Some examples are: I could not build a wastewater treatment facility in a residential zone, nor can I have a car repair shop where I live in a residential community.

If I wanted to have a 35 room hotel in a residentially zoned area the likelihood of approval is pretty low, but that is exactly what has happened on our street. Of the 12 houses around our home, 6 are 5 bedroom STVRs which can each have 12 occupants, totalling 72 potential transients. All without the check-in desk and security staff the hotel would have. At the April 6 meeting, Councilman Sanchez said "density is arbitrary". If you are in the middle of it, density is not arbitrary, councilman Sanchez.

There are allowances for home occupations in residential zones as long as they are an incidental and accessory use that does not change the character of the community.

Up to this point in time the City has allowed permits to be bought with no regard to density and the effect on the community.

According to Section D.2. of Ordinance 3.25.060

... 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.

I believe that testimony at the council meetings concerning this ordinance verifies that the public health, safety and welfare have been negatively impacted in many residentially zoned areas of The Cove, North La Quinta and PGA West due to the oversaturation of STVRs. The HOA votes in PGA West also reflect a 2 to 1 vote against STVRs.

Until the City moves to control the density by setting an acceptable standard for average concentration with a verified plan, in keeping with the Master plan, land use plan and the theme of this ordinance, as well as a plan to reach lower density standards, no new permits should be allowed. The voting residents of La Quinta are the people you swore to serve, not the outside commercial interests only looking for profits with no regard to the effect on the community.

Councilman Sanchez said he is fearful that once the government takes something away you never get it back. By uncontrolled selling of STVR permits, the City has allowed STVRs to take away the neighborhoods of our community. Stopping new permits and then bringing down the density to a reasonable level of 1.5 to 2 percent will give us back our neighborhoods.

Jim & Barbara Lambert

---

**From:** Rod McGuire [REDACTED]  
**Sent:** Tuesday, April 20, 2021 3:24 PM  
**To:** City Clerk Mail  
**Subject:** Fwd: City Council STVR Stay of licensing, keep the Stay in effect - 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. \*\*

Begin forwarded message:

- > Honorable Mayor and City Council Members,
- >
- > I want to thank you for listening to the residents of La Quinta and keeping the Stay (Moratorium) on not issuing licenses for STVRs in residential areas from this point on. It is clear there are going to be difficulties in enforcement of the rules and I still believe there must be a resident/council committee set up for hearing owners who are disputing the violations and fine, it should not be in the hands of only city officials to resolve the issue.
- > If the council opens the licensing of STVRs in the future, it should be done with the knowledge of residents or put to a full vote to the city on the future of any STVRs being allowed in our city. The need for transparency in the STVR program is important to all residents as our neighborhoods are affected significantly.
- >
- > Thank you again for listening to your constituents.
- >
- > Rod McGuire
- > [REDACTED]
- > La Quinta - The Cove
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**From:** Barb Montavon [REDACTED]  
**Sent:** Tuesday, April 20, 2021 11:22 AM  
**To:** Linda Evans; Jon McMillen; Robert Radi; John Pena; Kathleen Fitzpatrick; Steve Sanchez; City Clerk Mail; Danny Castro; Kevin Meredith  
**Subject:** Written comments for Tuesday Council meeting

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

We would like to thank those members of council who see that allowing owners to rent short term in a residential zone is a privilege, not a right.

When you move into a city, there are community factors to be considered with property rights. The City of La Quinta has a master plan and a land use plan which are used to make zoning rules. Zoning is intended to separate commercial and residential interests.

Further distinction will separate commercial, industrial and municipal as well as public spaces and divide residential into categories usually based on the number of dwelling units per acre.

Zoning should also list what uses are allowed in each zoning designation. We could not build a wastewater treatment in a residential area and we cannot have a car repair shop where we live in a residential community.

If we wanted to have a 35 room hotel in a residentially zoned area the likelihood of approval is pretty low, but that is exactly what has happened on many streets. If 12 houses adjacent to a home within 300 feet, and 6 of those are 5 bedroom STRs, which can each have 12 occupants, totaling 72 potential transients, you have basically a boutique hotel with 6 adjacent buildings. There is no check-in desk and no on-site security staff a hotel would have. Density problems are real. You should be happy you are not in the middle of such conditions like many residents.

There are allowances for home businesses in residential zones as long as they are incidental and accessory use that does not change the character of the community.

Up to this point in time the City has allowed permits to be bought with no regard to density and the effect on the community.

According to Section D.2. of Ordinance 3.25.060

... 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. None of this has been adopted and that is why we are in the state we are in.

We believe that testimony at the council meetings concerning this ordinance verifies that the public health, safety and welfare have been negatively impacted in many residentially zoned areas of The Cove, North La Quinta and PGA West due to the oversaturation of STVRs. The HOA votes in PGA West also reflect a 2 to 1 vote against STVRs. Some CCRs have been changed but we have a long way to go. We are 1 community with 3 different HOAs and 3 different CCRs. And yet 1 security force not meant to respond to multiple disturbances

on any given weekend. Our community needs the city to control the ordinance they created when allowing STRs many years ago.

Until the City moves to control the density by setting an acceptable standard for average concentration with a verified plan, in keeping with the Master plan, land use plan and the theme of this ordinance, as well as a plan to reach lower density standards, no new permits should be allowed. The voting residents of La Quinta are the people you swore to serve, not the outside commercial interests only looking for profits with no regard to the effect on the community.

Do they really add to the local economy? My experience has been that the cars come in on Friday and don't move until Sunday. The only ones making a profit are the absentee investors.

By uncontrolled selling of STVR permits and the prior years of enforcement issues, the City has allowed STVRs to take away the neighborhoods of our community. Stopping new permits and then bringing down the density to a reasonable level of 1.5 to 2 percent will give us back our neighborhoods.

Sincerely,

Gary and Barb Montavon

Sent from my iPhone

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**From:** Marie Thompson [REDACTED]  
**Sent:** Tuesday, April 20, 2021 6:05 AM  
**To:** John Pena; Jon McMillen; Kathleen Fitzpatrick; Monika Radeva; Linda Evans; Robert Radi; Steve Sanchez  
**Subject:** Written comment: permanent stop of new STVR in residential neighborhood

**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, city mayor,

All of your work to sustain and to create a solution to STVRs is appreciated. But, even with noise devices, higher fees, stricter rules you still have not addressed the elephant in the room.

Density and unchecked growth in our residential neighborhoods (the Cove).

Please make a permanent stop to any new STVRs in residential zones. Even capping STVRs at a percentage does not address 3-5 STVRs on one block. How is that equitable? The commercialization of our Neighborhoods, the loss of property for home buyer, long term renters is not only hurting the local community, the whole country is experiencing this. Homes are being used as vacant investment speculation not residential property.

Best case scenario, complaints trend down ( which in a normal summer they would ). Does that mean you lift the moratorium? No, you need to address this issue of density. If you open the flood gates they will come and we will loose more of our housing and the character of what a neighborhood is.

Please make a permanent ban to new STVRs and direct them to areas set up to implement and handle what they truly are, commercial business.

Thank you again for your work and I hope you will help save our neighborhood.

Sincerely,

Marie Thompson  
La Quinta resident  
[REDACTED]

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Marie Thompson