

**WRITTEN
PUBLIC
COMMENT**

**CITY COUNCIL
MEETING**

MAY 4, 2021

From: Nancy Dunn [REDACTED]
Date: May 3, 2021 at 4:45:21 PM PDT
To: Linda Evans <Levans@laquintaca.gov>, John Pena <jpena@laquintaca.gov>
Subject: Re: Moratorium on Short-Term Vacation Rentals

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

On Monday, May 3, 2021, 03:13:08 PM PDT, Nancy Dunn [REDACTED] wrote:

Dear Council Members:

I continue to be disturbed by your most recent extension of the STVR moratorium and am composing this email to express my frustration and concerns about your decision to prolong the pause on offering licenses for STVRs in the city of La Quinta.

As a homeowner in north La Quinta for nearly eighteen years, I understand residents' desires to maintain the peace and serenity of their neighborhoods. When many of us bought our homes, Airbnb, VRBO, and similar services were nonexistent or in their infancy.

From my understanding, the hundreds of complaints from residents in certain gated and non-gated communities in regards to noise, traffic, trash, and parking congestion have only increased, despite the clear and stringent ordinances that have been instituted by the city in the past several years. Enforcement of laws and ordinances is, in my opinion, one of the jobs of city government. If a person is caught speeding on a city street, a ticket is given to the offender. If the offender continues to speed, the driver's license is suspended or revoked. I can't quite grasp why these actions don't apply to people who irresponsibly rent their homes. If they cannot control the noise et cetera of their guests, their license to host can easily be revoked by the city officials. **Am I missing something?**

I understand, too, that some areas are exempt from non-issuance. I'm wondering what determined these exemptions. For example, Signature of PGA West appears on the list despite the fact that there have been a myriad of complaints from homeowners of PGA West. My neighborhood has been the source of very few, if any, complaints in the past five years. Yet it is not exempt. **What difference does it make whether it's in a tourist commercial or village commercial zone?** My guests take advantage of restaurants, shops, and commercial businesses, just like guests at the high-end La Quinta Resort and SilverRock.

Furthermore, I feel that your moratorium is extremely unfair to hosts who rent out just a room or two in their homes. I have been hosting guests from all corners of the world since the spring of 2016. I have never received a single complaint from either a neighbor or the city powers-that-be concerning noise, traffic, parking, or trash buildup. I am living in my home while my guests stay in a bedroom, so I have complete control over the behavior of my guests. Why should I be punished for the lack of vigilance of people renting out a house with an absentee homeowner?

I am a retired school teacher and the income I receive from my STVR is quite small, but has allowed me in the past to travel to visit my family in the San Francisco Bay Area. Because of the continued moratorium imposed by the city council, I no longer have the funds to travel north. Yesterday was my son's thirty-ninth birthday and I couldn't afford to help him celebrate his birthday in the Bay Area because I have been denied a STVR license.

I hope that, during your next meeting, you might consider the plight of the La Quinta homeowners who are just providing rooms for visitors, not an entire house. I know I speak for many other such hosts when I express my disapproval of the moratorium decision by all but one council member. (Mr. Sanchez, I thank you for your care and foresight in regards to this issue.)

Sincerely, Nancy Dunn

From: Annie Freedman [REDACTED]
Sent: Monday, May 3, 2021 9:15 AM
To: Linda Evans; Kathleen Fitzpatrick; Robert Radi; John Pena; Steve Sanchez; Jon McMillen; City Clerk
Mail
Subject: REMOVE THE ORRIDANCE TO ALLOW NEW STVR PERMITS

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

Dear 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 reduce the noise complaints, the problem houses, and bring balance. Let these take effect before over-regulating.

I believe all homeowners should have the right to apply for a STVR permit unless otherwise preceded by the HOA. This includes those who purchased a home prior to these regulations taking effect, those that aren't actively renting today, those who stopped renting during covid, those that might need to rent tomorrow.

Placing a ban on STVR, will not only drive the city property values down but directly discourages a second home buyer from purchasing here. To allow this ban to continue would treat second home owners, like my husband and myself, who contribute many tax dollars and place minimal pressure on your infrastructure, as nothing short of second class citizens.

Furthermore, the impact this will have on tourism will be detrimental to a post pandemic economy. Travelers are vacationing in La Quinta because of the availability in short term vacation rental homes. Today's traveler is more comfortable staying in a private home away from strangers and the associated Covid-19 risks a hotel stay would include.

We urge you to remove ordinances further restricting the issuance of new permits, or at minimum allow the HOA's to govern their communities as they wish and ensure that all current hosts have an opportunity to apply for a permit and come into compliance with the new rules.

Sincerely,

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

From: Mindy [REDACTED]
Date: April 26, 2021 at 1:47:18 PM PDT
Subject: STVR Permits

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

Hello Mayor & Council Members,

My name is Mindy Brar. We appreciate all you do for our beautiful city of La Quinta.

My family and I stayed at two STVR last summer in PGA West. We absolutely loved it in La Quinta. We have never stayed in a STVR in this area ever before because we would always stay at the Omni Rancho Mirage, Ritz Carlton, Marriott Villas or Westin Villas in Palm Desert. However, because of Covid, we preferred our kids to be safe and decided to rent a home instead. That's the case more now than ever. The city needs to take advantage of this tourism because it will slowly go down when airline travel starts to boom again and Covid numbers go further down. Due to the lovely experience we had in the rental, we decided to purchase in La Quinta as well and make it our home. If we never stayed in those STVR, we would not have a house here right now. My husband is an ER physician in LA we want a place to use as much as we can with our kids and we also want to be able to rent it to help offset the costs of this second mortgage with us having one kid going to college in 5 years and 2 more shortly after. When that time comes, we want to be able to retire in La Quinta. We want to be able to make others be able to visit this tourist city and support the local businesses and enjoy it as much as we have over the last year. We could have purchased in any of the surrounding area but La Quinta was where our heart was when looking at homes.

We put an offer in for our home end of August in Desert Club Estates. I called the city and was assured if we were to purchase the current restriction on licenses would be lifted by November 4. It was never mentioned it maybe extended or it was due for reasons other than the covid surge. We thought of course no problem when covid numbers come down we will be able to help the financial burden of this home and get a license to rent at least 1-2 weekends a month. We put \$150k of furnishings, pool repair, paint, lighting, etc to get the home up to the standards needed by November 4. However, the moratorium kept getting pushed further and further. Now we are in this dilemma.

Council members, I ask that you please consider and discuss at the next meeting to lift the moratorium ban to at least those who purchased last year with the idea of everything would be lifted on Nov 4. We never were told it can or will be extended. I ask that you consider La Quinta being the tourist city that it is and allow families like mine to come in and enjoy the city and local businesses. The businesses have suffered enough over the past year with Covid-19 restrictions and they need all the tourism they can get to help them get back on their feet. It may take years but they can get there or otherwise like many will have to close their doors unfortunately. STVR the owners who take pride in their property do so on a more consistent basis than even the long term rental owners or some regular property owners. You get more local carpet cleaning, window cleaning, pest control, cleaning services, local furniture, painting, etc. being used by STVR owners to help support local businesses. My husband's coworker a fellow ER physician was looking to buy in La Quinta for his family as well but in PGA West, however, due to this current situation he is holding off. We don't want these valuable families to end up purchasing in Indio or Palm Springs where they welcome tourism and STVR in areas with open arms.

CITY COUNCIL MEETING – MAY 4, 2021 - WRITTEN PUBLIC COMMENTS BY RESIDENT MINDY (NO LAST NAME)
PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA - SUPPORTS STVRS; AND REQUESTS COUNCIL CONSIDER LIFTING
THE MORATORIUM ON NEW STVRS PERMITS FOR HOMEOWNERS WHO PURCHASED DURING THE TEMP MORATORIUM

Please reconsider allowing the owners who purchased PRIOR to Nov. 4 to obtain a STVR license. All the new restrictions and fees are in place. Let's see it out. We had plenty of time off where no licenses were issued. Let's follow these rules and regulations. Let's make La Quinta boom with tourism again. Let's support the village restaurants and golf courses. Let's allow families to come into the city to enjoy the hiking trails, golf courses, shopping and dining. These families maybe wouldn't have experienced La Quinta prior to Covid-19 because like us they would have choose to stay at large hotel/resorts instead. Covid is not fully going away anytime soon and even when it does families like mine will still prefer to choose a STVR over a hotel/resort now as they will be more hesitant.

Thank you so much for your time. Again, we appreciate all your hard work for this beautiful tourist city of La Quinta.

Mindy

Sent from my iPhone

From: Dave Sharrer [REDACTED]
Sent: Tuesday, May 4, 2021 1:40 PM
To: City Clerk Mail
Subject: Written Comments - regarding STVR in La Quinta

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

- 1) Full Name: Dave Sharrer
- 2) City of Residence: La Quinta
- 3) Phone Number: [REDACTED]
- 4) Public Comment or Agenda Item: Moratorium on new STRV licenses in the City of La Quinta
- 5) Subject: Written Comments regarding the Moratorium on new STRV licenses in the City of La Quinta
- 6) Written Comments: Thank you in advance for your time. I know this has been a much discussed topic of conversation in the community with many of my fellow La Quinta residents echoing my thoughts and opinions on this issue. As such, I'll be brief in my note and hopefully introduce a new proposal to discuss.

I believe it is not right to ban new applications for STRV. In particular, it isn't right to essentially ban new applications retroactively to the summer of 2020 as this was when the covid-19 concerns led the council to introduce this moratorium. Hopefully compromises and a healthy, safe, and mutually beneficial solution will be found as it relates to policies and rules involving STRV in La Quinta. However, should the council ever decide to ban new applications, I believe the only justified way to do this would be to set a date in the future and not allow any home purchased after that particular date to be eligible for a license. Those of us who have bought homes between Aug 2020 and April 2021, with the understanding the moratorium was done as a temporary safety concern due to Covid-19, are now left without the rights we believed we had available to us when we closed on our homes.

Even more fair in my view would be to simply limit the amount of STVR licenses that are available at any given time in the city of La Quinta. Much in the same way as a liquor license is handled, this will limit the number of any STVR operating in LaQuinta at any given time and simply allow for any non-renewed license to go to the next people up on a 'wait list' of new STVR applicants. Additionally, if needed, each neighborhood/region of La Quinta could have its own limits (eg. PGA West vs North La Quinta). Along with regulations and rules that the council has already developed for STVR properties (no amplified music, 1/2 response rule, etc), this seems like a sensible way to control the STVR in the community and accommodate all citizens and their needs.

Thank you again for your time and look forward to continuing the discussion on this topic with you and the community.

Best,
Dave Sharrer

[REDACTED]
La Quinta, CA 92253

From: Marie Thompson [REDACTED]
Sent: Monday, May 3, 2021 4:12 PM
To: City Clerk Mail; John Pena; Jon McMillen; Monika Radeva; Linda Evans; Robert Radi; Steve Sanchez
Subject: Written comment, permanent stop to all new STVRs in residential neighborhoods. DENSITY needs to be addressed

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

City Manager, City Council, Mayor;

The city is failing to understand the density issue. Your failure to address and understand this issue is truly changing neighborhoods.

We have 3 permitted STVRs on our block with 2 more waiting for the moratorium to be lifted and 1 directly behind us waiting. How is this addressing density? How is this equitable?

This really does change a neighborhood, whether they have citations (garbage, noise, parking) is not the main issue. This situation has changed the character of our neighborhood. When we moved here 8 years ago I was working with Sally Sheldon on the Neighborhood Watch, which is laughable now as we have no idea who belongs in these 5 properties on our block at any given time.

Please seriously look into Density and stop any new permits in residential neighborhoods.

Sincerely,

Marie Thompson
La Quinta resident

[REDACTED]

--

Marie Thompson

From: Marie Thompson [REDACTED]
Sent: Tuesday, April 27, 2021 6:37 AM
To: City Clerk Mail; John Pena; Jon McMillen; Kathleen Fitzpatrick; Monika Radeva; Linda Evans; Robert Radi; Steve Sanchez
Subject: Written comment, permanent stop to new STVR permits. Residential neighborhood

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City Manager, City Council, Mayor:

Please put in place a permanent stop to new STVRs in residential neighborhoods like the Cove.

The city has not addressed density in the neighborhood. Even a percentage in place would not address the equity of having 3-5 STVRS on one block.

These properties are not residences they are a business. If these STVRS are not a primary residence, they are investment platforms for individuals or businesses.

People who bought during this moratorium should not be given any special consideration (there are no laws or provisions saying STVRs are guaranteed). People in this situation have the opportunity to use their investment for long term rentals 31 days or more.

Thank you for your time and I know you will help support your constituents and are listening to our request for help in this matter.

Sincerely,

Marie Thompson
La Quinta resident

[REDACTED]

--

Marie Thompson

From: Monica Victorino [REDACTED]
Sent: Wednesday, April 28, 2021 5:00 PM
To: City Clerk Mail
Subject: Short Term Rental Ordinance
Attachments: FAX_20210428_1619654231_400.pdf

Importance: High

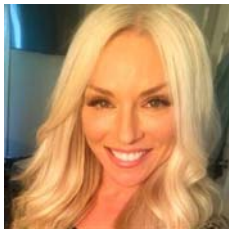
Follow Up Flag: Follow up
Flag Status: Completed

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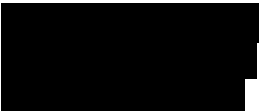
Hello,

I'd like to submit a written public comment to City Council. Please see attached letter.

Regards,



Monica Victorino
Broker



www.myflexnow.com

NMLS 351409 BRE 01377966



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CITY COUNCIL MEETING – MAY 4, 2021 - WRITTEN PUBLIC COMMENTS BY RESIDENT MONICA VICTORINO
PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA - REQUESTS RECONSIDERATION OF MORATORIUM ON NEW STVR PERMITS, WHICH WERE PREVIOUSLY PERMITTED, BUT HAVE CHANGED OWNERSHIP

Monica Victorino

[REDACTED]

La Quinta, Ca 92553

[REDACTED]

[REDACTED]

City of La Quinta

Attn: City Council/City Manager

Re: STR Permit Ordinance

April 28, 2021

To whom it may concern;

I recently purchased the property located at [REDACTED] La Quinta. This home has been a permitted STR for the last couple of years. I purchased it upon review of the prior years earnings after reviewing city ordinances indicating short term rentals were indeed allowed in this area. Well, there have been moratorium's in place and continually extended due to COVID so I've been told numerous times I have to wait until that is lifted which is now into June. But in the meantime the ordinance was changed indicating no new permits to be issued in this area after May 20th, so with the COVID moratorium and changes to the ordinance overlapping, the city has made it impossible for me to obtain a permit to operate as a short term rental. This is detrimental to me as a business professional, and homeowner for various reasons and seems an unfair regulations based especially on the fact that this home has already been licensed and approved as a short term rental. The only reason we are asking for a new one is due to a change of ownership, which I would like to appeal and request either a change to the ordinance or an exception to obtain a permit.

This property grossed over \$8,000 a month as a short term rental, the lack of my ability to operate it as such is causing me to lose at minimum 50% of those earnings or \$50,000 annually in revenue. It's also cutting into the money the city would continue to earn on the taxes and fees generates. Again, allowing me to obtain a permit is not growing the STR market in the area, only allowing a home that was already permitted to continue as such. This is also detrimental to home values as many homes in the area have been selling with multiple offers, above list price, creating an incredible increase in values for all homeowners and increasing desirability to purchase in the City of La Quinta. I understand there are some homeowners who occupy their property full time and are upset at the fact STR's operate in their neighborhoods but it's unfair for those homeowners to be able to dictate how my property I also own as well as other investors who own STR's operate.

CITY COUNCIL MEETING – MAY 4, 2021 - WRITTEN PUBLIC COMMENTS BY RESIDENT MONICA VICTORINO
PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA - REQUESTS RECONSIDERATION OF MORATORIUM ON NEW STVR
PERMITS, WHICH WERE PREVIOUSLY PERMITTED, BUT HAVE CHANGED OWNERSHIP

Please accept this letter as a request for reconsideration of the current policy change on issuing new permits. If the home has already operated as an STR, there should be no reason a change of ownership alone should be reason the new owner cannot obtain the same rights as long as the STR is operate in compliance with all city laws and regulations. This is a huge loss for me as a homeowner and businesswoman, as I'm sure it's a detriment to many other owners in my similar situation.

Regards,



Monica Victorino

Broker/Owner

[REDACTED]

[REDACTED]