

**WRITTEN  
PUBLIC  
COMMENT**

**CITY COUNCIL  
MEETING**

**MAY 17, 2022**

# LQRRD May 3, 2022 letter to the City Council continued

Alena Callimanis

La Quinta

Our May 3 letter was only focused on  
Commissioner McCune's comments to the public

It is unfortunately that all the attention was given  
to my comment during my presentation to  
Commissioner McCune also disrespecting other  
Commissioners

- Ms. Nicole Criste gave guidance that the Planning Commission can discuss STVRs and Tax Revenues among other things because it would be the basis of the EIR Statement for Overriding Considerations
- As you are aware, this Statement must be generated when approving an EIR that has unavoidable adverse environmental impacts, which this EIR does, including higher GreenHouse Gas Emissions than legislated by the State of California, and non-mitigatable issues with aesthetics
- Of course this Statement of Overriding Considerations must be supported by substantial evidence in the record

## Regarding Commissioner McCune's Comments

- *“If a private owner wants to develop a gated, walled community by his own money, who am I to say no”, per Commissioner McCune.*
- Per Ms. Criste's guidance to the Commissioners, it is his role to provide appropriate feedback
- The Commissioner should have recused himself if he felt he should not provide comments

## LQRRD has provided factual, respectful comments throughout this process

- *“Most public comment is only here because it is against something. People don’t come here to support something in my history. **So they will do anything they can to comment against something, even if it is redundant, off point, call it a circus, call it an amusement park, do whatever you want”.** Per Commissioner McCune.*
- Implications are Commissioner McCune did not pay attention to any of our presentations by his comments
- This was extremely disrespectful and not appropriate

## There were many presentations, both for Coral Mountain and Against Coral Mountain

- *“People who are for the project are very quiet because they have to live in the same communities as those that don’t support the project, so you never hear from them”, per Commissioner McCune*
- However, there were many presentations from supporters as well as the opposition during public testimony on March 22, April 12 and April 26.
- Perhaps there are more presentations from people against the project instead of for the project because Residents are overwhelmingly against the project?

## We expect the City Council to have a discussion with Commissioner McCune

- We understand from City Attorney Ihrke that Commissioner McCune is free from any legal ramifications
- However, is he free from showing respect to the Public and making a mockery of his role as a La Quinta Planning Commissioner by his comments?



May 3, 2022

To: John Pena <[jpena@laquintaca.gov](mailto:jpena@laquintaca.gov)>

cc: Linda Evans <[levans@laquintaca.gov](mailto:levans@laquintaca.gov)>, fitzpatrick Kathleen <[kfitzpatrick@laquintaca.gov](mailto:kfitzpatrick@laquintaca.gov)>, [rradi@laquintaca.gov](mailto:rradi@laquintaca.gov), [ssanchez@laquintaca.gov](mailto:ssanchez@laquintaca.gov), Danny Castro <[dcastro@laquintaca.gov](mailto:dcastro@laquintaca.gov)>, Jon McMillen <[jmcmillen@laquintaca.gov](mailto:jmcmillen@laquintaca.gov)>

Regarding: Important Regarding the Site Development Permit for the Wave Basin

John, as you are aware, the Planning Commission did not approve the Site Development Permit for the Wave Basin. Chairman Nieto felt there was not enough detail on the north side of the wave basin to be able to evaluate the safety measures for children since the hotel, casitas and boardwalk are on that side of the wave basin.

However, I think of even bigger concern is the east end of the wave basin. That is going to be 400 feet wide, curved, and is where the beginner and novice surfers will get lessons or people will surf the gentler waves.

As you remember from the lighting demonstration when you were at my house, there is very little room between my house and the eighty foot light they were using for the demonstration. The reason for my safety concern is that along the side of my property is the only vehicular passageway, including all hotel and landscape maintenance vehicles, repair trucks, delivery vehicles, etc., that need to go between 60th and the north side of the pool. Vehicular traffic is not allowed on the west side of the Wave Pool on the Coral Mountain side because of the open space/recreation. For your information, there will also be beginner and novice surfers at the west end of the Wave Pool.

I would like you to ask Staff to immediately request the developer to lay out the full 400 foot outline for the east edge of the wave basin, including the location of the lights. This is a requirement to determine how much room is available between the edge of the pool and the vehicular traffic, with lanes wide enough for trucks, and a minimum of one lane in each direction. There must be space available not only to enable surfers, which may be mostly children, to safely entry and leave the wave basin, but to also allow parents or guardians to safely stay out of the wave basin and still be able to monitor their children, which is a Public Health Safety Requirement for younger children. There will also be a requirement to safely leave the pool and walk from the East end of the wave basin back to the north end. In addition, the pulley system that pulls the hydrofoil also extends out beyond the wave basin on the east side. It is vitally important that all of this is factored into the Planning Commission safety review of the SDP. Obviously none of this was required in Lemoore so they have no experience already in this area.

Thank you for your immediate attention to this. The Planning Commission cannot effectively review the SDP without this level of information.

I would also appreciate it if you could forward this note to the Planning Commission members.

Sincerely,  
Lisa Castro

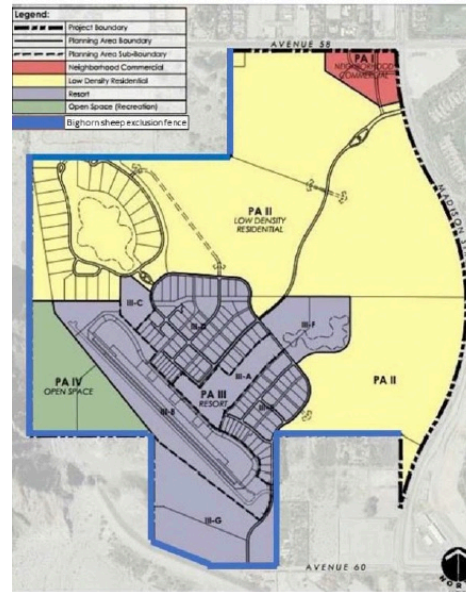
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La Quinta, CA 92253  
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# Lisa Castro Letter to John Pena and City Council May 3, 2022

Presented by Carolyn Winnor

La Quinta

CITY COUNCIL MEETING - MAY 17, 2022 - PUBLIC COMMENTS BY RESIDENT LISA CASTRO, PRESENTED BY CAROLYN WINNOR  
MATTERS NOT ON THE AGENDA - THE WAVE AT CORAL MOUNTAIN SDP NEEDS FURTHER REVIEW



- All cars and trucks must go along the East side (Lisa Castro side)
- There must be access along Lisa's property for CVWD to turn on water for date farm and also access needed for Wave pool water
- We need the outline of the lights and the surf basin to understand if enough room for safety for children/beginners carrying surfboards from Road traffic and by State Law for parents/guardians to supervise children under 18

**From:** Duna La Quinta Board of Directors <dunahoa@gmail.com>  
**Sent:** Tuesday, May 17, 2022 11:15 AM  
**To:** City Clerk Mail  
**Cc:** [REDACTED]; DON COX; Edward Rodgers; Keith Meyer; PAT & JANICE MC COY, TRUSTEES; Steven Gardner  
**Subject:** City Council Meeting Written Comments - Duna La Quinta Homeowners Association - Public Comments

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

May 17, 2022

The Honorable Mayor Linda Evans  
Members of the La Quinta City Council

RE: WRITTEN COMMENTS  
By Keith Meyer, City of La Quinta Resident  
Public Comments about Proposed High-Density Developments at Washington Street/Avenue 50

Dear Mayor Evans and City Council Members,

Duna La Quinta is a medium-high-density development of condominiums and single-family homes on the south side of Avenue 50 between Washington Street and Eisenhower Drive. The entire development is made up of three HOAs, Duna La Quinta No. 1, Duna Gardens, and Villa Vista. All totaled, there are 180 dwelling units in Duna La Quinta among the three HOAs.

We are directly across Washington Street from two proposed high-density developments on the east side of Washington Street, specifically a low-income housing project on the south side of Ave 50 "The Crossings", and a large apartment project in planning on the north side of Ave 50, "Troutdale".

We are opposed to these projects as being incompatible with the surrounding land uses:

1. Both projects will affect the designated floodway area that conveys flood water from the Santa Rosa Mountains to the Salton Sea.
2. High-Density apartments are inappropriate in this "resort" zone. There are 250 dwelling units on the entire south side of Avenue 50 between Washington and Eisenhower. Adding 280 units to just the northeast corner is unprecedented densification and will detract greatly from the cohesiveness of the 50<sup>th</sup> Avenue Corridor between Eisenhower and Jefferson. We recognize that the City is under mandate

to provide 1,530 affordable housing units by 2030. However, there are much better places in La Quinta for apartments to be closer to jobs and closer to shopping. Both the Highway 111 corridor and closer to the Old Town core are ideal for this purpose.

3. Traffic is already bad during peak season in the valley, and particularly on the Washington Street and Avenue 50 corridors. According to the Institute of Transportation Engineers, adding a combined 310-320 units (combined developments) would generate an additional 1900-2200 vehicle trips per day.

4. In the City's 2035 General Plan, these two parcels with pending development were identified as "underutilized" land and designated as Residential-Medium-Density and Residential-Medium-High density. We are greatly opposed to high-density residential and low-income projects on these parcels. The number of designated Vacant Commercial properties close to the Old Town core area is high and would be much better to be rezoned high-density residential...better services, parks, schools, shopping, and employment. To that end, the City should accelerate its stated **Program 1.1.b from the Housing Element Update**: *"The City will merge its parcels in the Village to facilitate the consolidation of these lots for sale through the Surplus Land Act."*

5. The City of La Quinta has taken great effort to rid it's residential neighborhoods of the nuisances caused by short-term rentals. We would remind you that **GOAL H-4 of the 2021 Housing Element Update states** *"Conserve and improve the quality of existing La Quinta neighborhoods and individual properties."* Introducing large-scale high-density apartment projects into a resort residential community is no better than short-term rentals and in direct conflict with that goal of conserving and improving the city's neighborhoods.

We all desire that the "Gem of the Desert" remain so, and not become another densified urban place, particularly near the La Quinta Resort and surrounding resort communities. Please consider alternate developments for these sites and focus your attention on new apartment complexes closer to either the Old Town core or the Highway 111 corridor, as is now the case.

Very truly yours,

DUNA LA QUINTA NO. 1 HOMEOWNERS ASSOCIATION

Keith Meyer, PE

President 

**From:** S F [REDACTED]  
**Sent:** Tuesday, May 17, 2022 2:22 PM  
**To:** City Clerk Mail  
**Subject:** La Quinta High Fire Risk

\*\* 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. \*\*

Steven Friscia  
[REDACTED]

Clerk, City Manager & Council:

Today's issue of the "Desert Sun," page 1, highlighted fire risk in Riverside County. The article stated "Realtor. Com" in conjunction with "Riskfactor.com outlined how a homeowner could check their property for fire risk.

To my shock and surprise, North La Quinta is in "MAJOR FIRE RISK ZONE." If North La Quinta is a major fire risk, I can only imagine the rest of La Quinta to be similarly situated.

To confirm that this wasn't a county wide anomaly: I compared my other property in Rancho Mirage in a similar subdivision and distance from any desert mountains. That property was at MINIMAL RISK. Apparently, La Quinta is singled out comparatively.

I wondered why my insurer, Safeco, cancelled my policy this last fall. They said they reassessed risk factors. Now I know it was for fire risk as if I live in some wooded canyon. I don't.

My alarm is that this appears patently incorrect and could affect the City and many residents. Most of La Quinta is not in a Laguna Canyon- type environment. Why are we treated that way?

Steven Friscia

Sent from my iPad

**La Quinta New Development Zoning: Serving the Elite**

4 May 2022

Dear City Clerk Monika Radeva,

I fear the combination of short-term vacation rental (STVR) density deceleration, coupled with the new Tourist Commercial (TC District)/other STVR-approved zone designations, may not serve the best interests of current STVR operators.

The density deceleration of non-permitted STVR areas, such in the La Quinta Cove, continue to reduce the number of mom-and-pops thriving in the local tourism-housing industry. While limiting density here is understandable, the city must acknowledge that these new regulations have forced La Quinta STVR investors to solely pursue TC Districts, or other STVR-approved districts, to continue or expand their footprint in providing short-term housing solutions.

While this may be a good thing, I fear the new TC District zones, under current guidance from the City of La Quinta, appear to only facilitate investments from the rich, or from corporations or investor groups, while neglecting the mom-and-pops. For example, how is a home-owner in the cove, with an income of \$60,000 per year, able to finance a \$1.3 million home in PGA Signature, or a \$1 million+ condo at Kelly Slater's new surf park? The truth is they can't.

In fact, most local business owners that support STVR housing will not be able to buy into these elite new properties. Coupled with the slow decline in homes for rent, as well as limited "budget-friendly" STVR options (such as Legacy Villas), the average tourist will likely shift to more affordable locations outside city limits.

One solution would be to create a new mandate in TC developments, where smaller, affordable units must be set aside for current STVR owners to purchase and operate. Remember, these are the people who have paid into the TOT coffers for several years, while supporting their own cleaning, landscape, and maintenance crews that also rely on such income from tourist housing.

Without creative solutions like this, in 10 years most of the tourist housing income will go to investor groups and elites who can afford high-end properties. While this may be beneficial from a tax collection perspective, it shows no allegiance to those who rightfully deserve a shot to stay in business. Personally, as an STVR owner, I'd like to stay in business, continue to support my team, and continue to pay my taxes to support the City of La Quinta. Due to my history as an STVR-owner, I could testify for hours to I have done, personally, to make La Quinta a better place. I may not be "rich," however I am "great" for the city, and I'd like a "fair" shot.

If Kelly Slater is forced to build 50 units, or even half his units, under \$500k, his people will still make money. While Kelly Slater, Kim Kardashian, and the Madison Club are cool, doesn't the City want to take care of its own, also?

Best regards,  
Morgan Myrmo