

# La Quinta

GEM of the DESERT

## City Council Meeting - 4/20/2021



Danny Castro



Chambers



*La Quinta*

— GEM of the DESERT —

City Council Meeting - 4/20/2021

## City Council Meeting April 20, 2021

**B1** - INTRODUCE FOR FIRST READING AN ORDINANCE AMENDING CHAPTER 3.25 OF THE LA QUINTA MUNICIPAL CODE BY ADDING SECTION 3.25.056 RELATED TO NON-ISSUANCE OF NEW SHORT-TERM VACATION RENTAL PERMITS



## City Council Meeting - 4/20/2021

### Background

Ordinance 591 adds Section 3.25.055 to LQMC which codifies that new STVR permits shall not be processed or issued, unless one of the following exception applies:

- 1) Tourist Commercial zones
- 2) Village Commercial zones
- 3) Subject to a development agreement or a condition of approval tied to entitlement approved by the City and STVRs are an intended use authorized by the CC&Rs, and
- 4) SilverRock Resort Specific Plan.

## City Council Meeting - 4/20/2021

### **Title 3: Chapter 3.25 Code Ordinance Amendments**

- Add Section 3.25.056 Limited additional exemption for HOAs that apply and request to be exempted only if all of the following criteria are met:
  - ✓ Use of STVRs are authorized under the HOA CC&Rs;
  - ✓ Voting membership of the HOA approves by a simple majority vote (fifty percent plus one) to be exempted from the non-issuance of new permits, and vote confirms that all residential dwellings within the HOA may apply for a new STVR permit; and
  - ✓ HOA certifies that it has complied with any other voting requirements pursuant to the CC&Rs or other operative documents governed by the HOA.



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## City Council Meeting - 4/20/2021

### **Title 3: Chapter 3.25 Code Ordinance Amendments**

- If the voting membership of the HOA votes to approve to be exempted from the non-issuance of new permits, the provisions regarding the non-issuance of new permits shall no longer apply to, or ever be applicable, to any of the residential dwellings within the HOA upon certification by the city that the criteria above have been met.
- Any application submitted may only occur one time and shall be based upon the vote by the voting members of the HOA identified at the time of the first application submitted to the city.

## City Council Meeting - 4/20/2021

### **Title 3: Chapter 3.25 Implementation of Proposed Additional Limited Exemption**

- The non-issuance of new STVR permits, proposed in Ordinance 591, applies city-wide;
- Exemptions to the city-wide application are not going to be based on district maps that would be developed at an administrative level;
- For the proposed additional limited exemption, its applicability is not based on a map, but based on, among other criteria, that the CC&Rs authorize STVRs as a permitted use; as such, the criteria for this exemption relies on recorded CC&Rs governing an HOA, which are public records and ascertainable by anyone potentially subject to the proposed ordinance.

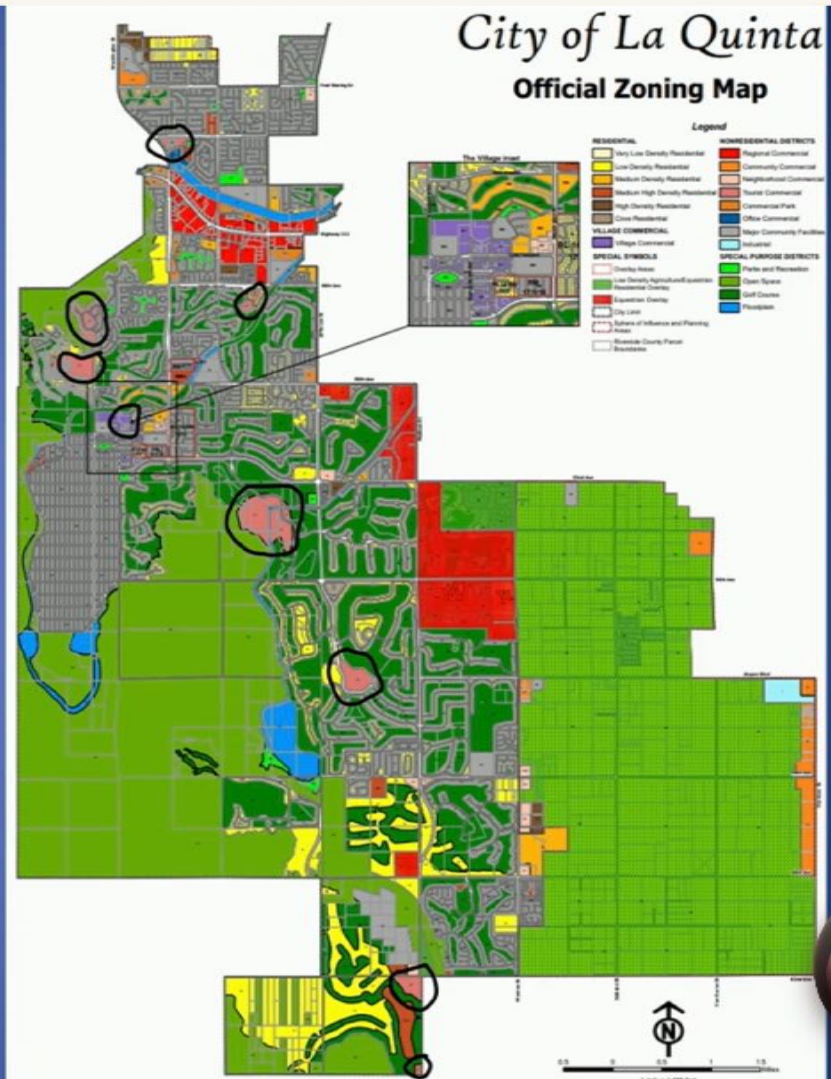
## City Council Meeting - 4/20/2021

### Tourist Commercial zones

- Center Pointe
- Rancho La Quinta
- Legacy Villas
- La Quinta Resort
- SilverRock
- Signature at PGA West
- S/W corner 62<sup>nd</sup> and Madison
- N/W corner 64<sup>th</sup> and Madison

### Village Commercial zone

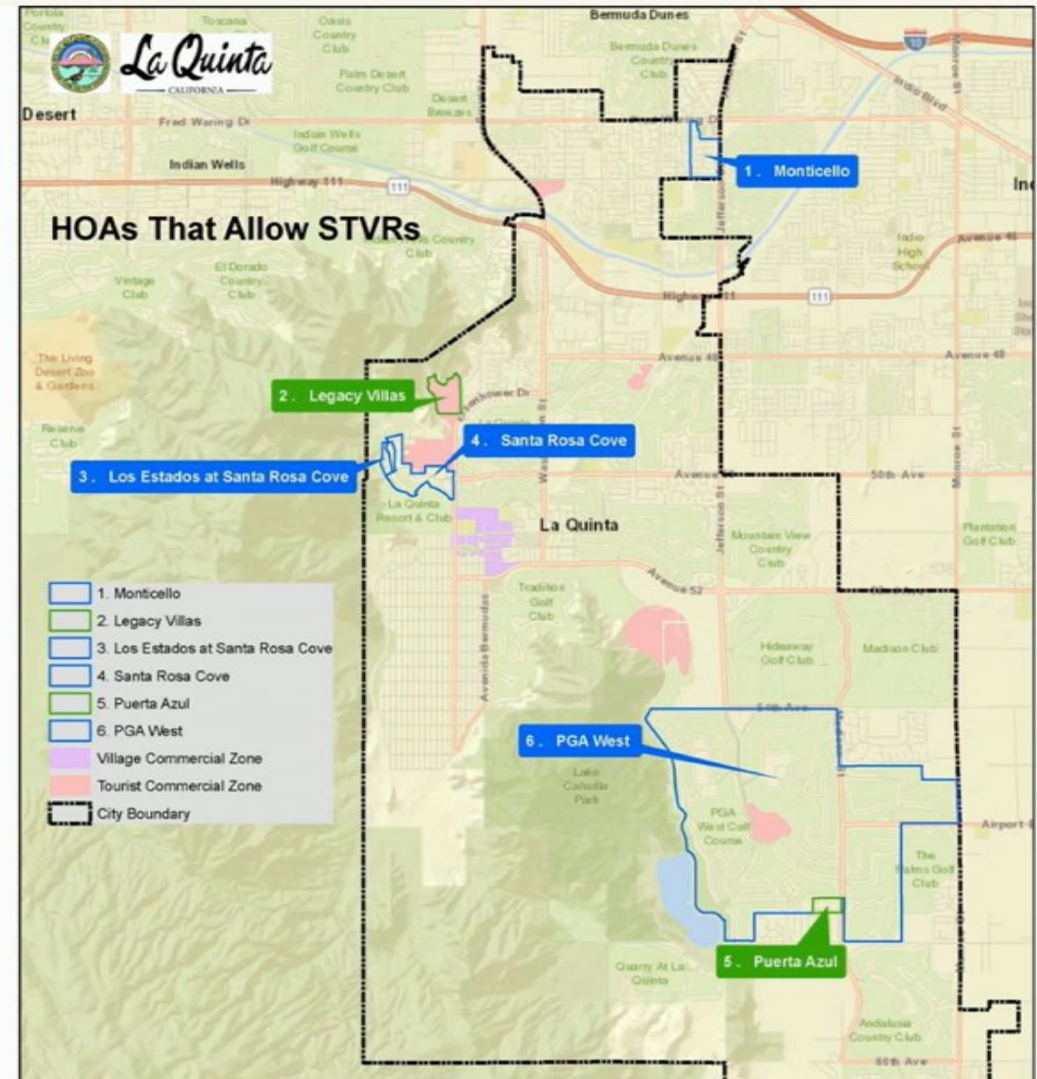
- Embassy Suites (Casitas Las Rosas)



## City Council Meeting - 4/20/2021

### 6 HOA communities allow STVRs:

1. Monticello
2. Legacy Villas
3. Los Estados @Santa Rosa Cove
4. Santa Rosa Cove
5. Puerta Azul
6. PGA West

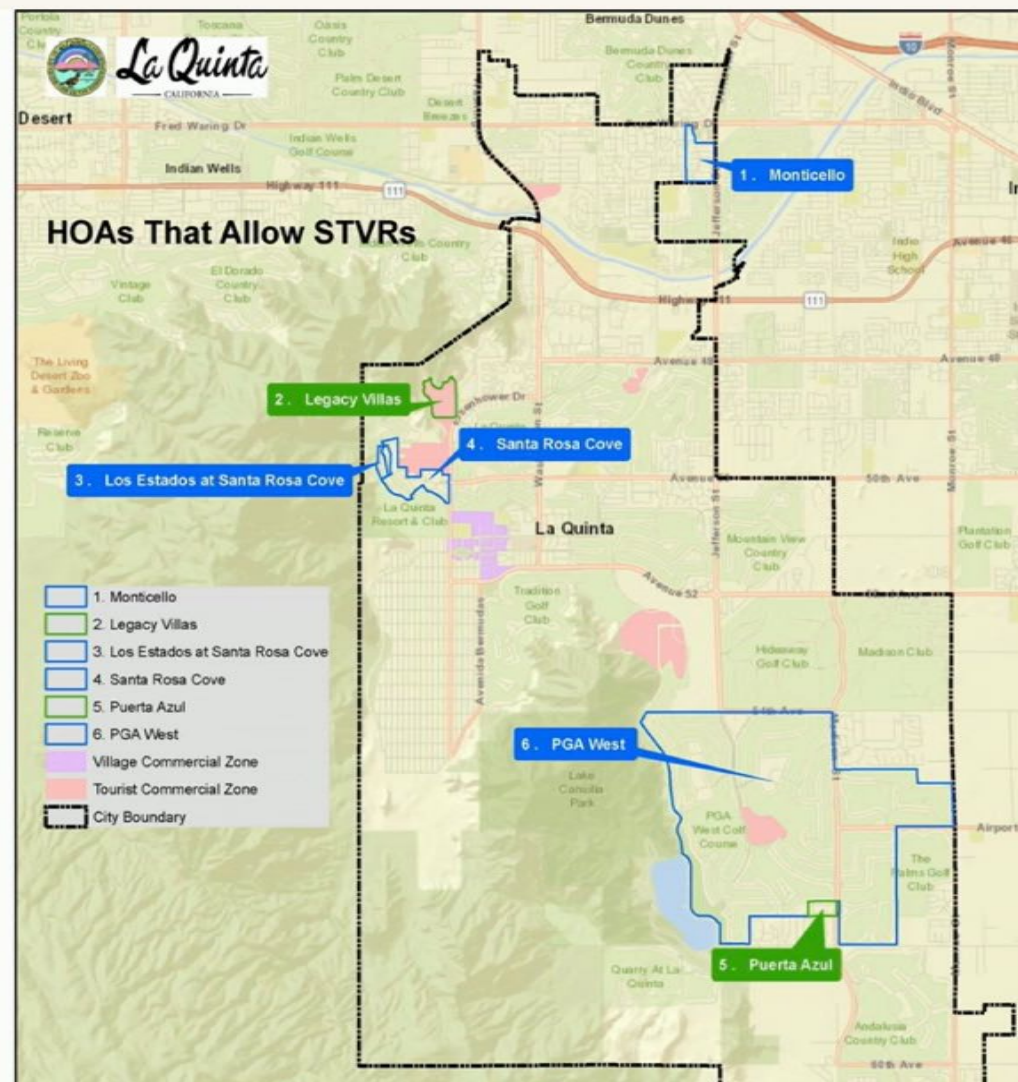




## City Council Meeting - 4/20/2021

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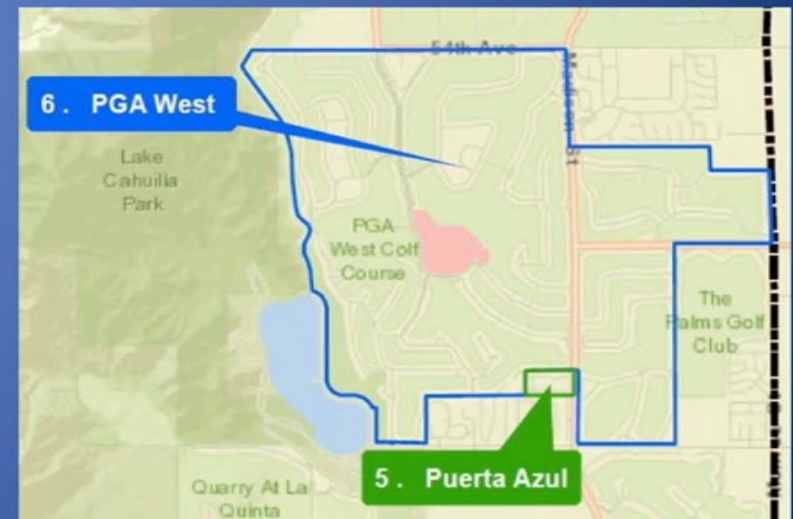


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**Legacy Villas** entirely within Tourist Commercial zone.



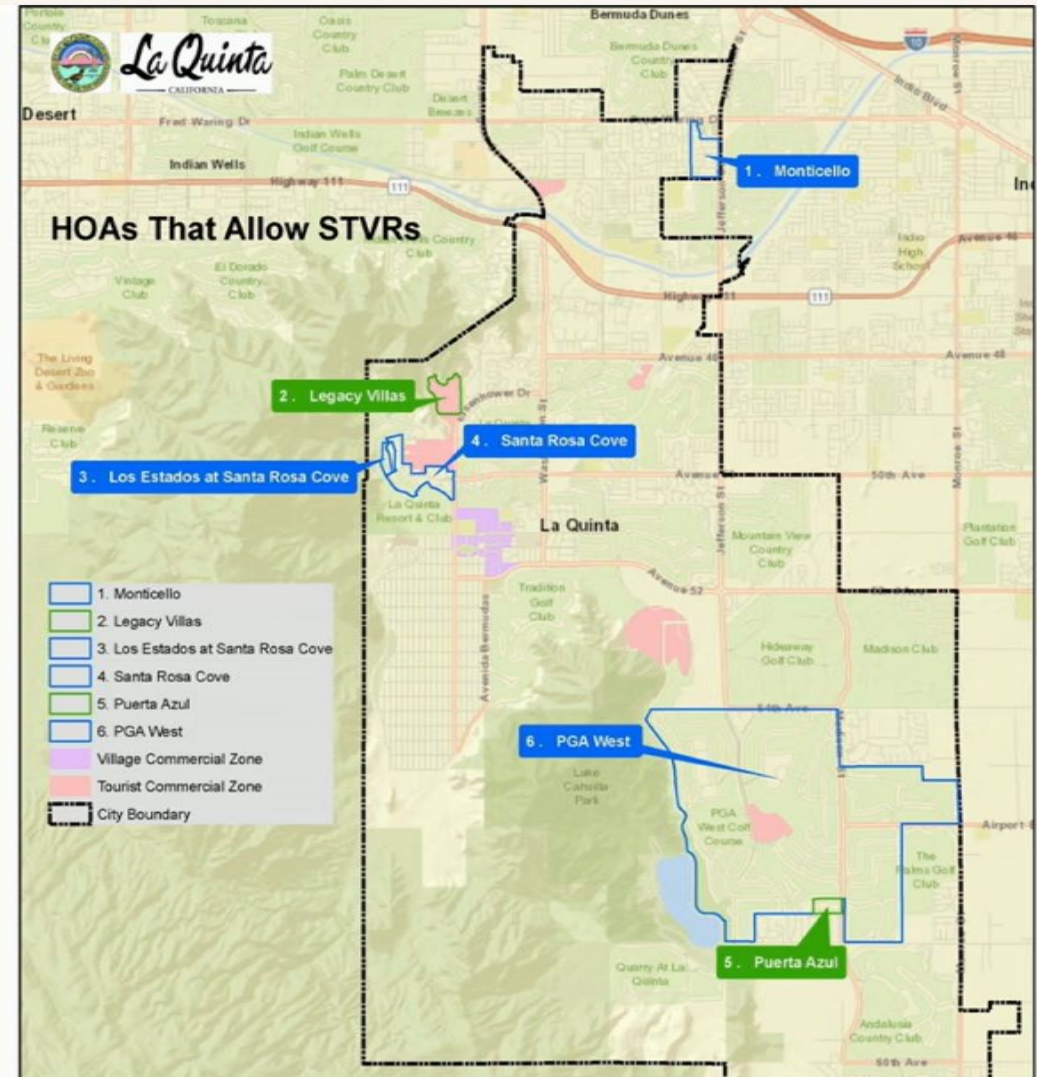
**Puerta Azul:** condition of approval of their entitlement with the City - STVRs are an intended use and authorized under the CC&Rs.



## City Council Meeting - 4/20/2021

### HOAs can apply and request to be exempted:

1. Monticello
2. Legacy Villas
3. Los Estados @Santa Rosa Cove
4. Santa Rosa Cove
5. Puerta Azul
6. PGA West



## City Council Meeting - 4/20/2021

### STVR Density and Code Action/Citations Data

HOAs that allow STVR	# of Improved Parcels	# of Permitted STVR	Density Permitted STVR	2020 Code Actions (Notice/Suspensions)	2020 Code Citations
Monticello	206	12	5.8%	3	2
Los Estados @ Santa Rosa Cove	40	7	17.5%	1	0
Santa Rosa Cove	334	67	20.1%	2	0
PGA West	2,747	454	16.5%	183	82