



STVR Task Force Report

Council Study Session
July 29, 2020



Cathedral City

DiscoverCathedralCity.com

Task Force Members

- **Pattie Hagedorn, Panorama Resident**
- **Bob Ohda, La Pasada Resident**
- **Amanda Hoffman, STVR management**
- **Teri Hargreaves, Panorama Resident**
- **Gennady Kolodenker, STVR Owner**
- **Ed Emond-Worline, Landau Homes Resident**
- **Chris Harami, Cove Resident and STVR Owner**
- **Karyn McQueen, STVR Owner**
- **Conrad Corral, Cove Resident and Home Sharing Owner**
- **Michelle Van Sickle, Date Palm CC Resident**
- **Ryan Dame, padzu.com, STVR Management**
- **John Aguilar, Mayor, City Council Representative**



Task Force Members

Staff Support

- **Charlie McClendon, City Manager**
- **Tami Scott, Administrative Services Director**
- **Robert Rodriguez, Planning and Building Director**
- **Dane Dickson, Police Commander**
- **Kevin Biersack, Accounting Manager**
- **Cindy Hansen, Licensing Manager**
- **Sandra Molina, Code Enforcement Manager**
- **Christina Harrison, City Clerk Office Assistant**



Task Force Meetings

- July 15, 2019
- August 12, 2019
- September 9, 2019
- October 14, 2019
- November 19, 2019
- January 13, 2020
- February 10, 2020
- March 9, 2020
- June 29, 2020 and July 2, 2020 via Zoom
- Working Group Meeting throughout



Public Participation

- **Public Meeting on October 1, 2019 at the Library (Tuesday evening)**
- **Public Meeting on October 19, 2019 in the Council Chamber (Saturday morning)**
- **Direct Mail Survey of homes close to a licensed STVR (non-HOA communities)**
 - Mailed out on October 1, 2019 – Approx. 2,200 mailed
 - Return date of October 15, 2019 – 300 responses received
 - Results released to the public on February 12, 2020
- **All emails received and compiled – Provided to task force and Council**
- **City Hall at Your Corner Meeting**
- **Council Comments at Council Meetings**



Recommendations Developed

- Working Group reviewed all survey comments, public meeting notes, sub-committee recommendations, public comments, emails and developed a list of recommendations
- Distributed to the full task force on June 5, 2020
- Task force members provided their “vote” by June 15, 2020
- Final full task force meetings on June 29 and July 2
- Staff report provided to task force on July 20 for review



Primary Issue

- **Does Cathedral City continue to allow STVRs and under what conditions?**
 - **IF there is a phase out what is the term of the phase out?**
 - **Palm Desert used a two-year phase out**
 - **IF there is a phase out do HOA neighborhoods continue to be exempt?**
 - **The current moratorium specifically excludes HOA neighborhoods**
 - **IF there is a phase out is there a hardship provision?**
 - **Likely necessary to limit exposure to takings claims**
 - **IF there is a phase out is “Home Sharing” allowed?**



Unanimous Regulation Recommendations

- 29 Recommendations were approved by the full task force **unanimously**
 - Recommendations 5, 6, 8, 9, 11, and 12 dealing with definitions
 - Recommendations 13, 14, 15, 16, 18, 19, 20, 21, 23, 24, 26, 31 and 32 dealing with the permit application
 - Recommendations 35, 40, 43, 47, 50, 51 and 58 dealing with operational requirements
 - Recommendations 61, 62 and 64 dealing with violations and notices



Regulations Recommended but not Unanimous

- 16 Recommendations received **majority but not unanimous** support
 - Recommendation 10 dealing with definitions
 - Recommendations 27, 28, 29 and 30 dealing with the permit application
 - Recommendation 33 dealing with permit renewal
 - Recommendations 37, 39, 42, 49, 52, 53, 55, 59 and 60 dealing with operational requirement
 - Recommendation 67 dealing with violation fines



Regulations Requiring the Selection of Options

- 5 Recommendations required the task force to **select from options**
 - Recommendation 36 – Occupancy Limits
 - 2 per bedroom with no set maximum
 - Recommendation 63 – Operating or Advertising without a License
 - 1st violation \$5,000, 2nd \$10,000, subsequent escalation formula
 - Recommendation 65 – Fines for False Complaints
 - 1st violation \$500, 2nd \$1,000, 3rd and subsequent within 12 months \$1,500



Regulations Requiring the Selection of Options

- 5 Recommendations required the task force to **select from options**
 - Recommendation 66 – Fines and “Strikes”
 - 1st \$500, 2nd \$1,000, 3rd and subsequent within 12 months \$1,500, 4th 12 month suspension
 - Recommendation 68 – Advertising without Required Information
 - 1st \$2,500, 2nd \$5,000, subsequent escalation formula



Regulations Considered but not Recommended

- 15 Recommendations were considered but **Not Recommended**
 - Recommendation 7 dealing with definitions
 - Recommendations 17, 22 and 25 dealing with the permit application
 - Recommendation 34 dealing with resident complaint protocol
 - Recommendations 38, 41, 44, 45, 46, 48, 54, 56 and 57 dealing with operational requirement
 - Recommendation 69 dealing with the CCMC Noise Ordinance



General Recommendations Related to Policies and Operations

- 17 Recommendations received **unanimous** support from the task force
 - These most likely don't have to appear in any ordinance revisions
 - Most of these can be considered/implemented as practices implementing the ordinance revisions are put into place
 - Fee items will need to be addressed as enforcement resources are added
- 4 Recommendations received **majority but not unanimous** support
- 1 Recommendation was **considered but not recommended**



Enforcement

- **Staff Resources or Contract Needs**
 - **Enforcement coverage evenings 7 days per week**
 - **Office support for licensing and citations**
 - **Fire or other inspections**
- **Temporary Staff or Contract IF Phase Out is chosen**
- **Regular Staff IF STVRs continue**
- **Fee Calculation to recover cost of resources required**



Next Steps

- **First Reading of Ordinance Revisions – August 26**
- **Presentation on Enforcement Resources Needed – August 26**
- **Presentation on Fees to Support Enforcement – August 26**
- **Second Reading of Ordinance Revisions – September 9**
- **Resolution Establishing STVR Licensing Fees – September 9**
- **Ordinance Effective Date – October 9**





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