

PROPERTY MAINTENANCE START TIMES

CITY COUNCIL STUDY
SESSION

APRIL 24, 2025



PALM DESERT



Inconsistent Start Times

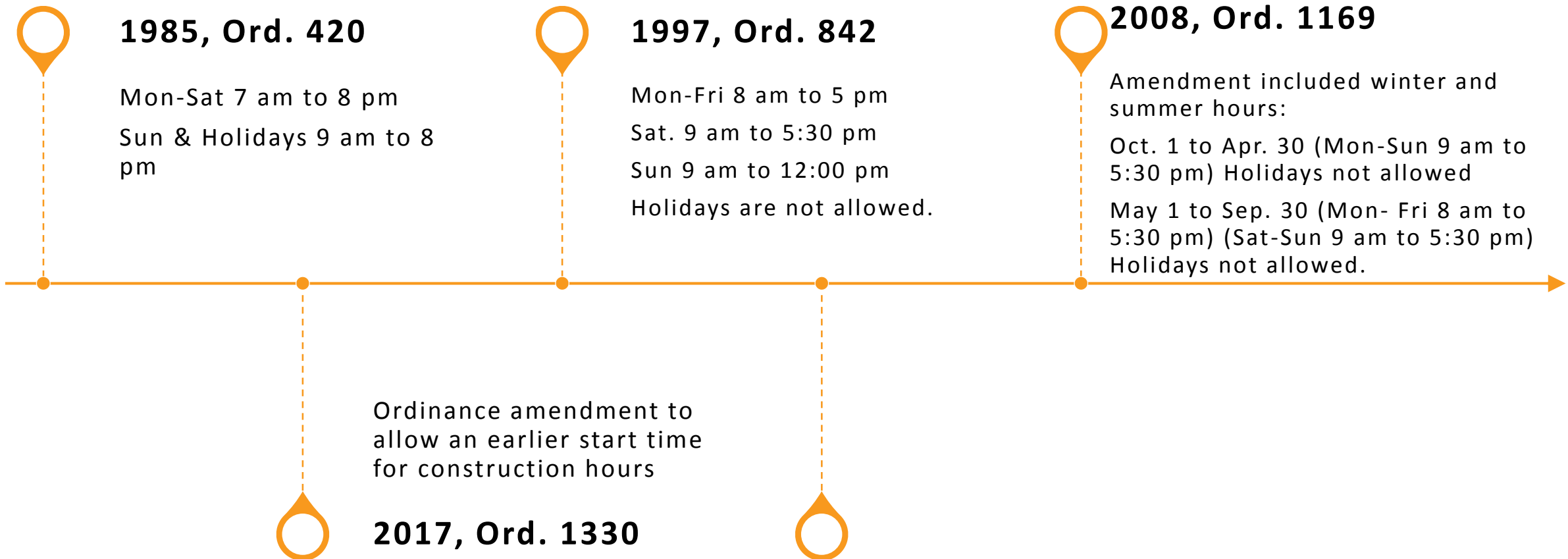
	Construction Activity (PDMC 9.24.070)	Property Maintenance(*)(**) (PDMC 9.24.075)	Parking Lot Sweeper (PDMC 9.24.065)
October 1st through April 30th			
Monday – Friday:	7:00 AM – 5:30 PM	9:00 AM – 5:30 PM	7:01 AM – 9:59 PM
Saturday:	8:00 AM – 5:00 PM	9:00 AM – 5:30 PM	
Sunday:	None	9:00 AM – 5:30 PM	
Gov. code holidays:	None	Not Allowed	
May 1st through September 30th			
Monday – Friday:	5:30 AM – 7:00 PM	8:00 AM – 5:30 PM	7:01 AM – 9:59 PM
Saturday:	8:00 AM – 5:00 PM	9:00 AM – 5:30 PM	
Sunday:	None	9:00 AM – 5:30 PM	
Gov. code holidays:	None	Not Allowed	
	Note: “None” interpreted mean “Not Allowed”	*Blowers for Golf Courses & Tennis Courts: M–SU – 5:30 – 7:00 **City landscape	

COMPLAINTS RECEIVED

Jan 26, 2025, 1:45 PM	Dec. 4, 2024, 11:19 AM	Dec. 4, 2024, 5:10 pm	Oct. 16, 2024, am	Aug. 28, 2024, am
Complaint	Complaint	Complaint	Complaint	Compliant
Gardeners using power tools on Sunday	Landscaping starts at 6 am. The code says at this time of year it is not permitted until 9	Power tools used outside after 5 PM	Property maintenance activities are not allowed before 9 the HOA starts maintenance at 7 am	Using power tools 7 am
January and February 2025				

- Code Compliance Officers educated approximately 30 landscape contractors on permitted start times for property maintenance.
- Received complaints from homeowners and company owners protesting the later start times, requesting code amendment for earlier start times due to heat.

TIMELINE, CHANGES TO START TIMES FOR PROPERTY MAINTENANCE



Coachella Valley Cities, Property Maintenance Start Times

Rancho Mirage	Indian Wells	Cathedral City	Palm Springs	La Quinta
Mon-Fri 7 a.m. to 6 p.m. Weekends not permitted	Mon-Fri 7 a.m. to 5 p.m. Sundays not permitted	Residential 8 a.m. to 8 p.m. Commercial 7.am. to 8 p.m.	Residential 8 a.m. to 8 p.m. Commercial 7.am. to 8 p.m.	Oct. 1 to Apr. 30 7 a.m. to 5:30 p.m. May 1 to Sept. 30 6 a.m. to 7 p.m.

PROS AND CONS

PROS

- Standardized start times resolves inconsistency
- Inline with valley cities
- Provides relief to outdoor workers with earlier start times during hot weather

CONS

- Some residents may oppose amending start times.
- Municipal code remains inconsistent on start times for similar activities.

A photograph of a desert landscape at sunset. In the foreground, there are large clumps of green and yellow grasses. In the middle ground, there are several tall, thin, spiky plants and a few smaller bushes. In the background, a large, leafless tree stands against a bright orange and yellow sky. The sun is low on the horizon, creating a strong lens flare effect. The overall scene is a mix of green, yellow, and orange tones.

DISCUSSION

- Should the PDMC be amended to standardizing property maintenance start times with construction start times?

QUESTIONS

Pedro Rodriguez
Code Compliance
Supervisor



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