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Council Meeting: August 22, 2023  
Agenda Item No: 10

**From:** [Mario Gras](#)  
**To:** [YIZEEDL DORANTES](#); [WebMail - CCD](#); [ccd@cityofwhittier.org](mailto:ccd@cityofwhittier.org); [Shannon DeLong](#)  
**Cc:** [maavila1@me.com](mailto:maavila1@me.com); [Ms. Annet Peretz](#); [btodorovdmd@gmail.com](mailto:btodorovdmd@gmail.com); [p505pada@aol.com](mailto:p505pada@aol.com)  
**Subject:** Re: Short Term Rental in R1  
**Date:** Sunday, August 13, 2023 9:01:54 PM

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Very well written, good job and thank you.

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**From:** YIZEEDL DORANTES <yizeedl@icloud.com>  
**Sent:** Sunday, August 13, 2023 6:16:25 PM  
**To:** ccd@cityofwhittier.org <ccd@cityofwhittier.org>; cccd@cityofwhittier.org <ccd@cityofwhittier.org>; sdelong@cityofwhittier.org <sdelong@cityofwhittier.org>  
**Cc:** maavila1@me.com <maavila1@me.com>; Ms. Annet Peretz <aperetz213@aol.com>; btodorovdmd@gmail.com <btodorovdmd@gmail.com>; p505pada@aol.com <p505pada@aol.com>  
**Subject:** Short Term Rental in R1

August 13, 2023

Dear City Officials,

My name is Yizeedl Dorantes, my family and I have lived in the neighborhood known as the Starlite Estates at 5554 Greenleaf Avenue for over 46 years. The house next door to the north of us, 5544 Greenleaf Avenue, was sold and purchased in 2021. The new owners never lived in the house, instead they made interior modifications and advertised it as a short-term rental. We do not know who bought the property, whether it is an individual or group.

My family and our surrounding neighbors have learned the property owners use a management company to market and maintain the property. The company is called Vacationhomes365, with Bernadette as the person assigned to this property, 310/901-5745. This company uses Sosten Security, 213/401-8250, after hours and in cases of emergencies and violations.

The Whittier Municipal Code, Chapter 18.16, R1 Single Family Residence zone states permitted uses, which do NOT include a business operating on the property when it is NOT the Primary Residence of the owner.

Upon reading staff recommendations to Council from the August 8, 2023, City Council meeting, I would like to see the following:

1) The property owner shall live a minimum of six months out of a twelve-month

CC: CM; ACM; CA; Council; Original to CC; Public Binder; Department

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period.

2) The property shall have a party ban, limited in the number of individuals based on allowable occupancy.

3) Agree with the property owners being required to obtain a business license, 6-month short term rental renewal permit, and the transient occupancy tax per City.

4) For hillside STRs the property owner shall be required to show proof of fire insurance and add the City of Whittier as additional insured.

5) In accordance with the Good Neighbor Policy, the property owner/management company shall provide the neighbors with 24-hour contact information to manage any issues arising from guests.

6) Restrict the number of cars to minimally impact the neighborhood, i.e., allow for the number of cars to be parked within the garage and driveway, plus two additional cars may be parked along the curb.

7) For HILLSIDE PROPERTIES, due to high fire hazard, smoking both in the interior as well as the exterior of the property shall be prohibited.

8) The City shall require interior posting of Fire Safety including all a statement that all fireworks are illegal and subject to a \$5,000 fine.

9) Staff recommends a minimum 2-night stay, I concur.

10) I would like to see a 2,000-foot radius (as opposed to a 1,000-foot radius) around each STR, restricting the number in anyone neighborhood.

11) I agree with the occupancy recommendation provided by staff, 2 persons per bedroom plus 2 additional persons. [5544 Greenleaf Avenue advertises as a 3 bedroom/2bath renting to 12 persons/night; by restricting the occupancy recommended by staff, the maximum number of persons renting the property reduces the number to 8.].

12) It is incumbent upon the property owner to inform and enforce all regulations and restrictions when renting this property. I concur with the staff recommendation that violation of any rules and regulations will result in a significant fine, no less than \$1,000/offense.

We need to protect homeownership, peaceful R-1 neighborhoods, and hillside community safety. It is the City Council's responsibility to all constituents of Whittier to protect and provide a safe community.

Thank you for your time and consideration regarding this very serious matter.

Sincerely,  
Yizeedl Dorantes (Gigi)  
323.828.7129

P.S.: I attached this letter in PDF format to print better.