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Council Meeting: 10/10/2023  
Agenda Item No: 14.A.

**From:** [jeanne.renner@gmail.com](mailto:jeanne.renner@gmail.com)  
**To:** [WebMail - CCD](#)  
**Subject:** STR Policy  
**Date:** Monday, October 9, 2023 3:03:53 PM

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To Mayor Vinatieri, Brian Saeki – City Manager, Fernando Dutra, Cathy Warner, Octavio Martinez, Jessica Martinez, Ben Pongetti, Luis G. Escobedo, Monique Garibay

RE: Best Practices for City’s Regulation of Short-Term Residential Rentals per 10/10/23 Agenda

**Item 1 - Restricting the number of STRs within the city** – I applaud limiting the number of STRs within the city to 108. Since STRs increase the rents and home prices nationwide, I believe having more than 108 STR units city wide works against the City of Whittier’s quest to increase affordable housing locally.

(I)n aggregate, the growth in home-sharing through Airbnb contributes to about one-fifth [or 20%] of the average annual increase in U.S. rents and about one-seventh [or 14%] of the average annual increase in U.S. housing prices. (Retrieved – 10/10/23 - <https://mrsc.org/stay-informed/mrsc-insight/december-2021/affordable-housing-and-the-impact-of-short-term-re>

Furthermore, on “the hill” where we live (Rideout, Grande Vista Dr., North/South Circle, Glennon, Grande Vista Terrace, Capri) we already have 3 STRs, one of which has caused tremendous headaches for neighbors and the WPD. Homeowners in nearby neighborhoods like ours (High Fire Severity Zones) with one way in – one way out are especially troubled by STR guests who have no skin in the game regarding activities which may contribute to conflagrations, inability for first responders to access a property, etc. The number of STRs in these locations need to be extremely limited due to the width of the roads, the condition of the roads, and the general hazards created by on street parking at locations where parking is limited to two spaces in most driveways.

**Item 2 – Occupancy** – I applaud limiting the number of guests to two per bedroom with an additional two per residence. This rule will be tested by one of the STR operators in our neighborhood who currently has a two-bedroom property listed on Airbnb. This property has 3 baths and is advertised as having beds for 21 people.

**Item 3 – Multi- Family Units-** This regulation needs more work. If the City of Whittier limits STRs to every 1000’, then it would be nearly impossible to have a 4 unit property have 3 STR permits. One STR permit for every 3-unit property seems reasonable.

**Item 4 – Penalties** – I applaud using stiff penalties to corral errant STR operators and their guests.

Sincerely,

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