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Council Meeting: 10/10/23
Agenda Item No. 14.A

From: [Marilyn Avila](#)
To: [WebMail - CCD](#)
Subject: Public Comments - Leonard Avila -10/10/23 - #14A
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My name is Leonard Avila. I live at 5539 Greenleaf Ave. I have the support of 60 neighbors who signed a petition in March, who do not want short term rentals in our neighborhood. I am asking that a “primary residence only” requirement be added to the STR ordinance. This is the main issue that needs to be discussed before an ordinance is drafted to limit and regulate STRs. A “primary residence only” requirement states that the owners must live in the residence for the majority of the year. If owners or commercial investors don’t want to live in the residence for the majority of the year, then give them 6 to 12 months to convert to long-term rentals. Long term rentals would be 30 or more days, the same as ADUs. Do not allow “grandfathering in” for some people. Keep the ordinance the same for everyone.

I also ask that the important issue of the non-enforcement of the R-1 zone permitted uses list be discussed. The municipal code clearly identifies the permitted uses in our R-1 zones. Short term rentals are not included in the list of permitted uses. Commercial unhosted/non-owner occupied STRs are not permitted in our R-1 zones. This regulation needs to be enforced.

The short term rental industry is taking valuable residential housing and long-term rental properties off the market. STRs raise the price of residential homes making them unaffordable for families to purchase. STRs increase the cost of long-term rentals resulting in a lower standard of living for many renters. This is all being done by commercial investors to rake in huge profits from renting to tourists.

The City Council needs to add the “primary residence only” requirement and the enforcement of the R-1 zone permitted uses list to Whittier’s future ordinance that will limit and regulate short term rentals.