

RECEIVED ON: October 10, 2023

Council Meeting: 10/10/23

Agenda Item No. 14.A

From: [Marilyn Avila](#)
To: [WebMail - CCD](#)
Subject: Public Comments - Marilyn Avila - 10/10/23 - #14A
Date: Tuesday, October 10, 2023 3:09:13 PM

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My name is Marilyn Avila and I live at 5539 Greenleaf Avenue. I am commenting on item #14A - Short term rentals

I am asking the City Council to direct staff to draft a short term rental ordinance that limits STRs to the primary residence of the owner, meaning the owner must reside there for a majority of the year. If the owner chooses not to live there, then it could be converted into a long term rental of 30 days or more.

We currently have a growing number of STRs that are in R-1 single family residential zones in Whittier. The list of permitted uses in R-1 zones does not include commercial vacation rentals. We want to see the R-1 zoning laws enforced.

Non-owner occupied STRs reduce available housing for families to purchase or rent long term in residential neighborhoods, which contributes to increased housing prices and higher rents for Whittier residents.

Out of town visitors who stay in these short term rentals most likely do not add tourism dollars to Whittier. They go out to the recreational areas such as Disneyland, Knott's Berry Farm, the beaches & mountains, and the Hollywood area and spend their money there. The local residents of Whittier are the ones who frequent the stores and restaurants and need these houses to live in.

I have done quite a bit of research on other cities surrounding Whittier in LA & Orange County and what they have done in regards to short term rental ordinances. So far, I have found over 2 dozen cities that either ban them completely in all forms, or restrict them to only primary residences permitted. They are listed in an email I sent to the city on September 27.

Whittier needs to regulate short term rentals by limiting them to primary residence only, and enforce the R-1 zoning regulations that are already in place. This would avoid negative commercialized impacts on our neighborhoods and ensure quality of life for residents.

I ask the City Council members, would you welcome a commercial vacation rental next door to, or across the street from your home? I tend to think not - then why would any other Whittier resident want that? You must put Whittier residents' interests over those of financial investors.