

RECEIVED ON: July 23, 2024

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To: [WebMail - CCD](#)
Subject: City Council Mtg. 7/23/24 - #14.A - Short Term Rentals
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Mayor & Council Members,

Regarding the Agenda Report for item #14.A - Best Practices for City's Regulation of Short-Term Residential Rentals - in the conclusion -#6, it states: The owner must live on the STR property for 50% plus one day of the year, or if the owner doesn't live on the STR property, they must live elsewhere within the city.

During the October 10, 2023 meeting, Brian Saeki stated that allowing Whittier residents to operate STR's would "satisfy the residency requirement". I disagree with this. It does not meet the "primary residence" requirement as it is written in other cities that have this ordinance. A primary residence means the property where a person resides over 50% of the time, which is not the same definition as a primary resident of a city.

I have done a lot of research and from what I found, at least 14 cities in LA and Orange County prohibit short term rentals completely, and 11 cities, plus LA county unincorporated, allow only the primary residence of the owner to be used as a short term rental, with regulations established. This information packet was provided to City officials last November and is posted on the website under the December 12, 2023 comments. Nowhere in my investigating did I find any city that allowed only its citizens to operate multiple non-owner occupied short term rentals in their residential neighborhoods.

These are businesses, and if the owner does not live there, then they are commercial, rather than home-based type businesses and, therefore, do not belong in single family residential zones. They belong in commercial zones like any other motel, hotel, or bed & breakfast inn. If Whittier residents are fortunate enough to be able to invest in additional real estate, they should rent them as long term rentals, rather than trying to make even more money with short term rentals, at the expense of disrupting our quiet neighborhoods constantly with tourists and vacationers.

After having an unregulated STR across the street from our home for 3 years now, with no information given to the surrounding neighbors on who owns it, or which of the many rental companies is being used so that we could report disturbances to them without bothering our local police department, I am glad to see an ordinance is finally being implemented. But I still don't believe that these types of commercial businesses, with no owner present at any time, belong in our neighborhoods at all. Most of us like knowing who our neighbors are and watching out for each other.

I urge the City Council to enforce Whittier's existing Municipal Code, Chapter 18.16.20, R-1 Single Family Residential Zone, which does not include in its list of permitted uses, non-owner occupied, commercial short term vacation rentals, regardless of who happens to own them.

Thank you.

Marilyn Avila