

RECEIVED ON: July 23, 2024

From: [Jeanne Renner](#)
To: [WebMail - CCD](#)
Subject: Best Practices - Short Term Rentals
Date: Tuesday, July 23, 2024 4:06:30 PM

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

RE: Best Practices for City's Regulation of Short-Term Residential Rentals

Restricting the number of STRs within the city – We agree with limiting the number of STRs within the city to 108, with a buffer zone of 1000' between STRs. Since STRs increase the rents and home prices nationwide, we believe having more than 108 STR units city wide works against the City of Whittier's quest to increase affordable housing locally. We already have 4 STRs that we are aware of on the hill. One of the newer ones on Rideout has very limited parking - and many of their guests do not know how to parallel park - so the cars are parked partially in the roadway as people drive up the hill - causing them to veer into oncoming traffic on a curve.

(In 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 4 STRs, one of which has caused tremendous headaches for neighbors and the WPD. Homeowners in nearby neighborhoods like ours (Extreme 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.

We agree with the policy of having the Short Term Rental be the primary residence of the owner for at least 50% plus one day. **We do not support STR ownership of Whittier residents whose rental is not their primary residence.** Per Whittier City municipal code, commercial short term rentals are not permitted in R1 zones. This policy should stay in effect.

Occupancy – We 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

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people.

Penalties – We applaud using stiff penalties to corral errant STR operators and their guests.

Ban Gatherings - Ban gatherings (not just “parties,” but productions, large family get-togethers, weddings, etc...)

Gathering defined - Define a gathering as any more than 2 x the number of bedrooms + 2 with a **hard cap of 10**

Parking - Require parking to be only on property in paved parking spots where no part of the vehicle is parked on the city street.

You may need to hire additional code enforcement officers so Whittier PD is not overwhelmed by STR calls for service.

Sincerely,

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