

RECEIVED ON: July 23, 2024

From: [Karen Grace](#)
To: [WebMail - CCD](#)
Subject: I support limiting Air B & B's to owner-occupied at least 50% +1 day of the year
Date: Tuesday, July 23, 2024 3:46:21 PM
Attachments: [7-23-2024 City Hall Meeting My Commenta.docx](#)

You don't often get email from 2012keg@gmail.com. [Learn why this is important](#)

[**NOTICE:** This message originated outside of City of Whittier -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

I live on Rideout Way, Whittier, CA 90601, and I would like to see Whittier copy what some other communities are doing in Southern California: **I think it's in the best interest of maintaining our family neighborhoods as "neighborhoods"** (i.e. not commercial districts) **by requiring that all Short Term Rental Properties must be owner-inhabited at least 50% + 1 day of the year.**

I think this policy will have the following **benefits:**

1. keep down the **noise level**, since owners will be present to hear when activities/parties are getting loud enough to be disruptive to the neighbors and their children, and act in the best interest of their neighbors.
2. keep the **parking under control**, since owners will be on site to warn temporary tenants when they are parking illegally or in a neighbor's space.
3. keep the lawns, allies, driveways, and streets **free of trash**, since the owners will see when their temporary tenants have left trash in inappropriate places and be motivated to clean up the area in order to avoid fines and neighborhood ill-will.
4. **prevent loitering** because the on-site landlord/homeowner can ensure the neighbors that only people who have signed a lease giving them permission to be in the area, are on the premises, which will serve to limit the number of strangers who can claim an excuse to be in private homes unmonitored by a neighborhood homeowner.
5. give the **Whittier police a contact person** who really knows what's going on to interface with when a problem arises.
6. **prevent illegal fires and fireworks** on the premises in order to protect the entire neighborhood from threat of fire.
7. **keep insurance rates low** for all the other homeowners, so they are not assessed "commercial" insurance rates.
8. **prevent owners from hiding their identities** behind LLCs and Corporations.
9. **prevent neighborhoods from becoming mere "assets" in the portfolios of non-neighbor investors or corporations** who have no personal love for the home and neighborhood.
10. help ensure that there is **affordable housing for full-time residents of Whittier**, instead of rows of essentially unregulated "hotels" in the middle of regular neighborhoods.
11. ensure that **occupancy numbers do not exceed the quantity which is safe**, because the homeowner can see when there are more people present

RECEIVED ON: July 23, 2024

than what the temporary lease allows, and be responsible for requiring that outsiders leave the neighborhood.

There are 2 bottom-lines for me:

- 1) I want to keep my monetary investment in my home safe, by maintaining my neighborhood as a neighborhood (i.e. not have it turn into a commercial district where nice families do NOT want to live.)
- 2) I want to feel safe in my own home and on my street because I know who my neighbors are, and strangers are not encouraged to come into my neighborhood and potentially bring in extra noise, trash, and unsafe/illegal activities.

I hope the Whittier City Council will act in the best interest of its private citizens with regard to regulating Short Term Rentals. After all, if a person wishes to operate a hotel that person is free to purchase a hotel and abide by all of the necessary codes, taxes, and restrictions.

Thank you for your time and public service.

Yours,

Karen "Quincey" Grace

July 23, 2024