

From: [Ricardo Lopez](#)
To: [WebMail - CCD](#)
Subject: Short Term Rental ordinance and Tourism in Whittier
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Dear City Council,

I don't think the Short Term Rental ordinance being proposed is fair. Below are bullet points with my concerns and suggestions. But I think the bigger picture is understanding what Whittier's plans are for travel hospitality. Its been mentioned at the last few city council meetings that we now have an interest in tourism. Currently, the best hotel in Whittier is a 3-star Double Tree Hotel. I don't know about you, but Ill never pay to stay at a 3-star hotel unless it was a work trip and my company paid for it. What does restricting STR's have to do with future tourism plans? Are we bringing in luxury hotel chains or trendy lifestyle boutique hotels? After the Greenleaf Promenade issue, I think its right for residents to speculate and have the city council respond with facts. So please start to be more transparent about what "tourism" plans the city has. Even if its just top-level ideas at the moment, you cant just nonchalantly mention tourism. Start being transparent from the beginning of this please.

- Four parking spots (2 garage and 2 driveway) eliminate so many neighborhoods. You can pretty much count on there being no Airbnb's in the Historic District and a majority of Uptown.
- A minimum 7-day rental requirement is extreme. If someone was visiting Whittier, they could experience the best of our city in just 2 days. I'm a frequent traveler and have never stayed in one Airbnb for 7 days or more. What if instead, you limited the number of reservations to 1 per week. That way if someone rented an Airbnb for just 2 days, the homeowner couldn't rent their home for the rest of the week. That would help to limit the frequency of STR's without killing the business.
- The City of Whittier and the State of California have been very pro-ADU's. Imagine if someone in Whittier built an ADU with the specific intent to manage a STR business. After they finish financing and building their ADU, they get the news Whittier is establishing a new ordinance preventing that. Had they known, they wouldn't have invested all that time and money into an ADU, if they were never going to meet the city requirements.
- The job market, the economy, and inflation is making life tough right now and homeowners should have the right to create supplemental income sources through STR's with their property. You would also create more scarcity and will allow STR's to raise rates making it comparable to hotel expenses (but its still better than staying at the Double Tree).
- How will you even enforce this? The city isn't tapped into the Airbnb platform to monitor if someone is Airbnbing their home to someone for only 2 days. Theres also new platforms always popping up that aren't as popular like Airbnb or VRBO, and many STR's will go under the radar. Did you know there's an app to rent your backyard to people who want to play with their dogs? Did you know there's an app that lets you rent your swimming pools to people who want to use it for a few hours? Did you know

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there's an app that lets you rent your private parking spaces? All this business is already happening in Whittier. Just like ordinances couldn't stop Uber from tanking the Taxi market, STR's and other innovative means of supplemental income is not just the future, its now.

Thank you,
Ricardo