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To: [WebMail - CCD](#)
Cc: [Joe Vinatieri](#); [Cathy Warner](#); [Fernando Dutra](#); [Octavio Cesar Martinez](#); [Mary Ann Pacheco](#)
Subject: Update on City's Regulation of STR - item #13.A
Date: Tuesday, December 10, 2024 1:29:37 PM

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My name is Leonard Avila. I live on Greenleaf Avenue in Starlite Estates. I will begin by addressing several items listed on the draft ordinance list.

1) Transient Occupancy Tax - even though it is collected, it will be neutralized by the cost to monitor and enforce the regulations needed to limit and control STRs. This should not be looked at as a source of income, but as another bureaucratic burden.

4) Good Neighbor Policy - the title is not accurate because the existence of STRs causes loss of quality of life for neighbors who are unfortunate enough to live near or next to them. The neighbors should all be notified when an application for a permit is filed for an STR in their neighborhood.

6) The owner must live on the STR property or elsewhere within the city - STRs should be permitted only if they are owner-occupied. Changing STR ownership from outside investors to Whittier residents does not solve our STR problem. There are 100 STRs operating illegally now and there will be 100 STRs operating legally if the draft ordinance is approved. I ask you not to create a hybrid category to allow "non-owner occupied commercial STR businesses" to operate in our R-1 residential zones.

STRs are a danger to our Starlite Estates neighborhood. We live in a Cal-Fire designated very high fire severity zone. STR guests smoke outside and light fireworks illegally while surrounded by brush-covered hills in windy conditions. We do not want to lose our homes to wildfire caused by STR guests.

Starlite Estates is a one way in and one way out neighborhood. When STR guests have parties they have had up to 35 cars parked on both sides of the street. This creates an impediment to the access and safety of first responders. If first responders can't reach an ill or injured person in time, it could result in traumatic bodily injury or loss of life.

STRs have caused the degradation of our neighborhood. These STRs have had up to 50 people partying for 2-4 consecutive days and nights. Neighbors have had 3 cars sideswiped during all night parties. There have been alcohol, drug and sex parties and pornographic films occurring on these STR properties.

I am against the proposed special provision to permit Whittier residents to "grandfather in" their current illegally operating STRs. Multiple short term rentals that are not the owner's primary residence, and have been operating illegally outside of the permitted uses list of the R-1 zone code, should not be permitted to automatically continue to operate. I ask you not to change the R-1 zone code to allow "non-owner occupied short term rental commercial businesses" to operate in our residential neighborhoods.

The STRs in our neighborhood are ruining the quality of our home life. Our neighborhood used to be beautiful, quiet and friendly. I ask the City Council to stop this STR intrusion by banning STRs from our hillside residential neighborhood permanently.

Thank you.

Leonard Avila