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To: [WebMail - CCD](#)
Cc: [Joe Vinatieri](#); [Cathy Warner](#); [Fernando Dutra](#); [Octavio Cesar Martinez](#); [Mary Ann Pacheco](#)
Subject: Short Term Rental Regulation Update - Dec. 10th CC Mtg. - #13.A
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Mayor, Mayor Pro Tem, and Council Members,

I would like to again voice my opposition to short term rentals in our residential zones that are non-owner occupied, regardless of who owns them. They are commercial businesses and are disruptive in residential neighborhoods by their very nature. If investors want to operate STRs, there are properties available in mixed use or commercial zones. Our residential neighborhoods should not be turned into business districts for motel-type houses. Many cities in LA & surrounding counties, as well as all of LA county unincorporated areas, have banned them completely or limited them to the primary residence of the owner, also referred to as “home-sharing”.

It is unnerving to live next door to or across the street from an STR. The house either remains vacant, or various groups of strangers are going in and out at all different times of the day and night. If there are any disturbances, we don't know who the owners are or which rental company is responsible, therefore there is no other option than to call the police department. This has a negative impact on the quality of life for residents who know their neighbors and watch out for each other. I am asking the Council members again, would you like living in your home with a short term vacation rental next door? If the answer is no, then why would you subject other Whittier residents to it?

I also oppose “grandfathering in” of existing STRs that have not been conforming to the permitted uses list in the Whittier Municipal Code for single-family residential zones.

Another very important issue is that our hillside residential neighborhood is in a high fire hazard severity zone, designated as such by the State of California. Out of town visitors who rent the STRs in these areas, with no owners on site, are not as aware and cautious as permanent residents are, in protecting our homes and hills. The guests are, in most cases, not allowed to smoke inside, so they do it outside where the wind blows much of the time and the sparks fly. There is only one way in and one way out of ours and many of the more narrow hillside neighborhoods, so emergency vehicles and escape routes are minimally accessible.

If you choose to allow non-owner occupied STR houses in Whittier, then I am requesting that you at least either ban STRs, or limit them to the primary residence of the owner, from our fire-prone hillside neighborhoods that are designated within the pink area boundaries on Attachment C - Fire Hazard Severity Zone map.

Thank you.

Marilyn Avila