

From: [Fabio & Nena Soto](#)
To: [WebMail - CCD](#)
Subject: Fwd: Short Term Rentals in Whittier
Date: Tuesday, December 10, 2024 5:06:27 PM
Attachments: [image.png](#)
[image.png](#)

You don't often get email from familiasoto6731@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.]

Dear City Council and Staff,

We hope this email finds you well. We are writing as active hosts of a small studio on Airbnb in Uptown Whittier, to voice our support for the continued availability of STR's and to respectfully urge the City Council to reconsider proposed regulations that may negatively impact small-scale hosts like us. We recognize that there are concerns about short-term rentals, but we firmly believe that reasonable and fair regulations can balance these concerns while still preserving the many benefits these platforms provide to our community.

Short-term rentals have enabled my family and many others to earn supplemental income that helps cover living expenses, utility bills, and help supplement savings. For young families, retired residents, and others who may face financial challenges, hosting on platforms like Airbnb and Vrbo provides a flexible opportunity to stay in our homes while contributing to the local economy. Many hosts, like us, depend on this income to make ends meet and would be severely impacted by overly restrictive rules that limit our ability to operate.

Additionally, short-term rentals drive vital tourism revenue, bringing in visitors who spend money at local restaurants, shops, and attractions, which ultimately benefits the city's economy. To illustrate an true example, we can tell you that when our cleaning crew throws out the trash from the Studio STR, they constantly finds disposables and bags from local restaurants and cafes such as California Grill, Bark Coffee and Phlight Restaurant. Through reasonable occupancy taxes, we can contribute additional tax revenue that supports public services, infrastructure, and other important community projects. The revenue generated from these rentals can be a valuable resource to help fund city programs that benefit all residents.

We would also like to express our concern regarding some of the proposed regulations, such as a minimum stay requirement of 7 days and the mandate for 2 off-street parking spaces per unit. These rules are overly restrictive for relatively small STR operations such as ours and if enforced, would put many of us out of business. Our average stay in our studio for example is only 3 nights stay. Short-term rentals, especially small units like ours, are an important option for travelers who are looking for affordable and convenient lodging for shorter stays. Imposing such limitations would reduce the availability of these spaces and limit our ability to meet the needs of the tourism market. For example, we have proudly been able to host countless parents visiting their children attending Whittier College for special events such as Homecoming, Commencement and Reunion Weekend.

In regards to the 1000 foot restriction between STR's, we would like the city to kindly reconsider this restriction. It has the potential of creating conflict between neighbors that have successfully been running their STR's without incident. Maybe this is an area where existing STR's can be grandfathered in, and this restriction bet waived if not as a blanket action, on a case by case basis understanding that every circumstance is different.

We also understand that there are concerns regarding the potential for disruptive behavior from larger, more commercialized short-term rentals. While we acknowledge that larger properties on the hillside may sometimes lead to parties and noise issues, we believe that

RECEIVED ON:

Council Meeting: _____
Agenda Item No: _____

small-scale rentals like our own—a single studio in a residential area—poses little to no threat to the neighborhood. We take great care to ensure that our guests respect the community, and we go above and beyond to minimize any impact on our neighbors.

Rather than imposing strict and unreasonable regulations, we encourage the Council and Staff to consider more flexible, community-oriented solutions that allow hosts like myself to continue providing valuable services to visitors while respecting the integrity of our neighborhoods. Proposals like minimum stays, noise regulations, and occupancy limits are approaches that allow for responsible hosting without placing excessive burdens on small hosts. We just ask that they be reasonable and address the true culprits, not non-offenders such as us who have been able to successfully run our Airbnb with no incidents to date.

We truly believe that short-term rentals can continue to be a positive force for our beautiful City of Whittier, providing economic opportunities for residents and additional revenue for the city. We respectfully ask the Council and Staff to consider the unique benefits of short-term rentals and to find a balanced solution that supports hosts, visitors, and the community as a whole.

In closing, we'd like to direct you to the following pages to read recent reviews of our studio, submitted by guests that have not only enjoyed our studio, but the City of Whittier as well.

Thank you for your time and consideration of this important issue.

Sincerely,

Fabio & Nena Soto

Uptown Whittier Residents & Businessowners

Danikka's review of your place



Private Suite in Uptown Whittier 13 mls to Disney
Oct 24 – 27, 2024

Overall rating **5 ★**

Public review

This was the perfect stay for my college Homecoming Reunion. It was right across the street from the campus, very accessible to Uptown Whittier where there are many restaurants and night spots. The studio was a great size, very clean. The bed was very comfy. There was a great selection of tea and K-cups for coffee, and a few water bottles. The place is exactly as described. There was an added touch of eye masks and earplugs. I didn't need it, but it was nice to have. Overall, it was a great stay and I would stay there again. Thank you!

Anthony's review of your place



Private Suite in Uptown Whittier 13 mls to Disney
Sep 19 – 23, 2024

Overall rating **5 ★**

Public review

Fabio and Nena were awesome hosts. Always responsive and kind. The place was clean, comfortable, and easy to access. The street gets a little noisy but they were generous enough to offer ear buds and night shades. The studio offers Uptown Whittier at an easy walk of 5 min. The drive to Disney only took about 30 min in peak time. Altogether Fabio and Nena's place was just what we needed to enjoy our friend's wedding while sight seeing on other days. Thank you for hosting us!

Seongmin's review of your place



Private Suite in Uptown
Whittier 13 mls to Disney
Sep 10 – 16, 2024

Overall rating **5 ★**

Public review

I recently visited the quiet yet beautiful city of Whittier for the first time. The space was cozy, but I could tell that the host had put a lot of thought into making the room comfortable. The privacy was perfectly maintained, which I really appreciated. I highly recommend this place and would love to stay here again if I ever return to Whittier.

Thomas's review of your place



Private Suite in Uptown
Whittier 13 mls to Disney
Aug 7 – 11, 2024

Overall rating **5 ★**

Public review

This AirB&B was just as described. It is in an amazing location with walking distance to amazing night life in Whittier. I would definitely stay again in the future. Fabio was very responsive with any questions I had. Would recommend to anyone thinking of a stay here.