



City of Brea
1 Civic Center Circle
Brea, California 92821-5732
P: 714-990-7600 | F: 714-990-2258
www.cityofbrea.gov

August 14, 2025

The Honorable Maria Hernandez,
Presiding Judge of the Superior Court,
Orange County Grand Jury
700 Civic Center Drive West
Santa Ana, CA 92701

RE: City of Brea Response to 2024-2025 Orange County Grand Jury Report, *Long-Term Solutions to Short-Term Rentals*

Dear Presiding Judge Hernandez:

In accordance with Section 933 of the California Penal Code, this letter contains the response on behalf of Mayor Stewart and the Brea City Council to the Orange County Grand Jury report, dated May 16, 2025, titled "Long-Term Solutions to Short-Term Rentals". The responses included correspond to Findings F1, F2, F3, and F12, in addition to Recommendations R1, R2, and R9, as requested by the Orange County Grand Jury.

RESPONSES TO FINDINGS F1, F2, F3, AND F12:

F1. Despite the increasing media coverage of Online Booking Agencies (OBAs), STRs are not a new phenomenon in Orange County.

Response: The City of Brea agrees with the finding.

F2: The steady growth of STR usage in the last decade raises concerns of potential public nuisance.

Response: The City of Brea disagrees partially with the finding.

Explanation: The definition of a public nuisance is identified in the Brea Municipal Code §15.212.030. The definition does not directly identify short-term rental proliferation or violations to be categorized as a public nuisance. However, the City does recognize that short-term rentals could cause concern centered on potential impacts to neighborhoods, including, but not limited to, noise, trash, and parking.

F3: Even with robust Code Enforcement, a city's statutory ban on STRs is not enough to keep STRs from operating.

Response: The City of Brea agrees with the finding.

Explanation: The City of Brea's Code Enforcement Division, which consists of one part-time Code Enforcement Officer, continually monitors for short-term rentals. Currently, there are two open



City of Brea
1 Civic Center Circle
Brea, California 92821-5732
P: 714-990-7600 | F: 714-990-2258
www.cityofbrea.gov

code enforcement cases pertaining to illegally-operating short-term rentals, with a total of 13 since January 1, 2024.

F12: City leaders have no regular communication with each other concerning STR issues, limiting opportunities to develop strategies and expertise to improve service.

Response: The City of Brea disagrees partially with the finding.

Explanation: The City of Brea maintains strong relationships and ongoing communication with other city leaders to discuss a myriad of topics, including land use and planning. Additionally, the City of Brea has recently engaged with other cities that permit short-term rentals to learn best practices and regulation strategies for short-term rentals.

RESPONSES TO RECOMMENDATIONS R1, R2, R9:

R1: Cities should review and begin to update ordinances to keep up with the rapidly changing nature of court findings and legislation related to STRs, by December 31, 2025, and no less frequently than every three years thereafter. (F4, F12)

Response: The recommendation has been implemented.

Explanation: The City of Brea is currently reviewing Chapter 20.71 of the Brea Municipal Code, which prohibits the establishment and operation of short-term rentals for less than thirty (30) days in all residential zones. The Brea City Council reviewed the findings of the Orange County Grand Jury report, "Long-Term Solutions to Short Term Rentals", at the July 15, 2025 City Council Study Session Meeting, as well as began considering an update to the Brea Municipal Code pertaining to the regulation of short-term rentals.

R2: Cities should consider developing a plan for upcoming major events that are expected to create a surge in demand for STRs and its associated Transient Occupancy Tax, by December 31, 2025, and no less frequently than every two years thereafter. (F11)

Response: The recommendation has been implemented.

Explanation: The City of Brea is currently reviewing the Brea Municipal Code to identify if an update is warranted, in response to major, upcoming events.

R9: City leaders should have regular discussions with each other to share STR management strategies on a biannual basis commencing no later than January 1, 2026. (F12)

Response: The recommendation has been implemented.

Explanation: The City of Brea maintains strong relationships and ongoing communication with other city leaders to discuss a myriad of topics, including land use and planning. Additionally, as



City of Brea

1 Civic Center Circle
Brea, California 92821-5732

P: 714-990-7600 | F: 714-990-2258

www.cityofbrea.gov

part of the current review of Chapter 20.71 of the Brea Municipal Code, the City has recently reached out to other cities to identify best management strategies for short-term rentals.

The City of Brea values the Grand Jury's report, "Long-Term Solutions to Short-Term Rentals", and appreciates the opportunity to provide responses to the report. Should you have any questions, please contact City Manager Kristin Griffith by telephone at (714) 990-7711 or by email at kristing@cityofbrea.gov.

Sincerely,

Kristin Griffith
City Manager

Cc: Brea City Council
Jason Killebrew, Assistant City Manager/Community Development Director