



Re: Brea Corsican Villas HOA-Short Term Rental Regulations

From Magana, Joselyn <joselynm@cityofbrea.gov>

Date Tue 9/9/2025 8:34 AM

To [REDACTED]

Hi [REDACTED]

Thank you for your response - this is the City's acknowledgment that we have received Brea Corsican Villa's feedback.

Have a great day!

JOSELYN MAGAÑA

Management Analyst I

Community Development Department | Economic Development

P: 714-990-7788 | **E:** joselynm@cityofbrea.gov | **W:** www.cityofbrea.gov

Brea Civic & Cultural Center | 1 Civic Center Circle | Brea, California 92821



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From: [REDACTED]

Sent: Thursday, September 4, 2025 4:58 PM

To: Magana, Joselyn <joselynm@cityofbrea.gov>

Subject: Brea Corsican Villas HOA-Short Term Rental Regulations

Hi Joselyn,

Hope your week is going well! Please see the feedback below and have a wonderful day!

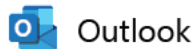
1-No restrictions, as the association relied on the City code (Board never thought they would have to amend their governing documents)

2-Short-term rentals within homeowners associations create challenges that negatively impact both property values and quality of life for residents. They typically lead to increased trash, noise, and parking issues, while also diminishing the sense of security in the community—since neighbors are constantly changing and residents don't know who is staying nearby. In addition, short-term renters tend to use community amenities such as pools, tennis courts, and playgrounds more heavily, resulting in additional maintenance costs for the association. Because these guests are not invested in the long-term wellbeing of the community, they often show less care or concern for potential damage or misuse of common areas. Altogether, these factors disrupt the stability and cohesion of the neighborhood and can ultimately make the community less desirable, lowering home values over time.

3-Leave the code as is







Re: response

From Magana, Joselyn <joselynm@cityofbrea.gov>

Date Tue 9/2/2025 12:05 PM

To [REDACTED]

Hi [REDACTED],

Thank you for your response.

The City has made note of the Brea Downtown Collection's feedback, and will update the address on file.

Respectfully,

JOSELYN MAGAÑA

Management Analyst I

Community Development Department | Economic Development

P: 714-990-7788 | **E:** joselynm@cityofbrea.gov | **W:** www.cityofbrea.gov

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From: [REDACTED]

Sent: Tuesday, September 2, 2025 10:00 AM

To: Magana, Joselyn <joselynm@cityofbrea.gov>

Subject: response

Joselynn:

Thank you for the letter about short term rentals. Brea Downtown Collection does not allow them and we don't think the city should either.

They cause more problems and when the rental people leave the leave mostly destruction.

[REDACTED]

Brea Downtown Collection

9/22/25, 5:25 PM

Mail - Magana, Joselyn - Outlook

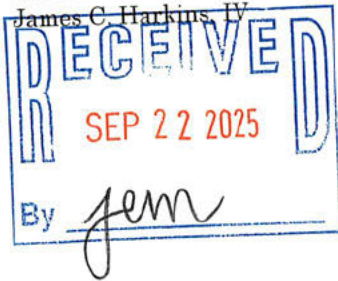
[REDACTED]

[REDACTED]

Thanks Diane

Cane & Harkins LLP

David E. Cane
James C. Harkins, IV



September 15, 2025

File 23107-001

VIA E-MAIL
joselynm@cityofbrea.gov

City of Brea
Community Development Department
Attention: Joseyln Magana, Management Analyst
One Civic Center Circle
Brea, CA 92821

Re: Country Road Homeowners Association
Subject: Comments Regarding Consideration of Amending Short-Term Leasing Restriction
Under Brea Municipal Code Chapter 20.71, Section 20.71.030

Dear Ms. Magana:

Cane & Harkins LLP serves as corporate counsel for the Country Road Homeowners Association. In that capacity, we were requested to respond to your recent correspondence to the Association requesting comments on the city's plan to consider amending the short-term leasing restriction under Brea Municipal Code Chapter 20.71, Section 20.71.030. The following responds to your questions:

1. Are Short-Term Rentals Addressed in the Association's CC&Rs?

The Association's CC&Rs (i) require the Lots to be used for "residential purposes," (ii) restrict use of the Lots for temporary purposes, and (iii) restrict use of the Lots for commercial purposes. Therefore, as the Association deems short-term rentals to be a temporary, nonresidential, commercial use of the Lots, the Association requires that the Lots may not be leased for less than thirty (30) consecutive days.

2. Problems With Allowing Short-Term Rentals?

As we presume the city is aware, many other cities have adopted similar restrictions against short-term leasing of properties, because they have found that short-term rentals are associated with well-documented negative secondary impacts which have a detrimental effect on public health, safety, and welfare, including, without limitation, increased traffic, excessive noise, disorderly conduct, overcrowding, vandalism, parking problems, litter and accumulation of refuse, crime, and the overall degradation of a neighborhood's residential character and quality. Also, short-term rentals have the detrimental effect of exacerbating the limited housing supply by removing housing stock that otherwise would be available for long-term rental or ownership by permanent residents.

Ms. Magana
City of Brea
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Therefore, the Association maintains that allowing short-term rentals will subvert the residential character of the community and would have a severely detrimental impact on residents' quiet enjoyment of their Lots and on property values. In this regard, persons who engage in short-term vacation rentals have no investment in the community and no reason to have concern for, or to be considerate of, maintaining harmony with, and being respectful to, residents of neighboring properties.

3. How Should the City Address The Challenges of Short-Term Rentals?

The Association urges the city not to amend or otherwise modify Section 20.71.030, because the city's restriction, combined with the Association's restrictions in the CC&Rs, helps promote compliance with the reasonable limitation that properties in a residential community should not be leased for less than thirty (30) consecutive days, and thereby helps (i) preserve the residential character of communities, (ii) avoid the inherent detrimental impacts of short-term rentals, (iii) promote greater housing stock for permanent residents, and (iv) promote property values in residential communities.

Conclusion.

The Association appreciates the city's consideration of the foregoing and trusts the city will continue to maintain the reasonable limitation on short-term leasing of residential properties in the city

Very truly yours,

CANE & HARKINS LLP

/s/ *James C. Harkins, IV*

James C. Harkins, IV

JCH
cc: Board of Directors