

A Street Parking Zone Boundary Modification  
CITY OF NEWPORT BEACH CITY COUNCIL AGENDA  
COUNCIL CHAMBERS - 100 CIVIC CENTER DRIVE, NEWPORT BEACH, CA 92660  
REGULAR MEETING - 5:00 P.M. JUNE 14, 2022

Ordinance No. 2022-14 and Resolution No. 2022-34: Eastbluff Preferential Parking Zone Revisions 3.

a) Determine this action is exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15060(c)(2) and 15060(c)(3) of the CEQA Guidelines because this action will not result in a physical change to the environment, directly or indirectly;

b) Adopt Resolution No. 2022-34, A Resolution of the City Council of the City of Newport Beach, California, Limiting the Parking of Vehicles on Aleppo Street between Aralia Street and Arbutus Street, Alta Vista Drive between Aralia Street and Arbutus Street, and Arbutus Street, and Rescinding Resolution No. 2016-100; and

c) Adopt Ordinance No. 2022-14, An Ordinance of the City Council of the City of Newport Beach, California, Amending Section 12.68.060(C) of the Newport Beach Municipal Code To Remove Certain Streets from the Preferential Parking Program in Zone "3" - Eastbluff, and pass to second reading on June 28, 2022.

*Adopt Resolution No. 2022-34, A Resolution of the City Council of the City of Newport Beach, California, Limiting the Parking of Vehicles on Aleppo Street between Aralia Street and Arbutus Street, Alta Vista Drive between Aralia Street and Arbutus Street, and Arbutus Street, and Rescinding Resolution No. 2016-100.*



**CITY OF**

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# **NEWPORT BEACH**

## **City Council Staff Report**

June 14, 2022  
Agenda Item No. 3

**TO:** HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

**FROM:** David A. Webb, Public Works Director - 949-644-3311,  
dawebb@newportbeachca.gov

**PREPARED BY:** Antony Brine, City Traffic Engineer, tbrine@newportbeachca.gov  
**PHONE:** 949-644-3329

**TITLE:** Ordinance No. 2022-14 and Resolution No. 2022-34: Eastbluff  
Preferential Parking Zone Revisions

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### **ABSTRACT:**

Staff received a letter from the Eastbluff Homeowners Community Association (HCA) with a request to revise the Preferential Parking Zone "3" to remove Alder Place, Almond Place, and portions of Alta Vista Drive and Aleppo Street. Currently these streets have one hour parking restrictions between 7 a.m. and 4 p.m., except by permit, on days when school is in session. Staff has reviewed the request and determined that the revisions to the Preferential Parking Zone would be beneficial to the Eastbluff community.

### **RECOMMENDATION:**

- a) Determine this action is exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15060(c)(2) and 15060(c)(3) of the CEQA Guidelines because this action will not result in a physical change to the environment, directly or indirectly;
- b) Adopt Resolution No. 2022-34, *A Resolution of the City Council of the City of Newport Beach, California, Limiting the Parking of Vehicles on Aleppo Street between Aralia Street and Arbutus Street, Alta Vista Drive between Aralia Street and Arbutus Street, and Arbutus Street, and Rescinding Resolution No. 2016-100*; and
- c) Waive full reading, direct the City Clerk to read by title only, introduce Ordinance No. 2022-14, *An Ordinance of the City Council of the City of Newport Beach, California, Amending Section 12.68.060(C) of the Newport Beach Municipal Code To Remove Certain Streets from the Preferential Parking Program in Zone "3" - Eastbluff*, and pass to second reading on June 28, 2022.

### **DISCUSSION:**

Staff received a letter request from the Eastbluff HCA to remove Alder Place, Almond Place, and portions of Alta Vista Drive and Aleppo Street from the Zone "3" – Eastbluff Preferential Parking Zone. Within the "A" Street area of the Eastbluff community, parking on the streets is currently restricted to one hour between 7 a.m. and 4 p.m., except by permit, on days when school is in session. These parking restrictions were initially adopted in 2013, and then revised and expanded in 2016 at the request of the Eastbluff HCA.

Over the years, a number of streets in the Eastbluff community have had issues with students and parents from Corona del Mar High School parking in the neighborhood. On October 22, 2013, the City Council adopted Resolution 2013-73, which limited the parking of vehicles on Aralia Street to one hour between 7 a.m. and 4 p.m., except by permit, on days when school is in session. In addition, the City Council adopted Ordinance No. 2013-20 on November 12, 2013, which amended the Municipal Code to add Preferential Parking Zone “3” – Aralia Street. This Ordinance established residential permit parking for Aralia Street residents. The parking restrictions were adopted by the City Council to address impacts from student parking on Aralia Street.

On August 9, 2016, the City Council adopted Resolution No. 2016-100, which expanded the one-hour parking restrictions to include Arbutus Street, Aleppo Street, Alder Place, Almond Place, and Alta Vista Drive between Aralia Street and Aleppo Street. The request was made by the Eastbluff HCA to address the continuing student parking that was pushing further into the neighborhood. On September 13, 2016, the City Council adopted Ordinance No. 2016-15, which amended Preferential Parking Zone “3” to incorporate all “A” Streets in the community, including Alta Vista Drive between Aralia Street and Aleppo Street.

The Eastbluff HCA has indicated that the high school students are no longer impacting the parking situation in the “Upper A Streets” section of the community. The Eastbluff HCA conducted a survey of residents to determine if the residents support the request to remove the “Upper A Streets”, which consist of Almond Place, Alder Place, Aleppo Street between Arbutus Street and end of street, and Alta Vista Drive between Arbutus Street and Aleppo Street from the Preferential Parking Zone “3”.

A location map (Attachment B) is provided to graphically show the current parking restrictions in the community, together with the proposed changes.

The results of the survey indicate that the majority of all “A” Street residents who responded support the removal of the “Upper A Streets” from the Preferential Parking Zone. In addition, the residents that reside in the “Upper A Streets” who responded to the survey overwhelmingly support the proposed change. The proposed revision would eliminate the current one-hour parking time limits on those specific “Upper A Streets”. The Board of the Eastbluff HCA then approved an action to forward the request to the City of Newport Beach.

#### **FISCAL IMPACT:**

There is minimal fiscal impact related to this item. The work would consist of removing parking signs only. No new signs are necessary. Two Public Works staff will spend approximately four hours removing signs and posts.

**ENVIRONMENTAL REVIEW:**

Staff recommends the City Council find this action is not subject to the California Environmental Quality Act (CEQA) pursuant to Sections 15060(c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment) and 15060(c)(3) (the activity is not a project as defined in Section 15378) of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, because it has no potential for resulting in physical change to the environment, directly or indirectly.

**NOTICING:**

The agenda item has been noticed according to the Brown Act (72 hours in advance of the meeting at which the City Council considers the item).

**ATTACHMENTS:**

Attachment A – Correspondence from the Eastbluff HCA  
Attachment B – Location Map  
Attachment C – Resolution No. 2022-34  
Attachment D – Ordinance No. 2022-14

## ATTACHMENT A



March 7, 2022

To: Eastbluff Homeowners' Community Association Members

From: Ron Rubino, Board President

Subject: Residential Preference Parking Zone Survey

This letter is to report the results of the survey of A Street resident regarding the Parking Zone Boundaries.

### Background

The A Street Residential Preferred Parking Zone consists of 146 homes. There are 89 homes on Aralia and Arbutus. The upper A Street homes are on Aleppo, Alder, Almond, and Alta Vista from 2201 to 2527.

### History

- The A Street Residential Preference Parking Zone program was first implemented for Aralia Street in October 2013 (Ordinance 2013-20 amending the Municipal Code Section 12.68.060 designating Aralia Street as Preferred Parking Zone 3). This action was based on Aralia Street residents' request, a majority vote and support of the HOA Board of Directors.
- In 2016 the parking zone was expanded to include the upper "A" Streets including: Arbutus, Aleppo, Alta Vista from Aleppo to Aralia, and cul-de-sac streets Almond and Alder. The expansion from the original zone was deemed needed due to continuing school student parking moving up to Arbutus, Alta Vista, and Aleppo. The expanded parking permit zone started in September 2016.
- In February 2020 the Board of Directors conducted a members' survey and held a HOA meeting to consider requesting the city to revise the Parking Permit zone to remove the Upper A Streets. Upper A street members favored removal. The lower A street neighbors supported not changing the boundaries due to increase in student parking and pending plans by the school district to expand the CDMHS Sport Fields. The Board of Directors voted 5-0 to not request a change in parking zone boundaries. The Board stated the timing was a compelling point. The Board believes it was too early to make any changes in the boundaries of the parking permit zone and any request for a change should be deferred until after the CDMHS Sports Fields had been in use so the impact on parking in A street could be reviewed.





- From March 2020 to December 2021 CDMHS onsite classes were disrupted by COVID precautions. Onsite classes resumed in January 2022.
- In February 2022 city Parking Enforcement Department's contractor restarted patrolling and issuing citations in the A Street parking zone. Three (3) Upper A Street residents complained to the HOA and requested assistance to get relief.
- I requested the city's Parking Enforcement Department to return to "Call-in Enforcement" and provide the HOA time to conduct a survey of residents and get Board direction. February citations were cancelled, and enforcement efforts returned to call in by residents

### **Zone Restrictions**

The Residential Parking Zone limits parking on A Streets as shown on Exhibit A when school is in session to one (1) hour duration between the hours of 7:00 a.m. and 4:00 p.m., except by permit. Residents can annually purchase up to three (3) permits per home. The City has discretion to issue temporary permits based on a homeowner's request for visitors and workers. Valid permit must be on display on car dashboard to avoid a citation.

### **Options**

The Board requested A Street resident response to a survey indicating if they wish to request the city change the parking zone boundaries to remove the Upper A Streets, or if they preferred to retain the current boundaries. The survey questions were:

- I support not changing the current boundaries of Residential Preference Parking Zone 3, or
- I support requesting the City Traffic Engineer to revise the Residential Preference Parking Zone 3 boundaries to remove the upper A streets of Aleppo, Alta Vista from Aleppo to Aralia, Alder, and Almond.

If the Board of Directors determines it is in the best interest of the community to request a change it would contact the City's Traffic Engineer. The decision on any change in boundaries requires support by the City Traffic Engineer and final approval by the City Council. If a change were to be approved by the City, we anticipate implementation would be in August 2022 at start of new school year.





## Survey Results

From Upper A Streets' 57 homes we received 23 responses (40.4%). 4 homes recommended No Change and 19 recommended requesting the change to delete Upper A Streets from the zone.

From Aralia and Arbutus Streets' 89 homes we received 23 responses (25.8%). 12 homes recommended No Change and 11 recommended requesting the change to delete Upper A Streets from the zone.

The total results were 46 surveys returned (31.5% response)

- 16 - No Change (34.8%)
- 30 - Request change to delete Upper A Streets from the zone. (65.2%)

## Discussion

The Board of Directors discussed the results of the survey and decide if any change in the parking zone boundaries should be requested. If a change is requested a request would be sent to the City's Traffic Engineer to determine if a change is in the best interest of the parking zone residents. Any change in zone boundaries requires City Council approval to modify the Municipal Code.

## Action

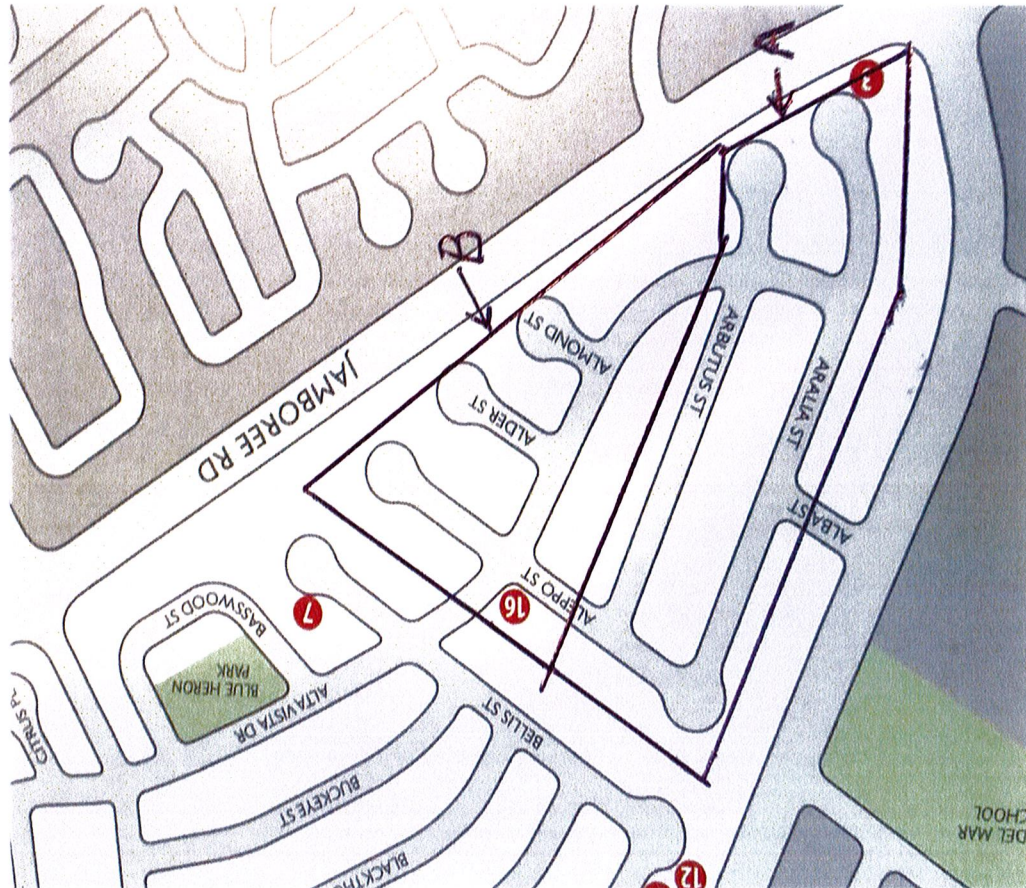
At the HOA meeting held Monday - March 7, the Board of Directors conducted a discussion with A Street resident and reviewed the results of a survey. The Board approved action to send a request to City of Newport Beach Traffic Engineer requesting the city amend the Municipal Code Section 12.68.060 and designating Aralia and Arbutus Streets and associated sections of Aleppo and Alta Vista up to Arbutus as Preferred Parking Zone 3. This change would remove the upper A Streets of Aleppo, Alta Vista, Alder, and Almond from the parking zone. The residents request that parking enforcement during the transition period for A Street parking be limited to call in complaints of illegal parking and that the new boundaries be implement prior to the start of the 2022-2023 school year in August 2022.

The City officials can coordinate their review with Board President Ron Rubino. He can be contacted at (949) 683-6130 and Ron@eastbluff.net.





**A Street Preferred Parking Zone 3 Map**



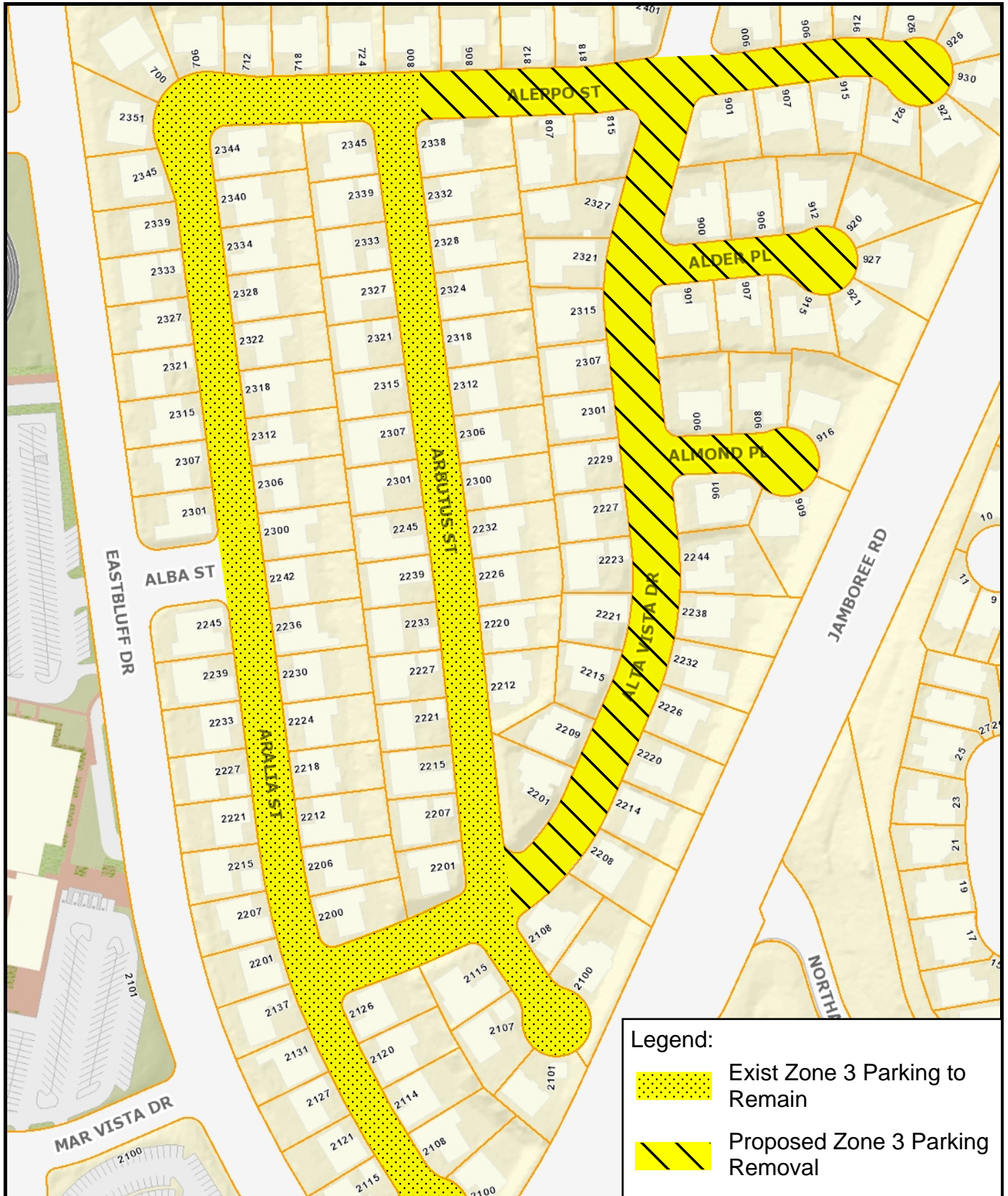
The current parking Zone is applicable to all streets shown on the map.

The proposed change would limit the parking zone to section A which is primarily Aralia and Arbutus. Homes on Alta Vista and Aleppo that are aligned with Arbutus and extend down to Aralia Streets would remain in the Preferred Parking zone.





# ATTACHMENT B



EASTBLUFF PERMIT REVISIONS  
LOCATION MAP

CITY OF NEWPORT BEACH  
PUBLIC WORKS DEPARTMENT

6/14/22

## ATTACHMENT C

### RESOLUTION NO. 2022- 34

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NEWPORT BEACH, CALIFORNIA, LIMITING THE PARKING OF VEHICLES ON ALEPPO STREET BETWEEN ARALIA STREET AND ARBUTUS STREET, ALTA VISTA DRIVE BETWEEN ARALIA STREET AND ARBUTUS STREET, AND ARBUTUS STREET, AND RESCINDING RESOLUTION NO. 2016-100**

**WHEREAS**, Section 12.44.150 (Prohibited Parking) of the Newport Beach Municipal Code (NBMC) provides that the City Council of Newport Beach ("City Council") shall by resolution designate streets or portions of streets on which the parking or standing of vehicles is to be prohibited, and shall designate in the resolution the days of the week and the exact hours during which such prohibition shall be in effect;

**WHEREAS**, residents and property owners in the Eastbluff community have expressed concerns with high school students parking in their neighborhood on days in which school is in session;

**WHEREAS**, the City Council adopted Resolution No. 2013-73 to establish a one (1) hour parking time limit on Aralia Street, between 7:00 a.m. and 4:00 p.m., on days when school is in session;

**WHEREAS**, the City Council adopted Resolution No. 2016-100 to expand the one (1) hour parking time limit to include Alder Place, Aleppo Street, Almond Place, Alta Vista Drive between Aleppo Street and Aralia Street, and Arbutus Street, between 7:00 a.m. and 4:00 p.m., on days in which school is in session;

**WHEREAS**, residents in the Eastbluff community have indicated that student parking is no longer a concern on Alder Place, Aleppo Street east of Arbutus Street, Almond Place, and Alta Vista Drive between Aleppo Street and Arbutus Street;

**WHEREAS**, a majority of residents and property owners in the Eastbluff community request removal of the one (1) hour parking time limit on Alder Place, Aleppo Street east of Arbutus Street, Almond Place, and Alta Vista Drive between Aleppo Street and Arbutus Street;

**WHEREAS**, the revision requested by the residents and property owners would require Resolution No. 2016-100 to be rescinded and replaced with the regulations set forth in this resolution, but would not require recession of Resolution No. 2013-73 because Aralia Street will remain subject to the parking regulations imposed by Resolution No. 2013-73; and

**WHEREAS**, the City Council now desires to rescind Resolution No. 2016-100 and enact the parking regulations contained herein regarding the streets in the Eastbluff community based on current parking and traffic conditions.

**NOW, THEREFORE**, the City Council of the City of Newport Beach resolves as follows:

**Section 1:** The recitals provided in this resolution are true and correct and are incorporated into the operative part of this resolution.

**Section 2:** The City Council finds that student parking on Aleppo Street between Aralia Street and Arbutus Street, Alta Vista Drive between Aralia Street and Arbutus Street, and Arbutus Street creates noise, traffic hazards, and other adverse impacts.

**Section 3:** The parking of vehicles between the hours of 7:00 a.m. and 4:00 p.m. on days in which school is in session shall be limited to one (1) hour duration on Aleppo Street between Aralia Street and Arbutus Street, Alta Vista Drive between Aralia Street and Arbutus Street, and Arbutus Street.

**Section 4:** The City Traffic Engineer is authorized and directed to cause signs to be erected at the above locations giving notice of such parking restrictions.

**Section 5:** Resolution No. 2016-100 is hereby rescinded.

**Section 6:** If any section, subsection, sentence, clause or phrase of this resolution is, for any reason, held to be invalid or unconstitutional, such decision shall not affect the validity or constitutionality of the remaining portions of this resolution. The City Council hereby declares that it would have passed this resolution, and each section, subsection, sentence, clause or phrase hereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared invalid or unconstitutional.

**Section 7:** The City Council finds the adoption of this resolution is not subject to the California Environmental Quality Act ("CEQA") pursuant to Sections 15060(c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment) and 15060(c)(3) (the activity is not a project as defined in Section 15378) of the CEQA Guidelines, California Code of Regulations, Title 14, Division 6, Chapter 3, because it has no potential for resulting in physical change to the environment, directly or indirectly.

**Section 8:** This resolution shall take effect immediately upon its adoption by the City Council, and the City Clerk shall certify the vote adopting the resolution.

**ADOPTED** this 14<sup>th</sup> day of June, 2022.

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Kevin Muldoon  
Mayor

**ATTEST:**

\_\_\_\_\_  
Leilani I. Brown  
City Clerk

**APPROVED AS TO FORM:**  
CITY ATTORNEY'S OFFICE

  
\_\_\_\_\_  
Aaron C. Harp  
City Attorney