



NEWPORT BEACH

City Council Staff Report

April 14, 2026
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: Kevin Riley, Transportation Manager/City Traffic Engineer -
949-644-3329, kriley@newportbeachca.gov

TITLE: Ordinance No. 2026-03: Amending Subsection 12.68.060(B)
(Preferential Parking Zones - Locations and Restrictions) of Chapter
12.68 (Residents' Preferential Parking) of the Newport Beach
Municipal Code Regarding the Residential Parking Permit Program
for Newport Heights and Cliff Haven

ABSTRACT:

City staff requests the City Council's consideration to change the existing two-hour preferential parking time restriction on Snug Harbor Road on school days to one-hour preferential parking. These parking time limits are included in Newport Heights and Cliff Haven Preferential Parking Zone Two. Additionally, two residents of Saint James Road asked that their properties be included in the existing two-hour preferential parking restriction on the street, also part of Residential Zone Two.

RECOMMENDATIONS:

- 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; and
- b) Introduce Ordinance No. 2026-03, *An Ordinance of the City Council of the City of Newport Beach Amending Subsection 12.68.060(B) (Preferential Parking Zones - Locations and Restrictions) of Chapter 12.68 (Residents' Preferential Parking) of the Newport Beach Municipal Code Regarding the Residential Parking Permit Program for Newport Heights and Cliff Haven.*

DISCUSSION:

In November 2025, a resident of Snug Harbor Road requested to change the existing two-hour preferential parking time restriction on school days to one hour. Snug Harbor Road is a residential street in which 13 of 28 residences are part of the Newport Heights and Cliff Haven Preferential Parking Zone Two, surrounding Newport Harbor High School. Given that students' classes span more than one hour, but less than two hours, the transition time between class sessions allows students, who park in the neighborhood, time to move their vehicles to restart the two-hour parking time limit. Several residents have voiced concerns

about student conduct and parking on the street, specifically moving filled trash cans, littering and speeding.

At Newport Harbor High School there is not enough on-campus parking to accommodate the students that elect to drive to school. As a result, students find available street parking within the surrounding residential area. In November 2024, one year prior to the subject Snug Harbor Road request, residents on Saint James Road voiced concerns regarding student conduct while parking within the neighborhood. City staff spoke with the school's administrative staff, and they agreed to make a public address announcement to the students to advise them on improving their conduct while parking within the surrounding neighborhood. Since then, residents of Snug Harbor Road have been the only ones to contact City staff regarding concerns related to on-street student parking in the surrounding neighborhood on school days.

In December 2025, staff emailed the lead resident on Snug Harbor Road a petition to amend the existing two-hour parking zone to one hour. The lead resident canvassed neighbors and received unanimous support from all residents within the zone on the street. Given the unanimous support, staff recommend amending Snug Harbor Road residents' preferential parking restriction from two hours to one hour.

In addition, at the time of the petition, the homeowners at 629 and 633 Saint James Road formally requested to be included in the existing two-hour preferential parking restriction on their street. Staff agreed to process their request, and if approved, the existing parking restriction sign will be relocated to include the two residential properties.

Staff anticipate some possible shifts in on-street parking with the proposed changes on Snug Harbor Road and Saint James Road and will continue to monitor the area.

FISCAL IMPACT:

The adopted Capital Improvement Program budget includes sufficient funding for any minor costs associated with sign relocations and/or installations. Costs will be expensed to the Traffic Signage, Striping and Marking account in the Public Works Department, 01201927-980000-25T03.

ENVIRONMENTAL REVIEW:

Staff recommends the City Council find this project exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15302(c), Class 2 (reconstruction of existing facility involving negligible or no expansion of capacity) of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, because it has no potential to have a significant effect on the environment.

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 – Ordinance No. 2026-03

Attachment B – Redline Code (3444695.1)

Attachment C – Snug Harbor Road – Residents Letter and Petition

Attachment D – Saint James Road – 629 and 633 Saint James Road Letter