

Attachment D

Saint James Road – 629 and 633 Saint James Road Letter

March 5, 2026

City of Newport Beach
Attn: Newport Beach City Council
100 Civic Center Drive
Newport Beach, CA 92660

Re: Request to Relocate Residential Parking Permit Zone 2 (Newport Heights) Street Sign / Expand Zone Boundary on Saint James Road

Honorable Mayor and Members of the City Council:

We are writing to formally request that the City relocate the Residential Parking Permit street sign for **Residential Parking Permit Zone 2 – Newport Heights** on **Saint James Road** so the permit parking boundary is moved **two houses down** to better reflect actual parking impacts on the block.

Property owners and addresses impacted

- **Kasey Suryan**, Owner/Resident — **633 Saint James Road, Newport Beach, CA 92663** (currently just outside Zone 2)
- **SHEKIA LLC**, Owner/Resident — **629 Saint James Road, Newport Beach, CA 92663** (in agreement with this request)

Problem statement (current conditions)

As the owner and resident of **633 Saint James Road**, I am immediately outside the current Zone 2 boundary. On school days, **high school students park in front of 629 and 633 Saint James Road for the full day**, regularly occupying curb space in the morning and remaining through the afternoon. This creates an ongoing and predictable parking burden on our frontage and limits reasonable access for household and guest parking.

Notably, students **do not** park in front of **625 Saint James Road**, which is **just inside** the permit zone boundary. In practice, the current sign location results in concentrated all-day student parking directly in front of the homes that fall just outside the zone, while the homes inside the zone receive the intended protection.

Requested action

We respectfully request the City:

1. **Relocate the Zone 2 permit parking street sign two houses down** on Saint James Road so that the permit parking restriction applies to the frontage in front of **629 and 633 Saint James Road**; and/or
2. **Expand the Zone 2 boundary** on Saint James Road to include this portion of the block to address the documented, recurring spillover parking.

To further assist the City, I am **willing to host the relocated sign on private property** (in the yard area at/near 633 Saint James Road) if that is helpful from a siting standpoint and consistent with City requirements.

Attachments / evidence

We have included **photos and a street-view image** showing morning student parking patterns and the current boundary condition. The images illustrate the issue clearly: students routinely park in the unpermitted area in the morning before class and leave vehicles there throughout the school day.

We sincerely appreciate the City's consideration!

Respectfully submitted,

Kasey Suryan

Owner/Resident, 633 Saint James Road
Newport Beach, CA 92663

Signature: _____



Date: 3/5/26

SHEKIA LLC

Owner/Resident, 629 Saint James Road
Newport Beach, CA 92663

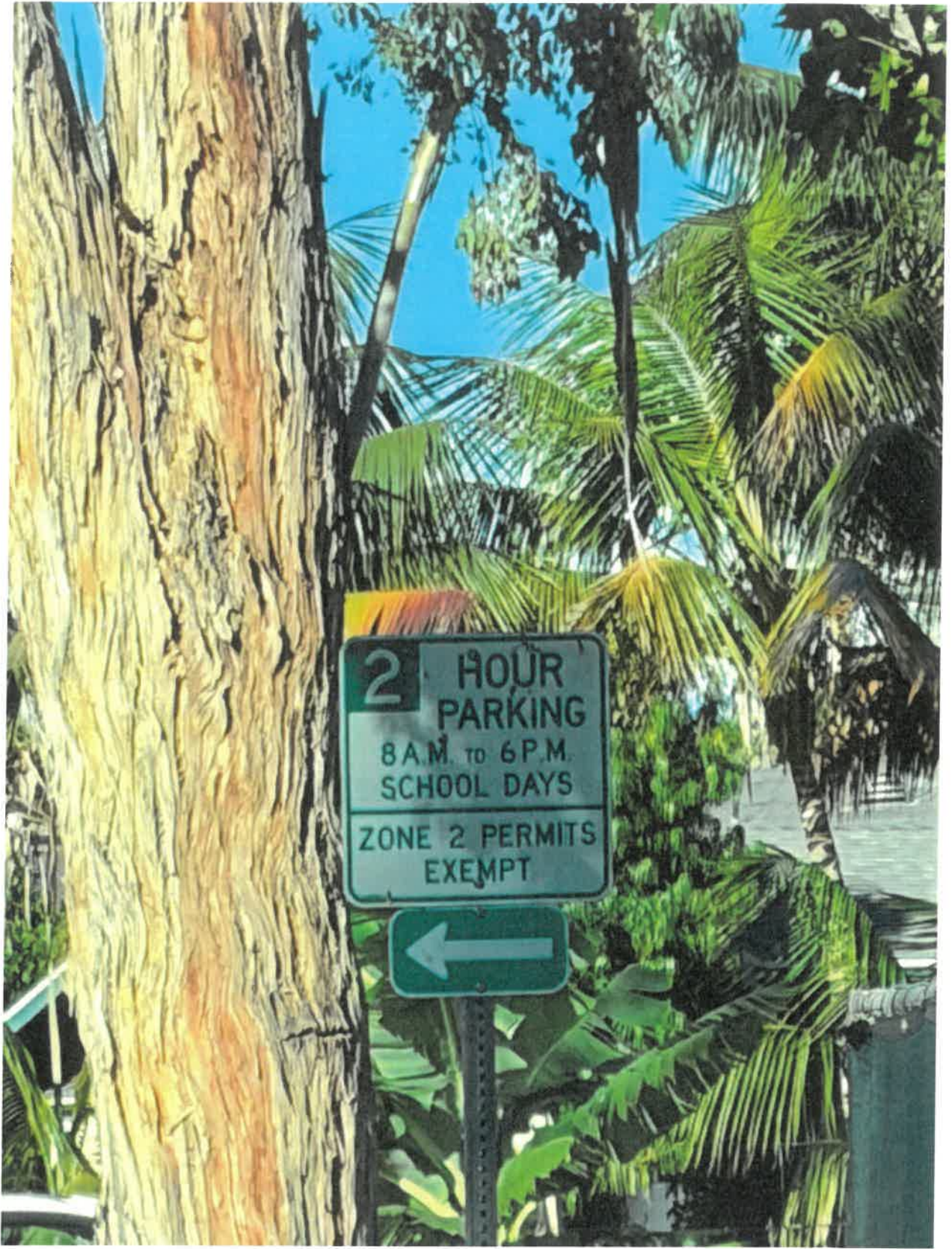
By: Dion Emami

Signature: _____



Date: 03/09/2026

Attachments: Photos and street-view image (parking conditions and current sign location)



2 HOUR
PARKING
8 A.M. TO 6 P.M.
SCHOOL DAYS
ZONE 2 PERMITS
EXEMPT





Proposed new location:

