Traffic & Safety Update

It's About Property Values!

We are pleased to report that there is now more on-street parking available within Corniche, as a result of our parking program update six months ago.

Managing and maintaining our streets (also known as "common areas") for the benefit of all 190 homes within Corniche is both a duty and obligation of our homeowners association. Just as important, a large majority of our members have told us they appreciate *uncluttered streets* with ample daytime parking for members, guests, service vehicles (gardener, pool service, housekeeper, etc.) and emergency vehicles. Uncluttered streets increase our property values, enhance the curb appeal of our homes, improve the traffic and safety of our community, and benefit our quality of life!

$4 Million Sales Price!

The upscale Irvine community of Shady Canyon, where the average home sells for $4 million, revised its parking rules last March to add overnight parking permits – with permit inspections – in order to unclutter their streets. They did so for the same reasons as we did more than a decade ago – to increase property values and enhance the community.

From Newport Coast to San Clemente, private Orange County communities – just like ours – manage on-street parking through effective rules and parking enforcement, as authorized by their CC&Rs.

Why CC&Rs? Why Rules?

CC&Rs (Covenants, Conditions & Restrictions) describe the rights and responsibilities of the members within an association, as well as the association's duties and obligations to the members.

Since 1993, our association has created and revised rules relating to matters as diverse as architectural design to on-street parking, to support and implement the CC&Rs. Association rules are created to preserve the character of the community, protect property values, and to meet the expectations of all residents. More importantly, our community's social fabric is founded on the stability created with the expectations and corresponding obligations that arise from consistent compliance and enforcement of our CC&Rs.

Frequently Asked Questions

Why do we need to manage overnight on-street parking?
If we did not manage overnight on-street parking, there would be *no incentive* to ever remove any vehicles from our streets, which would reduce convenient daytime curbside parking during the busier daytime hours. Cars, trucks, recreational and commercial vehicles, including those from outside of Corniche, could be stored for days or weeks in front of our residences (something that routinely occurs in neighborhoods without CC&Rs).

How limited is our on-street parking?
In a word, very! Streets with homes on both sides (double-loaded) generally have a *single* parking space for each home. Streets with homes on one side (single-loaded) generally have two parking spaces per home, however all our streets are narrow. Cluttered streets restrict access for emergency vehicles, particularly when cars are parked on both sides of single-loaded streets. Clogged streets also obscure visibility, creating a dangerous situation for children at play.

How were our parking rules updated?
Over two and a half years ago, our association formed a parking committee to reassess parking issues and concerns. Numerous street-by-street studies were conducted: examining the amount of curb space available for resident and guest on-street parking; curb space for weekly on-street trash containers and room for trash truck maneuvering; street cleaning requirements; emergency vehicle

access; and patrol company efficiency. We also considered guest parking needs during holidays and weekends.

We reexamined our existing and longstanding parking rules and regulations, overnight on-street parking permit requirements, as well as garage inspection criteria in the context of the parking requirements of our CC&Rs. The text was revised for clarity to ensure that every resident has parking available for their authorized vehicle, while ensuring daytime on-street parking availability. With the help of our association's attorney, we then added new text to our existing parking rules to eliminate ambiguities. We also revised certain provisions to eliminate unintended consequences, such as phantom vehicles that may be used to inappropriately obtain on-street parking permits.

How do our parking and rules compare to those of other private communities?

The parking committee researched 40 to 50 communities in Southern California, especially the newer coastal, upscale communities, such as Shady Canyon and Newport Coast. We found that like us, they require full utilization of "on-lot" (driveway and garage) parking before granting on-street parking permits. Inevitably, lack of storage is a major issue. (Fortunately there are public storage facilities and also overhead garage storage systems available that do not limit garage parking space.)

What is an "authorized" vehicle?

An Authorized Vehicle is the principal source of day-to-day transportation for a resident and is parked overnight at the residence. Every Corniche resident who drives is entitled to park their primary vehicle in the community. Residents may park as many primary and secondary vehicles as they desire on their private property, typically four for homes with driveways and two for homes with no driveways. For households with more drivers or for residents who regularly use primary and secondary vehicles that exceed the originally designed space on their private property, on-street parking permits are available. Despite limited curb space in our community, we have been able to grant overnight on-street parking permits for all qualified primary and secondary vehicles.

Do driveway and no-driveway homes both require an overnight on-street permit?

Yes. But parking permits only apply when a resident wants to regularly park a vehicle on-street *overnight*. Before a permit is granted, the resident must demonstrate that all "on-lot" parking, whether garage or driveway or both, are available and being used for vehicle parking.

Will there ever be driveway or garage parking permits too?

No. Your garage and driveway are your private property, they are *not* common area. Our parking permit rules address overnight on-street, "common area" parking requirements only.

Who needs a garage inspection? Why $25?

When an overnight on-street parking permit is requested, the resident must show and maintain full garage parking utilization. The $25 fee simply pays for the inspector's time.

How much does our patrol company cost us?

About $3 per month, per residence.

Are these rules, inspections and patrols new?

No. As with any private community, parking has been an issue in Corniche too. Our parking rules, including overnight on-street parking permits and the $25 garage inspection fee, have been in place since 1997. Our current patrol company has served us since 2001.

Is the enforcement and fine policy new?

No. Like our parking rules, these policies have been in place since 1997. They were updated in August of 2006 and again in 2010.

Why must overnight on-street parking permits be renewed every year?

After several years of reviewing our parking program, one of the first findings of the parking committee was that overnight on-street parking permits never expired. This resulted in vehicles that remained parked on-street even though primary vehicles had been sold or retired, and even though garages and driveways had become available for vehicle parking. To rectify the situation, in 2009 we began to issue annual overnight on-street parking permits that expire on September 30 of every year. A resident need only confirm that there have been no changes in household drivers or

vehicles to renew an existing overnight on-street parking permit.

How many homes in Corniche have no driveways?
Of the 190 residences in Corniche, 127 homes – about 2/3 – have full driveways, and 63 homes – about 1/3 – have no driveways. As for parking, our CC&Rs do not distinguish between homes with driveways and homes without driveways. Vehicles must be parked in private property spaces before the association will consider overnight on-street permit parking.

Should we have different rules for each street?
It would be both impractical and inconsistent with equal application of the CC&Rs to fashion parking rules that varied on a street-by-street basis. It would also be too difficult and costly to manage and enforce.

Should we really have parking rules anyway?
Yes! For all of the foregoing reasons and more, we all benefit from rules that enhance the beauty of Corniche and in turn increase our property values. Uncluttered streets that showcase the "curb-appeal" of our beautiful homes and gorgeous landscaping do just that. In fact, a widely read realtor website blog says this about parking:

> *"When buyers look at properties in neighborhoods that allow unrestricted street parking they tend to offer less than list price. The cars on the street give the appearance that the garages aren't big enough, or that there are too many people living under one roof. Neighborhoods can begin to look unkempt as the streets get more crowded. Over time, the continued discrepancy between list price and offer price lowers the overall sales price in a neighborhood. In a buyer's market, this can have a severe impact on some subdivisions. Not only is the subdivision battling falling prices due to external factors (economy), but the subdivision is also battling marketability issues with current home buyers."*

Questions or Comments?

Please mail or email any questions or comments, c/o Jill Drechsler at Webb Management. We will be happy to address them in an upcoming newsletter, association meeting, or via email correspondence. Thank you.

References

Related Websites:

http://cornichesurmer.com/rules_regs.html

http://www.shadycanyonhoa.org/Community/updates.asp#parking

http://www.patrol-one.com/