
Sent: Monday, December 1, 2025 11:07 AM
Subject: NSCA Community Notice - Curbside Parking on Bay Streets

Curbside Parking on the Bay Streets

At recent Board meetings the issue of allowing curbside parking on the Bay streets has been brought up, currently the rules do not allow it due to the narrow width of the streets.

In researching the issue, we found that in 2016 the association met with OCFA to discuss allowing curbside parking. OCFA noted that allowing curbside parking would block emergency vehicle access. When we reached out recently OCFA confirmed its position that it would not permit a parking rule that would impede emergency vehicle access.

The association will continue to enforce the rules as written and cite any vehicle that are found parking curbside on the Bay streets. Repeating violators could be subject to tow following a hearing before the Board.

The Niguel Shores Board of Directors

Good morning John,

There haven't been any major changes to our Master Plan since this parking issue was last reviewed for your community so our stance would remain the same as it did back then. Due to the width of your streets in the small cul-de-sacs there is not proper emergency access if residents were to park on the curbside. I would be more than willing to meet you onsite at the community to talk about this further, but it is unlikely there will be anything to be seen that would warrant us giving our approval for curbside parking. Anything I can do to help, please let me know.

Respectfully,



Andrew Miller

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