



Agenda Item

City Traffic Commission

Item #: 4.3.

2/11/2026

File #: 26-0066

TO: Chair and Members of the City Traffic Commission

THRU: Larry Tay, Deputy Public Works Director/Traffic Engineer

FROM: Maria Flores, Assistant Engineer

1. SUBJECT

Request for permit parking on both sides of Fairmont Way from La Veta Avenue to Delia Lane

2. SUMMARY

A request for permit parking on Fairmont Way was made and evaluated in accordance with the City's Neighborhood Permit Parking Program. The request meets the intent and minimum requirements of the permit parking program and has received the necessary support from affected property owners.

3. RECOMMENDED ACTION

1. Approve the implementation of permit parking on Fairmont Way from La Veta Avenue to Delia Lane.
2. Forward recommendation to City Council for final action.

4. FISCAL IMPACT

None. Implementation involves minimal staff time and minimal expenditures that have already been approved in the City's operating budget.

5. STRATEGIC PLAN GOALS

Goal 5: Improve Infrastructure, Mobility, and Technology

6. DISCUSSION AND BACKGROUND

Background:

A property owner on Fairmont Way submitted a request to initiate the process of permit parking on Fairmont Way. The subject street is outlined and shown on the attached Area Map. In accordance with the City's Neighborhood Permit Parking Program (NPPP), staff performed an initial screening of the study area to determine the following:

1. Whether the street is eligible for permit parking; and
2. If so, does said street lie within a City-defined permit parking opportunity area with a streamlined implementation procedure.

Since Fairmont Way qualifies for permit parking but isn't in a designated permit parking opportunity area, it must meet both the minimum parking occupancy level and receive sufficient support from

property owners before a permit parking recommendation can be made. The details of the request are outlined below.

Parking Occupancy Study:

Staff mapped and counted the number of legal parking spaces for each of the streets in the study area. The proponent provided staff with the days and times when parking demand in the neighborhood was believed to be at its highest. Staff then conducted the parking observations during those reported hours. Based upon the City's NPPP, a street parking occupancy rate of 75% is required to qualify for permit parking. Fairmont Way met the requirement with a 75% parking occupancy.

Petition Result:

Because the parking occupancy met the minimum required threshold on Fairmont Way, petitions were circulated for the residents on the street. The petition letter and a list of permit parking advantages and disadvantages were provided by the Traffic Division to each resident property owner on the street. The table below shows the results of the neighborhood polling.

Affected Street	Household In Favor		Household Opposed		Unreturned	
Fairmont Way	11	79%	0	0%	3	21%

The results of the petition process indicated that Fairmont Way meets the required minimum 75% of property owners in favor of the permit parking program.

Findings:

Since the level of parking demand and stakeholder support meets the minimum requirements under the City's NPPP, permit parking is recommended.

The following should be kept in mind:

1. Under the NPPP, property owners on any adjacent street experiencing spillover may request to initiate permit parking within a year without having to pay the application fee. Parking occupancy, petition thresholds, and other requirements in effect at the time will still apply.
2. Any vehicle parking in a designed parking-by-permit area without a permit is subject to citation. Parking permits do not supersede the street sweeping restrictions in the neighborhood.

7. ATTACHMENTS

- Letter of Request
- Area Map
- Site Sketch & Petition Area Map
- Notification Letter