



Agenda Item

City Traffic Commission

Item #: 4.3.

8/13/2025

File #: .25-0431

TO: Chair and Members of the City Traffic Commission

THRU: Larry Tay, City Traffic Engineer

FROM: Maria Flores, Assistant Engineer

1. SUBJECT

Permit parking on the west side of N. Pixley Street from Chapman Avenue to Maple Avenue and both sides of N. Parker Street from Chapman Avenue to Maple Avenue, excluding non-residential frontages.

2. SUMMARY

When the Conditional Use Permit for a nearby business on Chapman Avenue was presented to the City Council for consideration, the potential of permit parking was discussed. That business has since opened, and the City subsequently received a request for permit parking on the aforementioned streets, based upon concerns over parking spillover.

3. RECOMMENDED ACTION

1. Recommend permit parking on the west side of N. Pixley Street from Chapman Avenue to Maple Avenue and both sides N. Parker Street from Chapman Avenue to Maple Avenue, excluding non-residential frontages.
2. Forward to City Council for final action.

4. FISCAL IMPACT

None.

5. STRATEGIC PLAN GOALS

Goal 5: Improve Infrastructure, Mobility, and Technology

6. DISCUSSION AND BACKGROUND

The City's Neighborhood Permit Parking Program (NPPP) is designed to safeguard residential streets from external parking overflow, subject to certain eligibility criteria. To begin the NPPP process, a property owner on an impacted street must submit a written request specifying the desired boundaries for permit parking.

Background:

In 2024, a Conditional Use Permit (CUP) was considered for the development of a church and coffeehouse on a property along Chapman Avenue, between N. Parker Street and N. Pixley Street. At the February 13, 2024, City Council meeting, residents from N. Parker Street and N. Pixley Street

expressed concerns over future parking demand associated with the new coffeehouse and church. Prior to approving the CUP and during Council discussion, it was suggested that these streets should be considered for permit parking if future parking demands were to become problematic for residents.

Following the recent opening of the nearby coffeehouse and church, residents on Parker Street and Pixley Street have experienced an increase in demand for on-street parking along their frontage. In response, a property owner on N. Parker Street submitted a formal request to initiate permit parking on the following segments:

- Both sides of N. Parker Street from Chapman Avenue to Maple Avenue excluding the non-residential frontage; and
- The west side of N. Pixley Street from Chapman Avenue to Maple Avenue excluding the non-residential frontage.

The evaluation limits are shown in the attached Area Map.

Based on the above, these street segments were evaluated for permit parking under a streamlined process that requires a minimum 55% support from property owners on the affected blocks.

Petition Results:

City staff mailed a petition letter and a list of permit parking advantages and disadvantages to the affected property owners on Parker Street and Pixley Street. The table below shows the results of the neighborhood petitions.

Street	Home in Favor		Home Opposed		Unreturned	
N. Parker Street	8	61%	2	16%	3	23%
N. Pixley Street	8	80%	1	10%	1	10%

The final results of the petition process indicated that Parker Street and Pixley Street meets the required 55% of property owners in favor of the permit parking program.

Findings:

Since the level of support exceeds 55%, permit parking is recommended on the aforementioned streets. The following should be kept in mind:

1. Any vehicle parked in a designated parking-by-permit area without a permit is subject to citation.
2. Parking permits do not supersede street sweeping restrictions in the neighborhood.

7. ATTACHMENTS

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

From: Tod < >
Date: Saturday, June 14, 2025 at 11:06 PM
To: Arianna Barrios < >
Subject: Cedarhouse Coffee Issues

Good evening Councilwoman Barrios,

I hope this message finds you well. I'm writing to follow up on concerns my neighbors and I raised during the council meeting regarding Cedarhouse Church and Coffee Shop on Pixley and Parker streets. As you may recall, we voiced concerns about the potential impact of the business, and unfortunately, those issues have already begun to materialize.

Despite the business opening just this week, parking has become a significant problem. Much of the available street parking on Pixley is occupied by customers and employees of Cedarhouse, including spaces that were previously designated for the neighboring dentist's office at Chapman and Pixley.

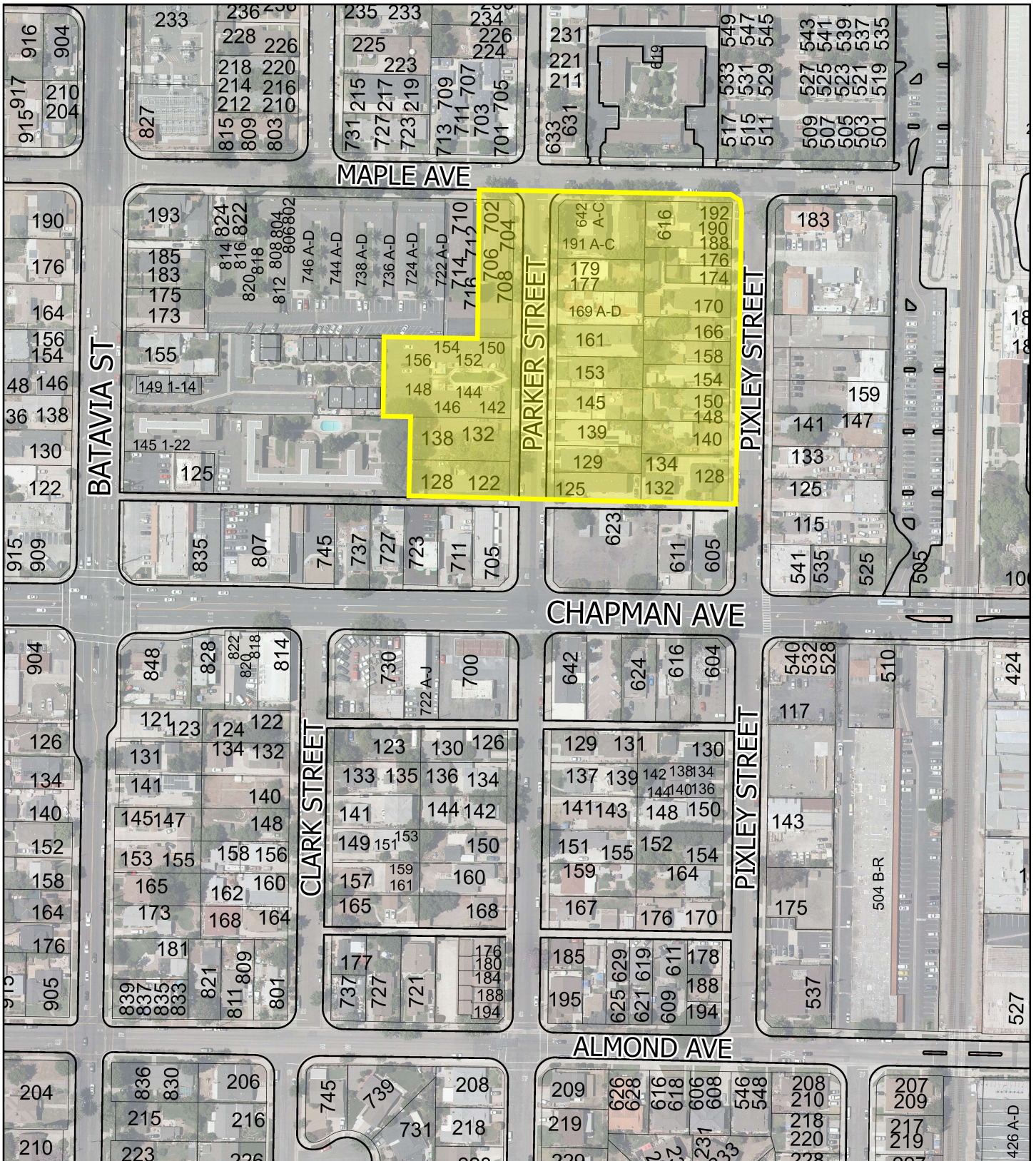
At the meeting, you may remember that several city council members, including Mayor Slater, mentioned expediting the permit parking process for Pixley and Parker streets. However, we have yet to see any progress on this promise, which is increasingly frustrating for residents who are left without available parking near their own homes.

Your support at that meeting was invaluable, and we are hopeful that you can continue to advocate for the implementation of permit parking for our streets. This would help ensure that parking remains available for the residents who live here, especially as our neighborhood becomes less quiet and more congested.

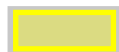
Thank you for your attention to this matter. We truly appreciate your continued support and hope to see action soon.

Best regards,

Tod Brewster



Legend:



Subject Area

ITEM 4.3 PERMIT PARKING ON
PARKER STREET & PIXLEY STREET

CITY OF ORANGE

AREA MAP



City of Orange

Public Works Department
300 E. Chapman Ave.
Orange, CA 92866

July 31, 2025

Dear Resident/ Property Owner:

This is to inform you that the City Traffic Commission will be hearing a request **to add a Neighborhood Parking Permit Program** on the following street(s):

- **The west side of Pixley Street from Chapman Avenue to Maple Avenue, excluding the non-residential frontages**
- **Both sides of Parker Street from Chapman Avenue to Maple Avenue, excluding the non-residential frontages**

The matter will be considered at the **August 13, 2025**, meeting of the City Traffic Commission. The meeting is scheduled at **5:30 p.m.**, in the **City Council Chamber**, located at 300 East Chapman Avenue.

You and any other interested party are encouraged to attend this meeting and express your opinions and/or concerns regarding this issue. Please feel free to contact Maria Flores at (714) 744-5525 or mpflores@cityoforange.org if you have any questions.

Sincerely,



Larry Tay, P.E., PTOE
City Traffic Engineer

LT/fv



(714) 744-5525



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