



Agenda Item

City Traffic Commission

Item #: 4.3.

6/11/2025

File #: 25-0334

TO: Chair and Members of the City Traffic Commission

THRU: Larry Tay, City Traffic Engineer

FROM: Maria Flores, Assistant Engineer

1. SUBJECT

Request for permit parking on the east side of S. Swidler Place from E. Chapman Avenue to E. Almond Avenue, and both sides of E. Almond Avenue from S. Swidler Place to S. Olympia Way.

2. SUMMARY

The request is to implement permit parking on the east side of S. Swidler Place and both sides of E. Almond Avenue, which is adjacent to Permit Parking Area I. The request meets the implementation criteria contained in the city's Neighborhood Permit Parking Program.

3. RECOMMENDED ACTION

1. Approve the implementation of permit parking along the east side of S. Swidler Place from E. Chapman Avenue to E. Almond Avenue.
2. Approve the implementation of permit parking on both sides of E. Almond Avenue from S. Swidler Place to S. Olympia Way.
3. Forward to the 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

In January 1999, the City Council approved the establishment of Permit Parking Area I for the streets surrounding McPherson Magnet School as depicted on the Area Map attached. S. Swidler Place and E. Almond Avenue were given the opportunity to implement permit parking at the time, but they did not receive enough support from residents. In recent years, residents have noticed an increase in demand for on-street parking along their frontage, explaining that the demand for on-street parking originates from outside the neighborhood.

A property owner on S. Swidler Place submitted a request to initiate the process for permit parking on Swidler Place. Due to its proximity to existing Permit Parking Area I and Swidler Place, Almond Avenue was included in the evaluation for permit parking. The limits for evaluation are shown on the attached Area Map. In accordance with the Neighborhood Permit Parking Program (NPPP), staff performed an initial screening of the study area to determine the following:

1. Whether each street is eligible to be considered for permit parking; and
2. If so, does said street lie within a City-defined permit parking opportunity area with streamlined procedures.

Because each of the above streets are eligible for permit parking and outside of a City-defined permit parking opportunity area, minimum levels of parking occupancy and property owner support must be met to recommend permit parking. Both are discussed 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. Per the City's NPPP, a street parking occupancy rate of 75% is required to qualify for permit parking. Both Swidler Place and Almond Avenue exceeded the 75% threshold, with an average parking occupancy of 93% for Swidler Place and 87% for Almond Avenue.

Petition Results

Because the parking occupancy exceeded the minimum 75% threshold on both Swidler Place and Almond Avenue, a petition was circulated to the property owners along those streets. The petition letter and a list of permit parking advantages and disadvantages were provided to each owner on the candidate streets. The table below shows the results of the neighborhood polling.

Affected Streets	Households in Favor		Households Oppose		Unreturned	
Swidler Place	6	85%	0	0%	1	15%
Almond Avenue	9	75%	0	0%	3	25%

The final results of the petition process indicate that both Swidler Place and Almond Avenue meet the required minimum 75% of property owners in favor of the permit parking program.

Findings:

Through the parking occupancy studies, staff have documented a consistently high demand for on-street parking on Swidler Place and Almond Avenue. Since the level of demand for parking exceeds the minimum requirements for occupancy and petition support under the City's NPPP, permit parking is recommended for Swidler Place and Almond Avenue as shown on the Site Sketch & Petition Area Map.

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 would still apply.

2. Any vehicle parked in a designated 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 Letters (2)

Hello,

We are writing to formally request the implementation of permit parking on South Swidler Place in Orange. Over the past few years, parking conditions have become increasingly challenging for the residents of our street, primarily due to the rise in the number of occupants in the nearby apartments.

The residents from these apartments have adopted practices that severely impact parking availability for homeowners on our street. These include deliberately parking vehicles in a manner that occupies multiple spaces, frequently swapping out vehicles to retain prime spots, leaving cars parked for extended periods, and moving them only for street sweeping on Thursdays. Furthermore, we have observed that some residents use their parked vehicles as gathering spots, lingering for hours and even working on their cars late into the night.

These behaviors have created significant challenges for the residents of South Swidler Place. For example, on Wednesdays, trash pickup has become increasingly difficult, leading many of us to resort to placing our trash cans in the street to a spot for trash day. Otherwise, our trash may not be collected due to blocked access, which has occurred multiple times. Additionally, some individuals park dangerously close to driveways, making it difficult for residents to enter or exit their homes.

The situation has escalated to the point where tensions have risen between residents and those occupying parking spots from the apartments. There have been altercations, including an incident involving our gardener, who was confronted by apartment residents for "taking" a parking spot. This hostile environment is creating an uncomfortable atmosphere for all involved.

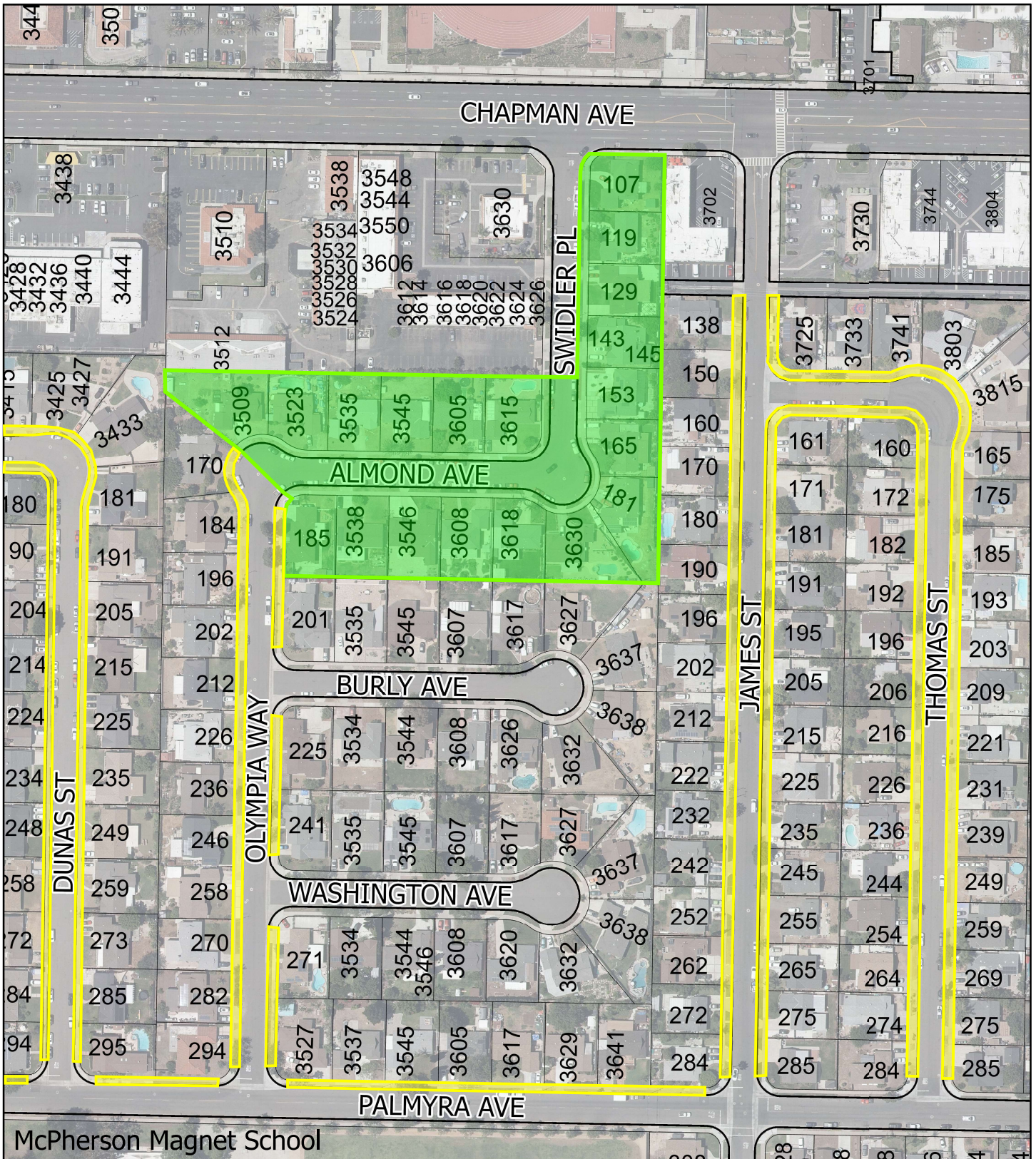
Moreover, the lack of available parking has become a severe inconvenience for our guests, and we have received tickets when forced to use the parking lot across the street during gatherings. This is particularly concerning as we have a disabled child who requires regular medical attention, and nurses and other supportive service staff need a spot to park. The current situation often necessitates "musical cars" to ensure a spot in our driveway, leading to us blocking the sidewalk—a situation that is far from ideal.

It is worth noting that all streets surrounding ours have implemented permit parking due to similar issues, and it is unclear why South Swidler Place has yet to be afforded the same consideration. Given the significant challenges we face, we strongly believe that permit parking is a necessary measure to restore order and ensure that the residents of South Swidler Place can enjoy the peace and comfort of their homes.

Please consider our request and take the necessary steps to implement permit parking on our street.

Thank you.

James Perez



Item 4.3 Permit Parking on Swidler Place & Almond Avenue



Legend:



Study Area



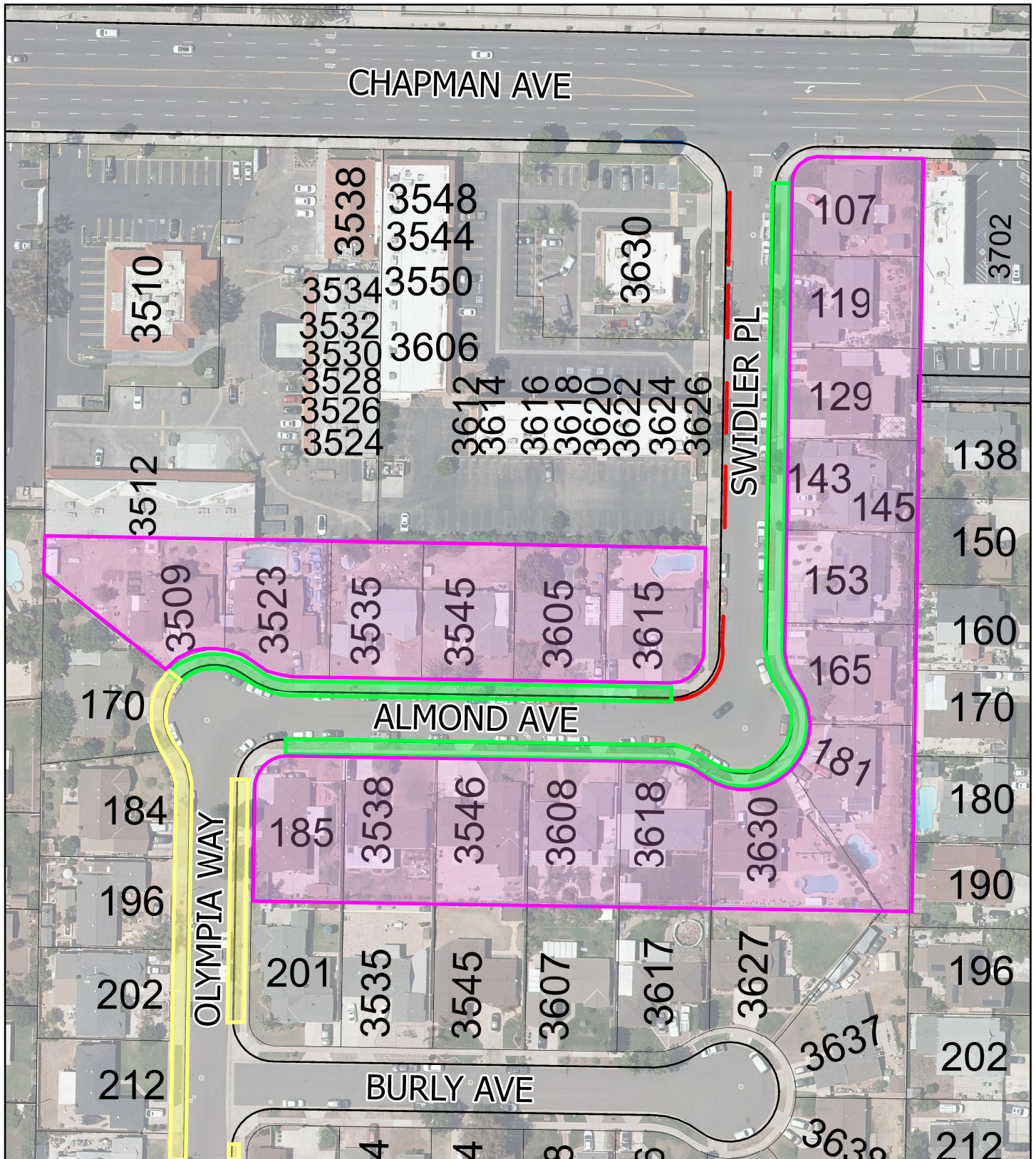
Existing Permit Parking
Area I (1999)



6/3/2025

Source: City of Orange (2024)

CITY OF ORANGE
AREA MAP



Legend:

Proposed Permit Parking Area AD

Petition Area

Existing Permit Parking Area I (1999)

Existing Red Curb

CITY OF ORANGE

SITE SKETCH & PETITION AREA MAP

6/3/2025

Source: City of Orange (2024)



City of Orange

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

June 4, 2025

Dear Resident/ Property Owner:

This letter is intended to provide an update to the notification letter dated May 29, 2025, related to a potential Neighborhood Parking Permit Program on Swidler Place. Another street in the area has subsequently satisfied the necessary requirements to be considered for permit parking. Therefore, the City Traffic Commission (CTC) will be hearing a request to add a **Neighborhood Parking Permit Program** on the following two street(s):

- East Side of Swidler Place between Chapman Avenue and Almond Avenue
- Both Sides of Almond Avenue between Swidler Place and Olympia Way

The matter will be considered at the **June 11, 2025**, meeting of the CTC 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) 744-5537 or mpflores@cityoforange.org if you have any questions.

Sincerely,

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



City of Orange

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

May 29, 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):

- **East Side of Swidler Place between Chapman Avenue and Almond Avenue**

The matter will be considered at the **June 11, 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) 744-5537 or mpflores@cityoforange.org if you have any questions.

Sincerely,

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