



# Agenda Item

## City Traffic Commission

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**Item #:** 4.6.

**4/9/2025**

**File #:** 25-0131

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**TO:** Chair and Members of the City Traffic Commission

**THRU:** Larry Tay, City Traffic Engineer

**FROM:** Gabrielle Hayes, Principal Civil Engineer

### 1. SUBJECT

Request for permit parking on both sides of E. Avenida Palmar from west City limits to N. Thora Street and on both sides of N. Sandpiper Circle.

### 2. SUMMARY

This request is to implement permit parking on the aforementioned streets, which are adjacent to Permit Parking Area AA.

### 3. RECOMMENDED ACTION

1. Approve the implementation of permit parking on the following streets:
  - a. Both sides of E. Avenida Palmar from west City limits to N. Thora Street.
  - b. Both sides of N. Sandpiper Circle.
2. 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 December 2023, the City Council approved the establishment of Permit Parking Area AA for the streets of E. Ryals Lane and 200 block of N. Renee Street (as depicted on the Area Map attached). Since implementation of permit parking in Area AA, residents on neighboring streets have observed an increase in demand for on-street parking on their frontages. Staff received two separate requests to initiate the process for permit parking on streets adjacent to existing Permit Parking Area AA.

The first request was from a property owner on N. Sandpiper Circle asking for the cul-de-sac to be incorporated into Permit Parking Area AA. The second request was from a property owner on N. Thora Street asking for three streets to be studied: the 300 block of N. Renee Street, E. Avenida

Palmar from west City limits to N. Thora Street, and N. Thora Street.

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 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.

After evaluating the four streets requested for study, staff determined the 300 block of N. Renee Street was ineligible for permit parking for several reasons. The west side of N. Renee Street provides curbside parking along a residential property located within unincorporated County of Orange. Residents who live outside the City of Orange, such as this property, are ineligible to participate in the permit parking program. Additionally, the only site that takes direct access off of N. Renee Street is 349 N. Renee Street, a residential property that also operates as a wedding venue under a Conditional Use Permit with the City. The NPPP is intended to serve residential streets and the commercial nature of this site precludes this street from consideration for permit parking.

The remaining three streets of N. Sandpiper Circle, E. Avenida Palmar, and N. Thora Street were identified as eligible for permit parking and outside of a City-defined permit parking opportunity area. As such, 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 proponents 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 report hours. Per the City's NPPP, a street parking occupancy rate of 75% is required to qualify for permit parking. E. Avenida Palmar and N. Sandpiper Circle were the only streets to exceed the 75% threshold, with an average parking occupancy of 76% and 75%, respectively.

N. Thora Street (57%) failed to meet the 75% parking occupancy threshold.

### **Petition Results**

Because the parking occupancy exceeded the minimum 75% threshold only on E. Avenida Palmar and N. Sandpiper Circle, petitions were circulated for the residents on each street (Thora Street was not included). The petition letter and a list of permit parking advantages and disadvantages were provided by the Traffic Division to each of the resident property owners and absentee property owners on the candidate streets. The table below shows the results of the neighborhood polling.

Affected Streets	Households In Favor		Households Opposed		Unreturned	
E. Avenida Palmar	15	88%	0	0%	2	12%
N. Sandpiper Circle	6	75%	0	0%	2	25%

The final results of the petition process indicate that both Avenida Palmar and Sandpiper Circle 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 E. Avenida Palmar, from west City limits to N. Thora Street, and N. Sandpiper Circle. Since the level of demand for parking exceeds the minimum requirements under the City's NPPP, permit parking is recommended on the aforementioned streets.

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

## Maria Prado Flores

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**From:** Clifford Clinton  
**Sent:** Monday, January 6, 2025 3:16 PM  
**To:** Maria Prado Flores  
**Subject:** Fwd: Sandpiper Circle - permit parking request

Here is the email I sent to Dave Allenbach in September.

Thanks  
Cliff Clinton

----- Forwarded message -----

**From:** Clifford Clinton  
**Date:** Mon, Sep 23, 2024, 9:28 AM  
**Subject:** Sandpiper Circle - permit parking request  
**To:** <[dallenbach@cityoforange.org](mailto:dallenbach@cityoforange.org)>  
**Cc:** Leah Clinton ICE-1

Dear. Mr Allenbach,

I am writing to request that the North Sandpiper Circle cul de sac off of East Ryals Lane be added to the permit required parking that is all around the cul de sac on Ryals and the N. Renee Street cul de sac. There are 8 houses on our cul de sac, with only about 8 available curb side parking spots. Typically 5-7 of these spots are filled by residents in the evenings, which means that if visitors were to come there may not be parking available on the cul de sac. Due to the permit parking requirement they could not park on Ryals either, which really means you have restricted visitors to our homes. This means that if someone were to have an event such as a birthday party or wedding (we have 6 kids and our next neighbor has 7 kids) there would be nowhere for the guests to park without risk of getting parking tickets. And we were not offered any parking permits to park on Ryals because we are not included in the permit zone.

I understand that you said regular 75% parking occupancy is required for permit parking, but I feel that the 75% of parking requirement should not have been limited to the cul de sac alone. It should have been included in the percentage of parking available on Ryals extending out of the cul de sac on your initial study. I do not feel that marking the N. Sandpiper Circle as its own entity was a fair measure of the parking capacity.

Please reconsider permit parking for the North Sandpiper Circle cul de sac.

Sincerely,  
Clifford Clinton, MD, and Leah Clinton

Susie Pham

9/10/24

Application for permit parking only for Thora St, Avenida Palmar and Renee (not county side up to Thora).

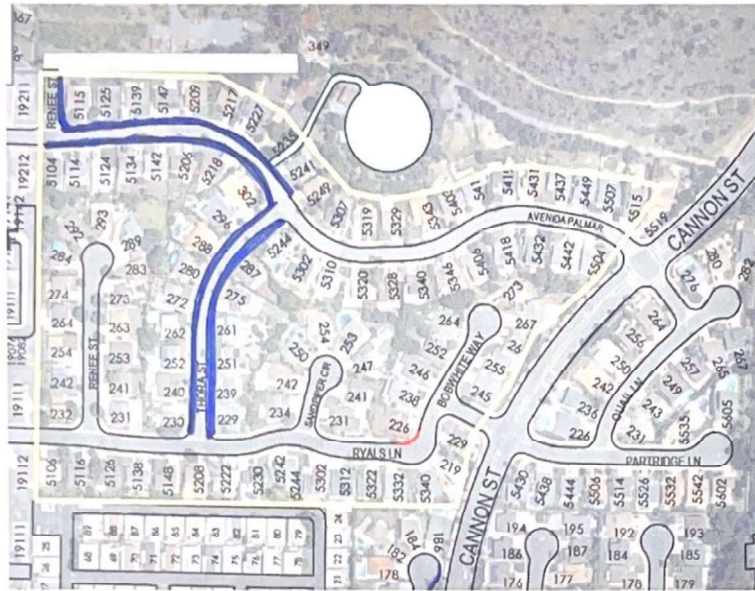
My name is Susie Pham and I live at [redacted] I have been at this home for 14 years. The area that is being requested for permit parking is attached and shown in BLUE. We live near the apartments and condos on Rancho Santiago and the county side of Avenida Palmar. When additional apartments and condos were added on Rancho Santiago in 2017, it affected our neighborhood greatly and now with Ryals being permitted, we are seeing the overflow from the cars and work trucks that used to park on Renee and Ryals. On a daily basis, we have big rigs, over-sized trailers, RVs, and commercial/work trucks on our street. Our mailboxes, driveways and even intersections have been blocked. Backing out of our homes is dangerous when our driveways are blocked or partially blocked. We cannot see when we back up due to the commercial vehicles that are parked!

The influx of vehicles is not only creating difficulties for residents but is also leading to unsafe conditions in our area. I am concerned for the safety of my family and my community. As a resident on Thora, when pulling out from our street on to Avenida Palmar, there are so many cars parked on the street that it makes it extremely unsafe because of the curve in the street. These large vehicles obstruct the view for drivers and pedestrians, making the intersection of Thora and Avenida Palmar extremely dangerous. I am not able to see cars that go up Avenida Palmar. The presence of these oversized vehicles also limit access for emergency vehicles and at times, block the fire hydrants.

I have witnessed many near accidents. People drive fast and it is dangerous when pulling out onto Avenida Palmar. We have commercial trucks parked that are very wide making it unsafe to drive on Avenida Palmar. At times, cars will just double park in the street and leave their hazards on with no regards to the safety of others. Cars are parked all along Avenida Palmar and we have had catalytic converters stolen, people loitering and drinking in their cars, people staring at us and our children as we come outside and littering (trash, cigarette butts and beer bottle and cans).

We have kindly asked the people parking not to park their commercial vehicles since it is illegal. They have ignored our requests and continue to park there.

We need your help in making our neighborhood safe again. Please contact me with more information on how to move forward with permit parking. Thank you for your time.







## City of Orange

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

March 26, 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):

- **Both sides of Avenida Palmar between Thora Street and Renee Street.**
- **Sandpiper Circle north of Ryals Lane**

The matter will be considered at the **April 9, 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](mailto:mpflores@cityoforange.org) if you have any questions.

Sincerely,

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



(714) 744-5525

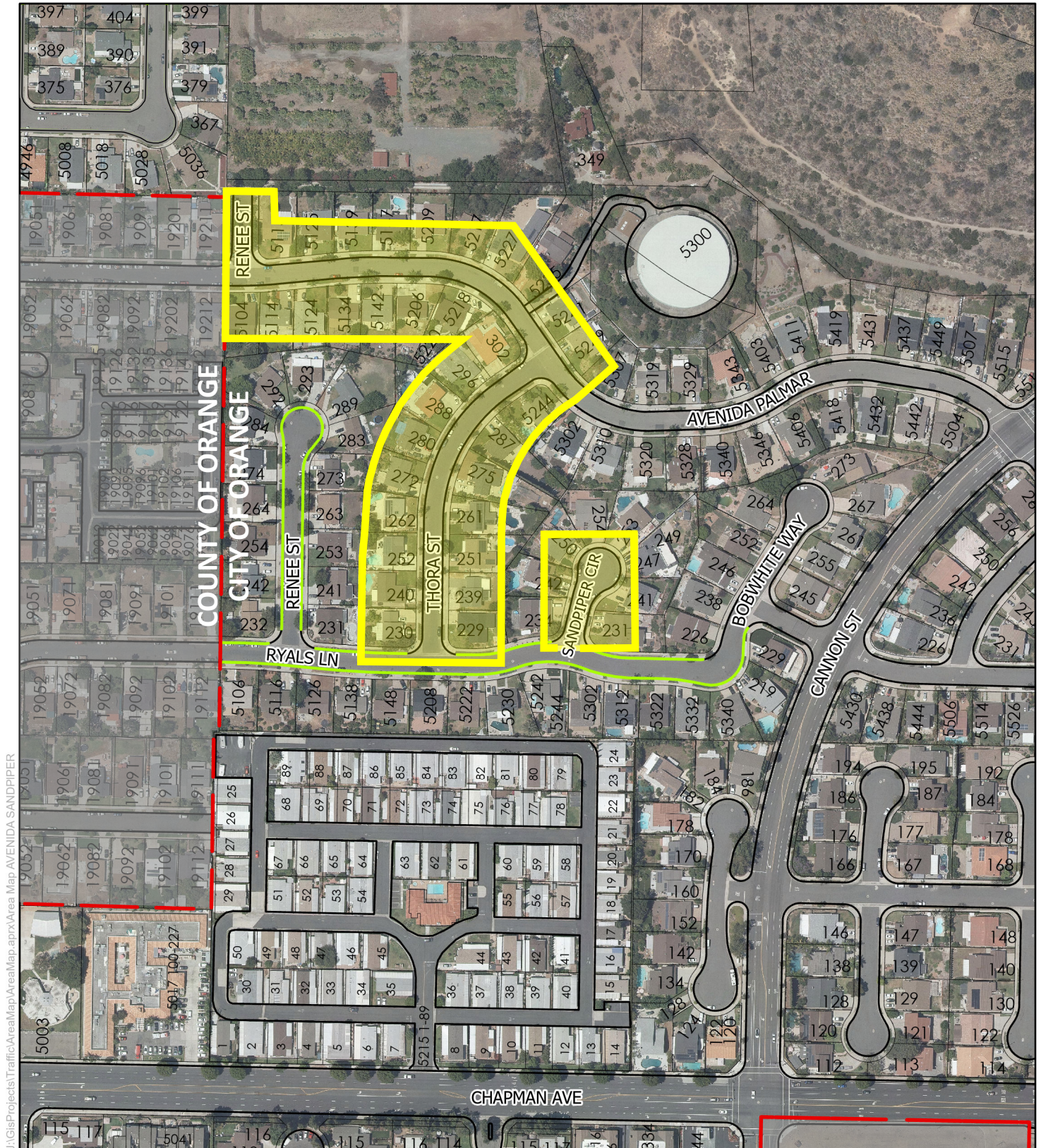


[www.cityoforange.org](http://www.cityoforange.org)



[pwinfo@cityoforange.org](mailto:pwinfo@cityoforange.org)





J:\GIS\Projects\Traffic\AreaMap\AreaMap.aprx\Area Map AVENIDA SANDPIPER



Item 4.6 Permit Parking on E. Avenida Palmar and N. Sandpiper Circle

**Legend:**



Subject Area



City of Orange Boundaries



Existing Permit Parking Area AA (2023)



0 125 250  
Feet

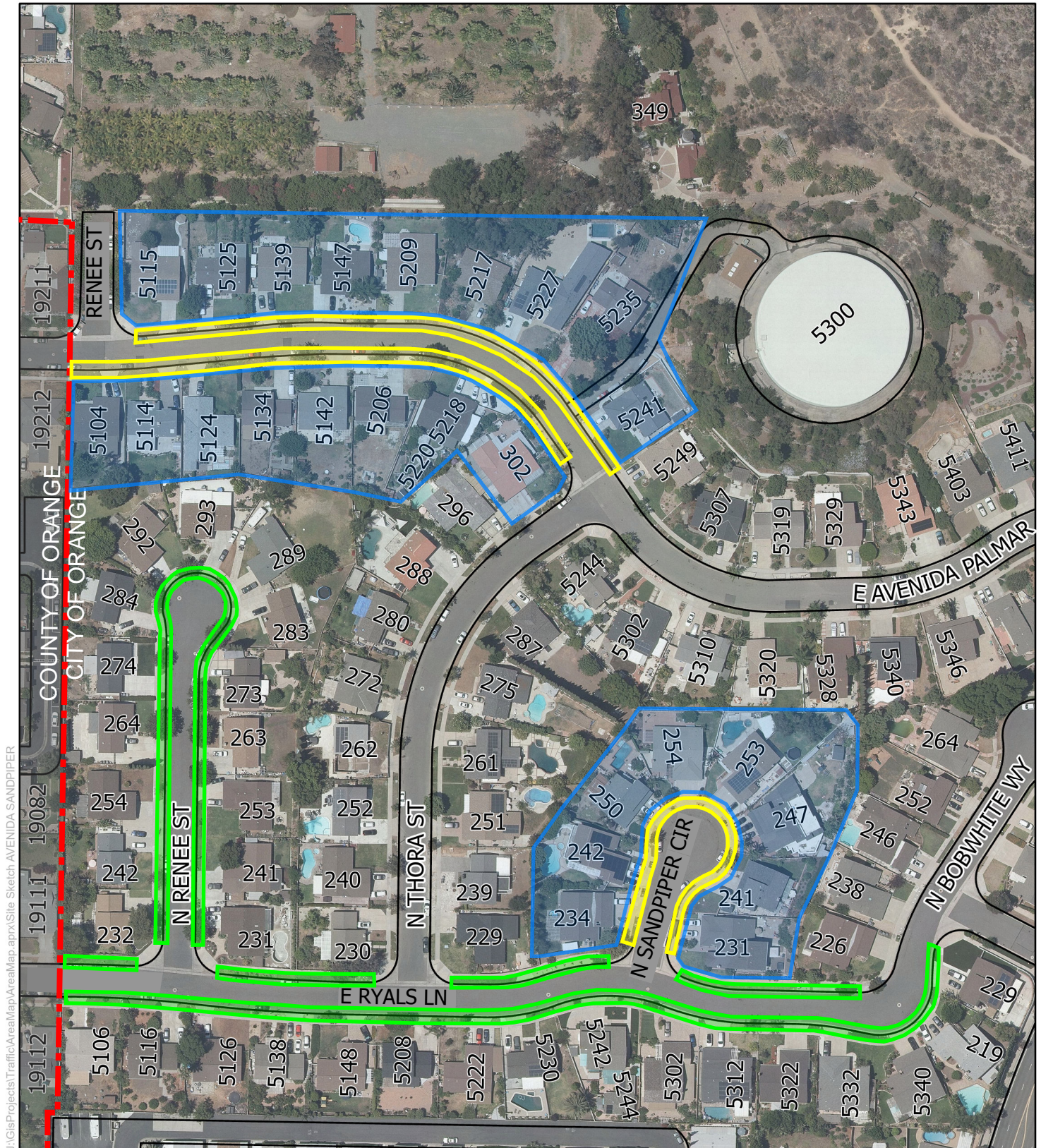
3/27/2025

Source: City of Orange (2025)

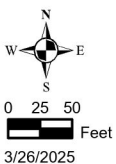
CITY OF ORANGE

**AREA MAP**





J:\GIS\Projects\Traffic\AreaMap\AreaMap.aprx\Site Sketch Avenida SANDPIPER



Source: City of Orange (2025)

# Item 4.6 Permit Parking on E. Avenida Palmar and N. Sandpiper Circle

## Legend:

- Existing Permit Parking Area AA (2023)
- Proposed Addition to Permit Parking Area AA

- Petition Area
- City of Orange Boundaries

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## SITE SKETCH & PETITION AREA MAP