



Agenda Item

City Traffic Commission

Item #: 4.7.

4/9/2025

File #: 25-0201

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 N. Mallard Street, from E. Locust Avenue to E. Jackson Avenue.

2. SUMMARY

This request is to implement permit parking on N. Mallard Street, which is adjacent to Permit Parking Area L.

3. RECOMMENDED ACTION

1. Approve the implementation of permit parking on N. Mallard Street, from E. Locust Avenue to E. Jackson Avenue.
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

A property owner on N. Mallard Street submitted a request to initiate the process for permit parking on a total of five streets adjacent to existing Permit Parking Area L (established in 2007): E. Jackson Avenue, E. Monroe Avenue, E. Locust Avenue, N. Mallard Street and N. Morgan Street. The extents of the requested streets are 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 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 is 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 report hours. Per the City's NPPP, a street parking occupancy rate of 75% is required to qualify for permit parking. N. Mallard Street was the only street to exceed the 75% threshold, with an average parking occupancy of 79%.

N. Morgan Street (7%), E. Jackson Avenue (37%), E. Monroe Avenue (54%), and E. Locust Avenue (44%), each failed to meet the 75% parking occupancy threshold.

Petition Results

Because the parking occupancy exceeded the minimum 75% threshold only on N. Mallard Street, a petition was circulated for those residents (the other streets were 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	
N. Mallard Street	11	85%	1	7%	1	7%

The final results of the petition process indicate that Mallard Street meets 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 N. Mallard Street. Since the level of demand for parking exceeds the minimum requirements under the City's NPPP, permit parking is recommended on the aforementioned street.

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

October 22, 2024

To whom it may concern:

We have an overflow parking issue in our neighborhood located off E Collins Ave. Major cross streets are Collins and North Wanda Road in the city of Orange. The streets that we would like to pursue permitting are the following: North Mallard Street, East Locust Ave, Locust Ave, East Monroe Ave, East Jackson Ave, and North Morgan Street.

This is an issue that in recent months has become a problem. For years, cars from across Collins would come and park in our neighborhood on an occasional basis and it was tolerated. This past year, it has turned into a major problem. Locust (connecting street to Villa Park) has become disgusting with litter, broke down vehicles, and the number of cars has significantly increased. Our neighborhood now has additional cars parking all along N. Mallard and N. Morgan and cars are starting to park down E. Locust, E. Monroe and E. Jackson. Some days are worse than others, but most nights there is not any room for our residents to park their own cars in front of their own homes.

In addition to the lack of parking, there are noise issues, cars illegally parking on corners, large work vehicles with trailers parked for extended periods, trash left on our lawns and in gutters, urinating on our walls, drug evidence, drinking in cars, people sleeping in their cars, and other lewd acts in cars.

Thank you for your time!

Xana Hanstad

Homeowner-

N Mallard Street, Orange CA 92867



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 Mallard Street between Locust Avenue and Jackson Avenue (995 to 1079 Mallard Street).**

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 if you have any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "Larry Tay", is written over the word "Sincerely,".

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



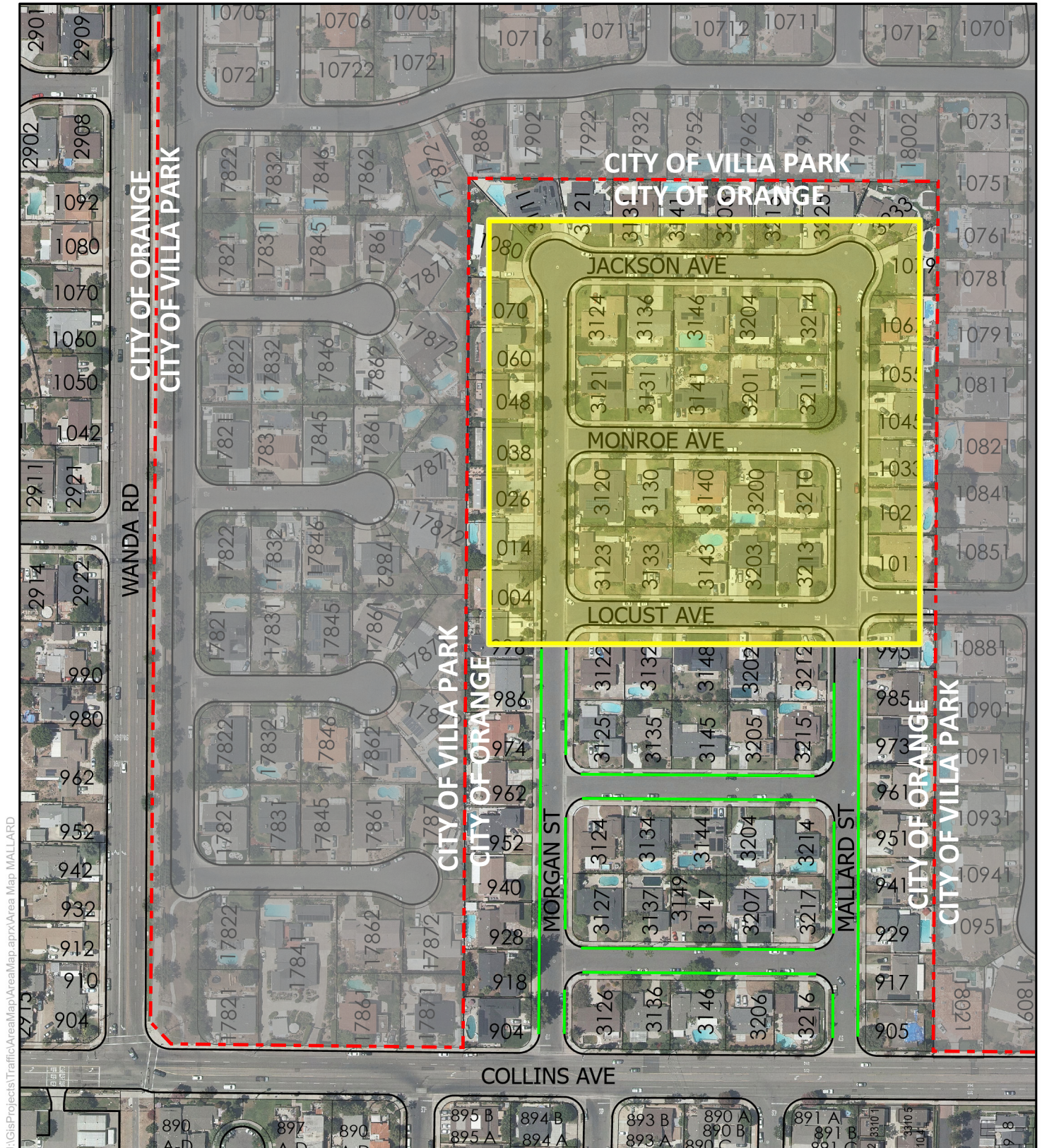
(714) 744-5525



www.cityoforange.org



pwinfo@cityoforange.org



J:\GIS\Projects\Traffic\AreaMap\AreaMap.aprx\Area Map MALLARD



0 100 200 Feet

3/27/2025

Source: City of Orange (2025)

Legend:



Subject Area



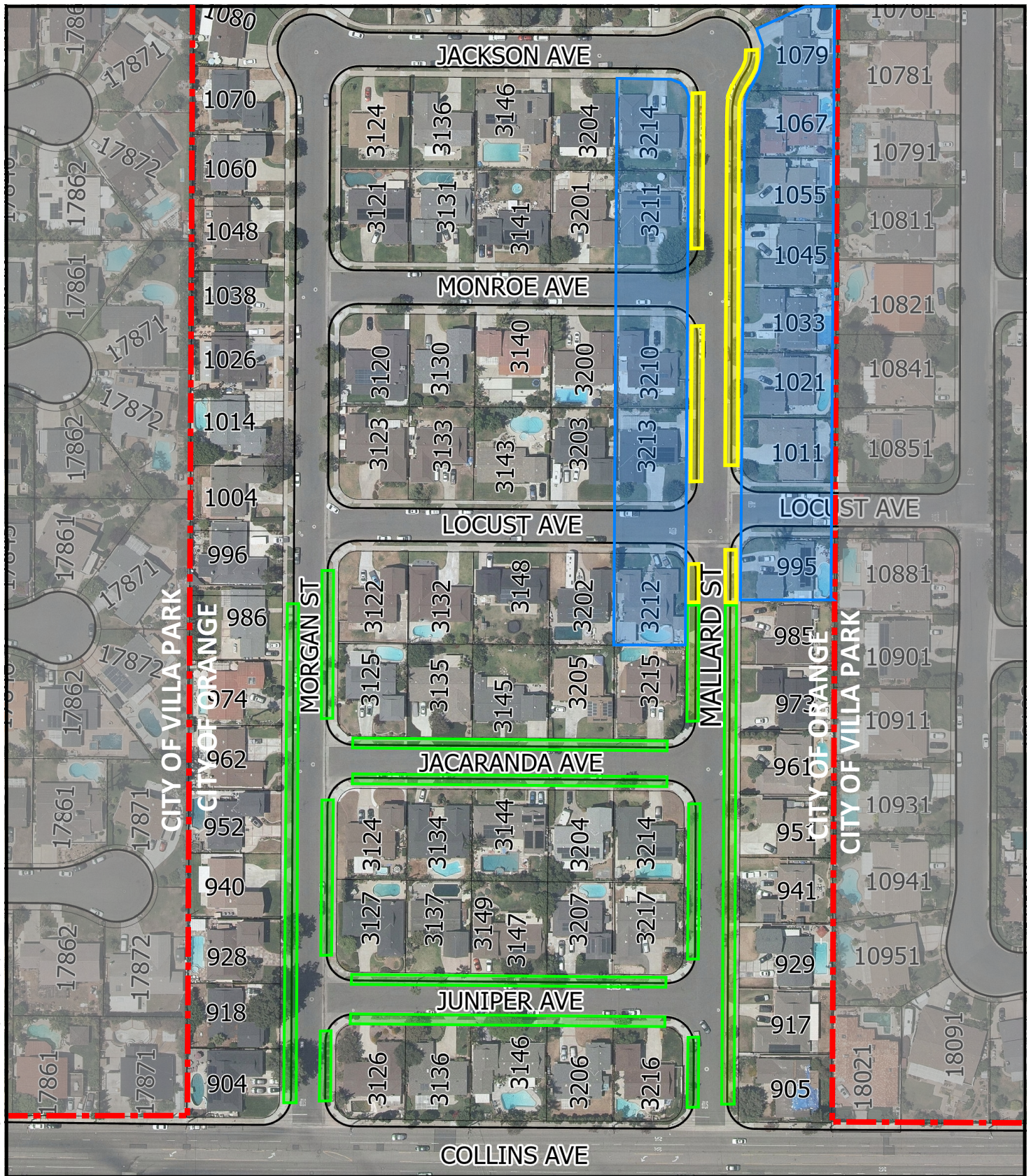
City of Orange Boundaries



Existing Permit Parking Area L (2007)

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CITY OF ORANGE
AREA MAP

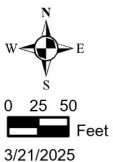


Legend:

- Existing Permit Parking Area L (2007)
- Proposed Addition to Permit Parking Area L

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- Petition Area
- City of Orange Boundaries



Source: City of Orange (2025)

SITE SKETCH & PETITION AREA MAP

CITY OF ORANGE