



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

Dear City of Orange,

My name is Brock Fedden and I am the homeowner of [REDACTED]. My neighbors and I have noticed a huge influx of cars parking on our street from the apartments over the hill located on La Veta Ave named Arroyo Casa Apartments. We expect the parking problem to increase with the two new apartment complexes that are currently being built. The cars start arriving around 5:00 pm and some will leave the next day around 3:00 pm. Although there have been many times when the cars will stay on our street for 2+ days. They block our mailboxes, leave piles of trash out of their vehicles on the curb before they pull away, we have even had the car owners get violent with neighbors when asked if they lived on the street.

The neighbors from [REDACTED] were given a notice by me and have all agreed that parking by permit is the way to go.

The neighbors across the street from [REDACTED] were also given the same notice and have agreed with the parking by permit.

I know that we have to provide a \$500 petition fee. I have included a check. If you need to get ahold of me please email [REDACTED] also CC [REDACTED] or call [REDACTED]

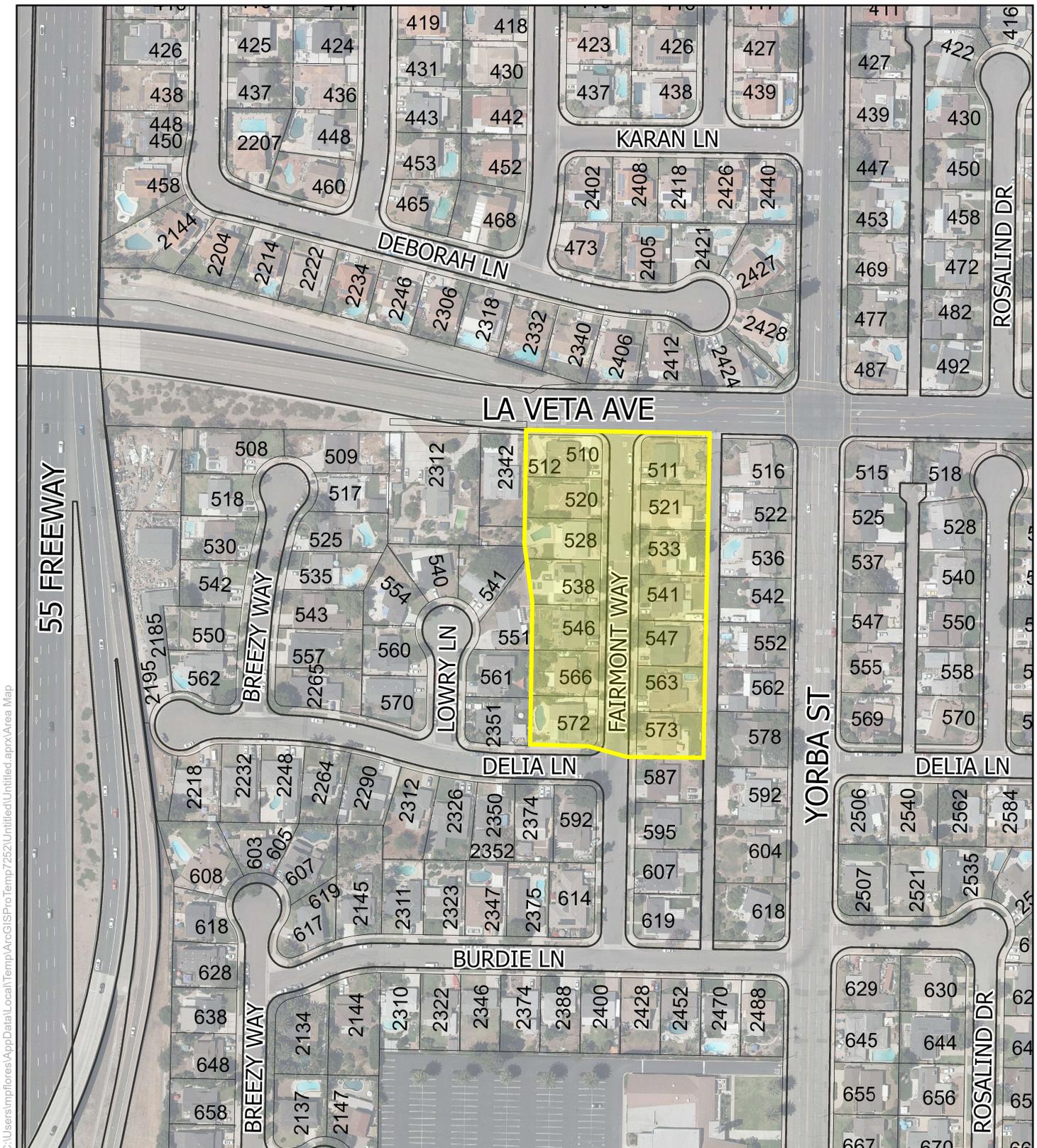
[REDACTED]

Fairmont way → La Veta Ave to Delia Ln

after 8-9pm
Saturday & Sunday

Thursday night

Friday night



C:\Users\mpiflores\AppData\Local\Temp\ArcGISPro\Temp7252\Unfiled\Unfiled.aprx\Area Map

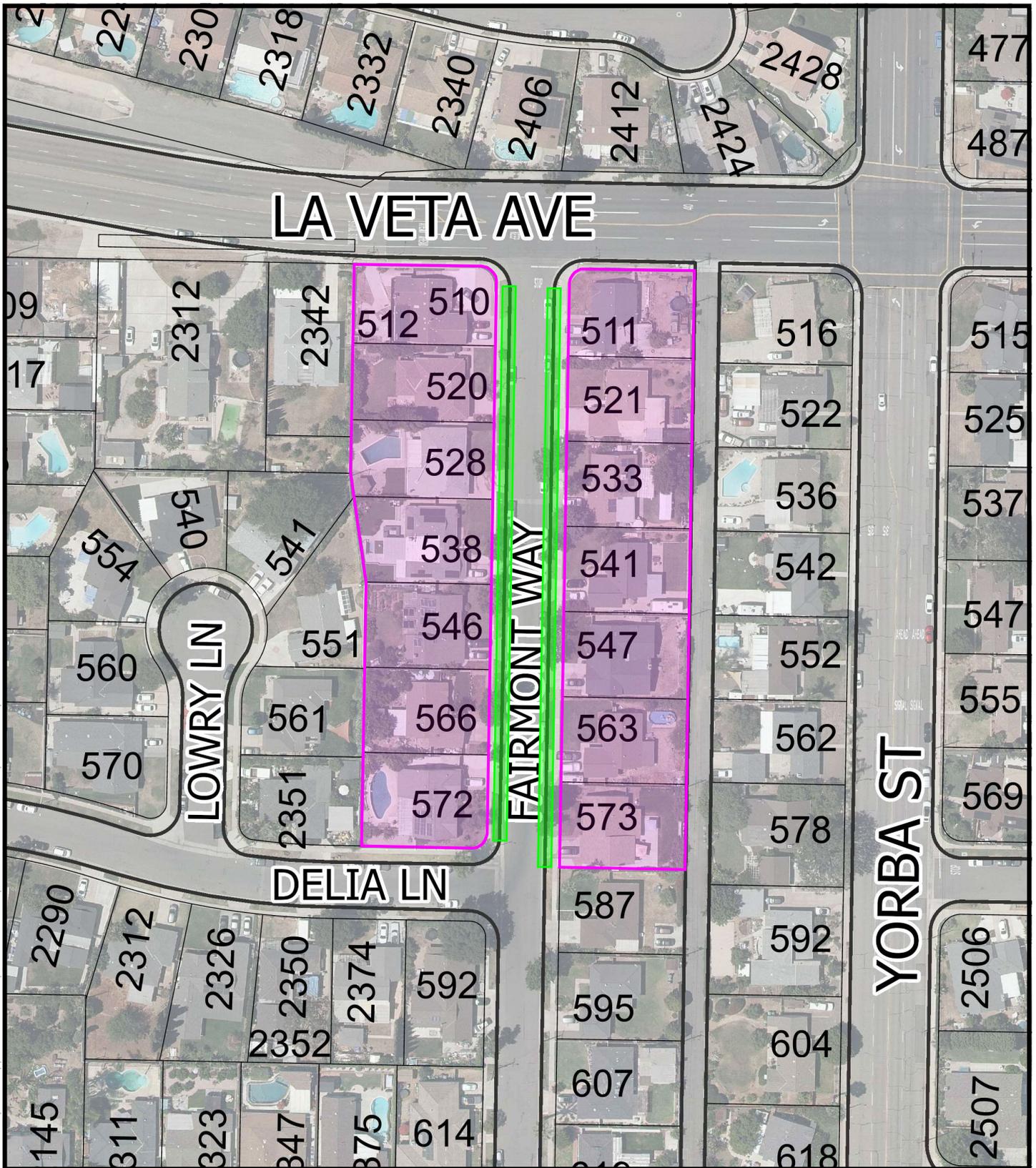


LEGEND:

 AREA MAP

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LA VETA AVE

LOWRY LN

FAIRMONT WAY

DELIA LN

YORBA ST



LEGEND:

PETITION AREA

PROPOSED PERMIT PARKING AREA AF

ITEM 4.3 PERMIT PARKING FAIRMONT WAY



CITY OF ORANGE

SITE SKETCH & PETITION AREA

1/29/2026

Source: City of Orange (2024)



City of Orange

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

January 29, 2026

Dear Resident/Property Owner:

This letter is to inform you that an item will be presented to the City Traffic Commission regarding:

- **A request to add a Neighborhood Permit Parking Program on Fairmont Way from La Veta to Delia Lane.**

The matter will be considered at the **February 11, 2026**, 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 Fay, P.E., PTOE
Deputy Public Works Director/
City Traffic Engineer