



# Agenda Item

## Orange City Council

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**Item #:** 8.1.

10/14/2025

**File #:** 25-0559

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**TO:** Honorable Mayor and Members of the City Council

**THRU:** Jarad Hildenbrand, City Manager

**FROM:** Christopher Cash, Public Works Director

### 1. SUBJECT

Establishment of Permit Parking Area "AE" to be comprised of 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, adjacent to residential land uses. Resolution No. 11636.

### 2. SUMMARY

The recent opening of a nearby business has prompted concerns about parking spillover, leading to a request for permit parking on N. Parker Street and the west side of N. Pixley Street. This request is adequately supported by affected property owners and recommended by the City Traffic Commission. If approved, Parker Street and Pixley Street would establish Permit Parking Area "AE."

### 3. RECOMMENDED ACTION

Adopt Resolution No. 11636. A Resolution of the City Council of the City of Orange adopting a revised master resolution of designated permit parking areas and established permit parking opportunity areas within the City of Orange.

### 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) aims to protect residential streets from external parking demand, contingent upon meeting established eligibility criteria. To initiate the NPPP process, a property owner on an affected street must submit a written request identifying the proposed boundaries for permit parking consideration.

In 2024, a Conditional Use Permit (CUP) was considered for the development of a church and coffeehouse in proximity residential homes on Pixley and Parker streets north of Chapman Avenue. At the February 13, 2024, City Council meeting, residents of these streets expressed concerns over future parking demand associated with said development. Prior to CUP approval and during Council discussion, it was suggested that permit parking be considered if future parking demand were to

become problematic for the residents.

Following the recent opening of the nearby coffeehouse and church, residents on Parker Street and Pixley Street have been experiencing an increase in demand for on-street parking in front of their homes. As a result, staff received a written request for permit parking on Parker Street and Pixley Street. Upon evaluating the surrounding land uses and potential impacts, staff determined that permit parking consideration would be limited to both sides of Parker Street and the west side of Pixley Street, between Chapman Avenue and Maple Avenue-specifically adjacent to residential properties.

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. Staff mailed petitions and the results of the petition process for Parker Street was 61% in support, 16% opposed, and 23% did not respond. On Pixley Street, 80% of the residents were in support, 10% opposed, and 10% did not respond. Because the support on each street met the 55% criteria, staff supports, and the City Traffic Commission recommends implementation of permit parking. If approved, 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, adjacent to residential land uses would establish Permit Parking Area "AE".

Should nearby residents of Maple Avenue, in the vicinity of Pixley and Parker streets, experience substantial parking spill-over in front of their homes, the City may create a permit parking opportunity area (PPOA) that comprises several nearby streets within the immediate neighborhood. While the boundaries of such an area would be determined by staff, the intent would be to provide residents in high-parking demand areas with a mechanism to "opt-in" to permit parking. Should the need to establish a PPOA arise, a report will be presented to City Council for consideration. If the PPOA is approved, Permit Parking Area "AE" would be abolished and merged together with the PPOA.

It should be noted that permit parking does not supersede other parking restrictions such as street sweeping. Participation in the permit program is voluntary. However, any vehicle parking on the street without a permit after implementation is subject to citation.

## 7. ATTACHMENTS

- Attachment 1 Resolution No. 11636
- Attachment 2 Parker Street and Pixley Street Activation Map
- Attachment 3 City Traffic Commission Staff Report August 13, 2025
- Attachment 4 Draft City Traffic Commission Minutes August 13, 2025
- Attachment 5 Notification Letter Parker Street and Pixley Street