



Agenda Item

City Council

Item #: 9.1.

8/26/2025

File #: 25-0482

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 “AD” to be compromised of the east side of S. Swidler Place from E. Chapman Avenue to E. Almond Avenue and E. Almond Avenue from S. Swidler Place to S. Olympia Way. Resolution No. 11630.

2. SUMMARY

Staff received a request for permit parking on S. Swidler Place and E. Almond Avenue. The request was processed in accordance with the City’s Neighborhood Permit Parking Program (NPPP), adequately supported by the affected property owners, and recommended by the City Traffic Commission. If approved, Swidler Place and Almond Avenue will establish Permit Parking Area “AD.”

3. RECOMMENDED ACTION

Adopt Resolution 11630. 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) provides a mechanism for protecting residential streets from external parking overflow when certain criteria are satisfied. To initiate the NPPP process, a property owner on an affected and eligible street must submit a written request identifying the streets where permit parking is being requested, as well as days and times where demand for on-street parking is the highest. City staff then reviews the proposed streets for program eligibility and determines the final study area (boundaries) within which permit parking will be considered. Study area streets must have a minimum 75% parking occupancy and 75% property owner support via a petition process. If these criteria are met, staff will present the proposed permit parking boundaries to City Traffic Commission (CTC) for initial review and City Council for final approval.

Staff received a written request to implement permit parking on S. 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. After review of the streets and neighborhood staff confirmed that Swidler Place and Almond Avenue met the objectives and criteria of the City's NPPP for permit parking consideration. Staff mapped the number of legal parking spaces for the street and conducted parking occupancy studies during hours of highest demand identified by the proponent. Both Swidler Place and Almond Avenue exceeded the 75% minimum level of parking occupancy, with an average parking occupancy of 93% for Swidler Place and 87% for Almond Avenue. Subsequently, staff mailed petitions to affected property owners. The results of the petition process for Swidler Place indicate that 85% of property owners are in favor of permit parking, 0% are opposed, and 15% did not respond. On Almond Avenue 75% of property owners are in favor of permit parking, 0% are opposed, and 25% did not respond.

Based on the above staff supports, and the CTC recommends implementation of permit parking. If approved, Swidler Place from Chapman Avenue to Almond Avenue and Almond Avenue from Swidler Place to Olympia Way, would establish Permit Parking Area "AD".

7. ATTACHMENTS

- Attachment 1 Resolution No. 11630
- Attachment 2 Swidler Place and Almond Avenue Activation Map
- Attachment 3 City Traffic Commission Staff Report June 11, 2025
- Attachment 4 City Traffic Commission Minutes June 11, 2025
- Attachment 5 Notification Letter Swidler Place & Almond Avenue