



# Agenda Item

## City Traffic Commission

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Item #: 4.3.

10/8/2025

File #: 25-0537

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

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

**FROM:** Maria Flores, Assistant Engineer

### 1. SUBJECT

Removal of existing blue curb on Pixley Street; and installation of time-limited parking along the commercial frontages of Parker and Pixley streets, north of Chapman Avenue. Resolution TC 03-2025.

### 2. SUMMARY

The City Traffic Commission ("CTC") recently recommended permit parking along the residential portions of Pixley and Parker streets, north of Chapman Avenue. At the same time, the CTC directed staff to evaluate the potential for time-limited parking on the commercial portions of said streets, as well as the necessity of existing blue curb markings on the east side of Pixley Street, north of Chapman Avenue. The following recommendations are intended to eliminate unnecessary legacy curb markings while promoting parking turnover.

### 3. RECOMMENDED ACTION

1. Remove existing blue curb on the east side of Pixley Street along the frontage of 541 W. Chapman Avenue.
2. Installation of 1-hour parking on the east side of Pixley Street along the frontage of 541 W. Chapman Avenue.
3. Installation of 1-hour parking on both sides of Parker Street, north of Chapman Avenue, adjacent to 623 and 705 W. Chapman Avenue.
4. Adopt Resolution TC 03-2025. A Resolution of the Traffic Commission of the City of Orange for the Establishment of 1-hour Time-Limited Parking on Both Sides of Parker Street and the East Side of Pixley Street, North of Chapman Avenue, Adjacent to 541, 623, and 705 W. Chapman Avenue (Assessor Parcel Numbers 386-461-14, 386-462-23, AND 386-463-14).

### 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

At their meeting of August 13, 2025, the City Traffic Commission (“CTC”) recommended that the City Council approve permit parking along the residential frontages of Pixley and Parker streets, north of Chapman Avenue. Concurrent with that recommendation, Commission Chair Adam requested (1) the re-evaluation of need for existing blue curb on the 100 North block of Pixley Street and (2) the establishment of 1-hour time-limited parking on the entire commercial frontages of both streets. Doing so is intended to both promote parking turnover and mitigate any potential parking displacement associated with permit parking, while ensuring that all curb markings are consistent with the City’s current needs.

### Existing Conditions

The 100 North block of Parker Street primarily supports residential uses, with the exception of commercial parcels on the northwest and northeast corners of Chapman Avenue and Parker Street. The west side of the 100 block of Pixley Street primarily supports residential uses, with the exception of the commercial parcel on the northwest corner of Chapman Avenue and Pixley Street. The east side of the 100 block of Pixley Street supports mixed used commercial with 1-hour time-limited parking from Chapman Avenue to 125 N. Pixley Street, except for a single blue curb space adjacent to 541 W. Chapman Avenue.

### Proposed Modifications

#### *Pixley Street*

The aforementioned blue curb was installed around October 2017 at the request of the manager of Le Gourmet Culinary, who sought a designated accessible space adjacent to the business. Upon recent outreach, staff confirmed that Le Gourmet Culinary is no longer operating at 541 W. Chapman Avenue. As the blue curb designation is no longer necessary, staff recommends its removal, and replacement with a 1-hour time-limited parking stall to align with similar restrictions for other commercial frontages on this street.

#### *Parker Street*

Parker Street is comprised of residential and commercial uses, each of which have different parking needs. In general, commercial uses tend to require more parking turnover than residential uses; however, there are not existing parking time limits in effect. Moreover, the recent recommendation to implement permit parking on the residential portions of Parker Street may leave the commercial frontages vulnerable to parking intrusion, unless a time limit (1-hour parking) is implemented.

### Analysis

The commercial parcels in this area have limited off-street parking for their customers and clients, and the demand for on-street parking in the subject area is high throughout the day. Implementing time-limited parking along the commercial frontages of Parker Street and Pixley Street will encourage curbside turnover, which may be desirable for nearby businesses, while protecting valuable curb space from displaced demand from nearby permit parking. It should be noted that time-limited parking will be enforced from 7:00 a.m. to 6:00 p.m. daily, in accordance with the Orange Municipal Code.

## **7. ATTACHMENTS**

- Area Map
- Site Sketch
- Notification Letter
- Resolution No. TC 03-2025