



Agenda Item

City Traffic Commission

Item #: 4.3

8/12/2026

File #: 26-0448

TO: Chair and Members of the City Traffic Commission

THRU: Larry Tay, Deputy Public Works Director/Traffic Engineer

FROM: Jose A La Torre, Transportation Analyst

1. SUBJECT

Request for permit parking on the south side of Almond Avenue from Olive Street to Glassell Street

2. SUMMARY

A request for permit parking on Almond Avenue, located within Permit Parking Opportunity Area "6", 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.

3. RECOMMENDED ACTION

1. Approve the implementation of permit parking along residential frontages on the south side of Almond Avenue from Olive Street to Glassell Street.
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 the affected block of Almond Avenue submitted a request to implement permit parking. 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.

The NPPP provides a mechanism for protecting residential streets from external parking overflow when certain criteria are satisfied. To streamline the permit parking application process in certain

highly parked areas, the City Council established seven Permit Parking Opportunity Areas (PPOA's). PPOA's are subject to different criteria and procedures. Specifically, the application fee and parking occupancy study are waived, and the required neighborhood support level is reduced from 75% to 55%.

Opportunity Area #6, in which Almond Avenue is contained, was created in conjunction with the Old Towne Paid Parking Program to address protentional of parking spillover.

Since Almond Avenue qualifies for permit parking and is in a designated PPOA, a parking occupancy study was not required. However, the proposal must receive sufficient support from property owners before a permit parking recommendation can be made. The petition results are outlined below.

Petition Results:

A petition letter, along with a list of permit parking advantages and disadvantages, was provided by the Traffic Division to each property owner on the street. The table below shows the results of the neighborhood polling.

Affected Street	Household in Favor		Household Opposed		Unreturned	
Almond Avenue	2	100%	0	0%	0	0%

The results of the petition process indicated that Almond Avenue exceeds the required minimum 55% of property owners in favor of the permit parking program.

Findings:

Since the level of stakeholder support meets the minimum requirements under the City's NPPP, permit parking is recommended.

It should be kept in mind that any vehicle parking 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
- Vicinity Map
- Area Map
- Site Sketch & Petition Area Map
- Notification Letter