

October 28, 2025

TO: Traffic Commission

SUBJECT: T.C. 92-105

**Request for Parking Restrictions on the West Side of Magnolia Street  
between Westminster Boulevard and Hazard Avenue for a  
Third Southbound Travel Lane**

**RECOMMENDATION:**

Staff recommends that the Traffic Commission approve the installation of parking restrictions on the west side of Magnolia Street between Westminster Boulevard and Hazard Avenue to allow striping for a third southbound travel lane.

**DISCUSSION**

Staff has received multiple requests from the residents to study the feasibility of installing an additional travel lane on Magnolia Street, in the southbound direction, between Westminster Boulevard and Hazard Avenue.

**Exhibit A** illustrates the study vicinity, adjacent land uses, and traffic control devices currently in place along Magnolia Street.

**Occupancy Analysis (On-street Parking)**

There is a 200 foot on-street parking segment on the west side of Magnolia Street between Westminster Boulevard and Hazard Avenue that provides approximately ten (10) on-street parking spaces. An occupancy study of the on-street parking segment was conducted by the City of Westminster Traffic Engineering Division. Staff visited the site during the daytime and nighttime for an entire week. It was determined that the average number of occupied on-street parking spaces is two. Therefore, typically, the on-street parking segment is only twenty percent, or two spaces, occupied.

**Parking Analysis (Off-street Parking)**

A variety of land uses occupy the west side of Magnolia Street. These uses include a church, office, commercial and residential (mobile home park, single family units and multi-family units). The Traffic Engineering Division conducted a thorough site visit and quantified the number of off-street parking spaces provided by each development. The number of spaces currently in place was compared to the recommended number of parking spaces provided by the Institute of Transportation Engineers (ITE) Parking Generation Manual, 3<sup>rd</sup> Edition, 2004. In each case the actual number of parking spaces provided exceeds the number of recommended parking spaces.

The table below summarizes the off-street parking conditions for the subject area:

Parking Analysis (Off-street Parking)			
Land Use		Parking Supply	Sufficient Parking (Yes/No)
1	Office/Commercial	On-Site Parking	Yes
2	Prado Verde Mobile Home Park	Resident Parking & 30 Visitor Parking Spaces	Yes
3	Residential (Gated)	Resident Parking & Curb Parking	Yes
4	Residential	Resident Parking	Yes
5	Church	On-Site Parking	Yes
6	Residential	Resident Parking	Yes

#### Traffic Volume & Capacity Analysis

**Exhibit B** illustrates the north-south traffic volumes for major and secondary arterials in the City of Westminster, south of Westminster Boulevard. According to the Westminster 2024 Traffic Flow Map, the busiest corridor in the City is Beach Boulevard which services approximately 63,000 vehicles per day. Magnolia Street carries approximately 37,000 vehicles per day and is the fourth most congested corridor in the City. The fifth busiest corridor is Goldenwest Street which services approximately 36,000 vehicles per day. Per OCTA MPAH: with 37,000 Average Daily Traffic (ADT), it is classified as major arterial with 6 lanes symmetric.

The subject roadway segment is the only portion of Magnolia Street in Westminster with two travel lanes in the southbound direction. The segments between the SR-22 Freeway in the City of Garden Grove to the I-405 Freeway in the City of Fountain Valley, provide a total of three southbound travel lanes. The operational conditions of the roadway segment would be significantly improved if it were upgraded to a six lane highway (three northbound and three southbound lanes). In comparison, Goldenwest Street services less traffic and is currently a six lane highway throughout the City.

#### Accident Analysis

Staff obtained the collision history report from the Westminster Police Department. The report summarizes the total number of collisions and primary collision factors on Magnolia Street between Westminster Boulevard and Oasis Avenue. There have been a total of 28 collisions within the subject roadway since 2015. Seventeen of these collisions have involved vehicles traveling southbound along Magnolia Street. Several of these involve vehicles that have merged into the number two travel lane to avoid parked cars along the curb.

### Study Findings


The Traffic Engineering Division considers on-street parking to be a commodity. Contrary to past trends, today, most households own and operate more than one vehicle. The City must carefully consider the removal of on-street parking for safety and operational improvements, while protecting on-street parking as the demand for parking continues to increase across the City.

Two issues come into play when considering the removal of on-street parking. Is the elimination of on-street parking due to safety concerns, enhanced traffic operations or driver comfort?

Based on staff's field observations, parked vehicles reduce the operational conditions of Magnolia Street between Westminster Boulevard and Hazard Avenue. As illustrated in Exhibit C, staff recommends the installation of a third travel lane in the southbound direction between Westminster Boulevard and Hazard Avenue. The proposed improvement will result in 200 feet of parking restrictions; a loss of approximately 10 parking spaces. Roadway safety will also be enhanced by the proposed parking restrictions.

The residents and adjoining businesses were informed of tonight's meeting.

Respectfully submitted,

  
Bill Pham, T.E.

Senior Traffic Engineer

Attachments:

Exhibits A, B & C

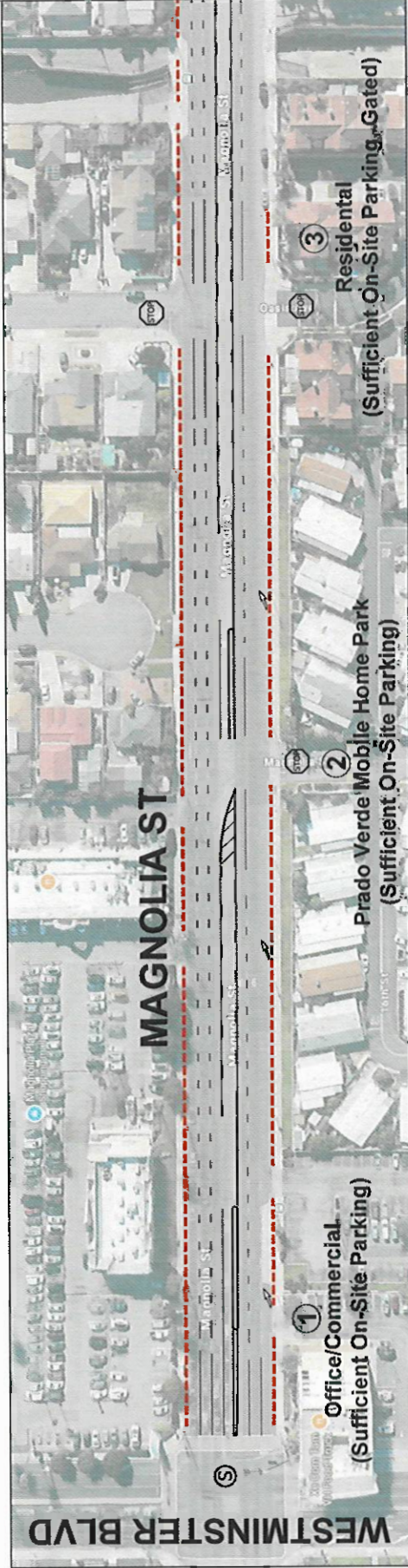
Traffic Collision History Report



NOT TO SCALE

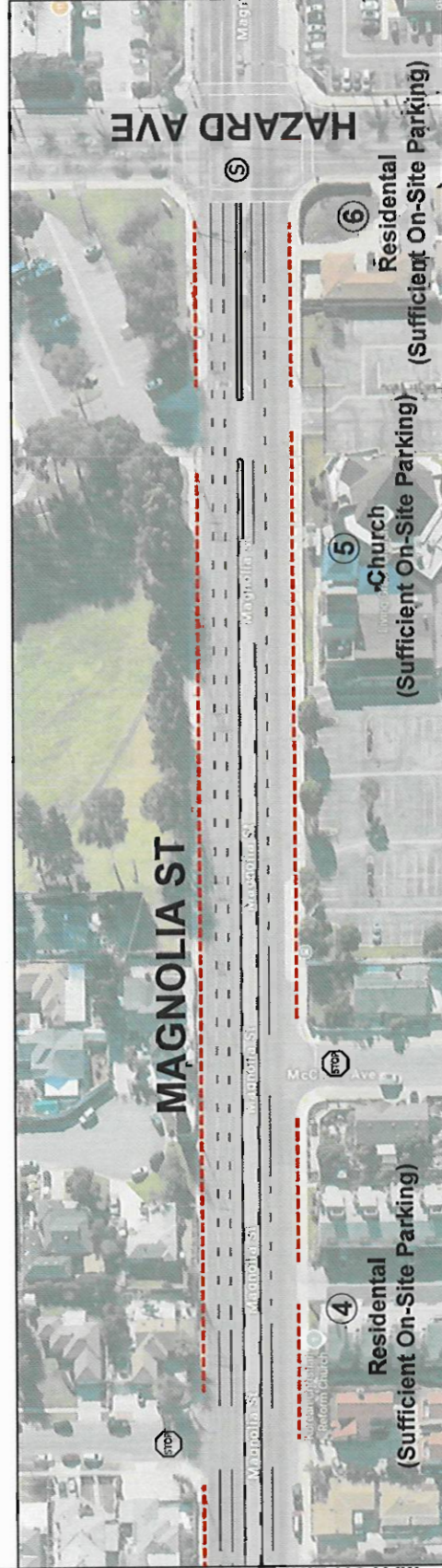
# REQUEST FOR PARKING RESTRICTIONS ON MAGNOLIA ST BETWEEN WESTMINSTER BLVD AND HAZARD AVE

WESTMINSTER BLVD



MATCH LINE - SEE BELOW LEFT

MATCH LINE - SEE ABOVE RIGHT



HAZARD AVE



TRAFFIC ENGINEERING DIVISION

Drawn by: L. TRAN  
Oct 28, 2025

## EXHIBIT A

⑤ SIGNALIZED INTERSECTION

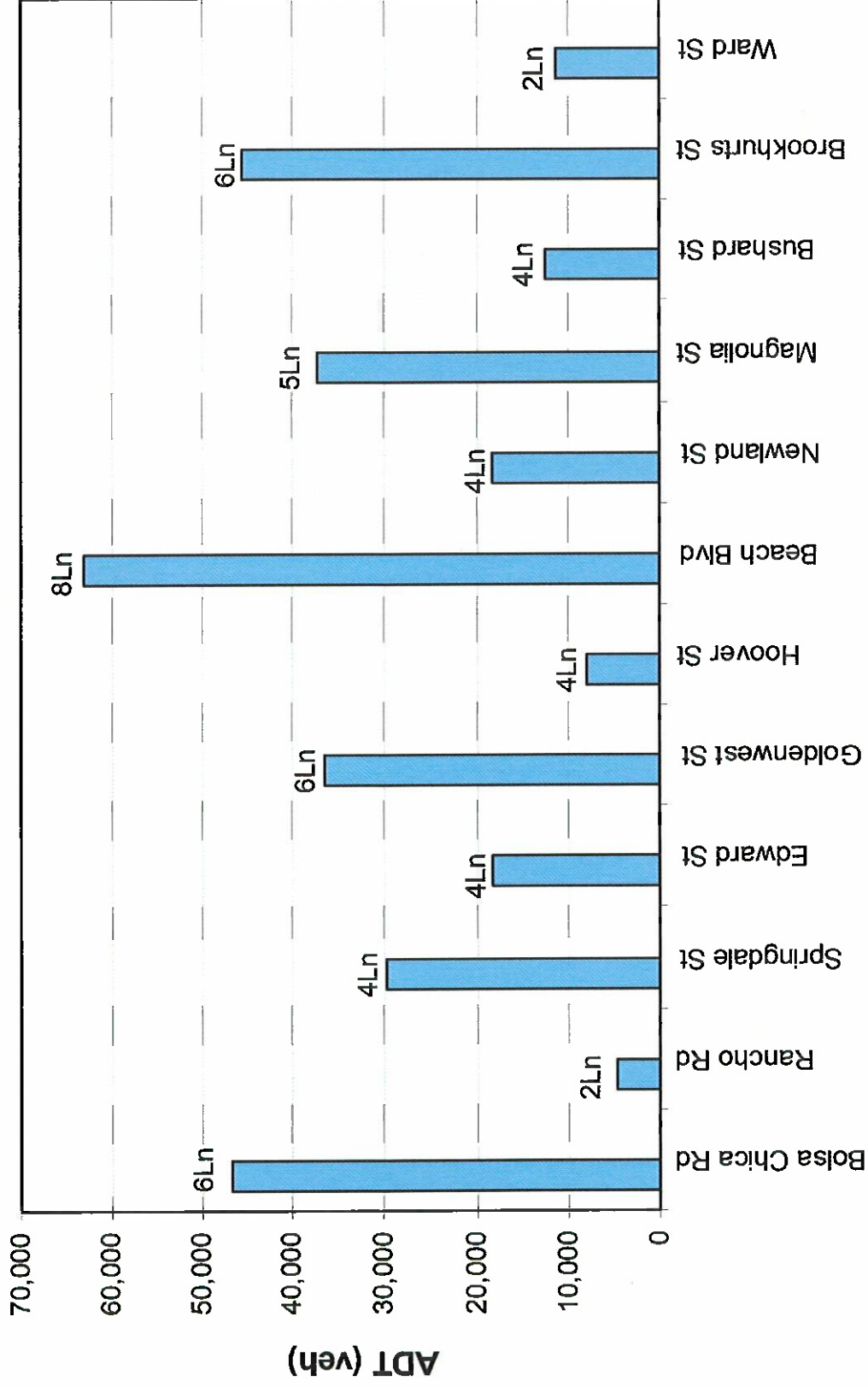
⓪ STOP SIGN CONTROLLED APPROACH

--- EXISTING PARKING RESTRICTIONS



# CITY-WIDE TRAFFIC VOLUMES

## NORTH-SOUTH MAJOR AND SECONDARY HIGHWAYS

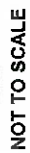


## EXHIBIT B

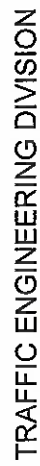


TRAFFIC ENGINEERING DIVISION

Drawn by: L. TRAN  
Oct 28, 2025







**INSTALL THIRD SOUTHBOUND LANE  
ON MAGNOLIA ST BETWEEN WESTMINSTER BLVD AND HAZARD AVE**



Drawn by: L. TRAN

Oct 28, 2025

# EXHIBIT C

-  SIGNALIZED INTERSECTION
  -  STOP SIGN CONTROLLED APPROACH
  -  EXISTING PARKING RESTRICTIONS
  -  PROPOSED PARKING RESTRICTIONS

# City of Westminster Police Department

8/5/25

From 7/1/2015 to 6/30/2025

Total Collisions: 28

Injury Collisions: 19

Fatal Collisions: 1

## Collision Summary Report

### MAGNOLIA STREET from OASIS AVENUE to WESTMINSTER BOULEVARD

Page 1 of 5

15-08790	10/29/2015	Thursday	MAGNOLIA STREET - WESTMINSTER BOULEVARD	479'	Direction: South	Daylight	Clear	Pty at Fault:1
Sideswipe	Other Motor Vehicle	Auto R/W Violation	21804A	Hit & Run: Misde	Property Damage Only	# Inj: 0	# Killed: 0	
Party 1 Driver Veh Type:	South	Making Left Turn	Female Age: 43	2008 LEXUS	GX470	Sport Utility Vehicle		
Party 2 Driver Veh Type:	North	Proceeding Straight	Assoc Factor: None Apparent Age: 48	Lap/Shoulder Harness Used	Cell Phone Not In Use	Sport Utility Vehicle		
15-08786	10/29/2015	Thursday	MAGNOLIA STREET - WESTMINSTER BOULEVARD	537'	Direction: South	Clear	Pty at Fault:1	
Vehicle - Pedestrian	Pedestrian	Pedestrian Violation	21954B	Hit & Run: Felony	Fatal	# Inj: 1	# Killed: 1	
Party 1 Driver Veh Type:	South	Changing Lanes	Age: 46	2007 TOYOTA	CAMRY	Passenger Car, Station Wagon, Jeep		
Party 2 Pedestrian	West	Sobriety: Impairment Not Kno	Assoc Factor: Violation	Unknown	Cell Phone Not In Use	Pedestrian		
Veh Type:		Sobriety: Impairment Not Kno	Assoc Factor: None Apparent	Not Stated	Cell Phone Not In Use			
Party 3 Driver Veh Type:	South	Proceeding Straight	Female Age: 23	2000 HONDA	ACCORD	Passenger Car, Station Wagon, Jeep		
Party 4 Driver Veh Type:	North	Proceeding Straight	Assoc Factor: None Apparent	Lap/Shoulder Harness Used	Cell Phone Not In Use			
Party 5 Pedestrian Veh Type:	West	Sobriety: HNBD	Male Age: 30	2003 TOYOTA	HIGHLANDER	Sport Utility Vehicle		
15-09019	11/6/2015	Friday	MAGNOLIA STREET - WESTMINSTER BOULEVARD	498'	Direction: South	Dark - Street Lig	Pty at Fault:1	
Broadside	Other Motor Vehicle	Auto R/W Violation	21804	Hit & Run: No	Complaint of Pain	# Inj: 2	# Killed: 0	
Party 1 Driver Veh Type:	West	Entering Traffic	Male Age: 49	2001 TOYOTA	PRIUS	Passenger Car, Station Wagon, Jeep		
Party 2 Driver Veh Type:	South	Proceeding Straight	Assoc Factor: None Apparent	Lap/Shoulder Harness Used	Cell Phone Not In Use			
16-06496	8/23/2016	Tuesday	MAGNOLIA STREET - WESTMINSTER BOULEVARD	400'	Direction: South	Daylight	Pty at Fault:1	
Sideswipe	Other Motor Vehicle	Unsafe Lane Change	21658A	Hit & Run: No	Property Damage Only	# Inj: 0	# Killed: 0	
Party 1 Driver Veh Type:	North	Changing Lanes	Male Age: 48	2003 LEXUS	ES300	Passenger Car, Station Wagon, Jeep	No Injury	
Party 2 Driver Veh Type:	North	Proceeding Straight	Assoc Factor: None Apparent	Lap/Shoulder Harness Used	Cell Phone Not In Use			
17-03547	5/4/2017	Thursday	MAGNOLIA STREET - WESTMINSTER BOULEVARD	290'	Direction: South	Daylight	Pty at Fault:1	
Rear-End	Other Motor Vehicle	Unsafe Speed	22350	Hit & Run: No	Complaint of Pain	# Inj: 2	# Killed: 0	
Party 1 Driver Veh Type:	North	Proceeding Straight	Male Age: 48	2016 MERCEDES-BENZ	E350	Passenger Car, Station Wagon, Jeep	No Injury	
		Sobriety: HNBD	Assoc Factor: None Apparent	Unknown	Cell Phone Not In Use			



# MAGNOLIA STREET from OASIS AVENUE to WESTMINSTER BOULEVARD

Party 2 Driver Veh Type:	North	Stopped In Road	Male	Age: 25	2015 TOYOTA	COROLLA	Passenger Car, Station Wagon, Jeep	Complaint of Pain
		Sobriety: HNBD	Assoc Factor: None Apparent		Unknown		Cell Phone Not In Use	
Party 3 Driver Veh Type:	North	Stopped In Road	Male	Age: 37	2015 HONDA	ODYSSEY	Passenger Car, Station Wagon, Jeep	Complaint of Pain
		Sobriety: HNBD	Assoc Factor: None Apparent		Unknown		Cell Phone Not In Use	
17-04593	6/8/2017	21:29 Thursday	MAGNOLIA STREET - WESTMINSTER BOULEVARD	650'	Direction: South	Dark - Street Lig	Clear	Pty at Fault:1
Head-On	Other Motor Vehicle	Auto R/W Violation	21801A	Hit & Run: No	Complaint of Pain		# Inj: 1	# Killed: 0
Party 1 Driver Veh Type:	West	Making Left Turn	Male	Age: 67	2001 TOYOTA	RAV4	Sport Utility Vehicle	Complaint of Pain
		Sobriety: HNBD	Assoc Factor: None Apparent		Lap/Shoulder Harness Used	Cell Phone Not In Use		
Party 2 Driver Veh Type:	South	Proceeding Straight	Male	Age: 25	2015 HYUNDAI	VELOSTER	Passenger Car, Station Wagon, Jeep	No Injury
		Sobriety: HNBD	Assoc Factor: None Apparent		Lap/Shoulder Harness Used	Cell Phone Not In Use		
Party 3 Driver Veh Type:	West	Stopped In Road	Male	Age: 22	2001 HONDA	ACCORD	Passenger Car, Station Wagon, Jeep	No Injury
		Sobriety: HNBD	Assoc Factor: None Apparent		Lap/Shoulder Harness Used	Cell Phone Not In Use		
17-08770	10/25/2017	09:32 Wednesday	MAGNOLIA STREET - WESTMINSTER BOULEVARD	475'	Direction: South	Daylight	Clear	Pty at Fault:1
Broadside	Other Motor Vehicle	Auto R/W Violation	21804A	Hit & Run: No	Complaint of Pain		# Inj: 1	# Killed: 0
Party 1 Driver Veh Type:	West	Entering Traffic	Male	Age: 40	2000 MITSUBISHI	MIRAGE	Passenger Car, Station Wagon, Jeep	No Injury
		Sobriety: HNBD	Assoc Factor: None Apparent		Lap/Shoulder Harness Used	Cell Phone Not In Use		
Party 2 Driver Veh Type:	North	Proceeding Straight	Male	Age: 54	2016 HYUNDAI	ACCENT	Passenger Car, Station Wagon, Jeep	Complaint of Pain
		Sobriety: HNBD	Assoc Factor: None Apparent		Lap/Shoulder Harness Used	Cell Phone Not In Use		
18-01003	2/3/2018	13:00 Saturday	MAGNOLIA STREET - WESTMINSTER BOULEVARD	490'	Direction: South	Daylight	Clear	Pty at Fault:1
Sideswipe	Other Motor Vehicle	Auto R/W Violation	21804A	Hit & Run: Misde	Property Damage Only		# Inj: 0	# Killed: 0
Party 1 Driver Veh Type:	South	Making Left Turn	Age: 68		Passenger Car, Station Wagon, Jeep		No Injury	
		Sobriety: Impairment Not Kno	Assoc Factor: None Apparent	Not Stated	Cell Phone Not In Use			
Party 2 Driver Veh Type:	North	Proceeding Straight	Female	Age: 66	2008 HONDA	FIT	Passenger Car, Station Wagon, Jeep	No Injury
		Sobriety: HNBD	Assoc Factor: None Apparent		Lap/Shoulder Harness Used	Cell Phone Not In Use		
18-01210	2/10/2018	12:00 Saturday	MAGNOLIA STREET - WESTMINSTER BOULEVARD	278'	Direction: South	Daylight	Cloudy	Pty at Fault:0
Sideswipe	Other Motor Vehicle	Unknown		Hit & Run: Felony	Complaint of Pain		# Inj: 1	# Killed: 0
Party 1 Driver Veh Type:	South	Proceeding Straight	Age: 72		Unknown Hit and Run Vehicle Involvem		No Injury	
		Sobriety: Impairment Not Kno	Assoc Factor: None Apparent	Not Stated	Cell Phone Not In Use			
Party 2 Driver Veh Type:	South	Making Right Turn	Female	Age: 70	2007 TOYOTA	RAV4	Passenger Car, Station Wagon, Jeep	Complaint of Pain
		Sobriety: HNBD	Assoc Factor: None Apparent		Lap/Shoulder Harness Used	Cell Phone Not In Use		
18-02203	3/15/2018	20:26 Thursday	MAGNOLIA STREET - WESTMINSTER BOULEVARD	262'	Direction: South	Dark - Street Lig	Clear	Pty at Fault:1
Rear-End	Other Motor Vehicle	Unsafe Speed	22350	Hit & Run: No	Complaint of Pain		# Inj: 4	# Killed: 0
Party 1 Driver Veh Type:	North	Proceeding Straight	Male	Age: 49	2016 MERCEDES-BENZ	E350	Passenger Car, Station Wagon, Jeep	Complaint of Pain
		Sobriety: HNBD	Assoc Factor: None Apparent		Lap Belt Used			
Party 2 Driver Veh Type:	North	Proceeding Straight	Male	Age: 70	2000 LEXUS	RX 300	Passenger Car, Station Wagon, Jeep	Complaint of Pain
		Sobriety: HNBD	Assoc Factor: None Apparent		Lap Belt Used			
Party 3 Driver Veh Type:	South	Proceeding Straight	Female	Age: 34	2016 CHEVROLET	EQUINOX	Passenger Car, Station Wagon, Jeep	Complaint of Pain
		Sobriety: HNBD	Assoc Factor: None Apparent		Lap Belt Used			
18-03897	5/13/2018	09:40 Sunday	MAGNOLIA STREET - WESTMINSTER BOULEVARD	100'	Direction: South	Daylight	Clear	Pty at Fault:1
Rear-End	Other Motor Vehicle	Unsafe Speed	22350	Hit & Run: No	Property Damage Only		# Inj: 0	# Killed: 0
Party 1 Driver Veh Type:	South	Proceeding Straight	Male	Age: 30	2012 CHRYSLER	300	Passenger Car, Station Wagon, Jeep	No Injury
		Sobriety: HNBD	Assoc Factor: None Apparent		Lap/Shoulder Harness Used	Cell Phone Not In Use		



# MAGNOLIA STREET from OASIS AVENUE to WESTMINSTER BOULEVARD

Party 2 Driver	South	Proceeding Straight	Female	Age: 27	2013 TOYOTA	CAMRY	Passenger Car, Station Wagon, Jeep	No Injury
Veh Type:		Sobriety: HNBD	Assoc Factor: None Apparent		Lap/Shoulder Harness Used	Cell Phone Not In Use		
18-09430	11/30/2018	Friday	MAGNOLIA STREET - WESTMINSTER BOULEVARD	20:45	616'	Direction: South	Dark - Street Lig	Pty at Fault:1
Sideswipe	Other Motor Vehicle	Auto R/W Violation	21804A	Hit & Run: Misde	Property Damage Only	# Inj: 0	# Killed: 0	
Party 1 Driver	South	Making Left Turn	Age: 35			Pickups & Panels	No Injury	
Veh Type:		Sobriety: Impairment Not Kno	Assoc Factor: None Apparent		Not Stated	Cell Phone Not In Use		
Party 2 Driver	North	Making Left Turn	Female	Age: 33	2014 MITSUBISHI	OUTLANDER	Passenger Car, Station Wagon, Jeep	No Injury
Veh Type:		Sobriety: HNBD	Assoc Factor: None Apparent		Lap/Shoulder Harness Used	Cell Phone Not In Use		
19-04242	5/26/2019	Sunday	MAGNOLIA STREET - WESTMINSTER BOULEVARD	12:54	587'	Direction: South	Daylight	Pty at Fault:1
Broadside	Other Motor Vehicle	Auto R/W Violation	21804A	Hit & Run: No	Complaint of Pain	Raining	# Inj: 2	# Killed: 0
Party 1 Driver	West	Making Left Turn	Male	Age: 75	1999 HONDA	ODYSSEY	Passenger Car, Station Wagon, Jeep	Complaint of Pain
Veh Type:		Sobriety: HNBD	Assoc Factor: None Apparent		Lap Belt Used	Cell Phone Not In Use		
Party 2 Driver	North	Proceeding Straight	Male	Age: 47	1996 NISSAN	QUEST	Mini Van	Complaint of Pain
Veh Type:		Sobriety: HNBD	Assoc Factor: None Apparent		Lap Belt Used	Cell Phone Not In Use		
19-09545	11/20/2019	Wednesday	MAGNOLIA STREET - WESTMINSTER BOULEVARD	08:37	300'	Direction: SOUTH	Daylight	Pty at Fault:1
Broadside	Other Motor Vehicle	Auto R/W Violation	21804	Hit & Run: No	Property Damage Only	Raining	# Inj: 0	# Killed: 0
Party 1 Driver	EAST	Making Left Turn	F	Age: 69	1998 LEXUS	GS300	Passenger Car, Station Wagon, Jeep	
Veh Type:		Sobriety: HNBD	Assoc Factor: None Apparent		Lap/Shoulder Harness Used	Cell Phone Not In Use		
Party 2 Driver	SOUT	Proceeding Straight	M	Age: 47	2000 TOYOTA	4RUNNER	Pickups & Panels	
Veh Type:		Sobriety: HNBD	Assoc Factor: None Apparent		Lap/Shoulder Harness Used	Cell Phone Not In Use		
20-09614	12/31/2020	Thursday	MAGNOLIA STREET - WESTMINSTER BOULEVARD	16:29	481'	Direction: SOUTH	Daylight	Pty at Fault:0
Vehicle - Pedestrian	Pedestrian	Auto R/W Violation	21804A	Hit & Run: No	Other Visible Injury	Clear	# Inj: 1	# Killed: 0
Party 1 Driver	SOUT	Proceeding Straight	F	Age: 34	2019 TOYOTA	PRIUS	Passenger Car, Station Wagon, Jeep	
Veh Type:		Sobriety: HNBD	Assoc Factor: None Apparent		Lap/Shoulder Harness Used	Cell Phone Not In Use		
Party 2 Pedestrian	WEST	Not Stated	M	Age: 75		Pedestrian		
Veh Type:		Sobriety: HNBD	Assoc Factor: None Apparent		Cell Phone Not In Use			
21-01030	2/11/2021	Thursday	MAGNOLIA STREET - WESTMINSTER BOULEVARD	10:37	280'	Direction: SOUTH	Daylight	Pty at Fault:1
Broadside	Other Motor Vehicle	Auto R/W Violation	21804A	Hit & Run: No	Complaint of Pain	Clear	# Inj: 3	# Killed: 0
Party 1 Driver	SOUT	Entering Traffic	M	Age: 23	2019 HONDA	ACCORD	Passenger Car, Station Wagon, Jeep	
Veh Type:		Sobriety: HNBD	Assoc Factor: None Apparent		Lap/Shoulder Harness Used	Cell Phone Not In Use		
Party 2 Driver	SOUT	Proceeding Straight	F	Age: 56	2018 HONDA	FIT	Passenger Car, Station Wagon, Jeep	
Veh Type:		Sobriety: HNBD	Assoc Factor: None Apparent		Lap/Shoulder Harness Used	Cell Phone Not In Use		
21-01576	3/21/2021	Sunday	MAGNOLIA STREET - WESTMINSTER BOULEVARD	19:51	289'	Direction: SOUTH	Dark - Street Lig	Pty at Fault:1
Vehicle - Pedestrian	Pedestrian	Pedestrian Violation	21954A	Hit & Run: No	Complaint of Pain	Clear	# Inj: 1	# Killed: 0
Party 1 Pedestrian	EAST	Entering Traffic	F	Age: 56		Pedestrian		
Veh Type:		Sobriety: HBD Impairment Un	Assoc Factor: None Apparent		Not Required	Cell Phone Not In Use		
Party 2 Driver	NORT	Slowing / Stopping	M	Age: 49	2005 TOYOTA	CAMRY	Passenger Car, Station Wagon, Jeep	
Veh Type:		Sobriety: HNBD	Assoc Factor: None Apparent		Lap/Shoulder Harness Used	Cell Phone Not In Use		
22-10515	12/30/2022	Friday	MAGNOLIA STREET - WESTMINSTER BOULEVARD	10:44	593'	Direction: SOUTH	Daylight	Pty at Fault:1
Vehicle - Pedestrian	Pedestrian	Pedestrian Violation	21954A	Hit & Run: No	Other Visible Injury	Raining	# Inj: 1	# Killed: 0



