



STAFF REPORT

CITY of YORBA LINDA

PUBLIC WORKS DEPARTMENT

DATE: APRIL 23, 2026

TO: HONORABLE CHAIRMAN AND MEMBERS OF THE TRAFFIC COMMISSION

FROM: JAMIE LAI, PUBLIC WORKS DIRECTOR / CITY ENGINEER
PREPARED BY: TONY WANG, TRAFFIC ENGINEERING MANAGER

SUBJECT: PARKING ANALYSIS FOR THE EXPANSION OF THE RICHARD NIXON PRESIDENTIAL LIBRARY AND MUSEUM

RECOMMENDATION

It is recommended that the Traffic Commission review the attached parking analysis for the proposed expansion of the Richard Nixon Presidential Library and Museum and provide input to the Planning Commission.

SUMMARY

According to the parking analysis prepared by GTS for the proposed expansion of the Richard Nixon Presidential Library and Museum, the projected parking demand can be accommodated either on-site or through a shared parking arrangement with Friends Christian Church.

DISCUSSION

The Richard Nixon Presidential Library and Museum (“Library”) is a prominent civic institution and nationally recognized destination located at 18001 Yorba Linda Boulevard. The Library was originally approved by the City Council on July 19, 1988, for development of the original museum and theater wing. In April 2002, the City Council approved a subsequent expansion consisting of the southern wing, which included offices for the Richard Nixon Foundation, meeting rooms, the East Room banquet facility, additional exhibit space, and reconfiguration of the main entrance and lobby.

APN: 334-411-08, 334-411-10, 334-411-11, 334-403-28
Lot Size: ±8.42 acres (±366,983 square feet)
General Plan: Area Plan A
Zoning: PL (Presidential Library)

**PARKING ANALYSIS FOR THE EXPANSION OF THE RICHARD NIXON
PRESIDENTIAL LIBRARY AND MUSEUM**
Page | 2

The Library’s expansion program has been structured in two phases. Phase 1 was approved by the Planning Commission in April 2024 and includes a new exhibition hall, pre-function space, storage area, and underground parking on the northwest triangular portion of the site.

The current request, Design Review 2025-17, pertains to Phase 2 of the expansion program. Phase 2 consists of a new American Civics Center building of approximately 18,800 square feet, proposed in the northeast portion of the campus adjacent to Eureka Avenue, together with associated parking area modifications and EV-ready parking improvements. This portion of the site is currently occupied by the Marine One presidential helicopter display area and is identified as “Phase 2” on the vicinity map. As proposed, Phase 2 would further expand the educational and visitor-serving functions of the Library campus while maintaining its longstanding role as a significant public institution within the City.



The Nixon Library currently provides 233 on-site parking spaces, consisting of regular, accessible, bus, white-zone, and loading spaces. Under the Phase II proposal, the site would add 29 new spaces, resulting in a total on-site supply of 262 spaces. In addition to its on-site parking, the Library also has a shared parking agreement with Friends Christian Church located south of the Library across Yorba Linda Boulevard, which makes the Church's northwest overflow lot available for Library overflow parking and provides an additional 150 spaces when needed.

Based on the parking analysis conducted by GTS, it concludes that the expanded Library campus can accommodate parking demand on-site during typical weekdays and weekends. The only time overflow parking is expected to be needed is during a limited Saturday midday peak period, when demand could exceed on-site supply by up to 30 vehicles; in that situation, the shared parking arrangement with Friends Christian Church is expected to absorb the excess demand.

As indicated in the GTS parking analysis, the estimated trip generation by the proposed project expansion is marginal - 12 morning peak hour trips and 7 afternoon peak hour trips on a typical weekday. On a typical Saturday, the project is expected to generate 30 peak trips. Therefore, no significant traffic impact is anticipated by the proposed project expansion.

FISCAL IMPACT

None.

ATTACHMENTS

Attachment 1 - Parking analysis for the expansion of the Richard Nixon Presidential Library and Museum
Attachment 2 - Notification letter
