



Larry Tay  
City Traffic Engineer

Kirsten Shea  
Sr. Assistant City Attorney

Francisco Vasquez  
Administrative Assistant

# AGENDA

## City Traffic Commission

### August 13, 2025

### 5:30 PM Regular Session

City Council Chamber  
300 E. Chapman Avenue  
Orange, CA 92866

ADAM FELIZ  
Chair

A.J. RICCI  
Vice Chair

JOSEPH BARBEITO  
Commissioner

MATT HAMILTON  
Commissioner

SEIMONE JURJIS  
Commissioner

SEAN CHAVARRIA  
Commissioner

DOUGLAS REDDING  
Commissioner

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Welcome to the City of Orange Traffic Commission Meeting. Regular meetings of the Traffic Commission are held bi-monthly on the second Wednesday of even numbered months at 5:30 p.m.

#### Agenda Information

The agenda contains a brief general description of each item to be considered. The agenda and supporting documentation is typically available after 4:00 p.m. on the Thursday prior to the Traffic Commission meeting on the City's website at [www.cityoforange.org](http://www.cityoforange.org), at the Public Works Department located at 300 E. Chapman Avenue, and at the Main Public Library located at 407 E. Chapman Avenue. Written materials relating to an item on the agenda that are provided to the Traffic Commission after agenda packet distribution and within 72 hours before it is to consider the item will be made available for public inspection in the City Clerk's Office located at 300 E. Chapman Avenue, Orange, during normal business hours; at the Traffic Commission meeting; and made available on the City's website.

#### Public Participation

Traffic Commission meetings may be viewed on Spectrum Cable Channel 3 and AT&T U-verse Channel 99 or streamed live and on-demand on the City's website at [www.cityoforange.org](http://www.cityoforange.org).

Pursuant to Government Code Section 54954.3, members of the public may address the Traffic Commission on any agenda items or matters within the jurisdiction of the governing body by using any of the following methods:

##### 1) In-person Comments

To speak on an item on the agenda, complete a speaker card indicating your name, address, and identify the agenda item number or subject matter you wish to address. The card should be given to City staff prior to the start of the meeting. General comments are received during the "Public Comments" section at the beginning of the meeting. No action may be taken on off-agenda items unless authorized by law. Public Comments are limited to three (3) minutes per speaker unless a different time limit is announced. It is requested that you state your name for the record, then proceed to address the Commission. All speakers shall observe civility, decorum, and good behavior.

##### 2) Written Public Comments via eComment

Members of the public can submit their written comments electronically for the Traffic Commission's consideration by using the eComment feature on the Agenda page of the City's website at [www.cityoforange.org](http://www.cityoforange.org). To ensure

distribution to the Traffic Commission prior to consideration of the agenda, we encourage the public to submit written comments by 3:00 p.m. the day of the meeting. All written comments will be provided to the Commissioners for consideration and posted on the City's website after the meeting.

Please contact the City Clerk's Office at (714) 744-5500 with any questions.

ADA Requirements: In compliance with the Americans with Disabilities Act, if you need accommodations to participate in this meeting, contact the Clerk's office at (714) 744-5500. Notification at least 48 hours in advance of meeting will enable the City to make arrangements to assure accessibility to this meeting.

***REMINDER: Please silence all electronic devices while Traffic Commission is in session.***

#### DATE ACTIONS BECOME EFFECTIVE

The actions of the Traffic Commission shall be final within fifteen (15) days of that action unless:

- City, County, or State statutes require a specific City Council action or approval.
- A written appeal is filed with the Public Works Department within the fifteen (15) day period.
- Approved traffic improvements with a significant fiscal impact that have not been budgeted within the Capital Improvement Program require City Council approval.

#### APPEAL PROCEDURE

A written appeal of a Traffic Commission determination must be submitted to the office of the City Traffic Engineer within fifteen (15) calendar days of that Commission action, and clearly state the basis for the appeal and the error made by the Traffic Commission in reaching their decision. This appeal shall be accompanied by an initial deposit of \$500.00; call Francisco Vasquez, Administrative Assistant, at (714) 744-5537 to prepare an estimate for you.

The City Clerk, upon filing of said appeal, will agendaize your appeal as an informal hearing before the City Council within thirty (30) calendar days of receipt. All owners of property located within 300 feet of the project site will be notified of said hearing. For additional information, please call (714) 744-5525.

**1. OPENING/CALL TO ORDER****1.1 PLEDGE OF ALLEGIANCE**

Vice Chair A.J. Ricci

**1.2 ROLL CALL****2. PUBLIC COMMENTS**

Opportunity for members of the public to address the Traffic Commission on matters not listed on the agenda which are within the subject matter jurisdiction of the Commission, provided that NO action may be taken on off-agenda items unless authorized by law. Public Comments are limited to three (3) minutes per speaker.

**3. APPROVAL OF MINUTES****3.1. Approval of minutes of the City of Orange Traffic Commission Regular Meeting held on June 11, 2025.****Recommended Action:**

Approve minutes as presented.

**Attachments:**     [Staff Report](#)  
                                 [June 11, 2025 Regular Meeting minutes](#)

**4. NEW BUSINESS****4.1. Installation of a school bus loading zone on the north side of E. Jordan Avenue adjacent to Jordan Elementary School.****Recommended Action:**

Approve the installation of a school bus loading zone on the north side of E. Jordan Avenue adjacent to Jordan Elementary School between S. Esplanade Street and S. Hewes Street.

**Attachments:**     [Staff Report](#)  
                                 [Letter of Request](#)  
                                 [Area Map](#)  
                                 [Site Sketch](#)  
                                 [Notification Letter](#)

**4.2. Installation of a school bus loading zone on the west side of N. Citrus Street south of the driveway at 548 N. Citrus Street.****Recommended Action:**

Approve the installation of a school bus loading zone on the west side of N. Citrus Street south of the driveway at 548 N. Citrus Street.

**Attachments:**     [Staff Report](#)  
                              [Letter of Request](#)  
                              [Area Map](#)  
                              [Site Sketch](#)  
                              [Notification Letter](#)

- 4.3. Permit parking on the west side of N. Pixley Street from Chapman Avenue to Maple Avenue and both sides of N. Parker Street from Chapman Avenue to Maple Avenue, excluding non-residential frontages.**

**Recommended Action:**

1. Recommend permit parking on the west side of N. Pixley Street from Chapman Avenue to Maple Avenue and both sides N. Parker Street from Chapman Avenue to Maple Avenue, excluding non-residential frontages.
2. Forward to City Council for final action.

**Attachments:**     [Staff Report](#)  
                              [Letter of Request](#)  
                              [Area Map](#)  
                              [Site Sketch & Petition Area Map](#)  
                              [Notification Letter](#)

## **5. ADJOURNMENT**

The next Regular City Traffic Commission Meeting will be held on Wednesday, October 8, 2025, at 5:30 p.m., in the Council Chamber.

I, Pamela Coleman, City Clerk for the City of Orange, hereby declare, under penalty of perjury, that a full and correct copy of this agenda was posted pursuant to Government Code Section 54950 et. seq., at the following locations: Orange Civic Center kiosk and Orange City Clerk's Office at 300 E. Chapman Avenue, Orange Main Public Library at 407 E. Chapman Avenue, Police facility at 1107 N. Batavia, and uploaded to the City's website [www.cityoforange.org](http://www.cityoforange.org).

Date posted: August 7, 2025





# Agenda Item

## City Traffic Commission

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**Item #:** 3.1.

8/13/2025

**File #:** 25-0439

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

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

**FROM:** Francisco Vazquez, Administrative Specialist

### 1. SUBJECT

Approval of minutes of the City of Orange Traffic Commission Regular Meeting held on June 11, 2025.

### 2. SUMMARY

Submitted for your consideration and approval are the minutes of the above meeting(s).

### 3. RECOMMENDED ACTION

Approve minutes as presented.

### 4. ATTACHMENTS

- June 11, 2025 Regular Meeting minutes



# Agenda Item

## City Traffic Commission

---

**Item #:** 3.1.

**8/13/2025**

**File #:** 25-0439

---

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

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

**FROM:** Francisco Vazquez, Administrative Specialist

### **1. SUBJECT**

Approval of minutes of the City of Orange Traffic Commission Regular Meeting held on June 11, 2025.

### **2. SUMMARY**

Submitted for your consideration and approval are the minutes of the above meeting(s).

### **3. RECOMMENDED ACTION**

Approve minutes as presented.

### **4. ATTACHMENTS**

- June 11, 2025 Regular Meeting minutes

## **MINUTES - DRAFT**

### **City of Orange**

#### **City Traffic Commission**

June 11, 2025

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The Traffic Commission of the City of Orange, California convened on Wednesday, June 11, 2025, at 5:30 p.m. in a Regular Meeting in the Council Chamber, 300 E. Chapman Avenue, Orange, California.

#### **1. OPENING/CALL TO ORDER**

Chair Feliz called the meeting to order at 5:30 p.m.

#### **1.1 PLEDGE OF ALLEGIANCE**

Chair Feliz led the flag salute.

#### **1.2 ROLL CALL**

**Present:** Ricci, Barbeito, Hamilton, Redding, and Feliz

**Absent:** Jurjis, and Chavarria

#### **2. PUBLIC COMMENTS**

None.

#### **3. APPROVAL OF MINUTES**

##### **3.1. Approval of minutes of the City of Orange Traffic Commission Regular Meeting held on April 09, 2025.**

A motion was made by Vice Chair Ricci, seconded by Commissioner Barbeito, to approve minutes as presented. The motion carried by the following vote:

**Ayes:** Ricci, Barbeito, Hamilton, Redding, and Feliz

**Noes:** None

**Absent:** Jurjis, and Chavarria

#### **4. NEW BUSINESS**

##### **4.1. Installation of blue curb at 1025 E. Chalyann Avenue.**

A motion was made by Chair Feliz, seconded by Vice Chair Ricci, to approve the installation of approximately 22 feet of blue curb along the frontage of 1025 E. Chalyann Avenue. The motion carried by the following vote:

**Ayes:** Ricci, Barbeito, Hamilton, Redding, and Feliz

**Noes:** None

**Absent:** Jurjis, and Chavarria

**4.2. Request for permit parking on both sides of E. Via Lardo Avenue from S. Hewes Street to easterly terminus.**

Public Speakers

Maria Chavez spoke in support; however expressed concerns with potential parking impacts on Philo Avenue.

A motion was made by Commissioner Hamilton, seconded by Vice Chair Ricci, to: 1) Approve the implementation of permit parking on E. Via Lardo Avenue from S. Hewes Street to easterly terminus. 2) Forward to the City Council for final action. The motion carried by the following vote:

**Ayes:** Ricci, Barbeito, Hamilton, Redding, and Feliz

**Noes:** None

**Absent:** Jurjis, and Chavarria

**4.3. Request for permit parking on the east side of S. Swidler Place from E. Chapman Avenue to E. Almond Avenue, and both sides of E. Almond Avenue from S. Swidler Place to S. Olympia Way.**

Public Speakers

Kelley Bingel spoke in support; however expressed concerns with parking impacts and including Burley Avenue into the permit parking program.

A motion was made by Vice Chair Ricci, seconded by Commissioner Hamilton, to: 1) Approve the implementation of permit parking along the east side of S. Swidler Place from E. Chapman Avenue to E. Almond Avenue. 2) Approve the implementation of permit parking on both sides of E. Almond Avenue from S. Swidler Place to S. Olympia Way. 3) Forward to the City Council for final action. The motion carried by the following vote:

**Ayes:** Ricci, Barbeito, Hamilton, Redding, and Feliz

**Noes:** None

**Absent:** Jurjis, and Chavarria

**4.4. Time limits and curb restrictions related to paid parking in Old Towne.**

Vice Chair Ricci recused himself from item 4.4 due to a potential conflict of interest with nearby properties and left the meeting at 5:46 p.m.

Public Speakers

The following raised concerns regarding developing potential parking exemptions for certain residents, employees, and visitors of the affected area: Jennifer Martinez, Gabriela Garcia, Bill Bland, and Julie Turner.

A motion was made by Commissioner Hamilton, seconded by Chair Feliz to, adopt Resolution No. TC 02-2025. A Resolution of the Traffic Commission of the City of Orange for the establishment of parking time limits, loading zones and curb restriction on public streets and City owned lots identified in Chapter 10.40.030 of the orange Municipal Code. The motion carried by the following vote:

**Ayes:** Barbeito, Hamilton, Redding, and Feliz

**Noes:** None

**Absent:** Jurjis, and Chavarria

**Recuse:** Ricci

**5. ADJOURNMENT**

There being no further business, the meeting adjourned at 6:01 p.m.

The next Regular City Traffic Commission Meeting will be held on Wednesday, August 13, 2025, at 5:30 p.m., in the Council Chamber.

/s/ \_\_\_\_\_  
LARRY TAY  
CITY TRAFFIC ENGINEER

Draft



# Agenda Item

## City Traffic Commission

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**Item #:** 4.1.

**8/13/2025**

**File #:** 25-0419

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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

Installation of a school bus loading zone on the north side of E. Jordan Avenue adjacent to Jordan Elementary School.

### 2. SUMMARY

The City received a request from the Orange Unified School District to establish a designated bus loading zone adjacent to Jordan Elementary School to improve traffic flow during student pick-up and drop-off times.

### 3. RECOMMENDED ACTION

Approve the installation of a school bus loading zone on the north side of E. Jordan Avenue adjacent to Jordan Elementary School between S. Esplanade Street and S. Hewes Street.

### 4. FISCAL IMPACT

None.

### 5. STRATEGIC PLAN GOALS

Goal 5: Improve Infrastructure, Mobility, and Technology

### 6. DISCUSSION AND BACKGROUND

At the request of the Orange Unified School District (OUSD,) a new school crosswalk is scheduled to be completed on Jordan Avenue, at the S. Schug Street intersection in front of Jordan Elementary School, in time for the new 2025-2026 school year. In anticipation of the parking impacts related to said crosswalk, and to optimize school site circulation, OUSD proposes an adjustment to Jordan Elementary's pick-up and drop-off operations that would require the installation of a bus loading zone on Jordan Avenue.

Currently, school buses enter the parking lot and utilize the on-site circulation system for student drop-off and pick-up, while private vehicles rely on the Jordan Avenue school frontage. The new operation would do the reverse, with private vehicles entering the school parking lot instead (and school busses using Jordan Avenue.) To facilitate this change, OUSD has requested designating a 75-foot-long section on the north side of Jordan Avenue (between S. Schug Street and S. Esplanade Street) as a bus loading zone from 7AM to 4PM on school days. Doing so would ensure the curb space is available for school busses and any violations of the curb restriction are enforceable.

Jordan Avenue is a local residential street with light traffic volumes. The proposed loading zone spans approximately 75 feet and lies along the 800-foot school frontage. Parking demand in the surrounding neighborhood is low, and the establishment of a bus loading zone is not anticipated to impose any hardship on area residents. Outside school hours, the loading zone will remain available for general parking. Additionally, the proposed change is expected to ease parent drop-off congestion.

In addition to the 75-foot bus loading zone, staff will install an additional 10 feet of red curb along the westerly exit driveway of Jordan Elementary to provide an increased buffer between the school busses and nearest driveway.

## **7. ATTACHMENTS**

- Letter of Request
- Area Map
- Site Sketch
- Notification Letter



# Agenda Item

## City Traffic Commission

Item #: 4.1.

8/13/2025

File #: 25-0419

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

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

**FROM:** Maria Flores, Assistant Engineer

### 1. SUBJECT

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### 2. SUMMARY

The City received a request from the Orange Unified School District to establish a designated bus loading zone adjacent to Jordan Elementary School to improve traffic flow during student pick-up and drop-off times.

### 3. RECOMMENDED ACTION

Approve the installation of a school bus loading zone on the north side of E. Jordan Elementary School between S. Esplanade Street and S. Hewes Street.

### 4. FISCAL IMPACT

None.

### 5. STRATEGIC PLAN GOALS

Goal 5: Improve Infrastructure, Mobility, and Technology

### 6. DISCUSSION AND BACKGROUND

At the request of the Orange Unified School District (OUSD,) a new school crosswalk is scheduled to be completed on Jordan Avenue, at the S. Schug Street intersection in front of Jordan Elementary School, in time for the new 2025-2026 school year. In anticipation of the parking impacts related to said crosswalk, and to optimize school site circulation, OUSD proposes an adjustment to Jordan Elementary's pick-up and drop-off operations that would require the installation of a bus loading zone on Jordan Avenue.

Currently, school buses enter the parking lot and utilize the on-site circulation system for student drop-off and pick-up, while private vehicles rely on the Jordan Avenue school frontage. The new operation would do the reverse, with private vehicles entering the school parking lot instead (and school busses using Jordan Avenue.) To facilitate this change, OUSD has requested designating a 75-foot-long section on the north side of Jordan Avenue (between S. Schug Street and S. Esplanade Street) as a bus loading zone from 7AM to 4PM on school days. Doing so would ensure the curb space is available for school busses and any violations of the curb restriction are enforceable.



Jordan Avenue is a local residential street with light traffic volumes. The proposed loading zone spans approximately 75 feet and lies along the 800-foot school frontage. Parking demand in the surrounding neighborhood is low, and the establishment of a bus loading zone is not anticipated to impose any hardship on area residents. Outside school hours, the loading zone will remain available for general parking. Additionally, the proposed change is expected to ease parent drop-off congestion.

In addition to the 75-foot bus loading zone, staff will install an additional 10 feet of red curb along the westerly exit driveway of Jordan Elementary to provide an increased buffer between the school busses and nearest driveway.

## **7. ATTACHMENTS**

- Letter of Request
- Area Map
- Site Sketch
- Notification Letter

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**From:** Celeste-Russo, Christina  
**Sent:** Thursday, May 29, 2025 3:33 PM  
**To:**

**Cc:**  
**Subject:** RE: Red Curb  
**Importance:** High

Hi everyone,

Sulema forwarded the City of Orange's proposed red curbing plan (attached).

For the 2024–2025 school year, we currently have two Special Education (SpEd) buses at this site. However, the number of buses can vary from year to year, and we also need to accommodate occasional field trip transportation.

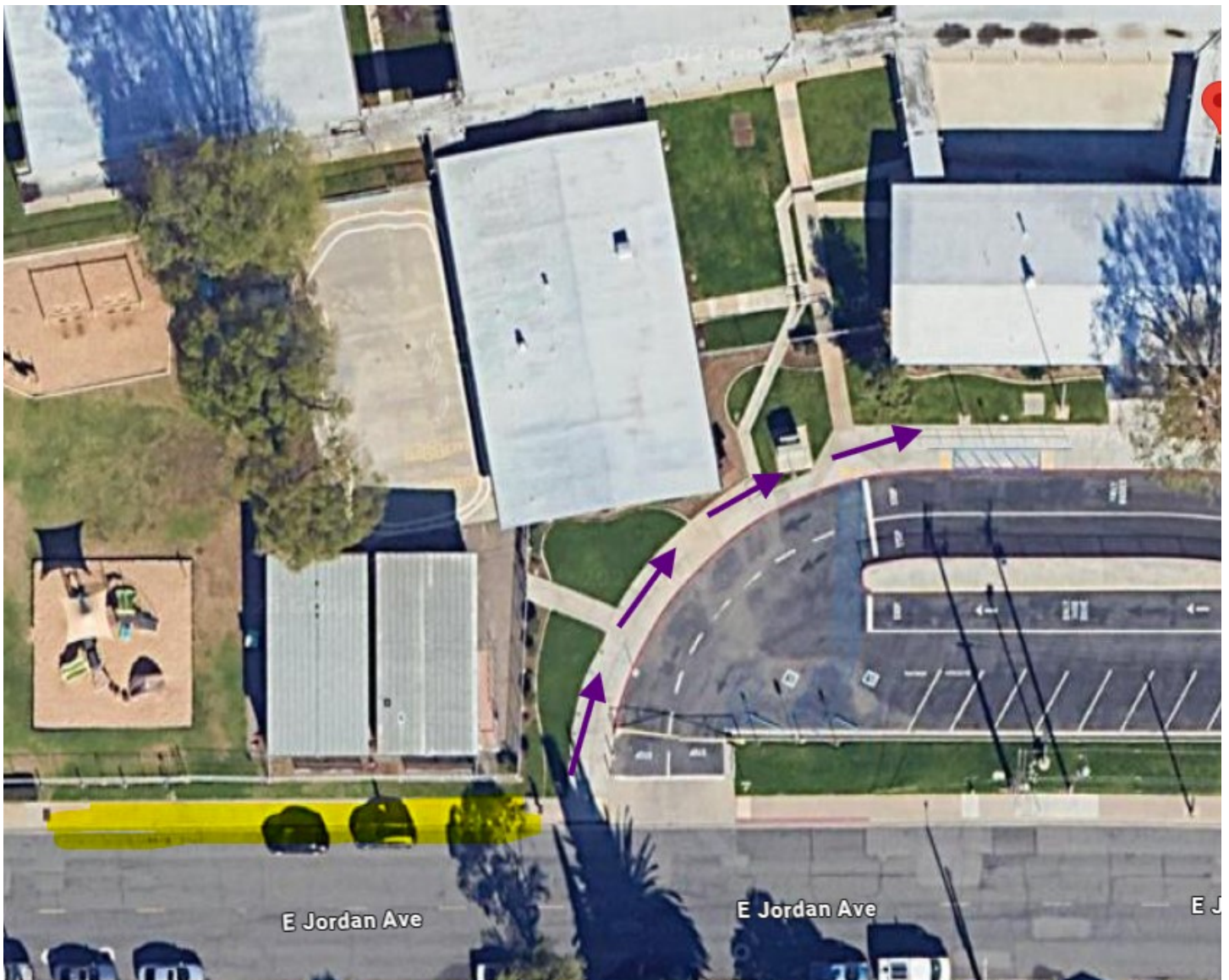
Based on the City's proposal, I understand Ms. Nelson is willing to assist with parent traffic flow by allowing parents to use the school campus lanes. With that adjustment, we could relocate the buses to Jordan Avenue.

**Proposed Bus Zone on Jordan Ave:**

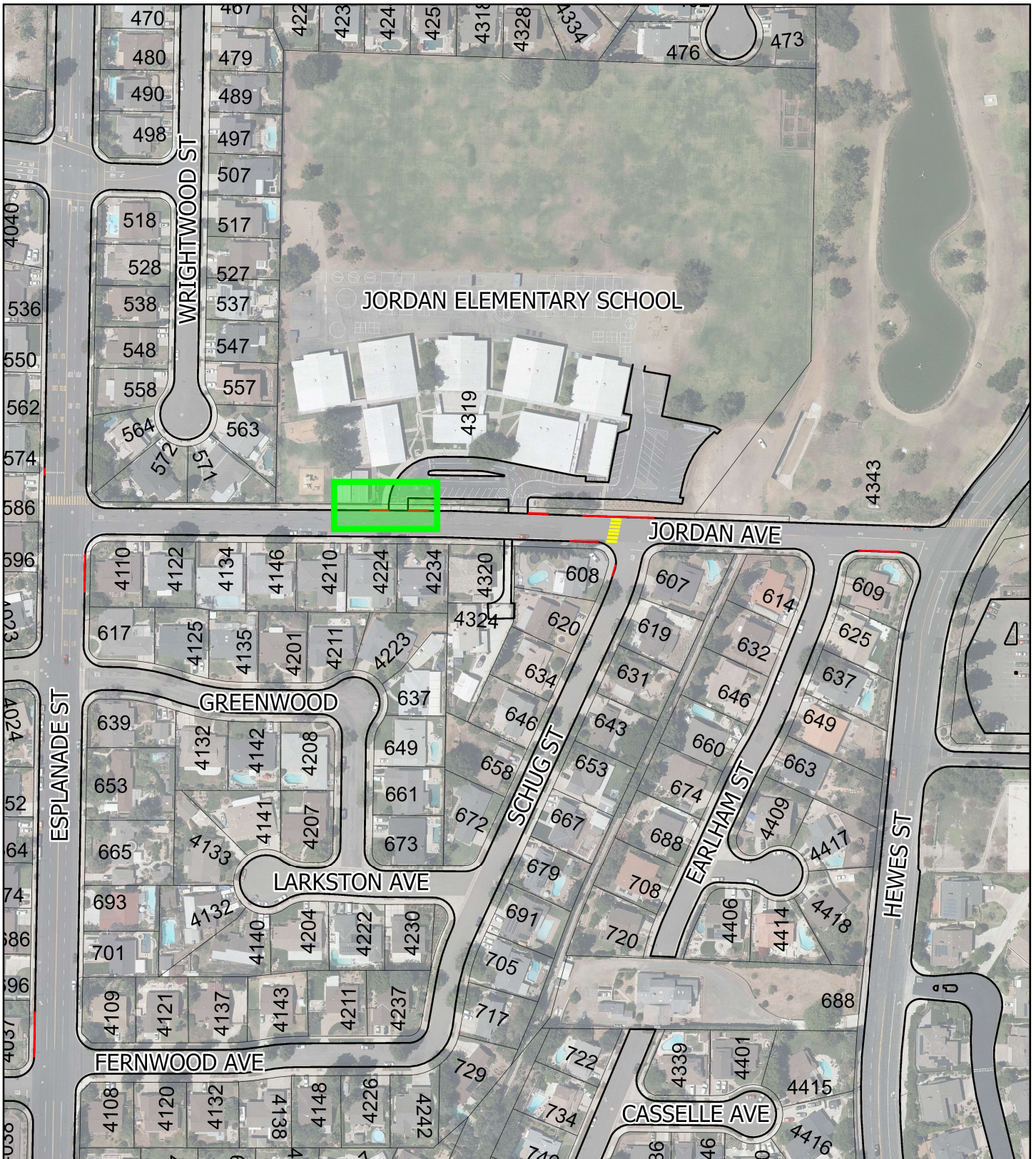
- Location: In front of the two portable buildings.
- Space needed: Approximately 50–75 feet.
- Curb markings: Yellow-painted curbing with appropriate signage.
- Suggested signage:
  - **"No Stopping 7:00 AM – 4:00 PM, School Days Only- Buses Exempt"**  
(See example images below.)

Please let me know if additional input is needed. I work directly with the cities on these matters and can assist from a Transportation perspective. Ryan Palmer and I have also attended city council meetings in the past to help provide clarity and support informed decision-making—we're happy to do so again if needed.

Additionally, this change will likely require a PAR, and Ryan has helped with that process before. I've copied him so he's aware.



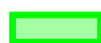




ITEM 4.1 BUS LOADING ZONE - JORDAN AVE



Legend:



Subject Area



Existing Red Curb



Proposed Crosswalk  
(Summer 2025)

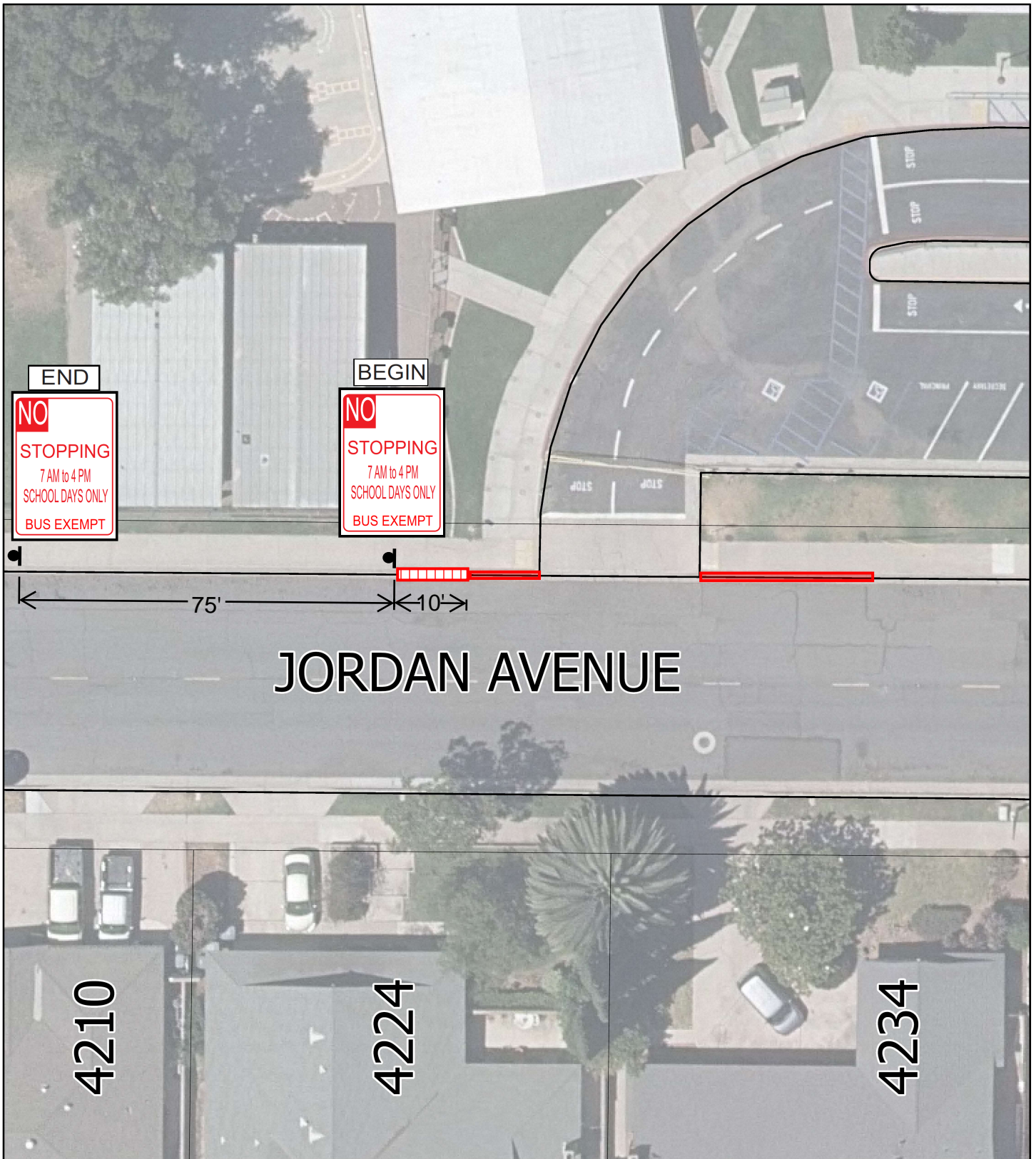


7/11/2025

Source: City of Orange (2024)

CITY OF ORANGE  
**AREA MAP**





ITEM 4.1 BUS LOADING ZONE - JORDAN AVE



Legend:

- Existing Red Curb
- Proposed Sign Location
- Proposed Red Curb



## City of Orange

Public Works Department  
300 E. Chapman Ave.  
Orange, CA 92866

July 31, 2025

Dear Resident/ Property Owner:

This is to inform you that the City Traffic Commission will be hearing a request for the following item(s):

- **Installation of a bus loading zone on Jordan Avenue adjacent to the Jordan Elementary School**

The matter will be considered at the **August 13, 2025**, meeting of the City Traffic Commission. The meeting is scheduled at **5:30 p.m.**, in the **City Council Chamber**, located at 300 East Chapman Avenue.

You and any other interested party are encouraged to attend this meeting and express your opinions and/or concerns regarding this issue. Please feel free to contact Maria Flores at (714) 744-5537 or [mpflores@cityoforange.org](mailto:mpflores@cityoforange.org) if you have any questions.

Sincerely,

Larry Tay, P.E., PTOE  
City Traffic Engineer

LT/fv



(714) 744-5525



[www.cityoforange.org](http://www.cityoforange.org)



[pwinfo@cityoforange.org](mailto:pwinfo@cityoforange.org)



# Agenda Item

## City Traffic Commission

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**Item #:** 4.2.

**8/13/2025**

**File #:** 25-0430

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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

Installation of a school bus loading zone on the west side of N. Citrus Street south of the driveway at 548 N. Citrus Street.

### 2. SUMMARY

The City received requests from multiple residents to provide for curb space for special needs school busses on N. Citrus Street. Doing so is expected to enhance the efficiency and of student pick-up and drop-off for families residing in the neighborhood.

### 3. RECOMMENDED ACTION

Approve the installation of a school bus loading zone on the west side of N. Citrus Street south of the driveway at 548 N. Citrus Street.

### 4. FISCAL IMPACT

None.

### 5. STRATEGIC PLAN GOALS

Goal 5: Improve Infrastructure, Mobility, and Technology

### 6. DISCUSSION AND BACKGROUND

The City of Orange has received multiple requests (from several residents) in the N. Citrus Street neighborhood for the restriction of curb space to accommodate school bus loading and, in doing so, address ongoing operational concerns associated with picking up and dropping off special needs children.

The Orange Unified School District (OUSD) provides transportation services to registered students with disabilities, and currently provides such services to four families residing on the 500 block of N. Citrus Street. Recently, parents have expressed concern over the lack of a curbside bus loading zone along Citrus Street. Without a designated bus zone, the OUSD buses are sometimes forced to park in the street, requiring students and caregivers to navigate parked vehicles and active traffic during pick-up and drop-off. City staff consulted with OUSD, whose bus drivers confirmed experiencing similar operational challenges.

Installing a bus loading zone along a 22-foot section of curb on the west side of N. Citrus Street,

immediately south of the driveway at 548 N. Citrus Street, is expected to address the parents' concerns, supported by OUSD, and expected to improve operations. Moreover, the loading zone would only be in effect Monday through Friday, 7AM to 4PM, August through June. Outside of these times, the space would be unrestricted and may be used for parking.

Citrus Street is a residential roadway with consistently high parking demand and implementing the proposed bus loading zone would result in the loss of one on-street parking space during the effective hours. With that in mind, parking demand typically declines during the day, e.g., school hours, and peaks after 5:00 PM, mitigating the impacts of the proposed change. At the same time, the proposed change is expected to significantly improve conditions for students with disabilities by allowing bus boarding and disembarkation directly from the sidewalk, at a consistent location.

Staff recommends the approval of the proposed bus loading zone on N. Citrus Street.

## **7. ATTACHMENTS**

- Letter of Request
- Area Map
- Site Sketch
- Notification Letter





# Agenda Item

## City Traffic Commission

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**Item #:** 4.2.

**8/13/2025**

**File #:** 25-0430

---

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

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

**FROM:** Maria Flores, Assistant Engineer

### 1. SUBJECT

Installation of a school bus loading zone on the west side of N. Citrus Street south of the driveway at 548 N. Citrus Street.

### 2. SUMMARY

The City received requests from multiple residents to provide for curb space for special needs school busses on N. Citrus Street. Doing so is expected to enhance the efficiency and of student pick-up and drop-off for families residing in the neighborhood.

### 3. RECOMMENDED ACTION

Approve the installation of a school bus loading zone on the west side of N. Citrus Street south of the driveway at 548 N. Citrus Street.

### 4. FISCAL IMPACT

None.

### 5. STRATEGIC PLAN GOALS

Goal 5: Improve Infrastructure, Mobility, and Technology

### 6. DISCUSSION AND BACKGROUND

The City of Orange has received multiple requests (from several residents) in the N. Citrus Street neighborhood for the restriction of curb space to accommodate school bus loading and, in doing so, address ongoing operational concerns associated with picking up and dropping off special needs children.

The Orange Unified School District (OUSD) provides transportation services to registered students with disabilities, and currently provides such services to four families residing on the 500 block of N. Citrus Street. Recently, parents have expressed concern over the lack of a curbside bus loading zone along Citrus Street. Without a designated bus zone, the OUSD buses are sometimes forced to park in the street, requiring students and caregivers to navigate parked vehicles and active traffic during pick-up and drop-off. City staff consulted with OUSD, whose bus drivers confirmed experiencing similar operational challenges.

Installing a bus loading zone along a 22-foot section of curb on the west side of N. Citrus Street, immediately south of the driveway at 548 N. Citrus Street, is expected to address the parents' concerns, supported by OUSD, and expected to improve operations. Moreover, the loading zone

would only be in effect Monday through Friday, 7AM to 4PM, August through June. Outside of these times, the space would be unrestricted and may be used for parking.

Citrus Street is a residential roadway with consistently high parking demand and implementing the proposed bus loading zone would result in the loss of one on-street parking space during the effective hours. With that in mind, parking demand typically declines during the day, e.g., school hours, and peaks after 5:00 PM, mitigating the impacts of the proposed change. At the same time, the proposed change is expected to significantly improve conditions for students with disabilities by allowing bus boarding and disembarkation directly from the sidewalk, at a consistent location.

Staff recommends the approval of the proposed bus loading zone on N. Citrus Street.

## **7. ATTACHMENTS**

- Letter of Request
- Area Map
- Site Sketch
- Notification Letter

- 35-45 Apartments w/ 1-5 vehicles coming in and out all day
- Visibility - limited as incoming traffic is very difficult to see coming out of

Handicap

Loordes Reyes

3 - niños

18 - severe Autism

6 - Autism

4 Autism

non verbal

u

Vivian Gomez

16 - Autism limited verbally

Janet

17 - Cerebral Palsy / wheelchair

Maria G

17 Down syndrome  
ADHD

VIVIAN GOMEZ-GARCIA

532 N. CITRUS ST  
ORANGE CA 92868

Maria G Garcia

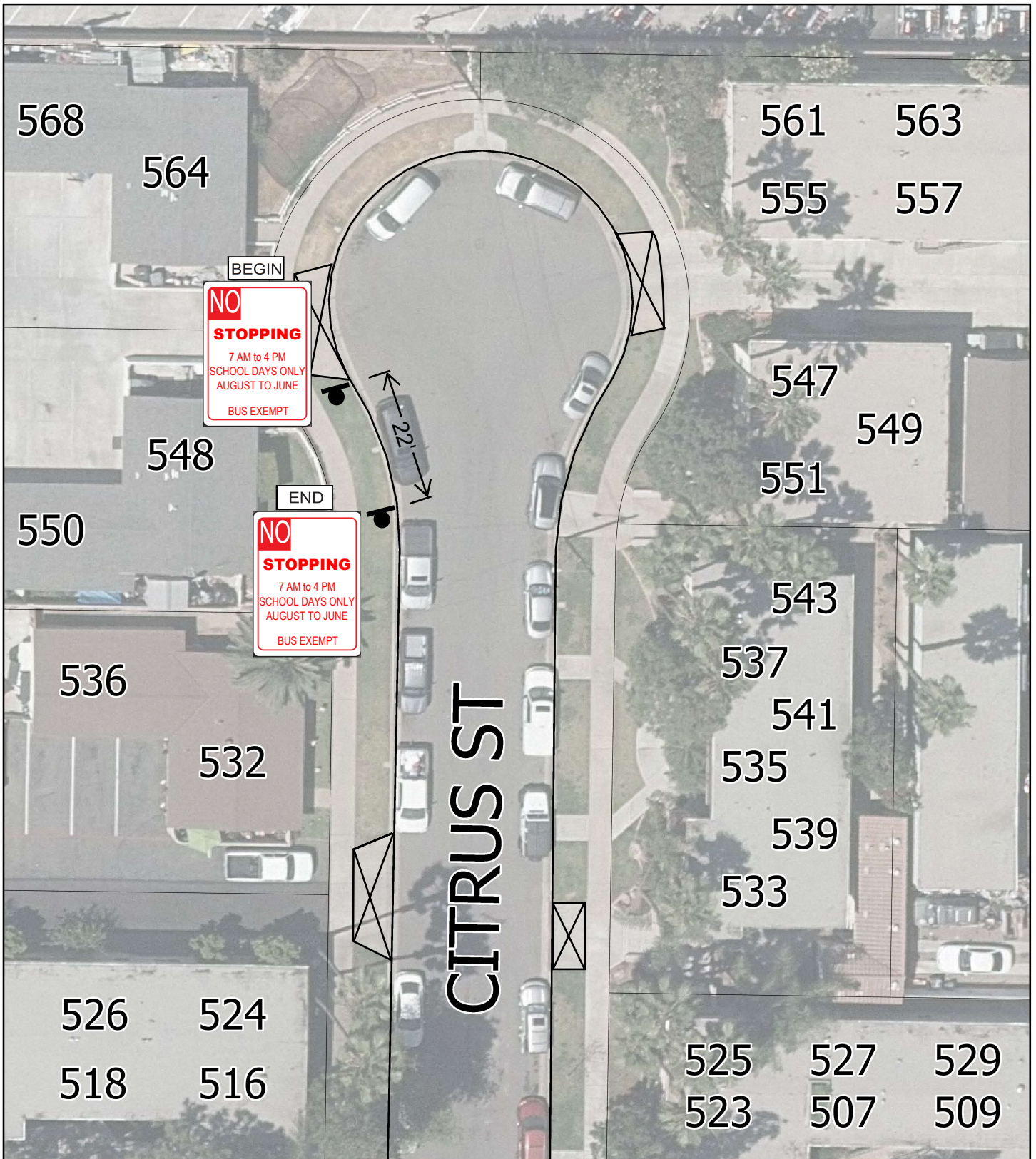
552 N Citrus St  
Orange, CA 92868

Handicap bus loading  
pad.









ITEM 4.2 BUS LOADING ZONE - CITRUS ST



Legend:

Proposed Sign Location

Driveway



## City of Orange

Public Works Department  
300 E. Chapman Ave.  
Orange, CA 92866

July 31, 2025

Dear Resident/ Property Owner:

This is to inform you that the City Traffic Commission will be hearing a request for the following item(s):

- **Installation of a bus loading zone on Citrus Street adjacent to the driveway for 548 Citrus Street**

The matter will be considered at the **August 13, 2025**, meeting of the City Traffic Commission. The meeting is scheduled at **5:30 p.m.**, in the **City Council Chamber**, located at 300 East Chapman Avenue.

You and any other interested party are encouraged to attend this meeting and express your opinions and/or concerns regarding this issue. Please feel free to contact Maria Flores at (714) 744-5537 or [mpflores@cityoforange.org](mailto:mpflores@cityoforange.org) if you have any questions.

Sincerely,



Larry Tay, P.E., PTOE  
City Traffic Engineer

LT/fv



(714) 744-5525



[www.cityoforange.org](http://www.cityoforange.org)



[pwinfo@cityoforange.org](mailto:pwinfo@cityoforange.org)



# Agenda Item

## City Traffic Commission

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Item #: 4.3.

8/13/2025

File #: 25-0431

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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

Permit parking on the west side of N. Pixley Street from Chapman Avenue to Maple Avenue and both sides of N. Parker Street from Chapman Avenue to Maple Avenue, excluding non-residential frontages.

### 2. SUMMARY

When the Conditional Use Permit for a nearby business on Chapman Avenue was presented to the City Council for consideration, the potential of permit parking was discussed. That business has since opened, and the City subsequently received a request for permit parking on the aforementioned streets, based upon concerns over parking spillover.

### 3. RECOMMENDED ACTION

1. Recommend permit parking on the west side of N. Pixley Street from Chapman Avenue to Maple Avenue and both sides N. Parker Street from Chapman Avenue to Maple Avenue, excluding non-residential frontages.
2. Forward to City Council for final action.

### 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) is designed to safeguard residential streets from external parking overflow, subject to certain eligibility criteria. To begin the NPPP process, a property owner on an impacted street must submit a written request specifying the desired boundaries for permit parking.

#### Background:

In 2024, a Conditional Use Permit (CUP) was considered for the development of a church and coffeehouse on a property along Chapman Avenue, between N. Parker Street and N. Pixley Street. At the February 13, 2024, City Council meeting, residents from N. Parker Street and N. Pixley Street

expressed concerns over future parking demand associated with the new coffeehouse and church. Prior to approving the CUP and during Council discussion, it was suggested that these streets should be considered for permit parking if future parking demands were to become problematic for residents.

Following the recent opening of the nearby coffeehouse and church, residents on Parker Street and Pixley Street have experienced an increase in demand for on-street parking along their frontage. In response, a property owner on N. Parker Street submitted a formal request to initiate permit parking on the following segments:

- Both sides of N. Parker Street from Chapman Avenue to Maple Avenue excluding the non-residential frontage; and
- The west side of N. Pixley Street from Chapman Avenue to Maple Avenue excluding the non-residential frontage.

The evaluation limits are shown in the attached Area Map.

Based on the above, these street segments were evaluated for permit parking under a streamlined process that requires a minimum 55% support from property owners on the affected blocks.

#### **Petition Results:**

City staff mailed a petition letter and a list of permit parking advantages and disadvantages to the affected property owners on Parker Street and Pixley Street. The table below shows the results of the neighborhood petitions.

Street	Home in Favor		Home Opposed		Unreturned	
N. Parker Street	8	61%	2	16%	3	23%
N. Pixley Street	8	80%	1	10%	1	10%

The final results of the petition process indicated that Parker Street and Pixley Street meets the required 55% of property owners in favor of the permit parking program.

#### **Findings:**

Since the level of support exceeds 55%, permit parking is recommended on the aforementioned streets. The following should be kept in mind:

1. Any vehicle parked in a designated parking-by-permit area without a permit is subject to citation.
2. Parking permits do not supersede street sweeping restrictions in the neighborhood.

## **7. ATTACHMENTS**

- Letter of Request
- Area Map
- Site Sketch & Petition Area Map
- Notification Letter







# Agenda Item

## City Traffic Commission

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**Item #:** 4.3.

**8/13/2025**

**File #:** .25-0431

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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

Permit parking on the west side of N. Pixley Street from Chapman Avenue to Maple Avenue and both sides of N. Parker Street from Chapman Avenue to Maple Avenue, excluding non-residential frontages.

### 2. SUMMARY

When the Conditional Use Permit for a nearby business on Chapman Avenue was presented to the City Council for consideration, the potential of permit parking was discussed. That business has since opened, and the City subsequently received a request for permit parking on the aforementioned streets, based upon concerns over parking spillover.

### 3. RECOMMENDED ACTION

1. Recommend permit parking on the west side of N. Pixley Street from Chapman Avenue to Maple Avenue and both sides N. Parker Street from Chapman Avenue to Maple Avenue, excluding non-residential frontages.
2. Forward to City Council for final action.

### 4. FISCAL IMPACT

None.

### 5. STRATEGIC PLAN GOALS

Goal 5: Improve Infrastructure, Mobility, and Technology

### 6. DISCUSSION AND BACKGROUND

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#### Background:

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expressed concerns over future parking demand associated with the new coffeehouse and church. Prior to approving the CUP and during Council discussion, it was suggested that these streets should be considered for permit parking if future parking demands were to become problematic for residents.

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2. Parking permits do not supersede street sweeping restrictions in the neighborhood.

## **7. ATTACHMENTS**

- Letter of Request
- Area Map
- Site Sketch & Petition Area Map
- Notification Letter



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**From:** Tod < >  
**Date:** Saturday, June 14, 2025 at 11:06 PM  
**To:** Arianna Barrios < >  
**Subject:** Cedarhouse Coffee Issues

Good evening Councilwoman Barrios,

I hope this message finds you well. I'm writing to follow up on concerns my neighbors and I raised during the council meeting regarding Cedarhouse Church and Coffee Shop on Pixley and Parker streets. As you may recall, we voiced concerns about the potential impact of the business, and unfortunately, those issues have already begun to materialize.

Despite the business opening just this week, parking has become a significant problem. Much of the available street parking on Pixley is occupied by customers and employees of Cedarhouse, including spaces that were previously designated for the neighboring dentist's office at Chapman and Pixley.

At the meeting, you may remember that several city council members, including Mayor Slater, mentioned expediting the permit parking process for Pixley and Parker streets. However, we have yet to see any progress on this promise, which is increasingly frustrating for residents who are left without available parking near their own homes.

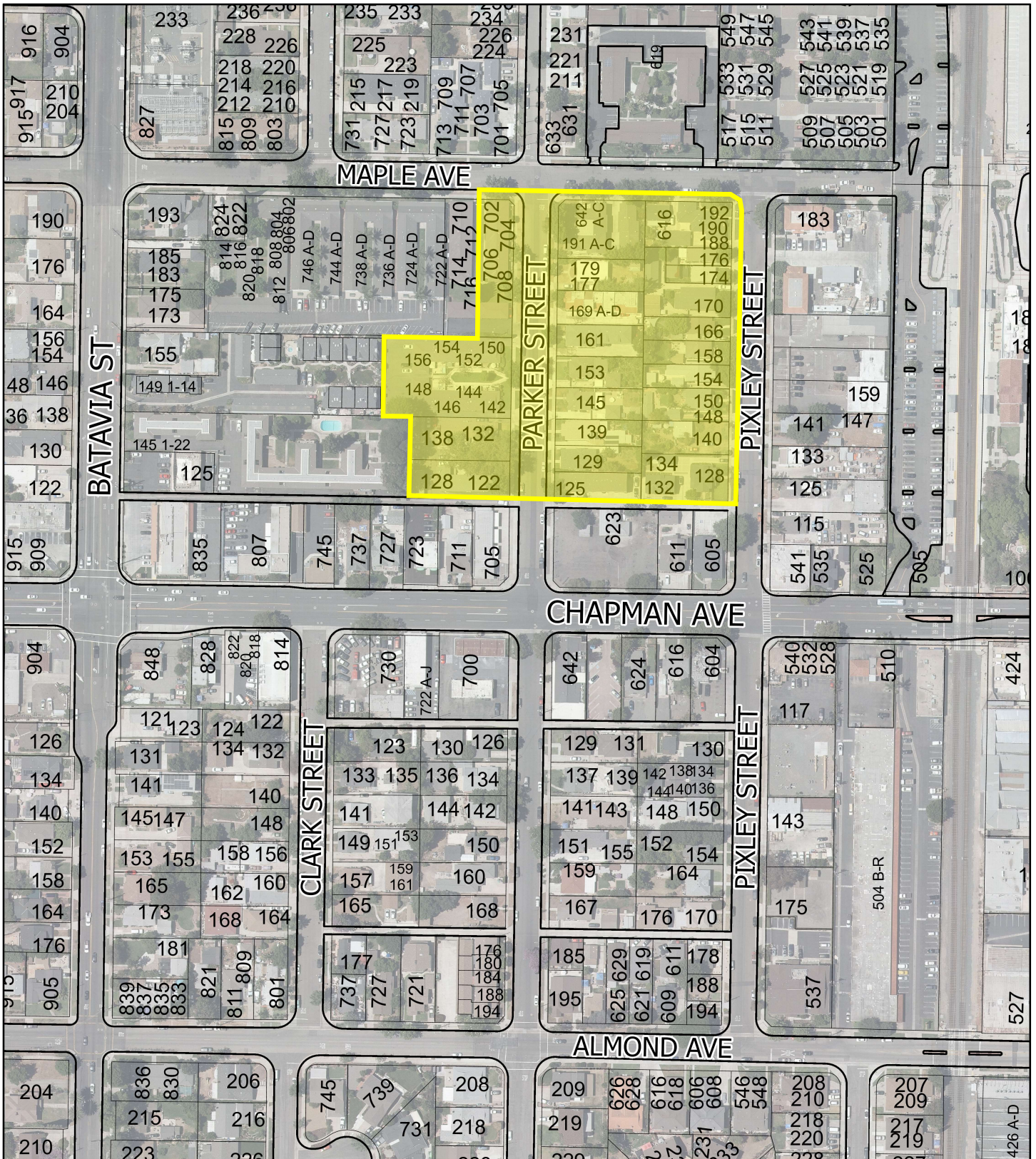
Your support at that meeting was invaluable, and we are hopeful that you can continue to advocate for the implementation of permit parking for our streets. This would help ensure that parking remains available for the residents who live here, especially as our neighborhood becomes less quiet and more congested.

Thank you for your attention to this matter. We truly appreciate your continued support and hope to see action soon.

Best regards,

Tod Brewster





Legend:

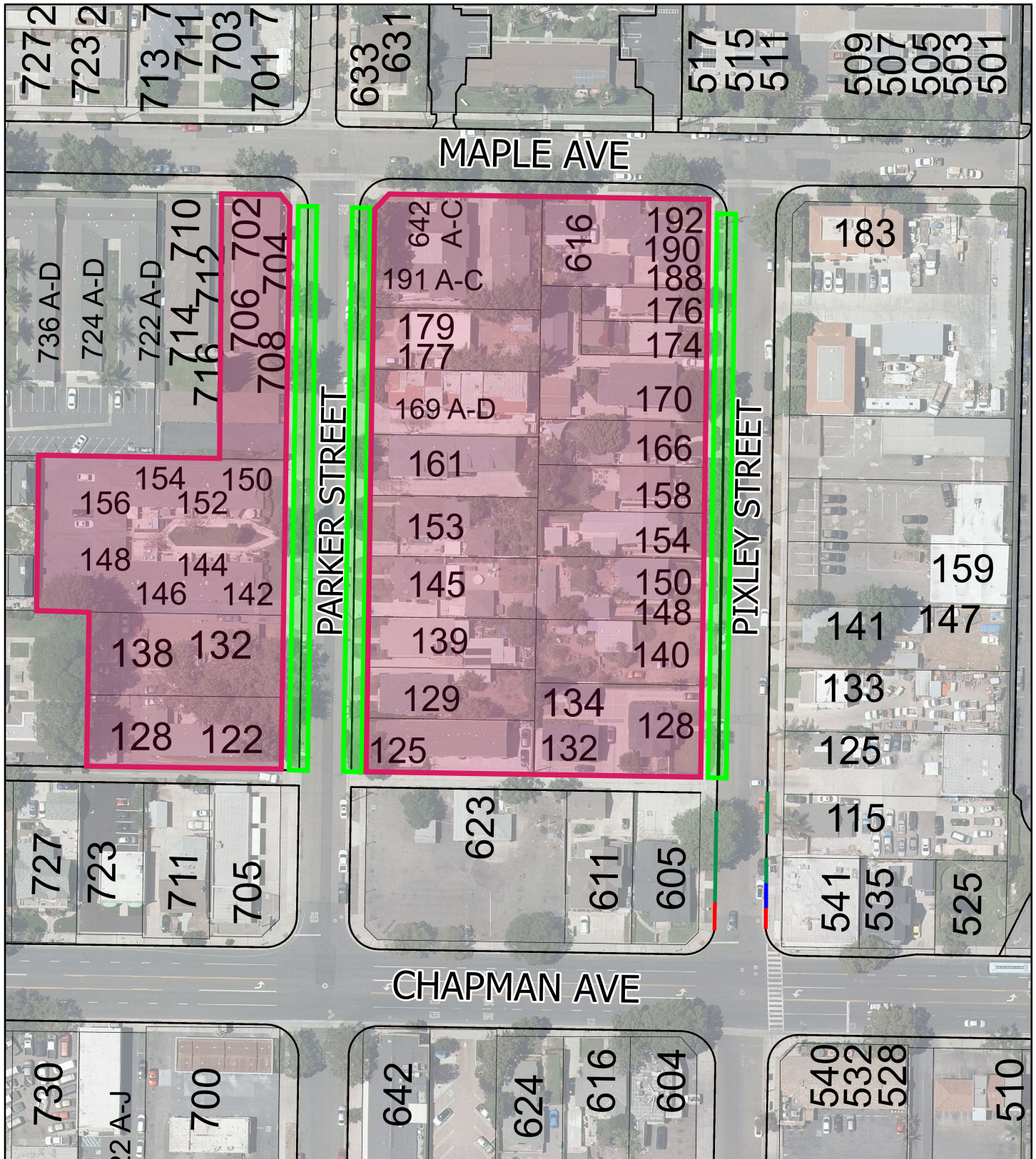
Subject Area

ITEM 4.3 PERMIT PARKING ON  
PARKER STREET & PIXLEY STREET

CITY OF ORANGE

**AREA MAP**





**Legend:**

- Existing Red Curb
- Existing Blue Curb
- Existing Green Curb
- Proposed Permit Parking
- Petition Area

ITEM 4.3 PERMIT PARKING ON  
PARKER STREET & PIXLEY STREET

CITY OF ORANGE

## SITE SKETCH & PETITION AREA MAP





## City of Orange

Public Works Department  
300 E. Chapman Ave.  
Orange, CA 92866

July 31, 2025

Dear Resident/ Property Owner:

This is to inform you that the City Traffic Commission will be hearing a request **to add a Neighborhood Parking Permit Program** on the following street(s):

- **The west side of Pixley Street from Chapman Avenue to Maple Avenue, excluding the non-residential frontages**
- **Both sides of Parker Street from Chapman Avenue to Maple Avenue, excluding the non-residential frontages**

The matter will be considered at the **August 13, 2025**, meeting of the City Traffic Commission. The meeting is scheduled at **5:30 p.m.**, in the **City Council Chamber**, located at 300 East Chapman Avenue.

You and any other interested party are encouraged to attend this meeting and express your opinions and/or concerns regarding this issue. Please feel free to contact Maria Flores at (714) 744-5525 or [mpflores@cityoforange.org](mailto:mpflores@cityoforange.org) if you have any questions.

Sincerely,



Larry Tay, P.E., PTOE  
City Traffic Engineer

LT/fv



(714) 744-5525



[www.cityoforange.org](http://www.cityoforange.org)



[pwinfo@cityoforange.org](mailto:pwinfo@cityoforange.org)