



Agenda Item

City Traffic Commission

Item #: 4.1.

6/10/2026

File #: 26-0318

TO: Chair and Members of the City Traffic Commission

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

FROM: Junie Vuong, Associate Engineer

1. SUBJECT

Proposed loading zone in front of 233 N. Lemon Street

2. SUMMARY

A loading zone was requested by the fronting business. The proposed loading zone dimension represents a small fraction of the business' street frontage and is compatible with the block's curb management needs.

3. RECOMMENDED ACTION

1. Recommend the installation of a 35-foot-long loading zone in front of 233 N. Lemon Street.
2. Forward to the City Council for approval.

4. FISCAL IMPACT

None.

5. STRATEGIC PLAN GOALS

Goal 5: Improve Infrastructure, Mobility, and Technology

6. DISCUSSION AND BACKGROUND

The owner of the business at 233 N. Lemon Street requested a loading zone in front of said address. While the curb along the entire property frontage (approximately 140 feet) has been painted yellow, there is no record of the city having approved the installation. Because of the uncertainty over its origin and the length of the existing yellow curb, staff is recommending establishing a loading zone along a portion of the frontage as described below. This approach allows for enforceability, for which the business owner has expressed a potential need, while balancing the area's curb management needs.

The frontage of 233 N Lemon Street is not part of any Permit Parking area and is outside of the Old Towne Paid Parking Program footprint. The 200 block of N Lemon Street has a mix of frontages: The west side of Lemon Street is Chapman University frontage; The east side of Lemon Street, to the north of 233 N Lemon Street is residential within the Chapman University Opportunity Area; and to the south of 233 N Lemon Street is Antepasado Park. To balance the neighborhood parking needs, staff recommends that the space between the two driveways at 233 N Lemon Street become the established loading zone, approximately 35 feet. The remaining yellow curb in front of the property

would be removed.

Because Lemon Street is a public road, the proposed loading zone would not be for the exclusive use of the fronting business and would be available for public use. In accordance with Chapter 10.26 of the Orange Municipal Code, the loading or unloading of passengers shall not exceed five minutes, and the loading or unloading of materials shall not exceed 20 minutes, unless otherwise specified by motion or resolution. The parking time limit in this zone shall be enforced from 7:00 a.m. to 6:00 p.m., Sundays and holidays excepted.

7. ATTACHMENTS

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