



AGENDA

Planning Commission February 20, 2025

5:30 PM Regular Session

Anna Pehoushek
Assistant Community
Development Director

Nathalie Adourian
Senior Assistant City Attorney

Jennifer Scudellari
Executive Assistant

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

DAVID VAZQUEZ
Chair

ALISON VEJAR
Vice Chair

RICK MARTINEZ
Commissioner

RUBY MALDONADO
Commissioner

SHANNON TUCKER
Commissioner

TIM McCORMACK
Commissioner

ISAIAH LESLIE
Commissioner

Welcome to the Planning Commission meeting. Regular meetings of the City of Orange Planning Commission are held the first and third Monday of each month at 5:30 p.m.

Agenda Information

The agenda contains a brief general description of each item to be considered. Written materials relating to an item on the agenda that are provided to the Planning 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 Planning Commission meeting; and made available on the City's website.

Public Participation

Planning 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.

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

1) In-person

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 made during the "Public Comments" section at the beginning of the meeting. 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.

(Continued on page 2)

2) Written Public Comments via eComment

Members of the public can submit their written comments electronically for Planning Commission consideration by using the eComment feature on the Agenda page of the City's website at www.cityoforange.org. To ensure distribution to the Planning 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.

3) Public Comments via recorded voicemail message

Finally, the public can record their comments by calling (714) 744-7271 no later than 4:00 p.m. the day of the meeting. Recorded messages will not be played at the meeting, but will be provided to the Planning Commission and the caller's position will be summarized in the minutes.

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 Planning Commission is in session.

APPEAL PROCEDURE

Any final determination by the Planning Commission may be appealed, and such appeal must be filed within 7 calendar days after the Planning Commission action. This appeal shall be made in written form to the Community Development Department, accompanied by an initial appeal deposit of \$1,000.00.

The City Clerk, upon filing of said appeal, will set petition for public hearing before the City Council at the earliest date. All owners of property located within 300 feet of the project site will be notified by the City Clerk of said hearing. For additional information, please call (714) 744-7220.

If you challenge any City of Orange decision in court, you may be limited to raising only those issues you or someone else raised at the public hearing described on this agenda or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

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

Commissioner Isaiah Leslie

1.2 ROLL CALL**2. PUBLIC COMMENTS**

At this time, members of the public may address the 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. CONSENT CALENDAR

All matters listed under the Consent Calendar are considered to be routine by the Planning Commission and will be enacted by one motion. There will be no separate discussion of said items unless members of the Planning Commission, staff or the public request specific items removed from the Consent Calendar for separate action.

3.1. Approval of meeting minutes of the City of Orange Planning Commission Regular Meeting held on January 20, 2025.**Recommended Action:**

Approve minutes as presented.

Attachments: [Staff Report](#)
 [January 20, 2025 Regular Meeting minutes](#)

4. COMMISSION BUSINESS**4.1. Selection of Planning Commission Officers.****Recommended Action:**

Select a Chair and Vice Chair of the Planning Commission for a one-year term effective February 21, 2025.

Attachments: [Staff Report](#)

5. PUBLIC HEARINGS**5.1. Public Hearing to consider a request by CDO Orange, LLC, dba Culinary Dropout for a Type 47 ABC License (On-Sale General) at a proposed restaurant located at 191 N. Orange Street and finding of CEQA Exemption (Conditional Use Permit No. 3225).****Recommended Action:**

1. Adopt Planning Commission Resolution No. PC 33-24. A Resolution of the Planning

Commission of the City of Orange approving Conditional Use Permit No. 3225, allowing the sale of alcoholic beverages for onsite consumption in conjunction with a State of California Department of Alcoholic Beverage Control Type 47 license (On-Sale General - Eating Place) at a proposed restaurant located at 191 N. Orange Street.

2. Find the request categorically exempt from the California Environmental Quality Act (CEQA) in accordance with Section 15301 of the State CEQA Guidelines.

Attachments:

[Staff Report](#)

[Attachment 1 - Planning Commission Resolution No. PC 33-24](#)

[Attachment 2 - Site Plan and Floor Plan](#)

[Attachment 3 - Applicant Business Narrative Letter](#)

[Attachment 4 - Planning Commission Evaluation Map](#)

[Attachment 5 - Orange Police Department Memorandum](#)

- 5.2. **Public Hearing to consider a request to allow the sale of beer and wine for on-site consumption at a restaurant located at 765 The City Drive South #130 and finding of CEQA Exemption (Conditional Use Permit No. 3232).**

Recommended Action:

1. Adopt Planning Commission Resolution No. PC 01-25. A Resolution of the Planning Commission of the City of Orange approving Conditional Use Permit No. 3232, allowing the sale of beer and wine for on-site consumption in conjunction with a State of California Department of Alcoholic Beverage Control Type 41 License (On-Sale Beer and Wine - Eating Place) at a restaurant located at 765 The City Drive South #130.
2. Find the proposed project exempt from the California Environmental Quality Act (CEQA) per State CEQA Guidelines Section 15301 (Class 1 - Existing Facilities).

Attachments:

[Staff Report](#)

[Attachment 1 - Planning Commission Resolution No. PC 01-25](#)

[Attachment 2 - Vicinity Map](#)

[Attachment 3 - Applicant Business Narrative Letter](#)

[Attachment 4 - Site Plan](#)

[Attachment 5 - Floor Plan](#)

[Attachment 6 - Restaurant Menu](#)

[Attachment 7 - Site Photos](#)

[Attachment 8 - Orange Police Department Memorandum](#)

[Attachment 9 - Planning Commission Evaluation Map](#)

6. ADJOURNMENT

The next Regular Planning Commission Meeting will be held on Monday, March 3, 2025, at 5:30 p.m., in the Council Chamber.

I, Jennifer Scudellari, Executive Assistant 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, Police facility at 1107 N. Batavia, Orange Main Public Library at 407 E. Chapman Avenue, and uploaded to the City's website www.cityoforange.org.

Date posted: February 13, 2025



Agenda Item

Planning Commission

Item #: 3.1.

2/20/2025

File #: 25-0087

TO: Chair and Members of the Planning Commission

THRU: Anna Pehoushek, Assistant Community Development Director

FROM: Jennifer Scudellari, Executive Assistant

1. SUBJECT

Approval of meeting minutes of the City of Orange Planning Commission Regular Meeting held on January 20, 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

- January 20, 2025 Regular Meeting minutes



Agenda Item

Planning Commission

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3. RECOMMENDED ACTION

Approve minutes as presented.

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- January 20, 2025 Regular Meeting minutes

MINUTES - DRAFT

City of Orange

Planning Commission

January 20, 2025

The Planning Commission of the City of Orange, California convened on January 20, 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 Vazquez called the meeting to order at 5:30 p.m.

1.1 PLEDGE OF ALLEGIANCE

Led by Commissioner Tim McCormack.

1.2 ROLL CALL

Present: Martinez, Vejar, Maldonado, Tucker, McCormack, Leslie, and Vazquez

Absent: None

2. PUBLIC COMMENTS

None.

3. CONSENT CALENDAR

All matters listed under the Consent Calendar are considered to be routine by the Planning Commission and will be enacted by one motion. There will be no separate discussion of said items unless members of the Planning Commission, staff or the public request specific items removed from the Consent Calendar for separate action.

3.1. Approval of meeting minutes of the City of Orange Planning Commission Regular Meetings held on October 21, 2024, November 4, 2024, and December 2, 2024.

ACTION: Approved minutes as presented.

3.2. A request for a time extension to project entitlements for the Old Towne Gateway development, 401 W. Chapman Avenue (Major Site Plan Review No. 1013-20, Tentative Parcel Map No. 0017-20, Design Review No. 5011-20 and Development Agreement No. 0008-22), a project already found to be exempt from CEQA.

ACTION: Approved Major Site Plan Review No. 1013-20, Tentative Parcel Map No. 0017-20, Design Review No. 5011-20 and Development Agreement No. 0008-22 time extension.

Approval of the Consent Calendar

A motion was made by Vice Chair Martinez, seconded by Commissioner McCormack, to approve the Consent Calendar as presented. The motion carried by the following vote:

Ayes: Martinez, Vejar, Maldonado, Tucker, McCormack, Leslie, and Vazquez

Noes: None

Absent: None

4. ADJOURNMENT

There being no further business, the meeting was adjourned at 5:33 p.m.

The next Regular Planning Commission Meeting will be held on Monday, February 3, 2025 at 5:30 p.m., in the Council Chamber.

Anna Pehoushek, FAICP
Assistant Community Development Director

Draft



Agenda Item

Planning Commission

Item #: 4.1.

2/20/2025

File #: 25-0089

TO: Chair and Members of the Planning Commission

THRU: Anna Pehoushek, Assistant Community Development Director

FROM: Jennifer Scudellari, Executive Assistant

1. SUBJECT

Selection of Planning Commission Officers.

2. RECOMMENDED ACTION

Select a Chair and Vice Chair of the Planning Commission for a one-year term effective February 21, 2025.



Agenda Item

Planning Commission

Item #: 4.1.

2/20/2025

File #: 25-0089

TO: Chair and Members of the Planning Commission

THRU: Anna Pehoushek, Assistant Community Development Director

FROM: Jennifer Scudellari, Executive Assistant

1. SUBJECT

Selection of Planning Commission Officers.

2. RECOMMENDED ACTION

Select a Chair and Vice Chair of the Planning Commission for a one-year term effective February 21, 2025.



Agenda Item

Planning Commission

Item #: 5.1.

2/20/2025

File #: 25-0088

TO: Chair and Members of the Planning Commission

THRU: Anna Pehoushek, Assistant Community Development Director

FROM: Arlen Beck, Associate Planner

1. SUBJECT

Public Hearing to consider a request by CDO Orange, LLC, dba Culinary Dropout for a Type 47 ABC License (On-Sale General) at a proposed restaurant located at 191 N. Orange Street and finding of CEQA Exemption (Conditional Use Permit No. 3225).

2. SUMMARY

The applicant, CDO Orange, LLC (Culinary Dropout), is requesting to serve a full range of alcoholic beverages with food at a proposed restaurant with a State of California Department of Alcoholic Beverage Control Type 47 license (On-Sale General - Eating Place).

3. RECOMMENDED ACTION

1. Adopt Planning Commission Resolution No. PC 33-24. A Resolution of the Planning Commission of the City of Orange approving Conditional Use Permit No. 3225, allowing the sale of alcoholic beverages for onsite consumption in conjunction with a State of California Department of Alcoholic Beverage Control Type 47 license (On-Sale General - Eating Place) at a proposed restaurant located at 191 N. Orange Street.
2. Find the request categorically exempt from the California Environmental Quality Act (CEQA) in accordance with Section 15301 of the State CEQA Guidelines.

4. AUTHORIZING GUIDELINES

Orange Municipal Code (OMC) Table 17.08.020 and Sections 17.10.030.C and 17.30.030 authorize the Planning Commission to review and take action on a request for a Conditional Use Permit to allow the sale of alcoholic beverages for on-site consumption in conjunction with a restaurant.

5. PROJECT BACKGROUND

In 2020, First Presbyterian Church of Orange filed an application for a Tentative Parcel Map to create two new parcels totaling 9,358 sq ft and 40,451 sq ft at the existing church campus. The project site is the smaller parcel and contains the building currently under construction.

<i>Applicant:</i>	CDO Orange, LLC dba Culinary Dropout
<i>Property Owner</i>	191 Orange, LLC
<i>Property Location</i>	191 N. Orange Street

Existing General Plan Land Use Element Designation	Old Towne Mixed Use 15, 0.5 - 1.0 FAR (OTMIX15)
Existing Zoning Classification	Old Towne Mixed Use-15 (OTMU-15)
Old Towne	Yes
Specific Plan/PC	N/A
Site Size	Parcel: 9,358 sq ft Tenant space: 7,425 sq ft, including outdoor patio
Circulation	Primary access to the property is from N. Orange Street and E. Maple Avenue
Existing Conditions	The site is located on the south side Maple Avenue, between N. Orange Street to the west and N. Grand Street to the east. The proposed tenant space for the restaurant is currently under construction.
Surrounding Land Uses and Zoning	<u>North:</u> Single family residences (R-1-6) <u>South:</u> Existing church (First Presbyterian Church of Orange) (OTMU-15) <u>East:</u> Single family residences (R-1-6), church sanctuary, and a surface parking lot (OTMU-15) <u>West:</u> Office building (Architects Orange) and a surface parking lot (OTMU-15)
Previous Applications/Entitlements	MNSP No. 1066-22, DRC No. 5056-22, and APP No. 0557-22 for a remodel and addition to the existing administration building, parking lot upgrades, new landscaping, new patios/outdoor dining areas, and paving the interior courtyard. TPM 0015 for the creation of two new parcels totaling 0.51 acres and 0.93 acres at an existing church campus

6. PROJECT DESCRIPTION

The applicant proposes a 7,425 sq ft restaurant, Culinary Dropout, with a State of California Department of Alcoholic Beverage Control (ABC) Type 47 License (On-Sale General - Eating Place). The restaurant includes a total of 255 seats, with 201 seats indoors and 54 seats on the outdoor patio (Attachment 2). Attachment 1 includes conditions of approval that permit the following operating hours:

Proposed Permitted Operating Hours for Indoor Seating	
Sunday - Thursday	7:00 a.m. - 10:00 p.m.
Friday - Saturday	7:00 a.m. - 12:00 a.m. (midnight)

Proposed Permitted Operating Hours for Outdoor Patio Seating		
Days	Hours	Last Customer Seated Time

Sunday - Thursday	7:00 a.m. - 10:00 p.m.	9:00 p.m.
Saturday - Sunday	7:00 a.m. - 11:00 p.m.	10:00 p.m.

7. PROJECT ANALYSIS

Adaptive Re-use of the Structure

The adaptive re-use of an existing building from administrative office to restaurant is allowed in the Old Towne downtown core and a logical use of the site given its close proximity to an event center, offices, restaurants, residences, and public parking lot.

Outdoor Dining Area Use:

Of the 54 seats on the proposed outdoor dining area, 24 are proposed along the E. Maple Avenue frontage. As shown in the sound location exhibit (Attachment 4), the applicant proposed two speakers for amplified sound along the portion of the dining area fronting E. Maple Avenue and six speakers along the N. Orange Street frontage.

The immediate interface between the northern outdoor seating area of the restaurant and single-family residences on the north side of E. Maple Avenue warrants attention in order to support the required conditional use permit findings established by the Orange Municipal Code; specifically, those pertaining to potential negative effects the proposed use may have on surrounding land uses. Outdoor dining activity has the potential to create noise issues that could be disruptive to adjacent residents, particularly in the evening. Therefore, staff has included conditions of approval to mitigate potential noise impacts to sensitive receptors:

- Prohibition of an outdoor sound system or amplifying system. (Condition No. 24)
- All outdoor patio seating to conclude by 10:00 p.m. Sunday through Thursday and by 11:00 p.m. Friday and Saturday, with no seating of new customers on the outdoor patio one hour before patio seating closes. (Condition No. 25 and 26)
- Limit hours of operation to no later than midnight on Fridays and Saturdays, and 10:00 p.m. Sunday through Thursday to be generally consistent with hours of operation of other uses in the immediate vicinity operating with a Type 47 ABC License. (Condition No. 13)
- Prohibit live entertainment (including karaoke), disc jockey, or dancing, and limit amplified music so that it is not audible outside (Condition No. 32).

Sensitive Receptors and Alcohol Sales:

For the findings, the Planning Commission shall consider whether the proposed use will:

1. Adversely affect the welfare of the surrounding community
2. Result in an undue concentration of premises for the sale of alcoholic beverages
3. Detrimentially affect nearby residentially zoned districts after giving consideration to the proposed hours of operation

4. Detrimentially affect the proximity to the following:

A. Residential buildings.

B. Churches, schools, hospitals, public playgrounds, and other similar uses.

C. Other establishments dispensing, for sale or other consideration, alcoholic beverages, including beer and wine.

There are 20 other establishments selling alcoholic beverages within the vicinity (600-foot radius) of the subject property. Other sensitive receptors within the vicinity include single-family and multi-family residences, and two churches (see Attachment 5). Below is a list of sensitive receptors identified within the vicinity (600-foot radius) of the subject property as outlined by Orange Municipal Code Section 17.30.040:

Sensitive Receptors

Establishment Name	Address	Distance to Project Site
<i>Single-Family Dwellings</i>	E. Maple Ave. & N. Grand St.	50 - 600 feet
<i>Multi-Family Dwellings (2nd story apartments)</i>	Plaza Square	300 feet
<i>First Presbyterian Church of Orange</i>	180 N. Grand St.	0 feet
<i>Son Light Church</i>	172 N. Glassell St.	600 feet

While there are sensitive land uses in the vicinity of the site, approval of the CUP for alcohol sales, with the proposed conditions of approval, is unlikely to impact the sensitive receptors identified above given that the sale of alcohol is associated with a full-service restaurant with a majority of indoor seating, and limitations will be placed on outdoor dining activity.

Census Tract Concentration:

The business is located within Census Tract 759.01. This Census Tract is considered overconcentrated with On-Sale and Off-Sale Licenses.

Alcohol Licenses in Census Tract 760.01		
License Type	Allowed	Existing
<i>On-Sale Licenses</i>	5	19
<i>Off-Sale Licenses</i>	2	4

Crime Statistics for Reporting District 23w:

Orange Police Department (OPD) crime statistics show the subject site is located within a high crime area, because reported crimes are more than 20% above the average of reported crimes citywide.

The table below shows the OPD crime statistics for RD-23W compared to the citywide average.

Crime Statistics

Reporting District	Reported Crimes and Arrests	Citywide Average Crimes and Arrests	Percent Difference
61	115	85	35%

Staff does not anticipate that the use will create a negative impact on neighboring land uses because the restaurant, as conditioned, is compatible with the mix of uses within the surrounding area, has defined hours, will be adequately staffed, and the primary use will be food service. Should the Planning Commission approve the CUP, the standard conditions of approval for the safe operation of the restaurant with alcohol service are included in the Planning Commission Resolution (Attachment 1).

Project Conditions

The applicant’s request for a Type 47 ABC License provides the City with an opportunity to impose standards and conditions of approval for restaurants serving alcoholic beverages in conjunction with food to protect the health, safety, and general welfare of the nearby neighborhood and overall community which include, but are not limited to:

- Gross sales of alcohol shall not exceed non-alcohol sales (Condition No. 7).
- Alcohol shall only be consumed within the defined dining areas (Condition No. 11).
- Food service must be made available until closing time on each day of operation (Condition No. 16).
- Live entertainment on the premises is prohibited (Condition No. 32).

8. PUBLIC NOTICE

On February 6, 2025, a public notice was posted at the project site, and the City sent a Public Hearing Notice to a total of 208 property owners/occupants within a 400-foot radius of the project site and persons specifically requesting notice.

9. ENVIRONMENTAL REVIEW

Categorical Exemption: The proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per State CEQA Guidelines 15301 (Class 1 - Existing Facilities) because the project consists of licensing the sale of alcoholic beverages at a proposed restaurant in an existing building that results in negligible or no expansion of use beyond that existing at the time of the City’s determination.

10. ADVISORY BOARD ACTION

None required.

11. ATTACHMENTS

- Attachment 1 - Planning Commission Resolution No. PC 33-24
- Attachment 2 - Site Plan and Floor Plan
- Attachment 3 - Applicant Business Narrative Letter
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Orange Police Department (OPD) crime statistics show the subject site is located within a high crime area, because reported crimes are more than 20% above the average of reported crimes citywide.

The table below shows the OPD crime statistics for RD-23W compared to the citywide average.

Crime Statistics

Reporting District	Reported Crimes and Arrests	Citywide Average Crimes and Arrests	Percent Difference
61	115	85	35%

Staff does not anticipate that the use will create a negative impact on neighboring land uses because the restaurant, as conditioned, is compatible with the mix of uses within the surrounding area, has defined hours, will be adequately staffed, and the primary use will be food service. Should the Planning Commission approve the CUP, the standard conditions of approval for the safe operation of the restaurant with alcohol service are included in the Planning Commission Resolution (Attachment 1).

Project Conditions

The applicant’s request for a Type 47 ABC License provides the City with an opportunity to impose standards and conditions of approval for restaurants serving alcoholic beverages in conjunction with food to protect the health, safety, and general welfare of the nearby neighborhood and overall community which include, but are not limited to:

- Gross sales of alcohol shall not exceed non-alcohol sales (Condition No. 7).
- Alcohol shall only be consumed within the defined dining areas (Condition No. 11).
- Food service must be made available until closing time on each day of operation (Condition No. 16).
- Live entertainment on the premises is prohibited (Condition No. 32).

8. PUBLIC NOTICE

On February 6, 2025, a public notice was posted at the project site, and the City sent a Public Hearing Notice to a total of 208 property owners/occupants within a 400-foot radius of the project site and persons specifically requesting notice.

9. ENVIRONMENTAL REVIEW

Categorical Exemption: The proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per State CEQA Guidelines 15301 (Class 1 - Existing Facilities) because the project consists of licensing the sale of alcoholic beverages at a proposed restaurant in an existing building that results in negligible or no expansion of use beyond that existing at the time of the City’s determination.

10. ADVISORY BOARD ACTION

None required.

11. ATTACHMENTS

- Attachment 1 - Planning Commission Resolution No. PC 33-24
- Attachment 2 - Site Plan and Floor Plan
- Attachment 3 - Applicant Business Narrative Letter
- Attachment 4 - Planning Commission Evaluation Map
- Attachment 5 - Orange Police Department Memorandum

CONDITIONAL USE PERMIT NO. 3225

RESOLUTION NO. PC 33-24

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ORANGE APPROVING CONDITIONAL USE PERMIT NO. 3225, ALLOWING THE SALE OF ALCOHOLIC BEVERAGES FOR ONSITE CONSUMPTION IN CONJUNCTION WITH A STATE OF CALIFORNIA DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL TYPE 47 LICENSE (ON-SALE GENERAL – EATING PLACE) AT A PROPOSED RESTAURANT LOCATED AT 191 N. ORANGE STREET

APPLICANT: CDO Orange LLC dba Culinary Dropout

WHEREAS, the Planning Commission has authority pursuant to Orange Municipal Code (OMC) Table 17.08.020 and Sections 17.10.030.C and 17.30.030 to take action on Conditional Use Permit No. 3225, allowing the sale of alcoholic beverages for on-site consumption in conjunction with a State of California Department of Alcoholic Beverage Control (ABC) Type 47 License (On-Sale General - Eating Place) at a proposed restaurant, located at 191 N. Orange Street, (Project); and

WHEREAS, the application for Conditional Use Permit No. 3225 was filed by the applicant in accordance with the provisions of the OMC; and

WHEREAS, Conditional Use Permit No. 3225 is Categorically Exempt from the provisions of the California Environmental Quality Act (CEQA) per State CEQA Guidelines Section 15301 (Class 1 – Existing Facilities), as the project consists of licensing the sale of alcoholic beverages at a proposed restaurant in an existing building that results in negligible or no expansion of use beyond that existing at the time of the City’s determination; and

WHEREAS, the Planning Commission conducted one duly advertised public hearing on February 20, 2025, at which time interested persons had an opportunity to testify either in support of, or opposition to, the proposed Conditional Use Permit No. 3225.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Orange hereby approves Conditional Use Permit No. 3225 allowing the sale of alcoholic beverages for on-site consumption in conjunction with a State of California Department of Alcoholic Beverage Control (ABC) Type 47 License (On-Sale General - Eating Place) at a proposed restaurant, located at 191 N. Orange Street, based on the following findings:

SECTION 1 – FINDINGS

Conditional Use Permit Findings:

1. *A Conditional Use Permit shall be granted upon sound principles of land use and in response to services required by the community.*

Consideration has been given as to whether the proposed use will detrimentally affect adjacent land uses. The proposed use provides an opportunity to those customers desiring to purchase alcohol with food at a restaurant. It will occur on a site that has been zoned for a mix of uses, and the subject property is adjacent to similar uses in the Old Towne downtown core, a commercial destination that serves City residents as well as visitors. The sale of alcohol is accessory to the proposed restaurant and will occur only when a complete restaurant menu is available. This is a service typically expected by the public in association with a restaurant.

Strong consideration was given to the manner in which the business will operate under the provisions of this Conditional Use Permit. As conditioned, its operation should not create a nuisance to the community or a burden on police services. Consideration was given to the over-concentration of on-sale licenses and crime rate in the Reporting District, and conditions have been placed on the project to compensate for potential detrimental effects that could be caused by alcohol consumption. As conditioned, alcohol service should not contribute to the crime rate in the Reporting District.

Furthermore, the interface of the outdoor patio, with proposed amplified sound, and the single-family homes on the north side of E. Maple Avenue has been considered. Conditions of approval have been placed upon this Conditional Use Permit to mitigate any potential noise pollution in association with the proposed restaurant operations.

2. *A Conditional Use Permit shall not be granted if it will cause deterioration of bordering land uses or create special problems for the area in which it is located.*

The request to serve alcohol with food at the proposed restaurant is not anticipated to have adverse impacts on surrounding land uses or create a special problem, as conditioned. The site is located in the Old Towne downtown core, which is intended to function as a commercial and mixed-use center. Conditions of approval include limiting the hours of the outdoor dining area, prohibiting amplified music on the outdoor patio, prohibiting live entertainment, and other specific project features compensate for potential detrimental effects on immediately adjacent single-family residences that could be caused by the project.

3. *A Conditional Use Permit must be considered in relationship to its effect on the community or neighborhood plan for the area in which it is located.*

The location is in an interface area between single-family neighborhoods and the Old Towne downtown core, where shopping and dining establishments are expected to be concentrated. The City's General Plan for Old Towne encourage the development of mixed use, pedestrian-oriented projects. The proposed accessory alcohol service at a restaurant will support the success of the restaurant and the continuation of a vibrant mixed-use district. The use is not anticipated to have an adverse impact on sensitive land uses in the immediate area because granting an additional on-sale license with appropriate conditions of approval, would mitigate potential impacts related to alcohol service and consumption, and noise pollution.

4. *A Conditional Use Permit, if granted, shall be made subject to those conditions necessary to preserve the general welfare, not the individual welfare of any particular applicant.*

The conditions of approval for this Conditional Use Permit are included with the purpose of preserving the general welfare of the community. The conditions of approval include a review of the proposed restaurant operation one year after the beginning of the sale of alcoholic beverages. If the restaurant is not operating as required, or if there is a history of criminal or nuisance behavior, this Conditional Use Permit may be revoked by the Planning Commission. Other conditions have been placed on the project to reduce crime-inducing activities by always requiring food service availability with alcohol service, addressing graffiti and litter removal, and requiring employee training.

SECTION 2 – ENVIRONMENTAL REVIEW

The proposed Project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per State CEQA Guidelines Section 15301 (Class 1 – Existing Facilities) because the project consists of licensing the sale of alcoholic beverages at a proposed restaurant in an existing building that results in negligible or no expansion of use beyond that existing at the time of the City’s determination.

SECTION 3 – APPROVAL AND CONDITIONS OF APPROVAL

The Planning Commission hereby approves Conditional Use Permit No. 3225, with the following conditions:

General Conditions:

1. Any future change in the nature and operation of the use approved by Conditional Use Permit (CUP) No. 3225 shall require an application for a new or amended CUP.
2. The applicant agrees, as a condition of City’s approval of CUP No. 3225, to indemnify, defend, and hold harmless, at applicant’s expense, the City, its officers, agents, and employees (City) from and against any claim, action, or proceeding brought against the City, including, but not limited to, any claim, action or proceeding commenced within the time period provided in Government Code Section 66499.37 to attack, review, set aside, void or annul the City’s approval, to challenge the determination made by the City under the California Environmental Quality Act (CEQA) or to challenge the reasonableness, legality or validity of any condition attached hereto. City shall promptly notify applicant of any such claim, action or proceeding to which the City receives notice and to cooperate fully with the applicant in the defense thereof. Applicant shall reimburse the City for any and all costs and expenses, including, but not limited to, court costs and attorney’s fees that the City may be required to pay, including any expenses ordered by a court or expenses incurred through the Office of the City Attorney in connection with said claim, action or proceeding. City may, in its sole discretion, participate in the defense of any claim, action or proceeding but such participation shall not relieve applicant of the obligations of this condition. In the event the applicant is required to defend City in connection with such claim, action or proceeding, City shall have the right to approve counsel to so defend the

City, approve all significant decisions concerning the manner in which the defense is conducted and approve any all settlements, which approval(s) shall not be unreasonably withheld. The obligations set forth herein remain in full force and effect throughout all stages of litigation including any and all appeals of any lower court judgment rendered in the proceeding. Further, applicant agrees to indemnify, defend and hold harmless the City for all costs and expenses incurred in enforcing this provision.

3. The applicant shall comply with all federal, state, and local municipal laws, including local City ordinances and regulations. Any violations of these laws in conjunction with this use may be a cause for revocation of this permit.
4. Prior to the operation of the business, the applicant shall file for, or if applicable, amend a business license with the Business License Division. Failure to obtain the required business license may be cause for revocation of this approval.

Operational Conditions:

5. In conjunction with the ongoing operation of the business, the licensed premises shall comply with all requirements placed upon it by the State Alcoholic Beverage Control (ABC) Board.
6. This CUP shall be reviewed one year from the date of approval and may be reviewed each year thereafter. The review shall be conducted jointly by the Community Development Director and Police Chief or designees. The purpose of this review shall be to identify uniquely adverse issues such as curfew, loitering, vandalism, criminal activity, noise, or nuisance resulting from approval of the CUP. If such issues are identified, the CUP shall be presented to the Planning Commission for its consideration of conditions, modifications, or revocation.
7. The quarterly gross sales of alcoholic beverages shall not exceed the gross sales of merchant items that include food (including non-alcoholic beverages) within the restaurant during the same period. The licensee shall at all times maintain records which reflect separately the gross sales of food and the gross sales of alcoholic beverages of the licensed business. Said records shall be kept no less frequently than on a quarterly basis and shall be made available upon request.
8. The use of the business is considered a restaurant. Interior construction shall remain consistent with the plans submitted for review by the Planning Commission. No new interior construction resulting in a change to the floor plan will occur unless a revised floor plan is approved by the Community Development Department. None of the floor area will be designated for dancing or live entertainment unless a subsequent CUP is approved by the Planning Commission.
9. The subject ABC license shall not be exchanged for a public premise Type 48 (On-Sale General – Public Premises) license nor operated as a public premise.
10. The sale of beer and/or wine for consumption off the premises shall be prohibited.

11. All alcohol shall be consumed on the subject site, within the defined licensed premises. Signs shall be posted on all unmonitored public exits of the licensed premises (e.g. the patio exits), which prohibit alcoholic beverages from leaving the confines of the premises.
12. The premises shall be maintained as a bona fide restaurant and shall provide a menu containing an assortment of foods normally offered in such restaurants.
13. The business shall operate Sunday through Thursday, from 7:00 a.m. to 10:00 p.m. and Fridays and Saturdays from 7:00 a.m. to 12:00 a.m. (midnight). These hours do not restrict employees from being on the premises before opening for preparations and deliveries or after close for clean-up. Clean-up may not be conducted by patrons.
14. At no time shall there be a fee for entrance/admittance into the premises.
15. Employees and/or contract security personnel shall not consume any alcoholic beverages prior to or during their work shift. Any and all security officers provided shall comply with all state and local ordinances regulating their services, including, without limitation, Chapter 11.5 of Division 3 of the California Business and Profession Code.

Alcohol and Food Service Conditions:

16. Food service, with an available menu, shall be made available until closing time on each day of operation.
17. Alcoholic beverages shall be served by restaurant employees permitted by law to serve alcohol.
18. Alcoholic beverages shall be sold and served in containers, which are distinguishable from other non-alcoholic beverages sold at the premise.
19. The business may offer alcoholic beverages in combination with non-alcoholic beverages and food items at a reduced price Monday to Friday from 3:00 p.m. to 6:00 p.m.
20. There shall be no promotions encouraging intoxication or drinking contests.
21. There shall be no requirement to purchase a minimum number of drinks.
22. No alcoholic beverages shall be sold from any self-service locations on the premises such as ice tubs, barrels, or any other such containers.
23. The petitioner shall not employ or permit any persons to solicit or encourage others, directly or indirectly, to buy them drinks in the licensed premises under any commission percentage salary or other profit.

Outdoor Dining Area Conditions:

24. The use of any outdoor sound system, outdoor amplifying systems, and paging system or any other such device is prohibited on the licensed premises.
25. Sunday through Thursday use of the outdoor dining area shall conclude by 10:00 p.m. No new customers shall be seated in the outdoor dining area after 9:00 p.m. as a means of concluding patron use and restaurant service outside by 10:00 p.m.
26. Fridays and Saturdays use of the outdoor dining area shall conclude by 11:00 p.m. No new customers shall be seated in the outdoor dining area after 10:00 p.m. as a means of concluding patron use and restaurant service outside by 11:00 p.m.
27. No pressure washing or mechanical cleaning methods shall occur in the outdoor dining area after 10:00 p.m. or before 6:00 a.m. on any day.
28. The outdoor dining area shall be enclosed by a fence and any gates located on the patio shall remain closed during business hours and used as an emergency exit only. Sign(s) shall be posted on all patio gates indicating "Emergency Exit Only".
29. Consistent with approved building shell entitlements (MNSP No. 1066-22, DRC No. 5056-22 and APP No. 0557-22; Resolution No. PC 05-22), the door on the north elevation connecting the restaurant interior to the outdoor dining area shall be designed and used as "exit only". This shall be verified by the Planning Division on the construction documents prior to the issuance of Building Permits for tenant improvements.

Special Events:

30. No portion of the premises shall be deemed to be "private" for the purposes of dispensing alcoholic beverages to selected patrons, where the permittee recognizes any form of membership cards, keys, or passes which would entitle the holder entry or preferential admittance or exclusive use of any portion of the mentioned premises, provided, however, the restaurant may hold social and corporate private dining events where a corporate or social host has reserved all or a portion of the restaurant (e.g. rehearsal dinners, corporate holiday parties, etc.).
31. The use of a promoter (such as a night-club operator) or sub-leasing the premises to be used in conjunction with dancing and/or live entertainment is prohibited.
32. There shall be no live entertainment (including karaoke), disc jockey, or dancing permitted on the premises at any time. Interior amplified music of any kind, including over a built-in system designated for background music, shall be permitted so long as the music is not audible outside when the doors are open or beyond the premises in such a manner as to unreasonably disturb the peace, quiet, and comfort of neighboring occupants, given the time of day and other conditions.

Coin Operated Machines:

33. There shall be no pool tables or coin-operated games or machines maintained on the premises at any time.

Security and Exterior:

34. The parking lot of the premises shall be equipped with lighting of sufficient power to illuminate and make easily discernible the appearance and conduct of all persons on or about the parking lot.
35. Lighting in the parking area of the premises shall be directed, positioned, and shielded in such a manner so as not to unreasonably illuminate the window area of nearby residences.
36. The permittee shall install and maintain a closed-circuit television system capable of readily identifying facial features, and stature of all patrons entering the establishment during hours of operation and monitoring the rear of the premises. The camera system shall keep a minimum 30-day library of events, which shall be available for downloading and inspection by Orange Police Department.
37. The permittee shall be responsible for maintaining free of litter the area adjacent to the premises over which they have control.
38. There shall be no exterior advertising signage of alcohol. This includes advertising signage placed directly to the exterior from within, promoting or indicating the availability of alcoholic beverages. Interior advertising signage of alcohol that are clearly visible to the exterior shall constitute a violation of this condition.
39. The restaurant shall be protected by a monitored alarm system, which shall detect an attempted entry or presence of people within the business during closing hours.
40. The premises shall be provided with an interior night light to illuminate the interior and an unobstructed view shall be maintained through storefront windows to provide police patrol officers the ability to observe unlawful activity within the business.
41. The licensee shall maintain on the premises a written security policy and procedures manual addressing at a minimum the following items: handling obviously intoxicated persons; establishing a reasonable ratio of employees to patrons, based upon activity level, in order to monitor alcoholic beverage sales and patron behavior; handling patrons involved in fighting or arguing; handling loitering about the licensed premises; verifying age/checking identification of patrons; warning patrons of reaching their drinking limit/potential intoxication and refusing to serve; calling the police regarding observed or reported criminal activity.

Training:

42. All employees of the permittee who sell or serve alcoholic beverage products shall be required to complete the Responsible Beverage Service (RBS) training program provided by the California State Department of Alcoholic Beverage Control (ABC). For new

employees, such training program must be completed within 30 days of the date of hire. The permittee shall maintain an active list of the employees who have completed the training. The list shall be furnished, upon request, to any sworn police officer or member of the Community Development Department. The employees must provide the Orange Police Department a copy of the completed RBS certificate, upon request.

Miscellaneous:

43. Graffiti shall be removed from the exterior walls, doors, windows, and any additional part of the property (including signage, etc.) within 72 hours of the time the City of Orange Notice of Violation is received by the business operator.

ADOPTED this 20th day of February 2025.

David Vazquez
Planning Commission Chair

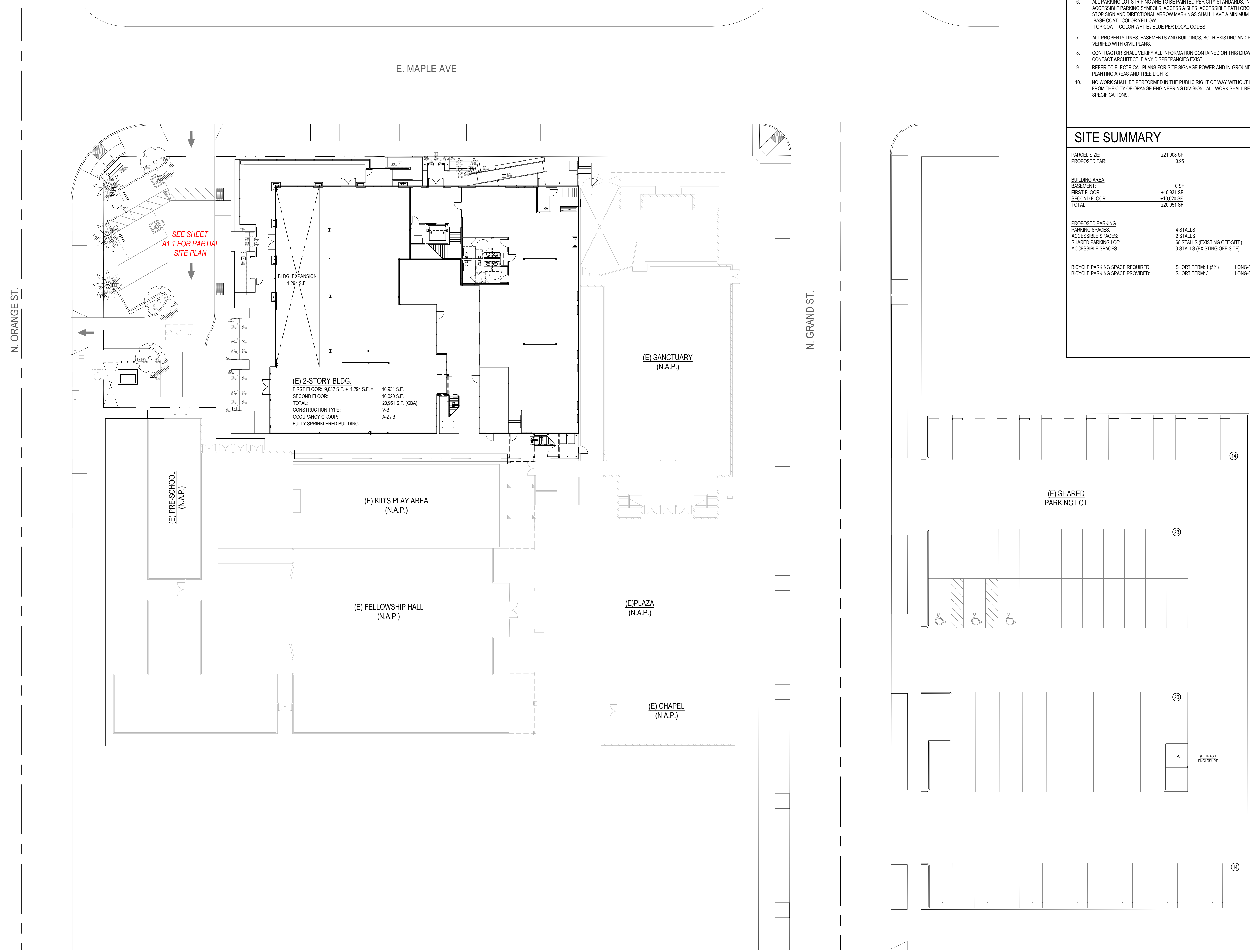
I hereby certify that the foregoing Resolution was adopted by the Planning Commission of the City of Orange at a regular meeting thereof held on the 20th day of February 2025, by the following vote:

AYES:
NOES:
RECUSED:
ABSENT:

Anna Pehoushek, FAICP
Assistant Community Development Director

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sheet plotted: May/10/2023 @ 10:18 PM
 drawing title: 191 N. Orange St. Church
 drawing name: May/10/2023 11:01 AM by: f.mdt



GENERAL NOTES

- REFER TO CIVIL PLANS FOR SITE DIMENSIONS, GRADING, PAVING, CONCRETE CURBS, DRAINAGE AND HORIZONTAL CONTROLS.
- REFER TO LANDSCAPE DRAWINGS FOR HARDSCAPE, PLANTING, IRRIGATION, FINE GRADING AND SOILS PREPARATION.
- REFER TO GEOTECHNICAL REPORT FOR INFORMATION REGARDING GRADING, BEARING VALUES, COMPACTION, PAVING SECTIONS, CONCRETE MIX DESIGN AND SOIL AMENDMENT INFORMATION.
- VERIFY THAT ALL GRADES ON SITE COMPLY WITH REQUIREMENTS FOR ACCESSIBILITY AS SHOWN ON ALL ARCHITECTURAL AND CIVIL PLANS PRIOR TO CONSTRUCTION.
- VERIFY THAT ALL CLEARANCES ON SITE COMPLY WITH REQUIREMENTS FOR ACCESSIBILITY AS SHOWN ON ALL ARCHITECTURAL AND CIVIL PLANS PRIOR TO CONSTRUCTION.
- ALL PARKING LOT STRIPING ARE TO BE PAINTED PER CITY STANDARDS, INCLUDING PAINTED ACCESSIBLE PARKING SYMBOLS, ACCESS AISLES, ACCESSIBLE PATH CROSSWALK (WHERE OCCURS), STOP SIGN AND DIRECTIONAL ARROW MARKINGS SHALL HAVE A MINIMUM OF TWO COATS OF PAINT: BASE COAT - COLOR YELLOW TOP COAT - COLOR WHITE (BLUE PER LOCAL CODES)
- ALL PROPERTY LINES, EASEMENTS AND BUILDINGS, BOTH EXISTING AND PROPOSED, ARE TO BE VERIFIED WITH CIVIL PLANS.
- CONTRACTOR SHALL VERIFY ALL INFORMATION CONTAINED ON THIS DRAWING WITH CIVIL DRAWINGS, CONTACT ARCHITECT IF ANY DISCREPANCIES EXIST.
- REFER TO ELECTRICAL PLANS FOR SITE SIGNAGE POWER AND IN-GROUND LIGHTS AT LANDSCAPE PLANTING AREAS AND TREE LIGHTS.
- NO WORK SHALL BE PERFORMED IN THE PUBLIC RIGHT OF WAY WITHOUT FIRST OBTAINING A PERMIT FROM THE CITY OF ORANGE ENGINEERING DIVISION. ALL WORK SHALL BE TO STANDARD SPECIFICATIONS.

SITE SUMMARY

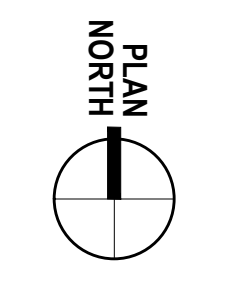
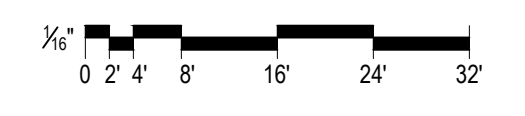
PARCEL SIZE:	±21,908 SF
PROPOSED FAR:	0.95
BUILDING AREA	
BASEMENT:	0 SF
FIRST FLOOR:	±10,931 SF
SECOND FLOOR:	±10,020 SF
TOTAL:	±20,951 SF
PROPOSED PARKING	
PARKING SPACES:	4 STALLS
ACCESSIBLE SPACES:	2 STALLS
SHARED PARKING LOT:	68 STALLS (EXISTING OFF-SITE)
ACCESSIBLE SPACES:	3 STALLS (EXISTING OFF-SITE)
BICYCLE PARKING SPACE REQUIRED:	SHORT TERM: 1 (5%) LONG-TERM: 0 (NOT ADDING PRG)
BICYCLE PARKING SPACE PROVIDED:	SHORT TERM: 3 LONG-TERM: 0



191 N. ORANGE ST.
 191 N. ORANGE ST.
 ORANGE, CA 92866

OVERALL SITE PLAN

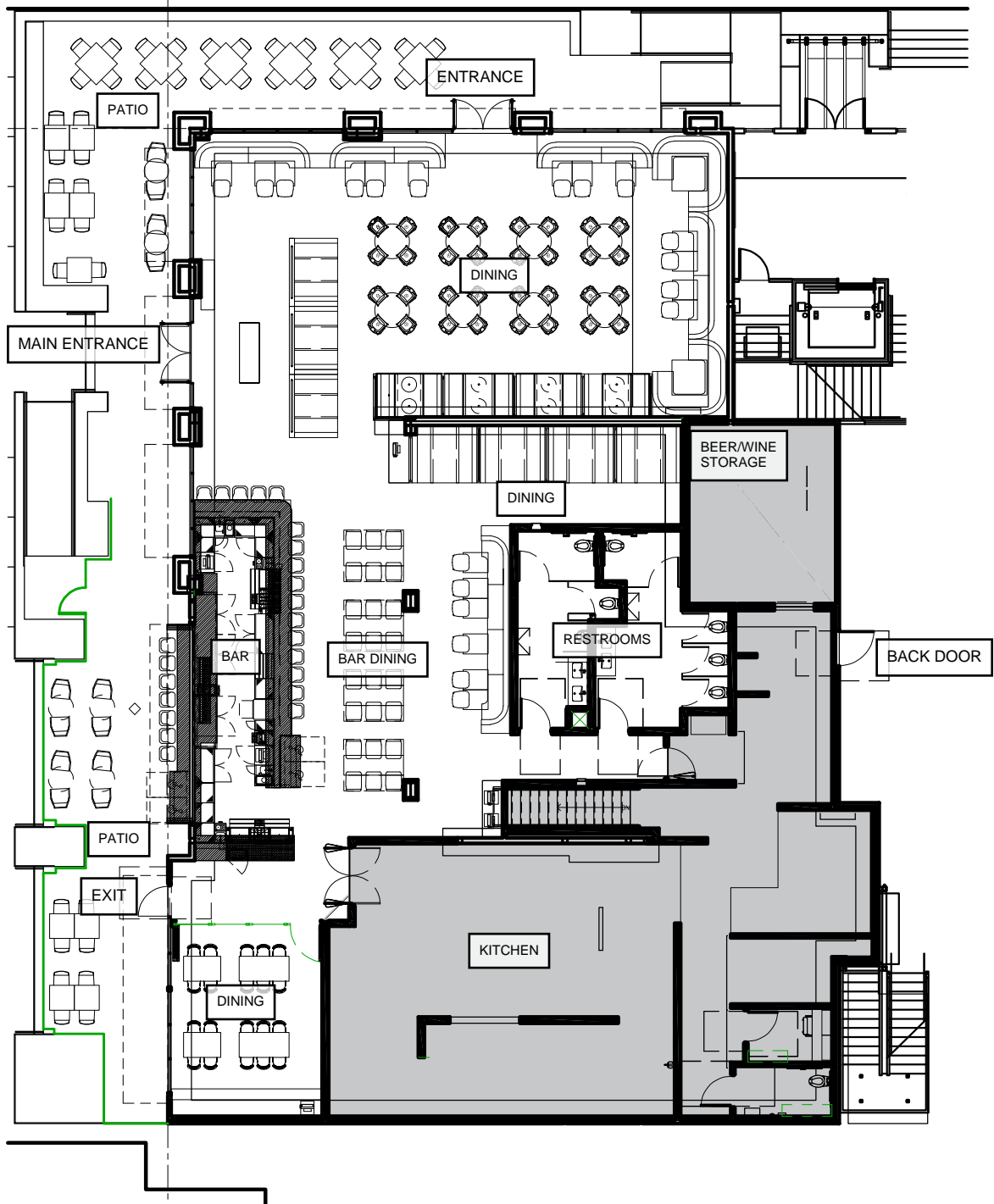
Project Number: 2020-072
 Plan Check Number: -
 DD SET: 06-03-2023
 PLAN CHECK SUBMITTAL: 05-31-2023



OVERALL SITE PLAN 1/16" = 1'-0" 1

SHEET
A1.0

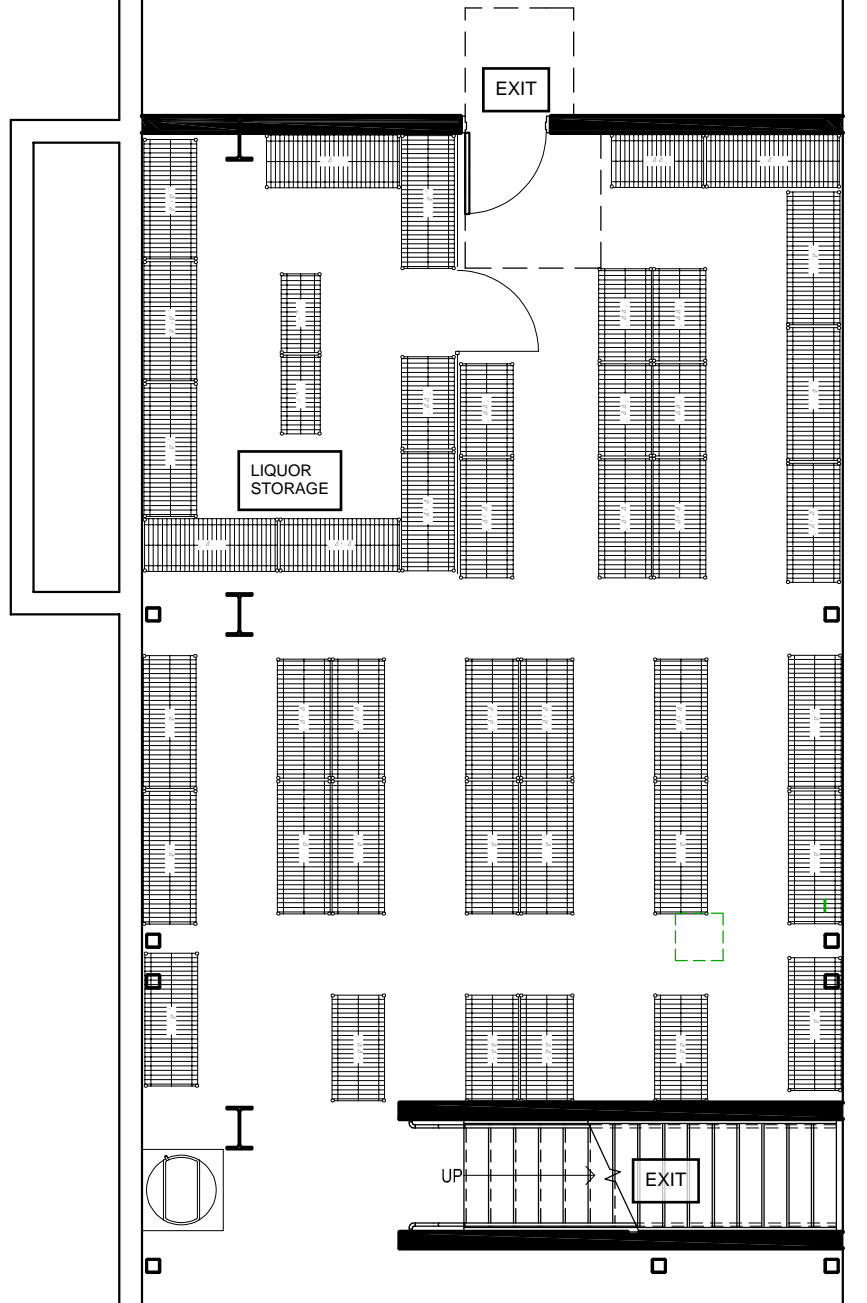
1ST CITY SUBMITTAL: 05/31/2023



1 CDO - ORANGE - GROUND LEVEL
 SCALE: NTS
 ADDRESS: 191 NORTH ORANGE STREET, ORANGE, CALIFORNIA 92866

SQUARE FOOTAGE - LEVEL 01:		SEAT COUNT:	
INTERIOR:	6,040	INTERIOR:	201
PATIO:	1,385	PATIO:	54
TOTAL:	7,425	TOTAL:	255





1 CDO - ORANGE - BASEMENT LEVEL
 SCALE: NTS
 ADDRESS: 191 NORTH ORANGE STREET, ORANGE, CALIFORNIA 92866

SQUARE FOOTAGE - BASEMENT:	
INTERIOR:	1,057
PATIO:	0
TOTAL:	1,057

SEAT COUNT:	
INTERIOR:	0
PATIO:	0
TOTAL:	0

**APPLICATION TO THE PLANNING DIVISION FOR CONDITIONAL USE PERMIT-
ALCOHOLIC BEVERAGE SERVICE**

APPLICANT: CDO ORANGE LLC

PREMISES: 191 N ORANGE ST, ORANGE, CA 92866

REFERENCE: PER OCMC 17.10.030-D, A CONDITIONAL USE PERMIT TO ALLOW THE SALE AND DISPENSING OF A FULL LINE OF ALCOHOLIC BEVERAGES FOR ON-PREMISES AND OFF-PREMISES CONSUMPTION IN CONJUNCTION WITH A FULL-SERVICE RESTAURANT WITH 6,040 SQUARE FEET OF INTERIOR SPACE AND 2,515 SQUARE FEET OF PATIO SPACE LOCATED IN THE OTMU-15 ZONE.

Project Description

CDO Orange LLC, *dba* Culinary Dropout (the “Restaurant”), requests a Conditional Use Permit (“CUP”) for the sale of a full line of alcoholic beverages for on-premises and off-premises consumption under a Department of Alcoholic Beverage Control (“ABC”) Type-47 license in conjunction with a full-service restaurant with 6,040 square feet of interior space and 2,515 square feet of patio space located at 191 N. Orange St, Orange, CA 92866. Hours of operation will be Monday through Thursday from 11am to 10pm, Friday from 11am to 12am, Saturday from 10am to 12am, and Sunday from 10am to 9pm.

Culinary Dropout is an upscale neighborhood restaurant. The Restaurant’s menu consists of a unique take on classic items including house-made pretzels, soups, salads, burgers and sandwiches, ribs, fish and chips, roasted salmon, and a variety of appetizers. As an accompaniment to the food items, the Restaurant intends to offer a variety of alcoholic beverages including beer, wine, and craft cocktails.

The Restaurant site includes two buildings and a parking lot. The building located along the eastern boundary is an existing church, which will continue to operate. The Restaurant will be located in a portion of the adjacent building along the northern boundary. The other areas within this building that are not being occupied by the Restaurant will continue to be used for church operations. There are several parking spaces to the West of the building, and a larger shared parking lot located to the East across N Grand Street. While there will be interior and exterior improvements to the building, the project’s size, height, and operations will be consistent with the surrounding neighborhood, adding to the character and charm of the area.

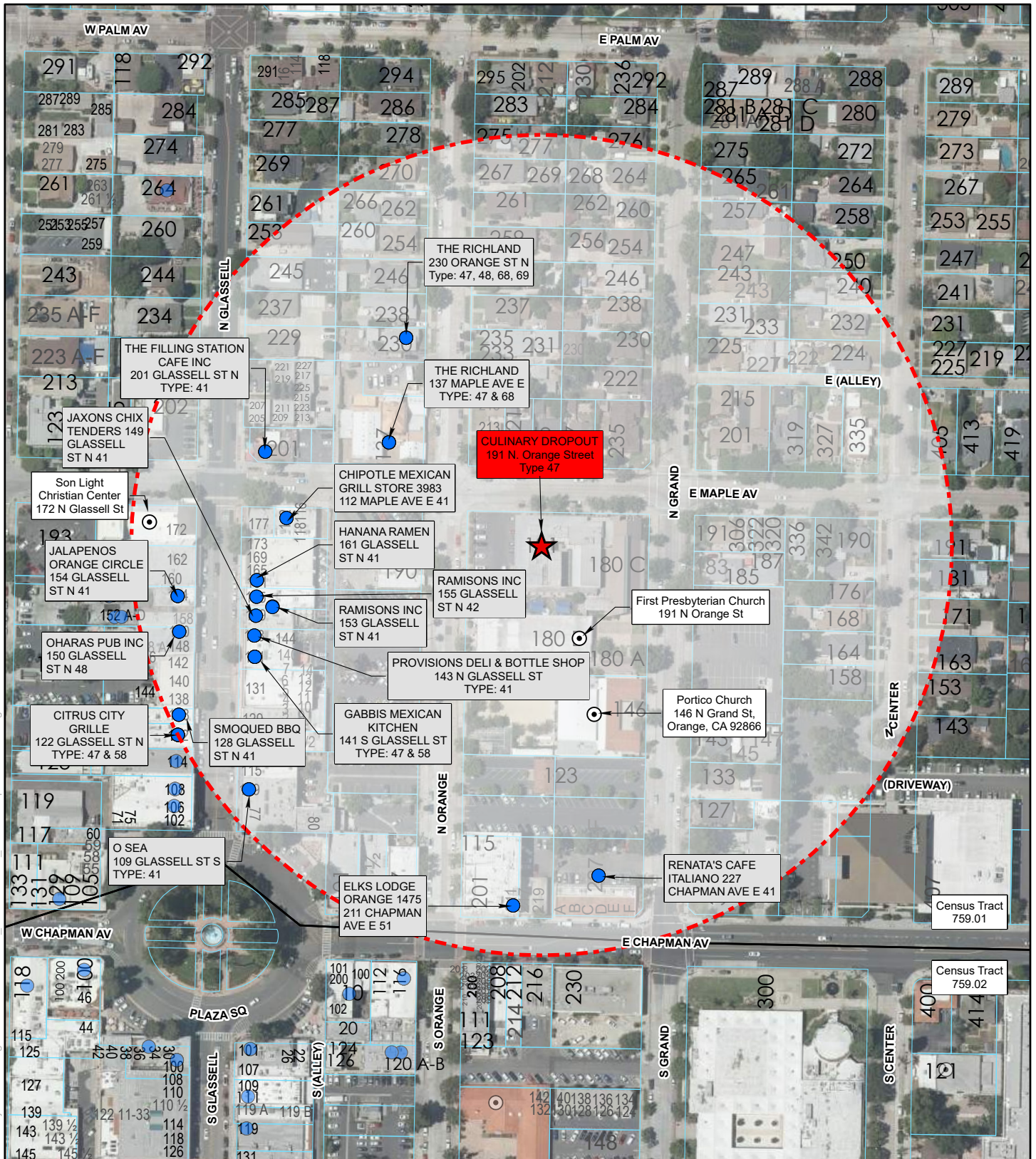
The Restaurant will have 201 seats in the indoor dining area and 54 seats in the outdoor dining area, totaling 255 seats. The Restaurant intends to employ approximately 30 people per shift. Managers and employees will regularly monitor both the indoor and outdoor dining areas to observe alcohol consumption. To ensure that alcoholic beverages are served and consumed in a responsible manner, all employees serving alcoholic beverages will undergo responsible beverage service training in accordance with ABC regulations. This training will focus on, among other things, responsible alcoholic beverage service and recognizing visible signs of intoxication. In

addition, employees will be trained through courses that have been developed and refined by Culinary Dropout and its parent corporation over the past 20 years.

The Restaurant is located on North Orange Street, one block from the historic Glassell Street in the OTMU-15 Zone. The proposed use as a neighborhood restaurant is appropriate for this mixed-use zone, adding to the diversification of commercial activities in the area. Culinary Dropout is compatible with the adjacent properties, which consist of commercial and residential uses. The commercial uses include antique stores, cafes, restaurants, bakeries, and other retail shops. Although there are other licensed restaurants in the area, the Restaurant will offer a unique menu and atmosphere that will differ from other restaurants in the area. Allowing the sale of alcoholic beverages at the Restaurant will provide a benefit to patrons of the Restaurant because they will be able to enjoy alcoholic beverages as a complement to their meals.

The nearest residences to the Restaurant are located across Maple Avenue. Nearby residents are accustomed to restaurants of this nature in the surrounding area and they will benefit from the convenience of the Restaurant within walking distance of their residences. The nearest residential units are buffered by Maple Avenue and N Grand Street. The activity that occurs within the Restaurant will be self-contained, thus shielding nearby residential uses from noise impacts. The proposed hours of operation are reasonable, and the Restaurant will operate in such a way that it does not attract crime or other undesirable activity. The Company responsibly operates other restaurants with liquor licenses throughout the State, and it will operate this location with the same level of professionalism and commitment to the welfare of the neighborhood.

The approval of the CUP will not adversely affect the economic welfare of the community. The Restaurant is anticipated to positively impact the value of nearby properties and improve the economic vitality of the area via increases in taxable revenue and local employment. Employees under 21 will be utilized for work in food production and service positions. Culinary Dropout will generate an increase in tax revenue with the inclusion of alcoholic beverage sales. Ample lighting, security, and supervision will also be provided to ensure that there will be no negative impact on the nearby residents and businesses. Therefore, the proposed alcohol sales will not be materially detrimental to the character of the neighborhood.

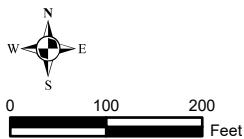


J:\GIS\Projects\Planning\ABC\GIS\APR\ABC_Licenses.aprx\191 N Orange Street



Legend

- ★ Proposed
- Active
- Surrendered
- Sensitive Receptors
- 600-ft Radius of Proposed
- Census Tract Boundary



11/5/2024

Source: Alcohol Beverage Control (2024), City of Orange (08/2024), US Census (2020)

CITY OF ORANGE

ABC LICENSES & SENSITIVE RECEPTORS

Culinary Dropout – 191 N Orange St., Orange, CA 92866
"47" On-Sale General
CUP: 3225-24

Prepared by: Chris Lugo, Sergeant

Date: October 10, 2024

I received the above referenced CUP application for an ABC license. My investigation showed the following statistics:

Figures supplied by the State Department of Alcohol Beverage Control (ABC) for the location in Census Tract #: 759,01 shows:

The number of **ON-SALE** licenses allowed are: **5**

The number of **ON-SALE** licenses existing are: **19**

The number of **OFF-SALE** licenses allowed are: **2**

The number of **OFF-SALE** licenses existing are: **4**

This location is in RD 23w, and our current figures show crimes/arrests at **115**. The average number of reported crimes per district is 85 (crime stats from 2023). This is **35%** above the average reported crime.

- **ON-SALE IS OVER CONCENTRATED**
- **OFF-SALE IS OVER CONCENTRATED**
- **IS A HIGH CRIME AREA**

ABC code 23958.4 (a) defines over concentrated and high crime area; a high crime area is defined as a 20% greater number of reported crimes, than the average number of reported

Memo

To: Sheryn Mauerhan, Orange Police Department

From: Arlen Beck, Associate Planner

Date: June 24, 2024

Re: Conditional Use Permit No. 3225-24
191 N. Orange Street – Culinary Dropout (Restaurant) ABC Type 47

The Planning Division received a Conditional Use Permit application on June 10, 2024, requesting approval for an alcoholic beverage license (ABC Type 47 On-Sale General) at a proposed restaurant, Culinary Dropout, located at 191 N. Orange Street. The following items are attached for review and consideration by the Orange Police Department:

- Land Use Project Application
- Fee Receipt
- Alcohol License Request Questionnaire
- Business Establishment Alcohol Management and Education Program Agreement
- Site Plan and Floor Plan
- Project Narrative from the applicant
- Proposed Menu

The project billing number is: **24CUP3225**. Please charge your review time to this billing code.

Thank you.





This section to be completed by Staff

Land Use

Project Application

APP. TYPE

NUMBER

FEE/DEPOSIT

APP. TYPE	NUMBER	FEE/DEPOSIT
TOTAL:		

City of Orange

Community Development Department
 Planning Division
 300 East Chapman Avenue
 Orange, CA 92866-1591
 (714) 744-7220 (714) 744-7222 FAX
 www.cityoforange.org

Historic District/Historic Property: Yes No
 Orange Park Acres: Yes No
 General Plan: _____ Zoning: _____
 Billing No: _____ Payment Type: _____
 Date Filed: _____ Received By: _____

SECTION 1 - Site Information

Culinary Dropout

Project Address/Location: 191 N. Orange Street, Orange, CA 92866
 Assessor Parcel Number: 039-252-16
 Tract/Lot Number: _____

REQUIRED: Briefly describe your proposed project:
 Applicant seeks a Conditional Use Permit for the sale of beer, wine and spirits for on-premises and off-premises consumption in connection with a full service restaurant with 6,040 SF of interior space and 2,515 SF of patio space located in the Old Towne Mixed Use 15 Zone. Operating hours will be from 11am-10pm Monday through Thursday, 11am - 12am Friday, 10am - 12am Saturday, and 10am - 9pm Sunday.

SECTION 2 - Applicant Information

Name of Company and Person Responsible: CDO Orange LLC c/o Leezie Kim
 Mailing Address: 4455 E Camelback Rd, Ste B100 City: Phoenix State: AZ Zip: 85018
 Phone Number: (480) 751-2161 Cell: _____ E-mail: Lkim@foxrc.com

SECTION 3 - Contact Information (main contact person for project) same as Applicant

Name of Company and Person Responsible: Dan Kramer Law Group; Dan Kramer
 Mailing Address: 350 Sansome Street, Suite 400 City: San Francisco State: CA Zip: 94104
 Phone Number: (415) 795-2327 Cell: (415) 795-2327 E-mail: dan@djklawgroup.com

SECTION 4 - Property Owner Information (land owner information, not tenant) same as Applicant

Name of Company and Person Responsible: 191 Orange, LLC c/o Adam Chez
 Mailing Address: 5271 California Ave. STE 280 City: Irvine State: CA Zip: 92617
 Phone Number: (949) 269-7050 Cell: _____ E-mail: _____



SECTION 5 – Billing Information (Person below is responsible for paying invoices and receiving refunds; **must be filled in.**) same as Applicant

Name of Company and Person Responsible: CDO Orange LLC c/o Leezie Kim

Mailing Address: 4455 E. Camelback Rd. Ste B100

City: Phoenix State: Arizona Zip: 85018

Phone Number: (480) 751-2161 Cell: _____ E-mail: Lkim@foxrc.com

SECTION 6 – Project Information

(Section Required. If no construction proposed, fill in Existing column only)

Project Description/Request:	Existing	Proposed
Land Use (<i>commercial, residential, industrial</i>)	Religious Assembly	Commercial
Lot Size	22,188 SF	22,188 SF
Number of Structures on Lot		
Square Footage of Entire Building	20,951 SF	20,951 SF
Square Footage of Subject Unit (<i>if applicable</i>)	6,040 SF	6,040 SF
Number of Floors of Construction (<i>if applicable</i>)	2	2
Number of Parking Spaces on Property		
Square Footage of Landscaping		

SECTION 7 – Land Owner Affidavit (If Property Owner and Applicant are the same, then notary is not required.)

191 Orange, LLC declares that I am the owner of the property addressed or
(print name above)

otherwise located as follows:

191 N Orange St, Orange, CA 92866

(print address above)

I hereby certify that I am the owner of the real property described in this application. I hereby authorize this application to be processed for my property, and grant authority to the applicant to represent me and to bind me in all matters concerning this application. I certify that all of the information contained in this application, including the information contained in all plans and other materials submitted with this application, are, to the best of my knowledge and belief, true and correct. Should any of the information submitted be false or incorrect, I hereby agree to defend, indemnify, and hold harmless, the City of Orange, its officers, agents, and employees, from any and all liability and loss by reason of its reliance on any such information. I grant authority to the City to place a public hearing notice on the subject property if one is required.

Property Owner Signature: [Signature] Date: 4/23/24

ACKNOWLEDGMENT

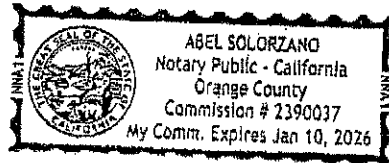
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

COUNTY OF Orange

On April 23, 2024 before me, Abel Solorzano, Notary Public, personally appeared Adam D Chez, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Handwritten Signature]

(seal)

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Land Use Project Application
Document Date: _____ Number of Pages: 3
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____ Signer's Name: _____
 Corporate Officer – Title(s): _____ Corporate Officer – Title(s): _____
 Limited Partner General Partner Limited Partner General Partner
 Individual Attorney in Fact Individual Attorney in Fact
 Trustee Guardian of Conservator Trustee Guardian of Conservator
 Other: _____ Other: _____
Signer is Representing: _____ Signer is Representing: _____

ACKNOWLEDGMENT

State of California
County of Orange

On _____ before me, _____, personally appeared

_____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

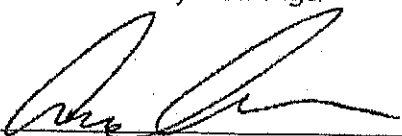
WITNESS my hand and official seal.

Signature _____

(Seal)

SECTION 8 – Certification (Every application must be signed below by the Applicant.)

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge.

Applicant Signature:  Date: 4/19/24

Print Name: Leezie Kim Telephone No: 480-757-2161

CITY OF ORANGE
PLANNING DEPARTMENT

RECEIPT

Date: 6/10/2024

Receipt # P002906

Project Number: CUP-3225

Site Address: 191 N ORANGE ST

Payee: Fox Restaurant Concepts

Check # 25521

	Amount
CONDITIONAL USE PERMIT	\$3,000.00
POLICE DEPT.-ABC LICENSE	\$5,000.00

WARNING: DO NOT ACCEPT THIS CHECK UNLESS YOU CAN SEE SIGNATURES IN A TRUE WATERMARK WHEN HOLDING THE CHECK TOWARD THE LIGHT AND PINK LOCK & KEY ICONS THAT FADE WHEN WARMED

FOX RESTAURANT CONCEPTS
4455 E Camelback Rd #B100
Phoenix, AZ 85018

Blanco
Culinary Dropout
Doughbird
Fly Bye
Flower Child
Olive & Ivy

Pushing Daisies
The Arrogant Butcher
The Greene House
The Henry
Wildflower
Zinburger

Bank of America
16-66/1220

25521

DATE	06032024
AMOUNT	\$****8,000.00

PAY Eight Thousand and 00/100 Dollars

TO THE ORDER OF City of Orange Planning Division
300 East Chapman Avenue
Orange, CA 92866

Alison Ford

⑈00025521⑈ ⑆122000661⑆ 00145392277⑈

RUB OR BREATHE ON THE PINK LOCK & KEY ICONS — COLOR WILL FADE AND THEN REAPPEAR ON AN AUTHENTIC CHECK — IF COLOR DOES NOT FADE DO NOT ACCEPT

**APPLICATION TO THE PLANNING DIVISION FOR CONDITIONAL USE PERMIT-
ALCOHOLIC BEVERAGE SERVICE**

APPLICANT: CDO ORANGE LLC
PREMISES: 191 N ORANGE ST, ORANGE, CA 92866
**REFERENCE: PER OCMC 17.10.030-D, A CONDITIONAL USE PERMIT TO
ALLOW THE SALE AND DISPENSING OF A FULL LINE OF
ALCOHOLIC BEVERAGES FOR ON-PREMISES AND OFF-
PREMISES CONSUMPTION IN CONJUNCTION WITH A FULL-
SERVICE RESTAURANT WITH 6,040 SQUARE FEET OF
INTERIOR SPACE AND 2,515 SQUARE FEET OF PATIO SPACE
LOCATED IN THE OTMU-15 ZONE.**

Project Description

CDO Orange LLC, *dba* Culinary Dropout (the "Restaurant"), requests a Conditional Use Permit ("CUP") for the sale of a full line of alcoholic beverages for on-premises and off-premises consumption under a Department of Alcoholic Beverage Control ("ABC") Type-47 license in conjunction with a full-service restaurant with 6,040 square feet of interior space and 2,515 square feet of patio space located at 191 N. Orange St, Orange, CA 92866. Hours of operation will be Monday through Thursday from 11am to 10pm, Friday from 11am to 12am, Saturday from 10am to 12am, and Sunday from 10am to 9pm.

Culinary Dropout is an upscale neighborhood restaurant. The Restaurant's menu consists of a unique take on classic items including house-made pretzels, soups, salads, burgers and sandwiches, ribs, fish and chips, roasted salmon, and a variety of appetizers. As an accompaniment to the food items, the Restaurant intends to offer a variety of alcoholic beverages including beer, wine, and craft cocktails.

The Restaurant site includes two buildings and a parking lot. The building located along the eastern boundary is an existing church, which will continue to operate. The Restaurant will be located in a portion of the adjacent building along the northern boundary. The other areas within this building that are not being occupied by the Restaurant will continue to be used for church operations. There are several parking spaces to the West of the building, and a larger shared parking lot located to the East across N Grand Street. While there will be interior and exterior improvements to the building, the project's size, height, and operations will be consistent with the surrounding neighborhood, adding to the character and charm of the area.

The Restaurant will have 201 seats in the indoor dining area and 54 seats in the outdoor dining area, totaling 255 seats. The Restaurant intends to employ approximately 30 people per shift. Managers and employees will regularly monitor both the indoor and outdoor dining areas to observe alcohol consumption. To ensure that alcoholic beverages are served and consumed in a responsible manner, all employees serving alcoholic beverages will undergo responsible beverage service training in accordance with ABC regulations. This training will focus on, among other things, responsible alcoholic beverage service and recognizing visible signs of intoxication. In

addition, employees will be trained through courses that have been developed and refined by Culinary Dropout and its parent corporation over the past 20 years.

The Restaurant is located on North Orange Street, one block from the historic Glassell Street in the OTMU-15 Zone. The proposed use as a neighborhood restaurant is appropriate for this mixed-use zone, adding to the diversification of commercial activities in the area. Culinary Dropout is compatible with the adjacent properties, which consist of commercial and residential uses. The commercial uses include antique stores, cafes, restaurants, bakeries, and other retail shops. Although there are other licensed restaurants in the area, the Restaurant will offer a unique menu and atmosphere that will differ from other restaurants in the area. Allowing the sale of alcoholic beverages at the Restaurant will provide a benefit to patrons of the Restaurant because they will be able to enjoy alcoholic beverages as a complement to their meals.

The nearest residences to the Restaurant are located across Maple Avenue. Nearby residents are accustomed to restaurants of this nature in the surrounding area and they will benefit from the convenience of the Restaurant within walking distance of their residences. The nearest residential units are buffered by Maple Avenue and N Grand Street. The activity that occurs within the Restaurant will be self-contained, thus shielding nearby residential uses from noise impacts. The proposed hours of operation are reasonable, and the Restaurant will operate in such a way that it does not attract crime or other undesirable activity. The Company responsibly operates other restaurants with liquor licenses throughout the State, and it will operate this location with the same level of professionalism and commitment to the welfare of the neighborhood.

The approval of the CUP will not adversely affect the economic welfare of the community. The Restaurant is anticipated to positively impact the value of nearby properties and improve the economic vitality of the area via increases in taxable revenue and local employment. Employees under 21 will be utilized for work in food production and service positions. Culinary Dropout will generate an increase in tax revenue with the inclusion of alcoholic beverage sales. Ample lighting, security, and supervision will also be provided to ensure that there will be no negative impact on the nearby residents and businesses. Therefore, the proposed alcohol sales will not be materially detrimental to the character of the neighborhood.

CDO Orange
5/6/24

Please fill out and provide the following information reference your application for a modification / new license.

Business Name: **Culinary Dropout**

Business Location: **191 N. Orange Street, Orange, CA 92866**

Date: **2025**

1. Names & DOB of all principals / owners.

-Founder: Sam Fox; DOB: 09/11/1968.

-CDO Orange LLC is ultimately owned by The Cheesecake Factory Incorporated, a publicly traded company.

2. Names of all managers:

-TBD. **No managers have been hired at this point.**

3. Name of business owner: **CDO Orange LLC**

4. Length of lease: **10 years**

5. Proposed days & hours of operation.

-**Monday – Thursday: 11am – 10pm, Friday: 11am – 12am, Saturday: 10am – 12am, Sunday: 10am – 9pm.**

6. Are you planning on having any live entertainment?

-**Occasionally. The restaurant may have background music provided by 1 or 2 musicians on Friday and Saturday evenings and possibly Sunday brunch.**

7. Do you plan on using a DJ, live band or karaoke?

-**No.**

8. Do you plan on having any dancing?

-**No.**

9. Do you plan on having any coin operated games? If so, how many? **None**

5/6/24

10. How is alcohol served? (For example: Sold at point of sale or served by wait staff? Please explain)

-Alcoholic beverages will be served to patrons dining at tables by waitstaff and by a bartender when patrons are sitting at the bar.

11. How are patrons to be seated?

-Tables and fixed bar.

12. Are you planning on having "happy hour"? (Drink or food offered at reduced prices or free)

- Yes. Happy hour will be offered Monday through Friday from 3:00pm to 6:00pm.

13. Do you plan on hosting a special events at this location? If so, what type of events?

-The restaurant will likely host corporate dinners, birthday parties, graduation parties, etc. from time-to-time. Patrons may reserve the private dining room for events.

14. Do you plan on renting out or leasing this business to any third party or agents? **No.**

15. Are you planning on having any private or V.I.P. rooms?

-The restaurant will have one private dining room.

16. What other businesses that hold an ABC license are you involved with? If yes, please provide the names and addresses of these businesses. **See attached.**

17. Do you plan on charging admission? **No.**

18. Does the business have a patio area? If yes, are you planning on serving any alcoholic beverage on this patio?

-There will be two patios. Alcoholic beverages will be served to patrons on both patios.

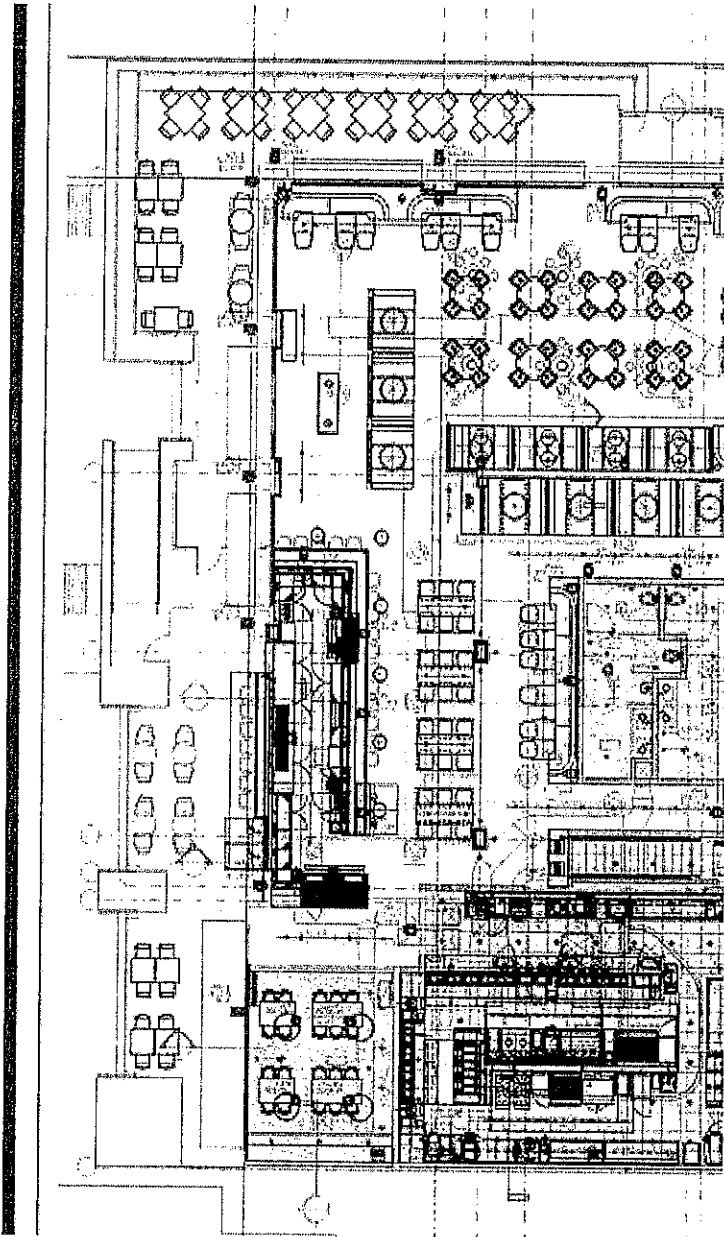
19. How are patrons seated and served alcohol on patio?

-Patrons will be seated and served by waitstaff.

20. Will there be any amplified systems: television, sound, music, or paging system used in the patio area? (Explain in detail)

-Amplified background music will be played on the patio. The current plan is to install eight

-Amplified background music will be played on the patio. The current plan is to install eight speakers on the patio, as depicted in red on the diagram below.



21. List all businesses and their addresses you have been connected to in the last five years as well as co-owners and co-workers.

-Culinary Dropout is a restaurant concept by Fox Restaurants. Fox Restaurants operates over 50 restaurants throughout the US.

ATTACHMENT
to CUP Questionnaire #16

FOX RESTAURANT CONCEPTS' LIST OF CALIFORNIA LIQUOR LICENSES

BLANCO COCINA + CANTINA LICENSE #47 590128

San Diego

7007 Friars Road #901, San Diego, CA 92108

FLOWER CHILD LICENSE #41 568705

Del Mar

2690 Via De La Valle, Del Mar, CA 92014

FLOWER CHILD LICENSE #41 600846

Newport Beach

1302 Bison Ave Newport Beach, CA 92660

THE HENRY LICENSE #47 601394

Coronado

1031 Orange Ave, Coronado, CA 92118

THE HENRY LICENSE #47 582981

West Hollywood

120 N. Robertson Blvd, Los Angeles, CA 90048

**BUSINESS ESTABLISHMENT ALCOHOL
MANAGEMENT AND EDUCATION PROGRAM AGREEMENT**

This Business Establishment Alcohol Management and Education Program Agreement (the "Agreement") is made and entered into as of 10/10, 2024, by and between the CITY OF ORANGE, a municipal corporation (the "City"), and CDO Orange LLC, an Arizona limited liability company (herein referred to as "Owner"), with reference to the following:

- A. Owner is the owner and operator of, or intends to own and operate, that certain alcohol retail establishment (as those terms are defined in Chapter 5.49 of the Orange Municipal Code) commonly known as Culinary Dropout, and located, or to be located, at 191 N. Orange Street, Orange, California (the "Premises") in the City of Orange, County of Orange, State of California.
- B. Owner has applied, or intends to apply, to the Department of Alcoholic Beverage Control of the State of California ("ABC") for a "Retailer's on-sale license" (as that term is defined under Chapter 1 of Division 9 of the Business and Professions Code of the State of California) to operate an alcohol retail establishment at the Premises; and
- C. The Owner has applied, or intends to apply, to the City for a conditional use permit under and pursuant to Section 17.30.030 of the Orange Municipal Code to authorize the sale of alcoholic beverage at the Premises; and
- D. No conditional use permit may be issued under and pursuant to Section 17.30.030 of the Orange Municipal Code to a person who applies to ABC for a Retailer's on-sale for an alcohol retail establishment without each such person having first sought and obtained from the City an approved Business Establishment Alcohol Management and Education Program pursuant to the provisions of Chapter 5.49 of the Orange Municipal Code; and

- E. Owner desires to ensure that the Premises are used or maintained in such a way as to encourage safe and responsible alcohol practice by consumers and to reduce alcohol-related problems and, accordingly, to enter into this Agreement in fulfillment of the requirement of Section 17.30.030 and Chapter 5.49 of the Orange Municipal Code;

NOW, THEREFORE, the parties hereby agree as follows:

1. Covenants, Conditions, and Restrictions. For favorable action on, and approval of, the Owner's application for a conditional use permit for the Premises, Owner hereby covenants that the Premises shall be used, occupied, and maintained subject to the following covenants, conditions, and restrictions, all of which are for the purpose of enhancing the attractiveness, usefulness, value, and desirability of the Premises, the surrounding property, and the public at large, and to minimize possible adverse effects on the public health, safety, peace, and general welfare.
 - a. Controls shall be established to maintain occupancy levels allowed by the City's Fire Department, and these Fire Department approved levels will not be exceeded.
 - b. Except in case of an emergency, the Owner shall not permit its patrons to enter or exit the Premises through any entrance/exit other than the primary entrance/exit, excluding entrances/exits from patio areas. Steps shall be taken by the Owner to discourage unauthorized exiting.
 - c. Aisles and hallways shall be kept clear in order to allow patrons to move freely about the Premises.
 - d. All patrons who appear under the age of thirty (30) shall be required to show some form of identification or they will not be served an alcoholic beverage. A sign indicating this policy shall be prominently posted in a place that is clearly visible to patrons. The size, format, form, placement, and language of the sign shall be determined by the Chief of Police (or designee). Only the following forms of identification will be acceptable:

- Valid driver's license
- Valid State identification card
- Valid passport
- Current military identification
- US Government immigrant identification card

All forms of out-of-state identification shall be checked by the authorized representative of the Owner of the Premises in the Driver's License Guide. Upon presentment to the authorized representative of the Owner of the Premises, the patron's form of identification shall be removed from the patron's wallet or any plastic holder and inspected for any alterations through a closed visual inspection and/or use of a flashlight or "Retro-reflective viewer".

- e. Persons who appear obviously intoxicated shall not be admitted into the Premises.
- f. Patrons who appear obviously intoxicated shall not be served.
- g. There shall be no requirement to purchase a minimum number of alcoholic beverages to participate in any promotional activity or gain admittance to the Premises.
- h. There shall be no "stacking" of drinks by or for a single patron.
- i. When serving pitchers exceeding twenty-four (24) ounces of an alcoholic beverage, all patrons receiving such pitcher, as well as all patrons who will be consuming all or any portion of such pitcher, shall present an ID to the server if appearing to be under the age of thirty (30), if not previously checked at the entrance to the Premises.
- j. Oversized containers or pitchers containing in excess of twenty-four (24) ounces of an alcoholic drink will not be sold to a single patron for their sole consumption.
- k. Any patron who (1) fights or challenges another person to fight, (2) maliciously and willfully disturbs another person by loud or unreasoned noise, or (3) uses offensive words, which are inherently likely to provoke an immediate violent reaction, shall not be tolerated.

1. An incident log shall be maintained at the Premises on a continual basis with at least one year of entries and be readily available for inspection by a police officer. The log is for recording any physical altercations, injuries, and objectionable conditions that constitute a nuisance occurring in, on, or at the Premises, including the immediately adjacent area that is owned, leased, or rented by the Owner. The log will indicate date, time, description of incident, and action taken. "Objectionable conditions that constitute a nuisance" means disturbance of the peace, public drunkenness, drinking in public, harassment of passersby, gambling, prostitution, loitering, public urination, lewd conduct, drug trafficking, or excessive loud noise.
- m. If contract security personnel are utilized in, on, or at the Premises they shall be properly licensed by the State of California, bureau of Security and Investigative Services.
- n. Security personnel required by the conditional use permit issued for the Premises shall be in a uniform or clothing, which is readily identifiable as a security person. They shall maintain order and enforce the establishment's no loitering policy, and shall take "reasonable steps" (as that term is defined in subparagraph (3) of Section 24200 of the California Business and Professions Code) to correct objectionable conditions that constitute a nuisance.
- o. Employees and contract security personnel shall not consume any alcoholic beverages during their work shift.
- p. Contract security services, proprietary security personnel, or personnel assuming the functions typically associated with security shall be familiar with establishment's written policy and procedures on ejecting patrons for cause.
- q. The Owner or manager of the Premises shall notify the Chief of Police (or designee) at least three (3) days in advance of a special promotion or special event scheduled at the Premises.

turn each table. The employee count will change throughout the day based on these variables.

w. Establishing what types of containers, glassware, or similar method will be used to distinguish alcoholic beverages from non-alcoholic drinks.

Water, iced tea, sodas and other non-alcoholic beverages shall be served in different glassware than alcoholic beverages.

x. Handling patrons involved in fighting or arguing.

Given the nature of the restaurant, it is not anticipated that an argument or fight would occur at the Premises. However, in the event an argument between guests occurs, management shall use reasonable efforts to diffuse the argument and remove those guests from the Premises. If the guests refuse to leave the Premises peacefully, security or law enforcement will be contacted to assist.

y. Establishing procedures to handle loitering about the building and in the immediately adjacent area that is owned, leased, rented, or used under agreement by the Owner.

Security or law enforcement shall be contacted if, in the reasonable opinion of management, a loiterer posed a threat to a guest or employee or if such person solicited one of our guests or employees.

z. Establishing hours of operation and hours in which alcoholic beverages may be served.

The proposed hours of service are:

Monday-Thursday from 11:00 am to 10:00 pm; Friday from 11:00 am to midnight; Saturday from 10:00 am to midnight; and Sunday from 10:00 am to 9:00 pm. Food and beverages (both non-alcoholic and alcoholic) during business hours.

2. Conflict or Inconsistency

- a. To the extent that there is any conflict or inconsistency between the terms and conditions of the conditional use permit issued, or to be issued, for the Premises and the terms and conditions imposed by ABC for a Retailer's on-sale license for the Premises, the terms and conditions imposed by the City under the conditional use permit shall control and govern the rights and obligations of the Owner; provided, however, that nothing contained herein is intended to or shall operate to preempt any ABC rule or regulation and to the extent it is determined by an authorized representative of ABC that an ABC rule or regulation conflicts with a term or condition of the conditional use permit, the ABC rule or regulation in question shall govern and control.
- b. Nothing contained in this Agreement shall be construed so as to require Owner to perform any act contrary to law, and whenever there is any conflict between any provision of this Agreement and any present or future statute, law, ordinance or regulation contrary to which the parties shall have no legal right to contract, the latter shall prevail, but in such event the provisions of this Agreement affected shall be curtailed and limited only to the extent necessary to bring it within the requirements of the law.

3. Amendment. The Owner may petition the City's Chief of Police not more frequently than once each year, commencing on the first anniversary of the approval of the conditional use permit, for modification, supplement or amendment to one or more of the policies and procedures established under and pursuant to this Agreement. The City's Chief of Police may, in his/her sole discretion, authorize and approve any modification, supplement, or amendment to the policies and procedures in response to said petition, which approval shall be in writing in the form of an amendment to this Agreement. Subsequent petitions for modifications, supplements, or amendments shall be filed, if at all,

upon the anniversary of the date of the approval/disapproval from the City's Chief of Police of the Owner's petition.

- a. Governing Law. This Agreement shall be governed by the laws of the State of California.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the day and year first set forth hereinabove.

"OWNER"

CDO Orange LLC

an Arizona limited liability company

By: 

Printed Name: Leerie Kim

Title: Chief Legal Officer

Owner to sign here

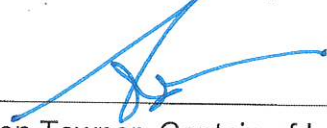
By: _____

Printed Name: _____

Title: _____

"CITY"

CITY OF ORANGE, a municipal corporation

By: 

Aaron Towner, Captain of Investigations

C.V.
SGT of Vice Unit
(Initial)

APPROVED AS TO FORM:

Senior Assistant City Attorney

ORANGE POLICE DEPARTMENT

CUP CONDITIONS

OPERATIONAL CONDITIONS:

1. In conjunction with the ongoing operation of the business, the premises shall comply with all requirements placed upon it by the State Alcoholic Beverage Control (ABC) Board.
2. This Conditional Use Permit (CUP) shall be reviewed one year from the date of approval and may be reviewed each year thereafter. The review shall be conducted jointly by the Community Development Director and Police Chief or designees. The purpose of this review shall be to identify uniquely adverse issues such as curfew, loitering, vandalism, criminal activity, noise, or nuisance resulting from approval of the CUP. If such issues are identified, the CUP shall be presented to the Planning Commission for their consideration of conditions, modifications or revocation.
3. The activity level of the business shall be monitored by the Police Department to establish the level of police services used for the business. Should the level of police services demonstrate that the applicant has not controlled excessive, or unnecessary activity resulting in high use of police services then this Conditional Use Permit shall be reviewed for consideration of further conditions, modifications or revocation.
4. The quarterly gross sales of alcoholic beverages shall not exceed the gross sales of food and meals during the same time period. The licensee shall at all times maintain records which reflect separately the gross sales of food and the gross sales of alcoholic beverages of the licensed business. Records shall be kept no less than on a quarterly basis and shall be made available upon request.
5. The use of the building is considered a restaurant, and interior construction will remain consistent with plans submitted for review by the Planning Commission. No changes to the floor plans will occur unless a permit is issued by the Community Development Department. None of the floor area will be designated for dancing or live entertainment unless a subsequent Conditional Use Permit is approved by the Planning Commission.
6. No person in the establishment shall appear in such a manner that the genitals, pubic hair, pubic hair region, buttocks, anus, natal cleft, anal region, nipple or areola is exposed to public view or is not covered by an opaque covering.
7. The subject alcoholic beverage license shall not be exchanged for a public premises type license nor operated as a public premise.

8. The sale of beer and/or wine for consumption off the premises shall be prohibited.
9. No alcoholic beverages shall be consumed on any property adjacent to the licensed premises under the control of the license.
10. All alcohol shall be consumed on the subject site, within the defined dining areas. Signs shall be posted on all exits of the premises, which prohibit alcoholic beverages from leaving the confines of the premises.
11. The premises shall be maintained as a bona fide restaurant and shall provide a menu containing an assortment of foods normally offered in such restaurants.
12. The hours of operation are proposed to be Monday through Thursday from 11:00am to 10:00pm, Friday 11:00am to 12:00am (Midnight), Saturday 10:00am to 12:00am (Midnight) and Sunday 10:00am to 9:00pm. These hours do not restrict employees from being on the premises before opening for preparations and deliveries or after close for clean-up. Clean-up may not be conducted by patrons.
13. At no time shall there be a fee for entrance/admittance into the premises.
14. Employees and/or contract security personnel shall not consume any alcoholic beverages prior to or during their work shift. Any and all security officers provided shall comply with all state and local ordinances regulating their services, including, without limitation, Chapter 11.5 of Division 3 of the California Business and Profession Code.
15. The applicant agrees to indemnify, hold harmless, and defend the City, it's officers, agents, and employees from any and all liability or claims that may be brought against the City arising out of its approval of this permit, save and except that caused by City's active negligence.

ALCOHOL & FOOD SERVICE CONDITIONS:

16. At all times when the premises are open for business, the sale and service of alcoholic beverages shall be made only in conjunction with the sale of food.
17. Food service, with an available menu, shall be available until closing time on each day of operation.
18. Alcoholic beverages served shall be served by a waiter/waitress only, and only to seated patrons at permitted tables.

19. Alcoholic beverages shall be sold and served in containers, which are distinguishable from other non-alcoholic beverages sold at the premise or other establishment sharing the patio.
20. There shall be no bar or lounge area upon the licensed premises maintained for the purpose of the sale, service, or consumption of alcoholic beverages directly to patrons for consumption. Sales and service of alcohol beverages at the bar shall only be made in conjunction with sales of food.
21. The Orange Police Department does not oppose Culinary Dropout hosting a "Happy Hour," but will accommodate and allow the business to offer alcoholic beverages in combination with non-alcoholic beverages and food items at a reduced price Monday thru Friday from 3pm to 6pm.)
22. There should be no time when alcoholic beverages are sold at a ratio of two for one; no "stacking" of beverages, which means the serving of two alcoholic beverages at one time to the same customer; and no sales to an "empty chair", which means that each customer must be physically present at the time of the order of any alcoholic beverage.
23. There shall be no promotions encouraging intoxication or drinking contests.
24. There shall be no requirement to purchase a minimum number of drinks.
25. No alcoholic beverages shall be sold from any temporary locations on the premises such as ice tubs, barrels, or any other containers.
26. The petitioner shall not employ or permit any persons to solicit or encourage others, directly or indirectly, to buy them drinks in the licensed premises under any commission percentage salary or other profit.
27. The sale of beer or malt beverages in quantities of quarts, 22 ounces, 32 ounces, 40 ounces, or similar size containers is prohibited. Beer, malt beverages, and wine coolers in containers of 16 ounces or less cannot be sold by single containers, but must be sold in manufacturer pre-packaged multi-unit quantities.
28. The sale of beer and wine for off-site consumption shall be incidental to the operation of the store. No more than 15% of the gross floor area shall be dedicated to the sale of beer and wine.
29. No wine shall be sold with an alcoholic content greater than 15% by volume.
30. No wine coolers shall be sold in less than a four-pack quantity.
31. No sale of alcoholic beverage shall be made from a drive-up window.

32. No beer or wine advertising shall be located on motor fuel islands and no advertising for beer or wine shall be visible from outside the building.

PATIO CONDITIONS:

33. The patio shall be enclosed and any gates located on the patio shall remain closed during business hours and used as an emergency exit only. Sign(s) shall be posted on all patio gate(s) indicating "Emergency Exit Only".
34. The petitioner shall not employ or permit any persons to solicit or encourage others, directly or indirectly, to buy them drinks in the licensed premises under any commission percentage salary or other profit.
35. Patrons on the patio shall be seated by a host/hostess only, with no self-seating permitted.
36. The use of amplifying system, television outdoor sound system and paging system or any such device is prohibited on the licensed patio area.
37. All employees shall visually monitor the patio at all time to monitor the alcohol.

SPECIAL EVENTS:

38. No portion of the premises shall be deemed to be "private" for the purposes of dispensing alcoholic beverages to selected patrons, where the licensee recognizes any form of membership cards, keys or passes which would entitle the holder entry or preferential admittance or exclusive use of any portion of the mentioned premises.
39. The use of a promoter (such as a night-club operator) or sub-leasing the premises to be used in conjunction with dancing and/or live entertainment is prohibited.
40. There shall be no live entertainment (including karaoke), disc jockey, amplified music, or dancing permitted on the premises at any time. Amplified music over a built-in system designed for background music shall be permitted so long as the music is not audible outside when doors are open.
41. There shall be no special promotional events held on the property, unless a written request for such is received and approved by the City of Orange Community Development Director and the Police Department's Vice Unit at least one week in advance of the event.

COIN OPERATED MACHINES:

42. There shall be no pool tables or coin-operated games maintained upon the premises at any time.
43. The business may utilize a token coin system to reduce the likelihood of theft and burglaries for U.S. currency in coin operated machines. Should the token system be implemented, the requirements for a burglary alarm system may be waived.
44. All coin change machines, dollar bill change machines, or token machines that accept and retain U.S. currency shall meet the following:
 - A.) The machine is to be designed and constructed to be resistant to unauthorized forced entry attempts from any accessible side of the machine.
 - B.) The machine is to be installed and secured to prevent its removal from the point of installation within the business.

SECURITY & EXTERIOR:

45. The parking lot of the premises shall be equipped with lighting of sufficient power to illuminate and make easily discernible the appearance and conduct of all persons on or about the parking lot.
46. Lighting in the parking area of the premises shall be directed, positioned and shielded in such a manner so as not to unreasonably illuminate the window area of nearby residences.
47. The owner shall install and maintain a closed circuit television system capable of readily identifying facial features, and stature of all patrons entering the establishment during hours of operation and monitoring the rear of the premises. The camera system shall keep a minimum 30 day library of events, which shall be available for downloading and inspection by the Orange Police Department.
48. Any music or amplified sound on the premises including any patio, shall not be audible beyond the premises, in such a manner as to disturb the peace, quiet, and comfort of neighboring occupants, or any reasonable person residing or working in the area.
49. The petitioner(s) shall be responsible for maintaining free of litter the area adjacent to the premises over which he/she has control.
50. There shall be no exterior advertising of any kind or type. This includes advertising directed to the exterior from within, promoting or indicating the availability of alcoholic beverages. Interior displays of alcoholic beverages that are clearly visible to the exterior shall constitute a violation of this condition.

51. Exterior doors and windows, as well as the interior of the business, shall be protected by an approved alarm system, which shall detect an attempted entry or presence of people within the business during closing hours.
52. Uniformed security will be provided by the applicant on days/nights when special event broadcast(s) are being promoted. One security guard per 100 customers shall be present during these broadcasts/events.
53. Provide an interior night light to illuminate the interior, and maintain an unobstructed view through storefront windows to provide police patrol officers the ability to observe unlawful activity within the business.
54. The owner or manager of the licensed premises shall maintain on the premises a written security policy and procedures manual addressing at a minimum the following items: Handling obviously intoxicated persons; establishing a reasonable ratio of employees to patrons, based upon activity level, in order to monitor beverage sales and patron behavior; handling patrons involved in fighting or arguing; handling loitering about the building and in the immediate adjacent area that is owned, leased, rented or used under agreement by the Licensee(s); verifying age/checking identification of patrons; warning patrons of reaching their drinking limit/potential intoxication and refusing to serve; calling the police regarding observed or reported criminal activity.
55. The applicant shall comply with all federal, state, municipal laws and / or ordinances. Any violations of these laws in connection with this use may be a cause for revocation of this permit.

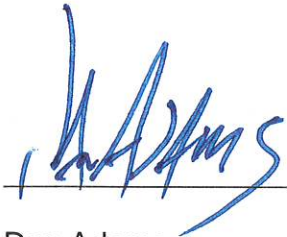
TRAINING:

56. All employees of petitioner who sell or serve alcoholic beverage products shall be required to complete a training program in alcoholic beverage compliance, crime prevention techniques and the handling of violence. For new employees of petitioner, such training program must be completed within 30 days of the date of hire. The employees must provide the City of Orange Police Department, Investigative Services Division a copy of the completed Alcohol Management Program (AMP) certificate.

MISCELLANEOUS:

57. The business shall prohibit the admission of, or allow any person under the age to 18 years to remain upon the premises after the hour of 10:00 PM, unless accompanied by an adult.

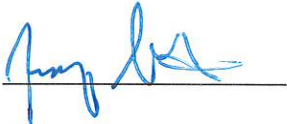
58. Graffiti shall be removed from the exterior walls and windows of the premises within 72 hours of discovery.
59. The business shall prohibit the admission of, or allow any person under the age of 18 years to remain upon the premise between the hours of 8:00 a.m. and 3:00 p.m. Monday and Friday, when Orange Unified School District (OUSD) has school in session, unless that person is accompanied by a parent or legal guardian. This condition shall apply to all school students, including those who attend schools other than those in OUSD.



Dan Adams
Chief of Police



Aaron Towner
Captain, Investigative Services

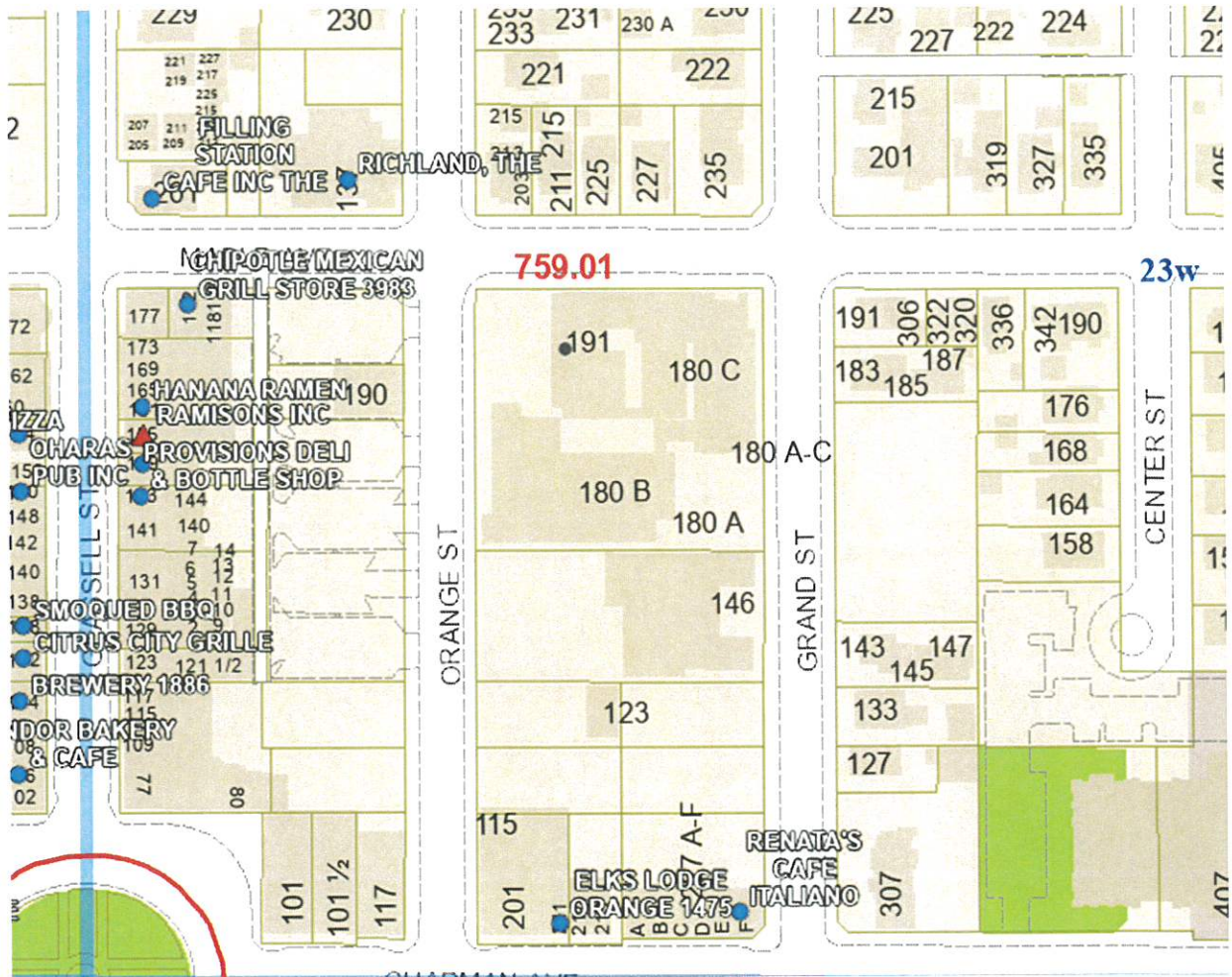


Jeremy Smith
Lieutenant, Investigative Services



Chris Lugo
Sergeant, Special Investigations

CENSUS TRACT 759.01 – RD 23W



759.01 OFF SALE / RETAIL

License Number	Status	License Type	Orig. Iss. Date	Expir. Date	Primary Owner	ADDRESS	BUSINESS NAME
22276	ACTIVE	48	10/20/1978	6/30/2025	OHARAS PUB INC	150 N GLASSELL ST, ORANGE, CA 92866 Census Tract: 0759.01	OHARAS PUB INC
179897	ACTIVE	48	12/2/1985	7/31/2025	ARPAJIAN ENTERPRISES INC	207 W CHAPMAN AVE, ORANGE, CA 92866 Census Tract: 0759.01	PAULS COCKTAILS
372458	ACTIVE	41	10/3/2001	9/30/2024	RUTABEGORZ INC	264 N GLASSELL ST, ORANGE, CA 92866 Census Tract: 0759.01	RUTABEGORZ
412001	ACTIVE	41	5/26/2004	4/30/2025	J & S VENTURE INC	227 E CHAPMAN AVE, STE F, ORANGE, CA 92866- 1534 Census Tract: 0759.01	RENATA'S CAFE ITALIANO
417514	ACTIVE	48	12/14/2004	11/30/2024	ORANGE CIRCLE LOUNGE INC	223 W CHAPMAN AVE, ORANGE, CA 92866- 1303 Census Tract: 0759.01	DISTRICT LOUNGE
507235	ACTIVE	47	4/14/2011	3/31/2025	RUBYS DINER ORANGE DEPOT LLC	186 N ATCHISON ST, ORANGE, CA 92866- 1301 Census Tract: 0759.01	RUBYS DINER ORANGE DEPOT

513574	ACTIVE	41	9/21/2011	9/30/2024	FILLING STATION CAFE INC THE	201 N GLASSELL ST, ORANGE, CA 92866-1408 Census Tract: 0759.01	FILLING STATION CAFE INC THE
523509	ACTIVE	41	8/21/2012	7/31/2025	SMOQUED BBQ ORANGE, LLC	128 N GLASSELL ST, ORANGE, CA 92866-1407 Census Tract: 0759.01	SMOQUED BBQ
535357	ACTIVE	41	11/14/2013	10/31/2024	HAVEN PROVISIONS, LLC	143 N GLASSELL ST, ORANGE, CA 92866-1406 Census Tract: 0759.01	PROVISIONS DELI & BOTTLE SHOP
551687	ACTIVE	41	3/3/2015	2/28/2025	RAMISONS, INC.	153-155 N GLASSELL ST, ORANGE, CA 92866-1406 Census Tract: 0759.01	RAMISONS INC
563236	ACTIVE	77	1/11/2016	12/31/2024	CHAPMAN CBC, LLC	123-129 N CYPRESS ST, ORANGE, CA 92866-1309 Census Tract: 0759.01	CHAPMAN CRAFTED BEER <i>EVENT PERMIT</i>
582453	ACTIVE	47	7/18/2017	6/30/2025	WOODY'S DINER INC	513 E CHAPMAN AVE, ORANGE, CA 92866-1602 Census Tract: 0759.01	WOODY'S DINER
582453	ACTIVE	58	7/18/2017	6/30/2025	WOODY'S DINER INC	513 E CHAPMAN AVE, ORANGE, CA 92866-1602 Census Tract: 0759.01	WOODY'S DINER <i>CATERER'S</i>
587392	ACTIVE	21	12/19/2017	11/30/2024	WEALTH OF ORANGE, INC.	493 N GLASSELL ST, ORANGE, CA 92866-1033 Census Tract: 0759.01	HOOVES LIQUOR

594079	ACTIVE	21	7/17/2018	6/30/2025	GNI ALHOSRY, INC.	835 W CHAPMAN AVE, ORANGE, CA 92868-2822 Census Tract: 0759.01	ROYAL LIQUOR
594794	ACTIVE	20	8/3/2018	7/31/2025	NAJ VENTURE, INC.	480 N GLASSELL ST, ORANGE, CA 92866-1034 Census Tract: 0759.01	UNIVERSITY FOOD MART
606038	ACTIVE	51	11/15/2019	10/31/2024	ELKS LODGE ORANGE 1475	211 E CHAPMAN AVE, ORANGE, CA 92866-1505 Census Tract: 0759.01	ELKS LODGE ORANGE 1475
606160	ACTIVE	75	3/27/2020	2/28/2025	BREWERY 1886 LLC	114 N GLASSELL ST, ORANGE, CA 92866-1407 Census Tract: 0759.01	BREWERY 1886 <i>BREW PUB</i>
626268	ACTIVE	41	6/7/2022	5/31/2025	CHIPOTLE MEXICAN GRILL INC	112 E MAPLE AVE, ORANGE, CA 92866-1431 Census Tract: 0759.01	CHIPOTLE MEXICAN GRILL STORE 3983
626309	ACTIVE	41	8/23/2021	4/30/2025	HANANO USA INC	161 N GLASSELL ST, ORANGE, CA 92866-1406 Census Tract: 0759.01	HANANA RAMEN
636947	ACTIVE	47	7/1/2022	6/30/2025	C & C RESTAURANT GROUP INC	122 N GLASSELL ST, ORANGE, CA 92866-1407 Census Tract: 0759.01	CITRUS CITY GRILLE
636947	ACTIVE	58	7/1/2022	6/30/2025	C & C RESTAURANT GROUP INC	122 N GLASSELL ST, ORANGE, CA 92866-1407 Census Tract: 0759.01	CITRUS CITY GRILLE <i>ATELERS</i>

637927	ACTIVE	41	10/7/2022	9/30/2024	BYBLOS CAFE - ORANGE LLC	129 W CHAPMAN AVE, ORANGE, CA 92866- 1404 Census Tract: 0759.01	BYBLOS CAFE
641623	ACTIVE	41	5/12/2023	4/30/2025	BL 114 N OLIVE CALLC	114 N OLIVE ST, ORANGE, CA 92866-1328 Census Tract: 0759.01	BLUESTONE LANE
645172	ACTIVE	41	3/16/2023	2/28/2025	THAI TOWNE EATERY LLC	152 N GLASSELL ST, STE B, ORANGE, CA 92866- 1468 Census Tract: 0759.01	THAI TOWNE EATERY
645177	ACTIVE	41	3/6/2023	2/28/2025	BURGER PARLOR OF ORANGE COUNTY LLC	149 N GLASSELL ST, ORANGE, CA 92866- 1406 Census Tract: 0759.01	JAXONS CHIX TENDERS
646804	ACTIVE	41	4/28/2023	3/31/2025	PANDOR ORANGE, LLC	106 N GLASSELL ST, ORANGE, CA 92866- 1407 Census Tract: 0759.01	PANDOR BAKERY & CAFE
650815	ACTIVE	47	10/5/2023	9/30/2024	24 CARROTS LLC	137 E MAPLE AVE & 230 N ORANGE ST, ORANGE, CA 92866-1403 Census Tract: 0759.01	RICHLAND, THE
650815	ACTIVE	68	10/5/2023	9/30/2024	24 CARROTS LLC	137 E MAPLE AVE & 230 N ORANGE ST, ORANGE, CA 92866-1403 Census Tract: 0759.01	RICHLAND, THE <i>PORTABLE BAR</i>

657136	ACTIVE	41	5/9/2024	4/30/2025	RYAKI VENTURES INC	154 N GLASSELL ST,ORANGE, CA 92866- 1407Census Tract: 0759.01	JALAPENOS ORANGE CIRCLE
657702	ACTIVE	41	8/5/2024	7/31/2025	ACJ MANAGEMENT, INC	156 N GLASSELL ST,ORANGE, CA 92866- 1407Census Tract: 0759.01	ZITOS PIZZA
658798	ACTIVE	20	7/29/2024	6/30/2025	PALM MARKET OLD TOWN ORANGE INC	608 E PALM AVE, UNIT A,ORANGE, CA 92866- 1138Census Tract: 0759.01	PALM MARKET AND DELI

DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL
NUMBER OF LICENSES AUTHORIZED
BY CENSUS TRACT

County Name	County Population	County Ratio On Sale	County Ratio Off Sale	Census Tract #	Census Tract Population	On Sale	Off Sale
ORANGE	3,153,764	754	1,672	759.01	4,356	5	2
ORANGE	3,153,764	754	1,672	759.02	6,617	8	3
ORANGE	3,153,764	754	1,672	760.01	7,901	10	4
ORANGE	3,153,764	754	1,672	760.02	1,994	2	1
ORANGE	3,153,764	754	1,672	761.02	8,150	10	4
ORANGE	3,153,764	754	1,672	761.03	9,182	12	5
ORANGE	3,153,764	754	1,672	761.04	6,189	8	3
ORANGE	3,153,764	754	1,672	761.05	4,697	6	2
ORANGE	3,153,764	754	1,672	762.01	7,167	9	4
ORANGE	3,153,764	754	1,672	762.02	5,959	7	3
ORANGE	3,153,764	754	1,672	762.04	5,009	6	2
ORANGE	3,153,764	754	1,672	762.05	7,297	9	4
ORANGE	3,153,764	754	1,672	762.06	4,606	6	2
ORANGE	3,153,764	754	1,672	762.08	5,368	7	3
ORANGE	3,153,764	754	1,672	863.01	7,486	9	4
ORANGE	3,153,764	754	1,672	863.03	11,758	15	7
ORANGE	3,153,764	754	1,672	863.04	5,009	6	2
ORANGE	3,153,764	754	1,672	863.05	4,015	5	2
ORANGE	3,153,764	754	1,672	863.06	3,975	5	2
ORANGE	3,153,764	754	1,672	864.02	5,503	7	3
ORANGE	3,153,764	754	1,672	864.04	6,119	8	3
ORANGE	3,153,764	754	1,672	864.05	6,986	9	4
ORANGE	3,153,764	754	1,672	864.06	4,498	5	2
ORANGE	3,153,764	754	1,672	864.07	6,758	8	4
ORANGE	3,153,764	754	1,672	865.01	4,368	5	2
ORANGE	3,153,764	754	1,672	865.02	6,053	8	3
ORANGE	3,153,764	754	1,672	866.01	8,735	11	5
ORANGE	3,153,764	754	1,672	866.02	5,967	7	3
ORANGE	3,153,764	754	1,672	867.01	8,776	11	5
ORANGE	3,153,764	754	1,672	867.02	7,200	9	4
ORANGE	3,153,764	754	1,672	868.01	3,593	4	2
ORANGE	3,153,764	754	1,672	868.02	5,640	7	3
ORANGE	3,153,764	754	1,672	868.03	8,254	10	4
ORANGE	3,153,764	754	1,672	869.01	8,764	11	5
ORANGE	3,153,764	754	1,672	869.02	5,705	7	3
ORANGE	3,153,764	754	1,672	869.03	6,776	8	4
ORANGE	3,153,764	754	1,672	870.01	5,633	7	3
ORANGE	3,153,764	754	1,672	870.02	7,457	9	4
ORANGE	3,153,764	754	1,672	871.01	4,706	6	2
ORANGE	3,153,764	754	1,672	871.02	6,613	8	3
ORANGE	3,153,764	754	1,672	871.03	8,582	11	5
ORANGE	3,153,764	754	1,672	871.05	4,729	6	2
ORANGE	3,153,764	754	1,672	871.06	4,793	6	2
ORANGE	3,153,764	754	1,672	872.00	7,538	9	4
ORANGE	3,153,764	754	1,672	873.01	4,526	6	2

City of Orange

2023 Part I Crime & Part II Arrest

Average # for all RD's - 85

RD	PART 1 Crime	PART 2 Arrests	TOTAL	% of Avg
12	183	437	620	629%
71	385	90	475	459%
61	147	310	457	438%
51	121	289	410	382%
013S	26	323	349	311%
077S	116	87	203	139%
032E	80	121	201	136%
43	113	74	187	120%
035E	59	115	174	105%
041E	88	75	163	92%
021W	98	61	159	87%
24	62	94	156	84%
022E	76	67	143	68%
15	42	98	140	65%
065E	45	87	132	55%
87	73	57	130	53%
76	54	68	122	44%
023W	40	75	115	35%
032W	37	77	114	34%
045W	48	65	113	33%
31	44	68	112	32%
33	31	79	110	29%
044N	32	78	110	29%
045E	45	63	108	27%
057S	33	75	108	27%
077N	51	57	108	27%
017E	56	42	98	15%
022W	29	69	98	15%
055E	36	60	96	13%
025E	53	42	95	12%
11	50	44	94	11%
023E	37	57	94	11%
041W	78	16	94	11%
054W	52	38	90	6%
036S	27	56	83	-2%
013N	44	36	80	-6%
055W	30	49	79	-7%

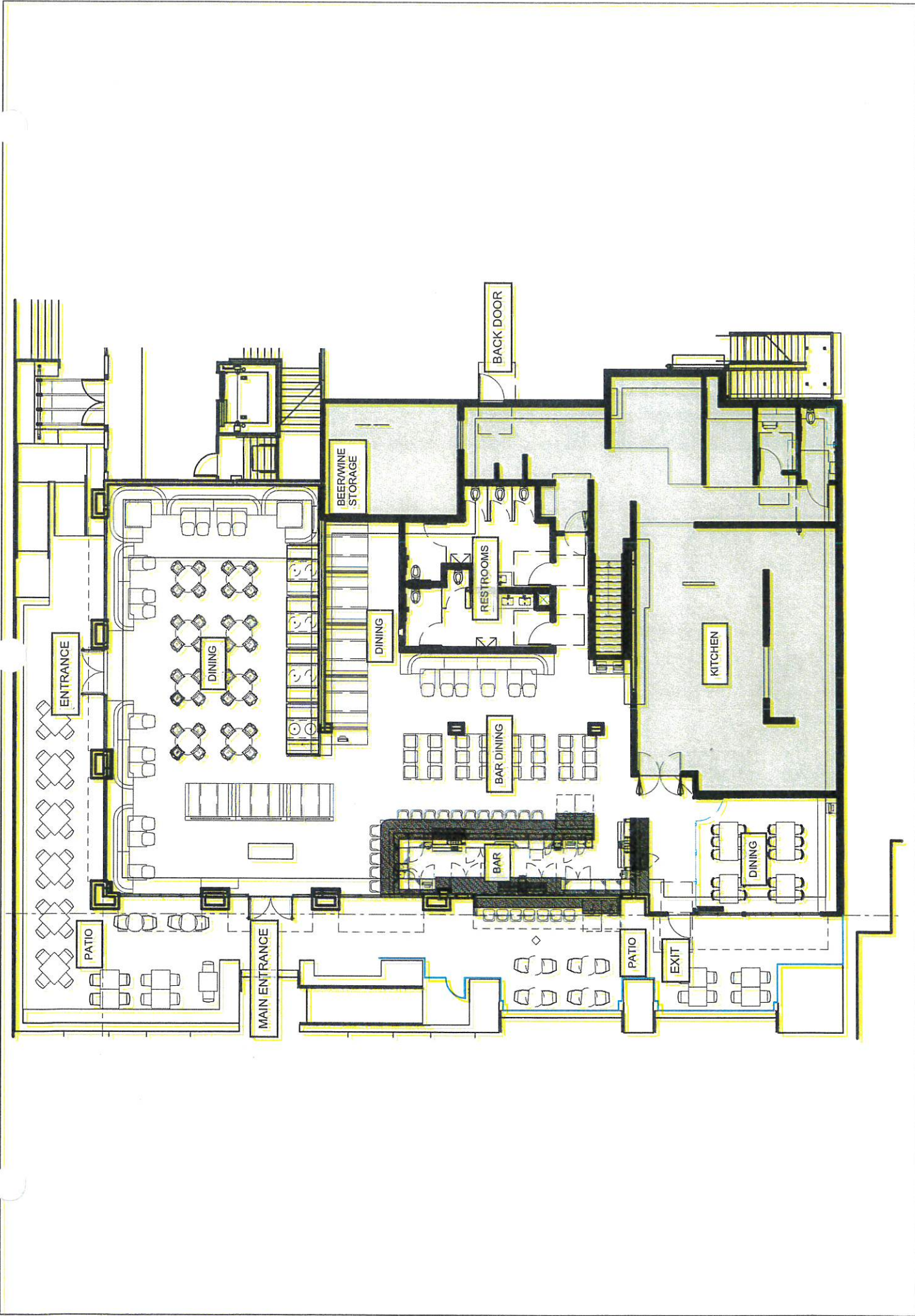
016E	26	50	76	-11%
047E	28	46	74	-13%
56	44	26	70	-18%
027E	31	39	70	-18%
46	27	37	64	-25%
026N	37	26	63	-26%
026S	31	32	63	-26%
065W	24	39	63	-26%
037E	28	33	61	-28%
047W	35	22	57	-33%
016W	27	26	53	-38%
034N	25	20	45	-47%
035W	16	28	44	-48%
025W	17	24	41	-52%
067S	20	20	40	-53%
017W	19	19	38	-55%
067N	13	25	38	-55%
054E	11	25	36	-58%
134	26	7	33	-61%
164	12	18	30	-65%
14	17	11	28	-67%
117N	16	12	28	-67%
036N	12	15	27	-68%
117W	12	14	26	-69%
027W	12	13	25	-71%
064S	14	8	22	-74%
97	16	5	21	-75%
074S	11	9	20	-76%
084S	8	12	20	-76%
057N	11	8	19	-78%
044S	5	13	18	-79%
117E	11	6	17	-80%
127S	15	1	16	-81%
66	8	7	15	-82%
021E	2	13	15	-82%
137	8	5	13	-85%
154	8	3	11	-87%
94	5	3	8	-91%
114	5	3	8	-91%
124	2	6	8	-91%
147	6	2	8	-91%
53	5	2	7	-92%
034S	6	1	7	-92%
144	5	1	6	-93%

184	3	3	6	-93%
074N	4	2	6	-93%
084N	4	2	6	-93%
18	0	5	5	-94%
38	0	5	5	-94%
064N	2	2	4	-95%
174	3	0	3	-96%
48	0	2	2	-98%
127N	2	0	2	-98%
037W	1	0	1	-99%

2023 ARRESTS - RD 23W

DR#	DATE	LOCATION	CHARGES
22-04-0466	Feb 15, 2023, 8:20:00 AM	534 W Struck Ave	978.5 BENCH WARRANT/FAILURE TO APPEAR ON MISDEMEANOR CHARGE
23-01-0585	Jan 17, 2023, 1:29:41 PM	115 N Glassell St	602(O) TRESPASS:REFUSE TO LEAVE PROPERTY
23-01-0752	Jan 22, 2023, 4:36:49 AM	60 Plaza Sq	23152(B) DUI ALCOHOL/0.08 PERCENT
23-01-0899	Jan 26, 2023, 10:14:47 AM	1 Plaza Square	OMC 9.16.020 - Drinking in Public
23-01-0991	Jan 29, 2023, 1:02:14 AM	1 Plaza Square	23152(A) DUI ALCOHOL
23-02-0096	Feb 3, 2023, 2:34:21 AM	1 Plaza Square	23152(A) DUI ALCOHOL
23-02-0300	Feb 7, 2023, 10:40:00 PM	1 PLAZA SQUARE	23103 (A) RECKLESS DRIVING:HIGHWAY
23-02-0450	Feb 11, 2023, 3:11:09 AM	E Maple Ave / N Shaffer St	23152(A) DUI ALCOHOL
23-02-0613	Feb 15, 2023, 10:59:49 AM	574 N Tustin St	OMC 9.16.020 - Drinking in Public
23-02-0613	Feb 15, 2023, 10:59:49 AM	574 N Tustin St	OMC 9.16.020 - Drinking in Public
23-02-0629	Feb 15, 2023, 4:37:14 PM	265 N Grand St	1203.2(A) PROBATION VIOLATION:REARREST/REVOKE
23-02-0829	Feb 21, 2023, 1:11:00 AM	272 N Tustin St	11377(A) POSSESS CONTROLLED SUBSTANCE
23-02-0930	Feb 23, 2023, 9:25:45 AM	1725 W Chapman Ave	11364(A) POSSESS UNLAWFUL PARAPHERNALIA
23-02-0935	Feb 23, 2023, 11:24:54 AM	191 N Orange St	647(E) DISORDERLY CONDUCT:LODGE WITHOUT OWNERS CONSENT
23-02-1023	Feb 25, 2023, 11:53:00 PM	1 Plaza Square	23152(A) DUI ALCOHOL
23-03-0322	Mar 9, 2023, 10:19:04 PM	E Chapman Ave / N Orange St	11377(A) POSSESS CONTROLLED SUBSTANCE
23-03-0347	Mar 11, 2023, 12:22:00 AM	S Lemon Ave/ Chapman Ave	647(A) SOLICIT LEWD ACT IN PUBLIC
23-03-0380	Mar 12, 2023, 1:36:42 AM	1 Plaza Square	23152(A) DUI ALCOHOL
23-03-0604	Mar 17, 2023, 3:38:30 PM	194 N Atchison St	VIOLPROB/FEL VIOLATION PROBATION/FELONY
23-03-0647	Mar 18, 2023, 10:27:00 PM	E WALNUT AVE / N CENTER ST	23152(A) DUI ALCOHOL
23-03-0675	Mar 20, 2023, 9:14:00 AM	300 E WALNUT AVE	4462.5 DISPLAY ON VEHICLE/PRESENT TO OFFICER UNLAWFUL REGISTRATION
23-03-0747	Mar 22, 2023, 9:50:00 AM	194 N Atchison St	11377(A) POSSESS CONTROLLED SUBSTANCE
23-03-0927	Mar 27, 2023, 12:10:00 PM	CHAPMAN AVE / GRAND ST	VIOLPROB/FEL VIOLATION PROBATION/FELONY
23-03-1065	Mar 31, 2023, 2:06:01 AM	E Palm Ave / N Shaffer St	23152(A) DUI ALCOHOL
23-03-1066	Mar 31, 2023, 2:06:01 AM	E Palm Ave / N Shaffer St	979 BENCH WARRANT/FAILURE TO APPEAR ON MISDEMEANOR CHARGE
23-04-0223	Apr 8, 2023, 1:51:00 AM	E Chapman Ave / N Grand St	23152(A) DUI ALCOHOL

23-04-0244	Apr 8, 2023, 4:48:00 PM	E. Maple / N. Glassell	25400(A)(1) CARRY CONCEALED WEAPON IN VEHICLE
23-04-0410	Apr 13, 2023, 11:33:24 AM	194 N Atchison St	OMC 8.06.080 - Shopping Cart
23-05-0136	May 4, 2023, 7:22:00 AM	1 Plaza Square	11364(A) POSSESS UNLAWFUL PARAPHERNALIA
23-05-0211	May 5, 2023, 9:35:00 PM	323 E Walnut Ave	626.10(B) POSS WPN UNIV NOT F/ARM
23-05-0250	May 6, 2023, 10:38:00 PM	146 N Grand St	11377(A) POSSESS CONTROLLED SUBSTANCE
23-05-0269	May 7, 2023, 6:03:00 PM	222 E University Dr	3056 VIOLATION PAROLE:FELONY
23-05-0394	May 10, 2023, 4:35:00 PM	407 E Chapman Ave	647 (F) DISORDERLY CONDUCT:ALCOHOL
23-05-0729	May 19, 2023, 7:25:00 PM	407 E Chapman Ave	11350(A) POSSESS NARCOTIC CONTROLLED SUBSTANCE
23-05-0739	May 19, 2023, 11:36:00 PM	123 N Orange St	381(B) POSSESS/ETC SUBSTANCE SIMILAR TO TOLUENE
23-05-1051	Sep 11, 2023, 11:30:00 AM	180 N Grand St	979 BENCH WARRANT/FAILURE TO APPEAR ON MISDEMEANOR CHARGE
23-06-0028	Jun 1, 2023, 3:10:00 PM	E Palm Ave / N Shaffer St	978.5 BENCH WARRANT/FAILURE TO APPEAR ON MISDEMEANOR CHA
23-06-0133	Jun 4, 2023, 9:24:00 PM	407 E Chapman Ave	11364(A) POSSESS UNLAWFUL PARAPHERNALIA
23-06-0181	Jun 5, 2023, 10:59:00 PM	Grand St / W Palm Ave	11364(A) POSSESS UNLAWFUL PARAPHERNALIA
23-06-0494	Jun 14, 2023, 6:28:32 AM	101 E Chapman Ave	OMC 8.06.080 - Shopping Cart
23-06-0661	Jun 18, 2023, 2:21:00 PM	E CHAPMAN AVE / N SHAFFER ST	9.08.010 URINATE IN PUBLIC 9.08.010
23-06-1057	Jun 29, 2023, 8:15:00 PM	E Chapman Ave / N Grand St	11377(A) POSSESS CONTROLLED SUBSTANCE
23-07-0249	Jul 11, 2023, 12:39:00 PM	N. SHAFFER ST / E. WALNUT AVE	496D(A) POSSESS STOLEN VEHICLE/VESSEL/ETC
23-07-0434	Jul 13, 2023, 7:58:00 PM	407 E Chapman Ave	11377(A) POSSESS CONTROLLED SUBSTANCE
23-07-0722	Jul 22, 2023, 3:26:00 AM	1 Plaza Square	23152(A) DUI ALCOHOL
23-08-0002	Aug 1, 2023, 2:30:00 AM	N Tustin St / E Chapman Ave	11364(A) POSSESS UNLAWFUL PARAPHERNALIA
23-08-0050	Aug 2, 2023, 8:42:00 AM	215 N Grand St	647(E) DISORDERLY CONDUCT:LODGE WITHOUT OWNERS CONSENT
23-08-0465	Aug 13, 2023, 10:42:13 PM	714 E Maple Ave	148(A)(1) OBSTRUCT/RESIST/ETC PUBLIC/PEACE OFFICER/EMERGENCY MED TECH
23-08-0737	Aug 21, 2023, 8:50:00 PM	393 N Glassell St	647(F) DISORDERLY CONDUCT:ALCOHOL
23-08-0757	Aug 22, 2023, 2:01:00 PM	375 N Glassell St	9.08.010 URINATE IN PUBLIC 9.08.010
23-08-0837	Aug 24, 2023, 10:24:00 AM	N CENTER ST / E SYCAMORE AVE	466 POSSESS/ETC BURGLARY TOOLS



SEAT COUNT:
 INTERIOR: 201
 PATIO: 54
 TOTAL: 255

SQUARE FOOTAGE - LEVEL 01:
 INTERIOR: 6,040
 PATIO: 1,385
 TOTAL: 7,425

1 CDO - ORANGE - GROUND LEVEL
 SCALE: NTS
 ADDRESS: 191 NORTH ORANGE STREET, ORANGE, CALIFORNIA 92866



CULINARY DROPOUT

SOUP AND SHARE

YESTERDAY'S SOUP 9 it's better the next day

SOFT PRETZELS & PROVOLONE FONDUE 15.5 ★★ sea salt

WHIPPED FETA & TAHINI DIP 14.5 caramelized squash, apple, date, roasted pistachio, grilled ciabatta

BBQ PORK BELLY NACHOS 17.5 black bean, guacamole, sour cream, pico de gallo

HOT WINGS 17 buffalo sauce, honey mustard seed, shaved carrots & celery

CRISPY POPCORN SHRIMP 17.5 zucchini, grilled lemon, roasted garlic aioli

ONION RINGS 10 bacon bbq sauce

HOUSE POTATO CHIPS 9.5 famous onion dip

ANTIPASTI

MEAT & CHEESE

molinari sopressata 6

hot coppa 7

prosciutto di san daniele 9

bresaola 7

dolce gorgonzola 5.5

prairie breeze cheddar 5

truffle crescenza 6

aged manchego 5.5

pimento cheese 6

SNACKS

gochujang brussels sprouts 8

grilled asparagus 5.5

marinated olives 5

crusty bread, garlic oil & balsamic 5

house smoked salmon dip, crushed pretzel 9

marcona almonds 4.5

prosciutto deviled eggs 6.5

★ EPISODE 163 ★

★ "THE SLICER" CHEF'S SELECTION OF THINLY SLICED MEATS, CHEESE & SNACKS 29

salads

(add salmon* 9, steak* 9, chicken 7, or shrimp 8)

CHEAP HOUSE SALAD 8.5
buttermilk ranch

CRISPY SHRIMP CAESAR 19
romaine, tuscan kale, lemon, parmesan

BUTTERNUT SQUASH & KALE 16.5
bartlett pear, ancient grains, date,
pistachio, toasted mulberry, white cheddar,
maple tahini vinaigrette

CHOPPED CHICKEN 19
avocado, bacon, heirloom tomato, white cheddar,
deviled egg, bacon bbq ranch

WEDGED ICEBERG 14.5
maple glazed bacon, heirloom cherry tomato,
avocado, crouton, blue cheese dressing

ENTRÉES

36-HOUR PORK RIBS 29.5 ★★
jalapeño, molasses, fries

MA...THE MEATLOAF!?! 20
green bean, smashed potato, gravy

RAINBOW TROUT 24
frenched green bean, toasted almond,
caramelized shallot, lemon brown butter

STEAK FRITES* 32
prime skirt steak, black truffle butter,
french fries

CHICKEN PASTA 22
basil pesto, tomato tapenade,
fried capers, parmesan cheese

SANDWICHES

FRIED CHICKEN 22 ★★

★ BEVERAGES ★

draught

"DROPOUT LIGHT LAGER" ★
6.25/7.75

FOUR PEAKS
"JOY BUS 'WOW' WHEAT ALE"
6.5/8

DROPOUT BREW CO.
"LIL CHUCKSTAR HAZY"
6.5/8

WREN HOUSE BREWING
"TWO LITTLE BIRDS"
HEFEWEIZEN 6.75/8.25

MOTHER ROAD "TOWER STATION
IPA" 7.25/8.75

THE SHOP BREWING
"CHURCH MUSIC IPA" 7/8.5

WREN HOUSE BREWING
"BLACK CADDIS PORTER" 6.5/8

HISTORIC BREWING
"OCEANFRONT PROPERTY AZ
LAGER" 6.25/7.75

DILLINGER BREWING "TIKI
STYLE GOSE" 7/8.5

DOS XX LAGER mexico 5.75/7.25

STELLA ARTOIS belgium 7/8.5

SIERRA NEVADA
"HAZY LITTLE THING IPA"
california 6.25/7.75

CORONADO BREWING CO.
"ROTATING CIDER" 7/8.5

DESCHUTES BREWING "FRESH
SQUEEZED IPA" oregon 6.5/8

MOTHER EARTH BREWING
"CALI CREAMIN' VANILLA
CREAM ALE" california 6.5/8

COORS LIGHT colorado 5.5/7

NORTH COAST BREWING
"SCRIMSHAW PILSNER"
california 5.75/7.25

TAP EIGHTEEN MP

"IT'S 3:45
SOMEWHERE" \$13

shot 'n' beer

SAFETY MEETING
dropout whiskey + coors banquet
TATISCO HILBERTLY

COCKTAILS

- PALOMA SPRITZ 14.5**
silver tequila, fresh grapefruit, combier pamplemousse, sparkling wine, himalayan pink salt
- CALI & TAY SKINNY MARGARITA 14.5**
especial silver tequila, serrano spiced agave, fresh lime, chili dusted rim
- RETRO TROPICAL CLASSIC 15**
havana club aged rum, corazón blanco, venetian aperitivo, pineapple sour, toasted cinnamon
- PLAYBOI STACHE 14**
vanilla tea-soaked vodka, passoã passion fruit liqueur, orange oil
- SOUTHERN SIDECAR 15**
tito's vodka, fuji apple, spiced cranberry, dry cider
- TWO TO MANGO 15**
deep eddy vodka, pineapple, orange, guava, mango white claw
- PEACHES & RYE 15**
savage & cooke rye, combier pêche liqueur, puréed peach, wild mint
- MARGARITA, POR FAVOR 14.5**
ana maria tequila, three citrus sour, orange curaçao
- PIÑA COLADA PERFECTO 15.5**
havana club aged rum, don q cristal rum, pineapple, toasted coconut, don q añejo xo float
- TIJUANA SPA WATER 14**
blanco tequila, jalapeño, mint, pineapple, cilantro
- SIGNATURE OLD FASHIONED 15.5**
kentucky bourbon, luxy cherry, aromatic bitters, orange peel
- PAMPLEMOUSSE GIN & TONIC 14**
tanqueray, ruby grapefruit liqueur, lemon, fever tree mediterranean tonic
- DROPOUT CLASSIC MULE 14.5**
american vodka, ginger agave, lime
- EVIL JUNGLE PRINCESS 14.5**
rum blend, spiced orgeat, pineapple, guava, lime, pineapple rum float
- ROOM SERVICE 14**
american gin, lemon, strawberry, bubbly wine
- EL MATADOR 14.5**
gran centenario añejo, elderflower, ginger agave, orange bitters
- CAMPFIRE VIBES 14**
100 proof bonded bourbon, chai jacked apple cider, spanish vanilla, roasted five spice
- DEVIANT BEHAVIOR 15**
grey goose, strawberry, lemon, shock top belgian white
- GIDDY UP ESPRESSO MARTINI 15**
vodka, caffe borghetti espresso liqueur, spanish vanilla, cinnamon spiced cold brew
- D.K.'S DAIQUIRI 15**
coconut washed banhez mezcal, white rum, giffard banana liqueur, pressed lime, don q añejo

SWEATER WEATHER SANGRIA 13 ★★
spiced peaches, passion fruit, apple brandy, lemon, red wine

red 6oz/9oz/btl

RED BLEND the prisoner wine co. "unshackled" - ca... 14 / 21 / 54

RED BLEND daou "the pessimist" - paso robles, ca.. 12 / 18 / 46

PINOT NOIR sokol blosser "evolution" - willamette valley, or. 14 / 21 / 54

PINOT NOIR rickshaw (tap) - california..... 11 / 16.5 / -

CABERNET illicit - california 12 / 18 / 46

CABERNET bonanza "lot 6" by chuck wagner - ca..... 13 / 19.5 / 50

rosé AND bubbles 6oz/9oz/btl

ROSÉ fleurs de prairie - languedoc, france..... 11 / 16.5 / 42

PROSECCO fiori d'acacia - veneto, italy..... 12 / 18 / 46

CHAMPAGNE le grand courtâge "grand cuvée" brut - france.. 13 / 19.5 / 50

W
I
M



CULINARY DROPOUT

desserts

MONKEY BREAD 12

cinnamon apple brioche & vanilla ice cream

(GREAT TO SHARE, BAKED TO ORDER!)

MISSISSIPPI MUD PIE 10

chocolate ganache, espresso fudge, whipped cream, toffee crunch

CARAMELIZED BANANA BAR 9

praline mousse, cornflake peanut butter crunch, vanilla crema

LITTLE MONSTERS \$10

(served with fries)

CHICKEN TENDERS

MACARONI & CHEESE

CRISPY SHRIMP

CHEESEBURGER

meat, cheese, bun

★ BRUNCH ★

AVAILABLE SATURDAY + SUNDAY DURING BRUNCH

BANANA BREAD FRENCH TOAST

maple syrup & whipped cream

PB&J ON HOMEMADE BISCUIT WITH APPLES

CHEESY EGGS, HASHBROWN, FRUIT



Agenda Item

Planning Commission

Item #: 5.2.

2/20/2025

File #: 25-0001

TO: Chair and Members of the Planning Commission

THRU: Anna Pehoushek, Assistant Community Development Director

FROM: Ryan Agbayani, Associate Planner

1. SUBJECT

Public Hearing to consider a request to allow the sale of beer and wine for on-site consumption at a restaurant located at 765 The City Drive South #130 and finding of CEQA Exemption (Conditional Use Permit No. 3232).

2. SUMMARY

The applicant, HiroNori Orange, LLC, is requesting to serve beer and wine under a California Department of Alcoholic Beverage Control (ABC) Type 41 License (On-Sale Beer and Wine - Eating Place) at an existing restaurant located at 765 The City Drive South #130.

3. RECOMMENDED ACTION

1. Adopt Planning Commission Resolution No. PC 01-25. A Resolution of the Planning Commission of the City of Orange approving Conditional Use Permit No. 3232, allowing the sale of beer and wine for on-site consumption in conjunction with a State of California Department of Alcoholic Beverage Control Type 41 License (On-Sale Beer and Wine - Eating Place) at a restaurant located at 765 The City Drive South #130.
2. Find the proposed project exempt from the California Environmental Quality Act (CEQA) per State CEQA Guidelines Section 15301 (Class 1 - Existing Facilities).

4. AUTHORIZING GUIDELINES

Orange Municipal Code (OMC) Table 17.08.020 and Sections 17.10.030.C and 17.30.030 authorize the Planning Commission to review and take action on a request for a Conditional Use Permit (CUP) to allow the sale of beer and wine for on-site consumption at a restaurant.

5. PROJECT BACKGROUND

Applicant:	HiroNori Orange, LLC (Hiromichi Igarashi)
Property Owner	Astiva Health, Inc. c/o Lincoln Property Company
Property Location	765 The City Drive South #130
Existing General Plan Land Use Element Designation	Urban Mixed Use 1.5 - 3.0 FAR (UMIX)

Existing Zoning Classification	Urban Mixed Use (UMU)
Old Towne	No
Specific Plan/PC	N/A
Site Size	153,748 sq. ft. (site); 99,835 sq. ft. (building); 1,818 sq. ft. (tenant space)
Circulation	Primary access to the property is from an existing two-way driveway on The City Drive South (to the west) and an existing two-way driveway on W. Memory Lane (to the south). The property also has reciprocal access to the parking lot of the property to the north.
Existing Conditions	The site is located on the east side of The City Drive South with W. Memory Lane to the south. It is developed with a multi-story multi-tenant commercial office building and a surface off-street parking lot.
Surrounding Land Uses and Zoning	<u>North:</u> Existing multi-level office building and surface parking lot (UMU). <u>South:</u> Memory Lane Park (City of Santa Ana) <u>East:</u> Santa Ana River Trail (R-O) <u>West:</u> Existing commercial center and Best Western Plus Hotel (UMU)
Previous Applications/Entitlements	None

6. PROJECT DESCRIPTION

The applicant proposes to sell beer and wine at an existing restaurant, HiroNori (Craft Ramen), with a State of California Department of Alcoholic Beverage Control (ABC) Type 41 License (On-Sale Beer and Wine - Eating Place). The restaurant has a total of 24 seats within the interior dining area. The proposed hours of operation are 11:00 a.m. to 3:00 p.m. for lunch, and from 5:00 p.m. to 10:00 p.m. for dinner, daily.

The restaurant occupies an individual tenant suite on the first floor of the existing multi-level building with primary access from the interior open-air courtyard. The overall building is occupied by multiple office-type uses. No changes are proposed to the lot size, building square footage, or tenant space as part of this request. The applicant's business narrative letter is included as Attachment 3.

Staff acknowledges the applicant's specifically defined hours of operation; however, staff's recommendation is to allow for expanded hours of operation in Condition #15 of the Resolution to allow for greater flexibility if the operator chooses to expand their hours of operation in the future (Sunday through Thursday, from 7:00 a.m. to 10:00 p.m., and Friday and Saturday, from 7:00 a.m. to 12:00 a.m. (midnight)). Similarly, any subsequent business tenant operator at this site will also have greater flexibility to expand their hours of operation, without having to modify the CUP at a future Planning Commission public hearing.

7. PROJECT ANALYSIS

Sensitive Receptors:

For the findings, the Planning Commission shall consider whether the proposed use will:

1. Adversely affect the welfare of the surrounding community
2. Result in an undue concentration of premises for the sale of alcoholic beverages
3. Detrimentially affect nearby residentially zoned districts after giving consideration to the proposed hours of operation
4. Detrimentially affect the proximity to the following:
 - a. Residential buildings
 - b. Churches, schools, hospitals, public playgrounds, and other similar uses
 - c. Other establishments dispensing, for sale or other consideration, alcoholic beverages, including beer and wine

There are no other establishments selling alcoholic beverages within the vicinity (600-foot radius) of the subject property. Other sensitive receptors within the vicinity include single-family and multi-family residences and an assisted living and memory care facility.

Sensitive Receptors

Establishment Name	Address	Distance to Project Site
Public Park (Memory Lane Park)	1560 W. Memory Lane (City of Santa Ana)	114 feet
Multi-Family Residential Apartments (Vista Del Rio Apartments)	1600 W. Memory Lane (City of Santa Ana)	122 feet
Assisted Living and Memory Care Facility (Oakmont of Orange)	630 The City Drive South	165 feet
Single-Family Residential Dwellings	(City of Santa Ana)	240 feet
Duplex Residential Dwellings	3433-3445 W. Park Balboa Avenue	376 feet

While there are sensitive land uses in the vicinity of the site, they do not have direct access to the business tenant space, and the sale of alcohol would be accessory to the sale of food within the restaurant. Approval of the CUP for alcohol sales, with the proposed conditions of approval, is unlikely to directly impact the sensitive receptors identified above.

Census Tract Concentration:

The business is located within Census Tract 761.02. This Census Tract is considered over-concentrated with On-Sale Licenses and at the limit for allowed Off-Sale Licenses.

Alcohol Licenses

License Type	Existing	Allowed
On-Sale Licenses	16	10

Off-Sale Licenses	4	4
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Crime Statistics for Reporting District 31:

Orange Police Department (OPD) crime statistics show the subject site is located within a high crime area, because reported crimes are more than 20% above the average reported crimes citywide. The table below shows the OPD crime statistics for Reporting District 31 compared to the citywide average.

Crime Statistics

Reporting District	Reported Crimes and Arrests	Citywide Average Crimes and Arrests	Percent Difference
31	112	85	32%

The sale of alcohol at a restaurant at this location is not expected to contribute to crime in the area or create an undue burden on public safety resources with the recommended conditions of approval. Staff does not anticipate that the use will create a negative impact on neighboring land uses, because the restaurant (as conditioned) is compatible with the mix of uses within the surrounding area, has defined hours of operation, will be adequately staffed, and the primary use will be a full-service restaurant. Should the Planning Commission approve the CUP, the standard conditions of approval for the safe operation of the restaurant with alcohol service will be included.

Project Conditions:

The applicant’s request for a Type 41 ABC License provides the City with an opportunity to impose standards and conditions of approvals for restaurants serving alcoholic beverages in conjunction with food to protect the health, safety, and general welfare of the nearby neighborhood and overall community which include, but are not limited to:

- A one-year review of the subject site and operations to identify uniquely adverse issues such as curfew, loitering, vandalism, criminal activity, noise, or nuisance (Condition No. 6).
- Gross sales of alcohol shall not exceed non-alcohol sales (Condition No. 8).
- Alcohol shall only be consumed within the defined dining areas (Condition No. 13).
- Alcoholic beverages are only to be served in conjunction with food (Condition No. 18).
- Food service must be made available until closing time on each day of operation (Condition No. 19).
- Live entertainment on the premises is prohibited (Condition No. 31).

8. PUBLIC NOTICE

On February 6, 2025, the City sent a Public Hearing Notice to a total of 162 property owners and occupants within a 400-foot radius of the project site and persons specifically requesting notice. The project site was posted in two locations with notification on that same date.

9. ENVIRONMENTAL REVIEW

Categorical Exemption: The proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per State CEQA Guidelines 15301 (Class 1 - Existing Facilities) because the project consists of licensing the sale of beer and wine for on-site consumption at an existing restaurant within a mixed-use area and results in no physical expansion of the restaurant tenant space beyond that existing at the time of the City's determination.

10. ADVISORY BOARD ACTION

None required.

11. ATTACHMENTS

- Attachment 1 - Planning Commission Resolution No. PC 01-25
- Attachment 2 - Vicinity Map
- Attachment 3 - Applicant Business Narrative Letter
- Attachment 4 - Site Plan
- Attachment 5 - Floor Plan
- Attachment 6 - Restaurant Menu
- Attachment 7 - Site Photos
- Attachment 8 - Orange Police Department Memorandum
- Attachment 9 - Planning Commission Evaluation Map



Agenda Item

Planning Commission

Item #: 5.2.

2/20/2025

File #: 25-0001

TO: Chair and Members of the Planning Commission

THRU: Anna Pehoushek, Assistant Community Development Director

FROM: Ryan Agbayani, Associate Planner

1. SUBJECT

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5. PROJECT BACKGROUND

Applicant:	HiroNori Orange, LLC (Hiromichi Igarashi)
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Existing Zoning Classification	Urban Mixed Use (UMU)
Old Towne	No
Specific Plan/PC	N/A
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Surrounding Land Uses and Zoning	<u>North:</u> Existing multi-level office building and surface parking lot (UMU). <u>South:</u> Memory Lane Park (City of Santa Ana) <u>East:</u> Santa Ana River Trail (R-O) <u>West:</u> Existing commercial center and Best Western Plus Hotel (UMU)
Previous Applications/Entitlements	None

6. PROJECT DESCRIPTION

The applicant proposes to sell beer and wine at an existing restaurant, HiroNori (Craft Ramen), with a State of California Department of Alcoholic Beverage Control (ABC) Type 41 License (On-Sale Beer and Wine - Eating Place). The restaurant has a total of 24 seats within the interior dining area. The proposed hours of operation are 11:00 a.m. to 3:00 p.m. for lunch, and from 5:00 p.m. to 10:00 p.m. for dinner, daily.

The restaurant occupies an individual tenant suite on the first floor of the existing multi-level building with primary access from the interior open-air courtyard. The overall building is occupied by multiple office-type uses. No changes are proposed to the lot size, building square footage, or tenant space as part of this request. The applicant's business narrative letter is included as Attachment 3.

Staff acknowledges the applicant's specifically defined hours of operation; however, staff's recommendation is to allow for expanded hours of operation in Condition #15 of the Resolution to allow for greater flexibility if the operator chooses to expand their hours of operation in the future (Sunday through Thursday, from 7:00 a.m. to 10:00 p.m., and Friday and Saturday, from 7:00 a.m. to 12:00 a.m. (midnight). Similarly, any subsequent business tenant operator at this site will also have greater flexibility to expand their hours of operation, without having to modify the CUP at a future Planning Commission public hearing.

7. PROJECT ANALYSIS

Sensitive Receptors:

For the findings, the Planning Commission shall consider whether the proposed use will:

1. Adversely affect the welfare of the surrounding community
2. Result in an undue concentration of premises for the sale of alcoholic beverages
3. Detrimentially affect nearby residentially zoned districts after giving consideration to the proposed hours of operation
4. Detrimentially affect the proximity to the following:
 - a. Residential buildings
 - b. Churches, schools, hospitals, public playgrounds, and other similar uses
 - c. Other establishments dispensing, for sale or other consideration, alcoholic beverages, including beer and wine

There are no other establishments selling alcoholic beverages within the vicinity (600-foot radius) of the subject property. Other sensitive receptors within the vicinity include single-family and multi-family residences and an assisted living and memory care facility.

Sensitive Receptors

Establishment Name	Address	Distance to Project Site
Public Park (Memory Lane Park)	1560 W. Memory Lane (City of Santa Ana)	114 feet
Multi-Family Residential Apartments (Vista Del Rio Apartments)	1600 W. Memory Lane (City of Santa Ana)	122 feet
Assisted Living and Memory Care Facility (Oakmont of Orange)	630 The City Drive South	165 feet
Single-Family Residential Dwellings	(City of Santa Ana)	240 feet
Duplex Residential Dwellings	3433-3445 W. Park Balboa Avenue	376 feet

While there are sensitive land uses in the vicinity of the site, they do not have direct access to the business tenant space, and the sale of alcohol would be accessory to the sale of food within the restaurant. Approval of the CUP for alcohol sales, with the proposed conditions of approval, is unlikely to directly impact the sensitive receptors identified above.

Census Tract Concentration:

The business is located within Census Tract 761.02. This Census Tract is considered over-concentrated with On-Sale Licenses and at the limit for allowed Off-Sale Licenses.

Alcohol Licenses

License Type	Existing	Allowed
On-Sale Licenses	16	10

Off-Sale Licenses	4	4
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Crime Statistics for Reporting District 31:

Orange Police Department (OPD) crime statistics show the subject site is located within a high crime area, because reported crimes are more than 20% above the average reported crimes citywide. The table below shows the OPD crime statistics for Reporting District 31 compared to the citywide average.

Crime Statistics

Reporting District	Reported Crimes and Arrests	Citywide Average Crimes and Arrests	Percent Difference
31	112	85	32%

The sale of alcohol at a restaurant at this location is not expected to contribute to crime in the area or create an undue burden on public safety resources with the recommended conditions of approval. Staff does not anticipate that the use will create a negative impact on neighboring land uses, because the restaurant (as conditioned) is compatible with the mix of uses within the surrounding area, has defined hours of operation, will be adequately staffed, and the primary use will be a full-service restaurant. Should the Planning Commission approve the CUP, the standard conditions of approval for the safe operation of the restaurant with alcohol service will be included.

Project Conditions:

The applicant’s request for a Type 41 ABC License provides the City with an opportunity to impose standards and conditions of approvals for restaurants serving alcoholic beverages in conjunction with food to protect the health, safety, and general welfare of the nearby neighborhood and overall community which include, but are not limited to:

- A one-year review of the subject site and operations to identify uniquely adverse issues such as curfew, loitering, vandalism, criminal activity, noise, or nuisance (Condition No. 6).
- Gross sales of alcohol shall not exceed non-alcohol sales (Condition No. 8).
- Alcohol shall only be consumed within the defined dining areas (Condition No. 13).
- Alcoholic beverages are only to be served in conjunction with food (Condition No. 18).
- Food service must be made available until closing time on each day of operation (Condition No. 19).
- Live entertainment on the premises is prohibited (Condition No. 31).

8. PUBLIC NOTICE

On February 6, 2025, the City sent a Public Hearing Notice to a total of 162 property owners and occupants within a 400-foot radius of the project site and persons specifically requesting notice. The project site was posted in two locations with notification on that same date.

9. ENVIRONMENTAL REVIEW

Categorical Exemption: The proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per State CEQA Guidelines 15301 (Class 1 - Existing Facilities) because the project consists of licensing the sale of beer and wine for on-site consumption at an existing restaurant within a mixed-use area and results in no physical expansion of the restaurant tenant space beyond that existing at the time of the City's determination.

10. ADVISORY BOARD ACTION

None required.

11. ATTACHMENTS

- Attachment 1 - Planning Commission Resolution No. PC 01-25
- Attachment 2 - Vicinity Map
- Attachment 3 - Applicant Business Narrative Letter
- Attachment 4 - Site Plan
- Attachment 5 - Floor Plan
- Attachment 6 - Restaurant Menu
- Attachment 7 - Site Photos
- Attachment 8 - Orange Police Department Memorandum
- Attachment 9 - Planning Commission Evaluation Map

CONDITIONAL USE PERMIT NO. 3232

RESOLUTION NO. PC 01-25

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ORANGE APPROVING CONDITIONAL USE PERMIT NO. 3232, ALLOWING THE SALE OF BEER AND WINE FOR ON-SITE CONSUMPTION IN CONJUNCTION WITH A STATE OF CALIFORNIA DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL TYPE 41 LICENSE (ON-SALE BEER AND WINE – EATING PLACE) AT A RESTAURANT LOCATED AT 765 THE CITY DRIVE SOUTH #130

APPLICANT: HIRONORI ORANGE, LLC

WHEREAS, the Planning Commission has authority pursuant to Orange Municipal Code (OMC) Table 17.08.020 and Sections 17.10.030.C and 17.30.030 to take action on Conditional Use Permit No. 3232, allowing the sale of beer and wine for on-site consumption in conjunction with a State of California Department of Alcoholic Beverage Control (ABC) Type 41 License (On-Sale Beer and Wine - Eating Place) at an existing restaurant located at 765 The City Drive South #130 (Project); and

WHEREAS, the application for Conditional Use Permit No. 3232 was filed by the applicant in accordance with the provisions of the OMC; and

WHEREAS, Conditional Use Permit No. 3232 is Categorically Exempt from the provisions of the California Environmental Quality Act (CEQA) per State CEQA Guidelines Section 15301 (Class 1 – Existing Facilities), as the project consists of licensing the sale of alcoholic beverages at an existing restaurant that results in negligible or no expansion of use beyond that existing at the time of the City’s determination; and

WHEREAS, the Planning Commission conducted one duly advertised public hearing on February 20, 2025, at which time interested persons had an opportunity to testify either in support of, or opposition to, the proposed Conditional Use Permit No. 3232.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Orange hereby approves Conditional Use Permit No. 3232 allowing the sale of beer and wine for on-site consumption in conjunction with a ABC Type 41 License (On-Sale Beer and Wine - Eating Place) at an existing restaurant, located at 765 The City Drive South #130, based on the following findings:

SECTION 1 – FINDINGS

General Plan Finding:

1. *The project must be consistent with the goals and policies stated within the City' General Plan.*

The Project is consistent with the goals and policies stated in the City's General Plan Land Use and Economic Development Elements in that alcohol service for on-site consumption in a restaurant promotes commercial enterprise, supports a revenue-generating business, and encourages a successful mixed-use district. Permitting the restaurant to serve alcohol in conjunction with meals allows the establishment to be competitive with other restaurants in the area that are already permitted to sell alcoholic beverages. Authorizing alcohol service for the restaurant may help to retain the restaurant, thereby maintaining economic activity and demonstrating economic vitality in the area. The Orange Police Department's (OPD) review of the application and recommended conditions of approval support the General Plan Public Safety Element Goals that require the City to maintain an adequately manned and equipped police force, maintain crime prevention programs designed to protect residents and property from crime, and involve the Police Department in the development review process.

Conditional Use Permit Findings:

1. *A Conditional Use Permit shall be granted upon sound principles of land use and in response to services required by the community.*

The granting of this Conditional Use Permit is based upon sound principles of land use and in response to services required by the community. Consideration has been given as to whether the proposed use will detrimentally affect adjacent land uses. The proposed use provides an opportunity to those customers desiring to purchase alcohol with food at a restaurant. It will occur on a site that has been zoned for a mix of uses, and the subject property is nearby The Outlets at Orange, a commercial destination that serves City residents as well as visitors. The sale of alcohol is accessory to the restaurant and will occur only when a complete restaurant menu is available. This is a service typically expected by the public in association with a restaurant.

Strong consideration was given to the manner in which the business will operate under the provisions of this Conditional Use Permit. As conditioned, its operation should not create a nuisance to the community or a burden on police services. Consideration was given to sensitive land uses and the over-concentration of on-sale licenses and crime rate in the Reporting District. Conditions of approval have been placed on the proposed use to compensate for potential detrimental effects that could be caused by alcohol consumption. As conditioned, alcohol service should not contribute to the crime rate in the Reporting District.

2. *A Conditional Use Permit shall not be granted if it will cause deterioration of bordering land uses or create special problems for the area in which it is located.*

The request to serve alcohol with food at the proposed restaurant is not anticipated to have adverse impacts on surrounding land uses or create a special problem, because the site is located within the Urban Mixed Use (UMU) zoning district, which is intended to function as a commercial and mixed-use center. While there are sensitive land uses within 600 feet of the

site, these properties do not have direct access to the subject property and the sale of alcohol would be accessory to the primary function of the restaurant. Specific project features combined with conditions of approval mitigate or eliminate potential detrimental effects that could be caused by alcohol service.

3. *A Conditional Use Permit must be considered in relationship to its effect on the community or neighborhood plan for the area in which it is located.*

The location is within the UMU zoning district, a mixed-use zone where commercial and dining establishments are expected to be concentrated. The proposed accessory alcohol service at a restaurant will support the success of the restaurant and the continuation of a vibrant mixed-use district. The use is not anticipated to have an adverse impact on neighboring land uses and the community, because granting an additional on-sale license with appropriate conditions of approval would not affect sensitive land uses in the immediate area. In addition, the operation of alcohol sales is subject to the regulations contained in the conditions of approval, which are crafted to mitigate potential negative effects that could occur as a result of the approval of this Conditional Use Permit.

4. *A Conditional Use Permit, if granted, shall be made subject to those conditions necessary to preserve the general welfare, not the individual welfare of any particular applicant.*

The conditions of approval for the Conditional Use Permit are put forth with the purpose of preserving the general welfare of the community. The OPD conditions include a review of the restaurant operation one year after the beginning of the sale of alcoholic beverages. Other conditions of approval have been placed on the project to reduce crime-inducing activities by requiring food service with alcohol service at all times, prohibiting alcoholic beverage promotions, restraining certain methods of dispensing alcoholic beverages, addressing graffiti and litter removal, and requiring employee training. If the restaurant is not operating as required, the Planning Commission has the authority to revoke the Conditional Use Permit.

SECTION 2 – ENVIRONMENTAL REVIEW

The proposed Project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per State CEQA Guidelines Section 15301 (Class 1 – Existing Facilities) because the project consists of licensing the sale of beer and wine for on-site consumption at an existing restaurant in an existing building that results in negligible or no expansion of use beyond that existing at the time of the City's determination.

SECTION 3 – APPROVAL AND CONDITIONS OF APPROVAL

The Planning Commission hereby approves Conditional Use Permit No. 3232, with the following conditions:

General Conditions:

1. Any future change in the nature and operation of the use approved by Conditional Use Permit (CUP) No. 3232 shall require an application for a new or amended CUP.

2. The applicant agrees, as a condition of City's approval of CUP No. 3232, to indemnify, defend, and hold harmless, at applicant's expense, the City, its officers, agents, and employees (City) from and against any claim, action, or proceeding brought against the City, including, but not limited to, any claim, action or proceeding commenced within the time period provided in Government Code Section 66499.37 to attack, review, set aside, void or annul the City's approval, to challenge the determination made by the City under the California Environmental Quality Act (CEQA) or to challenge the reasonableness, legality or validity of any condition attached hereto. City shall promptly notify applicant of any such claim, action or proceeding to which the City receives notice and to cooperate fully with the applicant in the defense thereof. Applicant shall reimburse the City for any and all costs and expenses, including, but not limited to, court costs and attorney's fees that the City may be required to pay, including any expenses ordered by a court or expenses incurred through the Office of the City Attorney in connection with said claim, action or proceeding. City may, in its sole discretion, participate in the defense of any claim, action or proceeding but such participation shall not relieve applicant of the obligations of this condition. In the event the applicant is required to defend City in connection with such claim, action or proceeding, City shall have the right to approve counsel to so defend the City, approve all significant decisions concerning the manner in which the defense is conducted and approve any all settlements, which approval(s) shall not be unreasonably withheld. The obligations set forth herein remain in full force and effect throughout all stages of litigation including any and all appeals of any lower court judgment rendered in the proceeding. Further, applicant agrees to indemnify, defend and hold harmless the City for all costs and expenses incurred in enforcing this provision.
3. The applicant shall comply with all federal, state, and local municipal laws, including local City ordinances and regulations. Any violations of these laws in conjunction with this use may be a cause for revocation of this permit.
4. Prior to the operation of the business, the applicant shall file for, or if applicable, amend a business license with the Business License Division. Failure to obtain the required business license may be cause for revocation of this approval.

Operational Conditions:

5. In conjunction with the ongoing operation of the business, the licensed premises shall comply with all requirements placed upon it by the State Alcoholic Beverage Control (ABC) Board.
6. This CUP shall be reviewed one year from the date of approval and may be reviewed each year thereafter. The review shall be conducted jointly by the Community Development Director and Police Chief or designees. The purpose of this review shall be to identify uniquely adverse issues such as curfew, loitering, vandalism, criminal activity, noise, or nuisance resulting from approval of the CUP. If such issues are identified, the CUP shall be presented to the Planning Commission for its consideration of conditions, modifications, or revocation.

7. The activity level of the business shall be monitored by the Police Department to establish the level of police services used for the business. Should the level of police services demonstrate that the applicant has not controlled excessive, or unnecessary activity resulting in high use of police services, then this Conditional Use Permit shall be reviewed for consideration of further conditions, modifications, or revocation.
8. The quarterly gross sales of alcoholic beverages shall not exceed the gross sales of merchant items that include food within the restaurant during the same period. The licensee shall at all times maintain records which reflect separately the gross sales of food and the gross sales of alcoholic beverages of the licensed business. Said records shall be kept no less frequently than on a quarterly basis and shall be made available upon request.
9. The use of the business is considered a restaurant. No changes to the floor plan will occur unless a revised floor plan is approved by the Community Development Department. None of the floor area will be designated for dancing or live entertainment unless a subsequent CUP is approved by the Planning Commission.
10. The subject ABC license shall not be exchanged for a public premise Type 48 (On-Sale General – Public Premises) license nor operated as a public premise.
11. The sale of beer and/or wine for consumption off the premises shall be prohibited.
12. No alcoholic beverages shall be consumed on any property adjacent to the licensed premises under the control of the license.
13. All alcohol shall be consumed on the subject site, within the defined dining areas. Signs shall be posted on all exits of the premises, which prohibit alcoholic beverages from leaving the confines of the premises.
14. The premises shall be maintained as a bona fide restaurant and shall provide a menu containing an assortment of foods normally offered in such restaurants.
15. The operating hours shall be limited to Sunday through Thursday, from 7:00 a.m. to 10:00 p.m. and Friday and Saturday from 7:00 a.m. to 12:00 a.m. (midnight). These hours do not restrict employees from being on the premises before opening for preparations and deliveries or after close for clean-up. Clean-up may not be conducted by patrons.
16. At no time shall there be a fee for entrance/admittance into the premises.
17. Employees and/or contract security personnel shall not consume any alcoholic beverages prior to or during their work shift. Any and all security officers provided shall comply with all state and local ordinances regulating their services, including, without limitation, Chapter 11.5 of Division 3 of the California Business and Profession Code.

Alcohol and Food Service Conditions:

18. At all times when the premises is open for business, the sale and service of alcoholic beverages shall be made only in conjunction with the sale of food.
19. Food service, with an available menu, shall be made available until closing time on each day of operation.
20. Alcoholic beverages shall be served by a waiter/waitress only, and only to seated patrons at permitted counters/tables.
21. Alcoholic beverages shall be sold and served in containers, which are distinguishable from other non-alcoholic beverages sold at the premise or other establishment sharing the patio.
22. There shall be no bar or lounge area upon the licensed premises maintained for the purposes of the sale, service, or consumption of alcoholic beverages directly to patrons for consumption.
23. There shall be no generic drink specials, such as “half off drinks, two for one drinks, buy one get one free, etc.” No alcoholic beverages will be discounted more than 30% off its regular price.
24. There shall be no time when alcoholic beverages are sold at a ratio of two for one; no “stacking” of beverages, which means the serving of two alcoholic beverages at one time to the same customer; and no sales to an “empty chair,” which means that each customer must be physically present at the time of the order of any alcoholic beverage.
25. There shall be no promotions encouraging intoxication or drinking contests.
26. There shall be no requirement to purchase a minimum number of drinks.
27. No alcoholic beverages shall be sold from any temporary locations on the premises such as ice tubs, barrels, or any other such containers.
28. The petitioner shall not employ or permit any persons to solicit or encourage others, directly or indirectly, to buy them drinks in the licensed premises under any commission percentage salary or other profit.

Special Events:

29. No portion of the premises shall be deemed to be “private” for the purposes of dispensing alcoholic beverages to selected patrons, where the permittee recognizes any form of membership cards, keys, or passes which would entitle the holder entry or preferential admittance or exclusive use of any portion of the mentioned premises.
30. The use of a promoter (such as a night-club operator) or sub-leasing the premises to be used in conjunction with dancing and/or live entertainment is prohibited.

31. There shall be no live entertainment (including karaoke), disc jockey, or dancing permitted on the premises at any time. Amplified music of any kind, including over a built-in system designated for background music, shall be permitted so long as the music is not audible outside when the doors are open or beyond the premises in such a manner as to disturb the peace, quiet, and comfort of neighboring occupants, or any reasonable person residing or working in the area
32. There shall be no special promotional events held on the property, unless a written request for such is received and approved by the Community Development Director and the Police Department's Vice Unit at least one week in advance of the event.

Coin Operated Machines:

33. There shall be no pool tables or coin-operated games or machines maintained on the premises at any time.

Security and Exterior:

34. The parking lot of the premises shall be equipped with lighting of sufficient power to illuminate and make easily discernable the appearance and conduct of all persons on or about the parking lot.
35. Lighting in the parking area of the premises shall be directed, positioned, and shielded in such a manner so as not to unreasonably illuminate the window area of nearby residences.
36. The permittee shall install and maintain a closed-circuit television system capable of readily identifying facial features, and stature of all patrons entering the establishment during hours of operation and monitoring the rear of the premises. The camera system shall keep a minimum 30-day library of events, which shall be available for downloading and inspection by Orange Police Department.
37. Any music or amplified sound on the premises including an outdoor patio area shall not be audible beyond the premises, in such a manner as to disturb the peace, quiet, and comfort of neighboring occupants, or any reasonable person residing or working in the area.
38. The permittee shall be responsible for maintaining free of litter the area adjacent to the premises over which they have control.
39. There shall be no exterior advertising for alcoholic beverages of any kind or type. This includes advertising directly to the exterior from within, promoting or indicating the availability of alcoholic beverages. Interior displays of alcoholic beverages that are clearly visible to the exterior shall constitute a violation of this condition.
40. Exterior doors and windows, as well as the interior of the business, shall be protected by an approved alarm system, which shall detect an attempted entry or presence of people within the business during closing hours.

41. The premises shall be provided with an interior night light to illuminate the interior and an unobstructed view shall be maintained through storefront windows to provide police patrol officers the ability to observe unlawful activity within the business.
42. The permittee shall maintain on the premises a written security policy and procedures manual addressing at a minimum the following items: handling obviously intoxicated persons; establishing a reasonable ratio of employees to patrons, based upon activity level, in order to monitor alcoholic beverage sales and patron behavior; handling patrons involved in fighting or arguing; handling loitering about the building and in the immediate adjacent area that is owned, leased, rented, or used under agreement by the permittee(s); verifying age/checking identification of patrons; warning patrons of reaching their drinking limit/potential intoxication and refusing to serve; calling the police regarding observed or reported criminal activity.

Training:

43. All employees of the permittee who sell or serve alcoholic beverage products shall be required to complete a training program in alcoholic beverage compliance, crime prevention techniques, and the handling of violence. For new employees, such training program must be completed within 30 days of the date of hire. The permittee shall maintain an active list of the employees who have completed the training. The list shall be furnished, upon request, to any sworn police officer or member of the Community Development Department. The employees must provide the Orange Police Department a copy of the completed Alcohol Management Program certificate.

Miscellaneous:

44. Graffiti shall be removed from the exterior walls, doors, windows, and any additional part of the property (including signage, etc.) within 72 hours of the time the City of Orange Notice of Violation is received by the business operator.

ADOPTED this 20th day of February 2025.

David Vazquez
Planning Commission Chair

I hereby certify that the foregoing Resolution was adopted by the Planning Commission of the City of Orange at a regular meeting thereof held on the 20th day of February 2025, by the following vote:

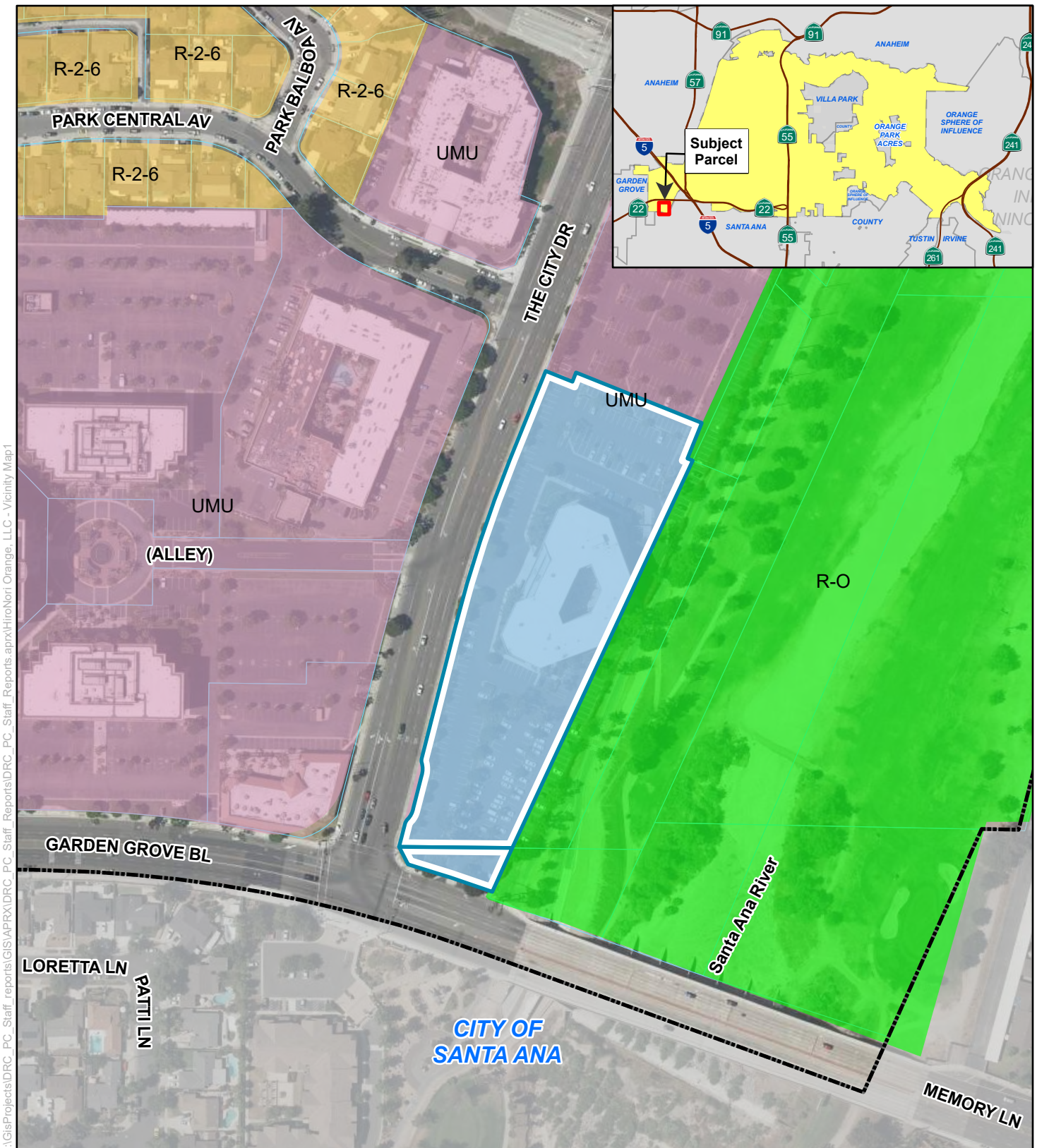
AYES:

NOES:

RECUSED:

ABSENT:

Anna Pehoushek, FAICP
Assistant Community Development Director

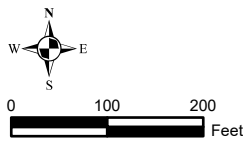


J:\GIS\Projects\IDRC_PC_Staff_reports\GIS\APRX\IDRC_PC_Staff_Reports.aprx\Hironori Orange, LLC - Vicinity Map1



Legend		Zoning	
	City Boundary		R-2-6
	Subject Parcels		R-O
	Parcels		UMU

CUP 3232
 765 The City Drive South #130
 Zoning: UMU



2/3/2025
 Source: City of Orange (2024), Eagle Aerial (2022)

CITY OF ORANGE
VICINITY MAP
HIRONORI CRAFT RAMEN



HiroNori Craft Ramen

17109 Edwards Road
Cerritos, CA 90703
E: hr@hironori.com
T: 310-993-5216

Detailed Description of Business

HiroNori Craft Ramen is a full-service Japanese Ramen restaurant. This location offers Pork, Shoyu and Vegan ramen (Japanese noodle soup) and pork (chashu) rice bowls, chicken rice bowls, salmon rice bowls, and spicy tuna rice bowls. They also have various appetizers such as crispy fried chicken, pork buns and salads. With various non-alcoholic drink items, such as Yuzu lemonade, matcha red bean drink and sodas.

They are proposing to have beer and wine service (Type 41) available for their in-dining customers. Most of their other locations already have beer and wine services and is something that many customers like to enjoy with their meal.

The City of Orange location is located at 765 The City Dr S Ste 130, Orange, CA 92868, and their business hours are Monday - Sunday 11:00am - 3:00pm & 5:00pm - 10:00pm. The total number of seats is 24.

The restaurant currently has a staff of 30 employees with 5 employees working per shift.

EXISTING RESTAURANT T. I. HIRONORI CRAFT RAMEN

765 THE CITY DR. S #130
ORANGE, CA 92868

FIRE PREVENTION NOTES

SCALE
N.T.S. 1

- EXIT DOORS SHALL SWING IN THE DIRECTION OF EXIT TRAVEL WHEN SERVING ANY HAZARDOUS AREA OR WHEN SERVING AN OCCUPANT LOAD OF 50 OR MORE.
- EXIT DOOR SHALL BE OPENABLE FROM THE INSIDE WITHOUT USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.
- WIDTH AND HEIGHT OF REQUIRED EXIT DOORWAYS TO COMPLY WITH CBC2019 SECTION 1005
- EXITS SHALL BE ILLUMINATED AT ANY TIME THE BUILDING IS OCCUPIED, WITH LIGHT HAVING AN INTENSITY OF NOT LESS THAN ONE FOOT-CANDLE AT FLOOR LEVEL.
- EXIT SIGN SHALL BE PER CBC 2019
- FIRE EXTINGUISHER REQUIREMENTS SHALL BE DETERMINED BY FIRE INSPECTOR.
- BUILDING ADDRESS NUMBERS TO BE PROVIDED ON THE FRONT OF ALL BUILDINGS AND SHALL BE VISIBLE AND LEGIBLE FROM STREET FRONTING THE PROPERTY. SAID NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND.
- COMMERCIAL DUMPSTERS OR CONTAINERS WITH AN INDIVIDUAL CAPACITY ON 1.5 CUBIC YARDS OR GREATER SHALL NOT BE STORED OR PLACED WITHIN FIVE FEET OF COMBUSTIBLE WALLS, OPENINGS OR COMBUSTIBLE ROOF EAVE LINES UNLESS AREAS CONTAINING DUMPSTERS ARE PROTECTED BY AN APPROVED SPRINKLER SYSTEM.
- AN APPROVED FIXED FIRE EXTINGUISHER SYSTEM FOR THE KITCHEN HOOD, DUCTS AND COOKING SURFACES SHALL BE HANDLED BY THE LICENSED FIRE PROTECTION CO.
- TO BE SUBMITTED TO THE FIRE DEPT. FOR REVIEW & APPROVAL PRIOR TO INSTALLATION.
- THE LICENSED FIRE PROTECTION CO. IS RESPONSIBLE FOR THE U.L. APPROVAL SYSTEM NUMBER, THE SUBMISSION U.L. APPROVAL SCHEMATIC DRAW G TO AREA INSPECTION UNIT.
- INTERIOR FINISH SHALL BE PROVIDED IN ACCORDANCE WITH C.B.C 2019, TABLE 803.11
- ALL DRAPES, HANGINGS, CURTAINS, DROPS AND ALL OTHER DECORATIVE MATERIALS SHALL COMPLY WITH FIRE CODE CHAPTER 8 2019FC.
- The building numbers shall be displayed in a location plainly visible and legible from the street or access drive fronting the property. Said numbers shall contrast in color with their background. The numerals shall be 12" minimum high for the building, 6" minimum high for suites with a minimum 0.5" stroke. The numerals shall be illuminated during hours of darkness. City of Corona Standards.
- The inspection, hydrostatic test and flushing of the underground fire protection piping shall be witnessed by an authorized Fire Department representative and no underground piping or thrust blocks shall be covered with earth or hidden from view until the Fire Department representative has been notified and given not less than 48 hours in which to inspect such installations. Fire Code.
- Building materials shall be stored on site in a manner and location approved by both the Fire and Public Works Departments.
- Combustible scrap materials and scrap lumber shall be picked up on a daily basis, or more frequently, as required by the Fire Department. Combustible debris shall not be accumulated within buildings, per CFC 3304.2.
- California Fire Code Chapter 33 Fire Safety during Construction & Demolition shall be followed by all trades.

HEALTH DEPARTMENT NOTES

SCALE
N.T.S. 2

- ALL EQUIPMENT SHALL MEET NATIONAL SANITATION FOUNDATION DESIGN AND INSTALLATION REQUIREMENTS TO ITS EQUIPMENT.
- LIGHT FIXTURES IN FOOD PREPARATION, OPEN FOOD STORAGE AND UTENSIL WASHING AREAS ARE TO BE PROTECTED AGAINST BREAKAGE THROUGH THE USE OF PLASTIC SHIELDS, PLASTIC SLEEVES, SHATTER PROOF BULBS AND/ OR OTHER APPROVED DEVICES.
- EXTERIOR DOORS SHALL BE SELF-CLOSING AND FIT TO A MAXIMUM OF 1/4" AT THE BASE AND SIDES.
- PROVIDE PERMANENTLY MOUNTED SINGLE SERVICE SOAP AND TOWEL DISPENSERS AT ALL HAND WASH BASINS.
- TOILET ROOMS AND DRESSING ROOM DOORS SHALL BE SELF-CLOSING.
- SEAL ALL CRACKS AND GROOVES IN COUNTERTOPS, CABINETS, AROUND METAL FLASHING, SINK BACKSLASHES AND AROUND PIPES AND CONDUIT WITH A NONE-HARDENING SILICONE SEALANT.
- PROVIDE ALL AREA OR CABINET FOR STORAGE OF CLEANING EQUIPMENT AND SUPPLIES AWAY FROM PREPARATION, UTENSIL WASHING AND FOOD STORAGE AREAS.
- A ROOM, ENCLOSURE, OR DESIGNATED AREA, SHALL BE PROVIDED WHERE EMPLOYEES MAY CHANGE AND STORE CLOTHES.
- PRIOR TO STARTING CONSTRUCTION, SUBMIT TWO SETS OF YOUR LOCAL BUILDING AND SAFETY DEPARTMENT FOR REVIEW, APPROVAL AND NECESSARY PERMITS.
- A HEALTH PERMIT MUST BE OBTAINED PRIOR TO OPERATION. FAILURE TO OBTAIN A HEALTH PERMIT IS A MISDEMEANOR VIOLATION. PLEASE CONTACT YOUR PLAN CHECKER TO ARRANGE AN APPOINTMENT FOR SITE EVALUATION AND APPROVAL PRIOR TO STOCKING FOOD ON THE PREMISES.

NOTES

SCALE
N.T.S. 2a

- Fire Department Notes:
 - Modified fire sprinkler plans and fire-life-safety plans shall be submitted for review, approval and permit issuance.
 - No framing or T-bar approvals will be granted without the Fire Department approval for the fire sprinklers.
- All new security grilles door and windows must comply with Building Security Standard, Ordinance # 7-79.

PROJECT SUMMARY

- GENERAL PLAN : GENERAL COMMERCIAL
- OCCUPANCY GROUP : B
- TYPE OF CONSTRUCTION : II- B (FIRE SPRINKLER)
REQUIREMENT 1 EXIT , PROVIDED 2 EXITS
- TOTAL AREA: 1417 SF.
- BUILDING STORIES: 4
- TYPES OF EX HOOD : TYPE"1"
- CODE APPLIED:
 - 2019 CALIFORNIA BUILDING CODE - TITLE 24, PART 2
 - 2019 CALIFORNIA ELECTRICAL CODE - TITLE 24, PART 3
 - 2019 CALIFORNIA MECHANICAL CODE - TITLE 24, PART 4
 - 2019 CALIFORNIA PLUMBING CODE - TITLE 24, PART 5
 - 2019 CALIFORNIA ENCRGY CODE - TITLE 24, PART 6
 - 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE - TITLE 24, PART II

DEFERRED SUBMITTAL ITEMS (UNDER SEPARATE PERMIT)

- Exterior Signage
- The existing Orange Fire Department approve Ansel system will be verified by separated permit.

ORANGE POLICE NON-RESIDENTIAL REQUIREMENTS

Orange Police Non-Residential Requirements
The City of Orange Municipal Code section 15.52 requires that all building within the city meet specific security standards (Ordinance # 6-18). The following items shall be required on any new or remodeled commercial building/tenant space.

Strike plate - 16 gauge Screws- 3" in wood framed jambs Aluminum jamb reinforced
Non-removable hinge pins (NRP) on out swinging doors
Operable windows/sliding doors shall have passed C.M.B.S.O. forced entry test
Exterior doors - 16 gauge hollow metal or solid core wood
Exterior door hardware shall come from current City of Orange Approved Products List
One motion lever hardware, deadbolt function required on all exterior doors (unless panic required)
Solid steel cylinder guard/approved escutcheon required
Exterior pair of doors require automatic 5/8" metal flush bolts at head & threshold
Double doors with panic hardware require full length astragal approved by the police department
Office suite doors in multi-occupancy/tenant building to be secured as exterior doors (i.e.-deadbolt)
Skylights shall be protected by rated burglar/impact glazing, or approved burglar bars
HVAC or air duct/vent require burglar bars/screen on any opening exceeding 96 square inches (iron bars at least 1/2 in round or 1 in fat steel material spaced no more than 5 inches apart & securely fastened)
Building address numbers shall be illuminated, contrast and between 8 and 12 inches in height
Lighting at exterior doorways shall be maintained minimum 1 fc. at ground with vandal proof lenses
Lighting on parking & access areas shall be maintained minimum 1 fc. at ground with vandal proof lenses
ANY EXTERIOR CHANGES TO EXISTING BUILDING T.I.'s MUST MEET SECURITY ORDINANCE REQUIREMENTS

CRIME PREVENTION BUREAU (714)-744-7327 or (714) 744-7555

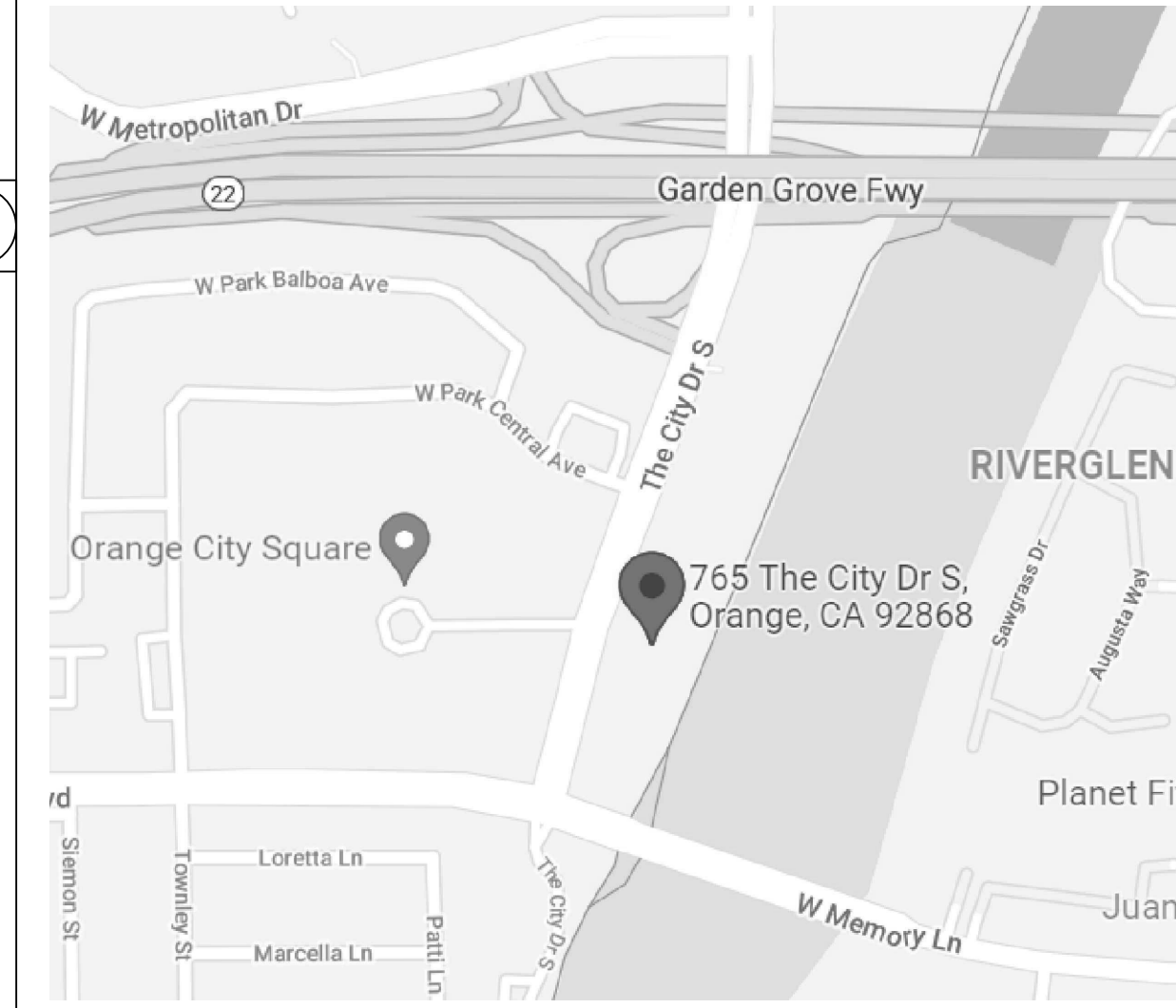
OCCUPANCY LOAD CALCULATION

(FOR EGRESS PER 2019 CBC TABLE 1004.5)

SECTION	AREA	OCCUPANCY LOAD
DINING AREA	361 SF (NET)	361 /15= 24 PERSONS
SERVICE AREA	80 SF.	80 /150= 1 PERSON
KITCHEN AREA	871 SF.	871/200=5 PERSONS
HALL WAY	105 SF.	
TOTAL	1417 SF.	30 PERSONS

1. 0 < OCCUPANCY < 50 PERSONS, SO PROVIDE 1 EXIT
ONE UNISEX'S RESTROOM IS OK.

VICINITY MAP



SHEET INDEX

T-0 COVER SHEET	M-1 EX MECH. PLAN FOR EX HOOD
T-1 GREEN BUILDING CODE	M-2 AC DUCT PLAN
T-2 GREEN BUILDING CODE	M-3 MECH. DETAIL
T-3 GREEN BUILDING CODE	M-4 MECH. DETAIL
A-0 DEMOLISHED PLAN & DETAIL	P-1 PLUMBING PLAN
A-00 ENLARGE PUBLIC RESTROOM & DETAIL	
A-1 FLOOR PLAN & DETAIL	
A-2 CEILING PLAN & DETAIL	
AD-1 WALK-INS DETAIL	
AD-2 WALK-INS DETAIL	
HD-1 HANDICAPPED ACCESSIBILITY DETAIL	
E-1 POWER PLAN	
E-2 CEILING PLAN	
E-3 CHILING PLAN	

SCOPE OF WORK

THIS IS AN EXISTING RESTAURANT RENOVATION, THE RESTAURANT USES PUBLIC RESTROOM NO CHANGE, EX "T" BAR CEILING NO CHANGE. RENOVATION WORK AS FOLLOW:
1, BUILD SOME NON-BEARING WALL TO PROPOSE THE SERVICE AREA, KITCHEN AREA & DINING AREA;
2, BUILD ONE NEW WALK IN COOLER;
3, INSTALL ONE NEW A/C#1(3 TONS);
4, CHANGE THE EQUIPMENTS UNDER EXISTING TYPE"1" HOOD.

CONSULTANT INFORMATION

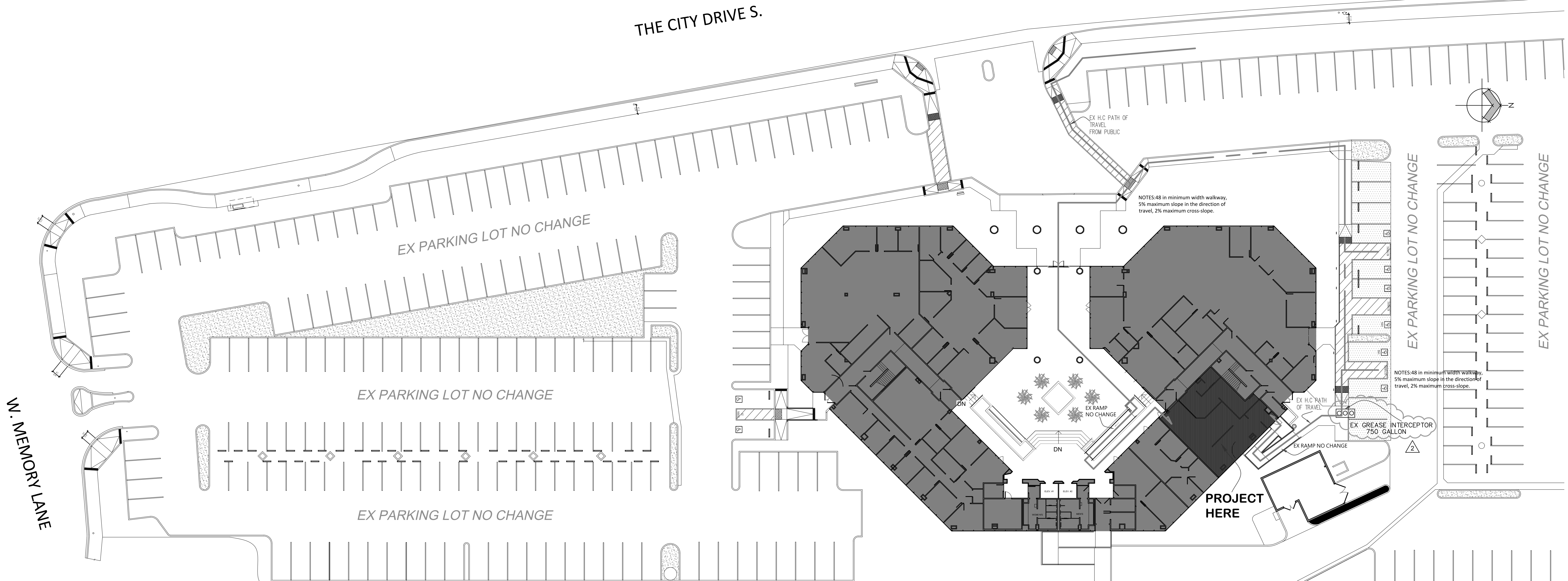
DC DESIGN & CONSULTING INC.
TEL: 213-910-6006
ADDRESS: 1259 HERITAGE WAY
COVINA CA 91724

CONTRACTOR:
Green Eagle Enterprise Corporation
20121 Valley Blvd. Walnut, CA 91789
(909) 598-5046

J.S. ELECTRICAL & MECHANICAL ENGINEER
705 LOS LIVES DR SAN GABRIEL CA 91775
ELE ENGINEER: ZHANG JOSEPH
TEL : (626) 497 - 0558

SITE PLAN

SCALE
1/24"=1' 11



DC Design & Consulting Inc.
COMMERCIAL RESIDENTIAL
1259 Heritage Way
Covina CA 91724
Tel: 213-910-6006
E-mail: wellideng123@gmail.com



EXISTING RESTAURANT T. I. HIRONORI CRAFT RAMEN
765 THE CITY DR. S #130
ORANGE, CA 92868

Revisions:

No.	Description	Date
1	BUILDING CORRECTION 6-12	

Stamp

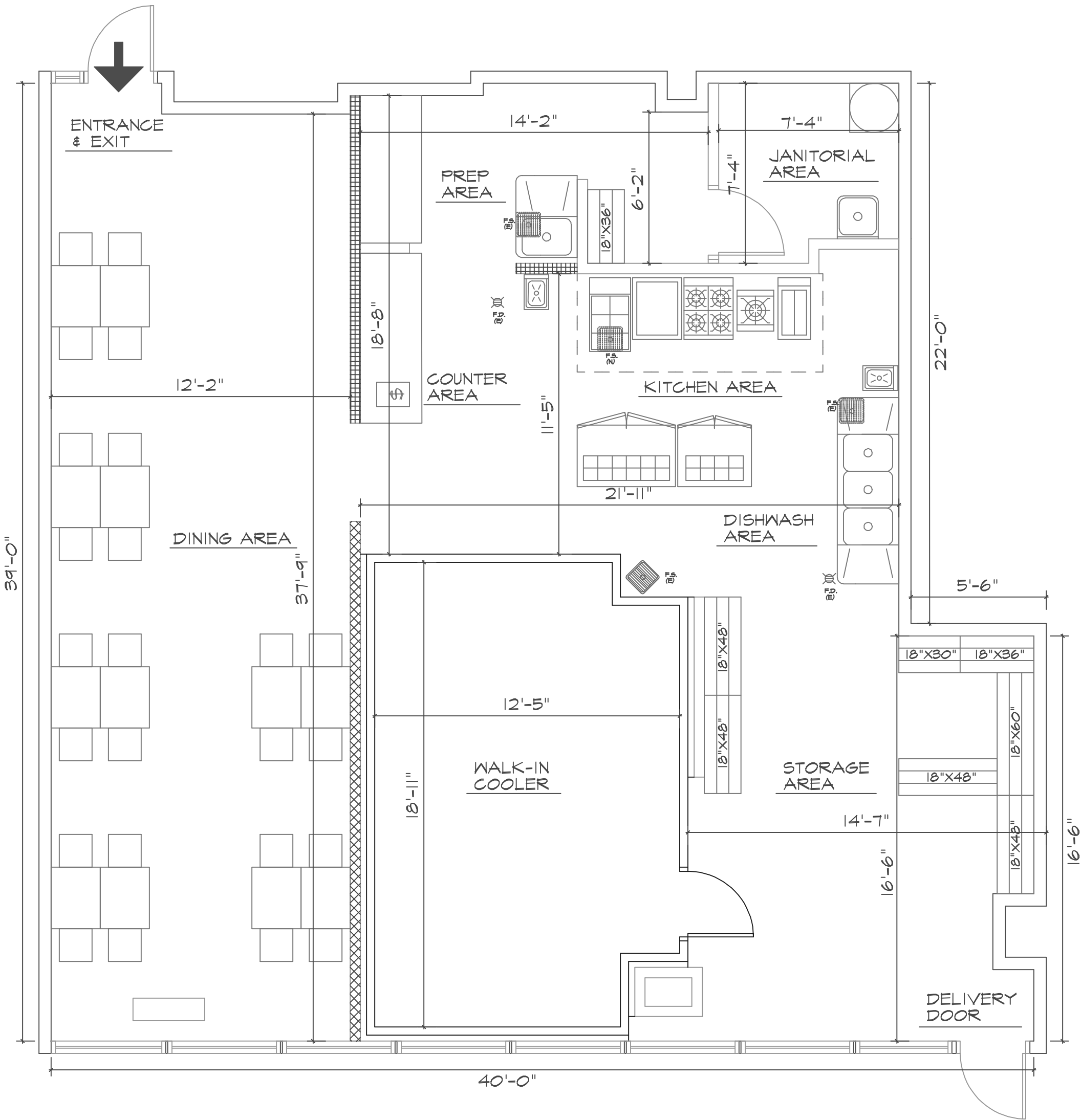
PERMIT#

No.	Description	Date
Project No.:		
Drawn By:	ALLEN DENG	
Reviewed By:		
Scale:		
Date:	09-12-2021	
Filename:		
Sheet Title:		

COVER SHEET

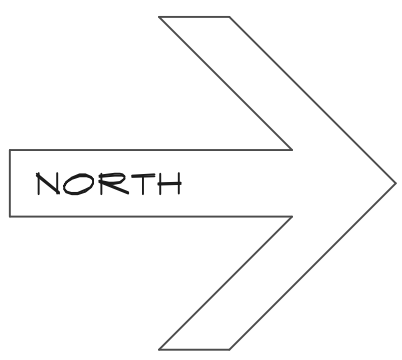
Sheet #:

T-0



HIRONORI CRAFT RAMEN

765 THE CITY DR. S
SUITE 130
ORANGE, CA 92868



HiroNori

CRAFT RAMEN

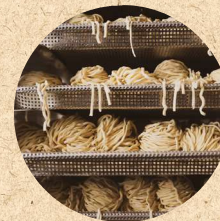
Welcome to HiroNori! We are the place to go for Japanese ramen in California. With over 20 years of passion and culinary experience, we bring authentic, delicious craft ramen to our local areas.

Why is our ramen different? To create a meal that truly feeds the soul, it starts with the farmers we work with and the quality of their crops. Their attention to detail is what helps keep our craft alive. Without it, our ramen — and your experience — would suffer. From our wheat fields to your bowl, we cut zero corners to meet our standards. This is the only way we can bring you and your family joy and satisfaction, one bowl of ramen at a time.

-Hiro & Nori



Download HiroNori App



CRAFT RAMEN

- TONKOTSU RAMEN** 17⁹⁰
Pork chashu, spinach, green onion, seaweed, bean sprouts, half egg
- SHOYU RAMEN** 16⁴⁵
100% Chicken broth with 2 year barrel-aged soy sauce, pork chashu, green onion, spinach, bamboo, kaiware sprouts, half egg
- VEGAN RAMEN** 18⁹⁵
Sesame miso broth, broccolini, corn, bean sprouts, soy meat, tofu, baby kale, chili oil
- SPICY COLD DIPPING NOODLE** 16⁴⁰
Bonito dashi broth with chili oil, cold noodle with pork chashu, bamboo, kaiware sprouts, bean sprouts, egg, spinach
- COMBO** +6⁹⁰
Ramen of choice, mini green salad, mini rice bowl (salmon poke or spicy tuna bowl +1.00)

** Choice of thick or thin noodles
** Pork substitutions available (chicken or tofu)

TOPPINGS

- | | | | |
|----------------------------|-----------------|--------------|-----------------|
| Garlic | FREE | Shrimp | 5 ²⁰ |
| House Spicy Sauce V | FREE | Seaweed (3) | 2 ²⁰ |
| Black Garlic Oil V | 1 ⁵⁰ | Spinach | 3 ³⁰ |
| Chili Oil | 1 ⁰⁰ | Tofu | 1 ⁴⁰ |
| Egg | 3 ³⁰ | Corn | 2 ²⁰ |
| Green Onion | 2 ²⁰ | Broccolini | 2 ²⁰ |
| Pork Chashu (3) | 6 ²⁰ | Bean Sprouts | 0 ⁵⁰ |

WE ARE CASHLESS

SERVICE CHARGE

To support all members of the Hironori staff a 16% service charge has been applied to your check (optional to remove). If you have any questions or would prefer to leave a gratuity and move the service charge, please let us know and we will gladly accommodate. Thank you for joining our table.

SIDES

- EDAMAME** 5⁰⁰
Soy beans, sea salt, yuzu
- VEGAN GYOZA** 8⁸⁰
Deep fried dumplings with soymeat, napa cabbage, ginger, garlic, sesame oil
- CUCUMBER CRAB SALAD** 5⁸⁰
Cucumber, crab, yuzu dressing
- GREEN SALAD** 8⁸⁰
Baby kale, corn, tomato, apple, quinoa, avocado, yuzu dressing (add spicy tuna/salmon +5.80)
- CRISPY CHICKEN** 9⁶⁰
Garlic, soy marinated fried chicken thigh
- CRISPY RICE W SPICY TUNA** 8⁴⁰ / 12⁶⁰
Spicy tuna, avocado, jalapeno, eel sauce 2 or 3 pc.
- PORK BUNS** 8⁹⁰ / 12⁶⁰
Steamed bun, marinated pork belly, pickled onions, hoisin sauce 2 or 3 pc
- EEL TEMPURA BUNS** 8⁸⁰ / 13²⁰
Steamed bun, tempura eel, pickled onions, cucumbers, hoisin sauce 2 or 3 pc



Tonkotsu Ramen



Shoyu Ramen



Vegan Ramen

BOWLS

- PORK RICE BOWL** 11³⁰ / 15⁶⁰
Pork chashu, green onion, poached egg, spinach, rice
- CHICKEN RICE BOWL** 9²⁰ / 11⁶⁰
Chicken thigh, soft boiled egg, green onion, spinach, rice
- SPICY TUNA RICE BOWL** 11³⁰ / 13⁹⁰
Spicy tuna, baby kale, quinoa, avocado, green onion, rice
- SALMON POKE BOWL** 11⁸⁰ / 14⁹⁰
Marinated salmon, baby kale, quinoa, avocado, rice

DRINKS

- CUCUMBER MINT YUZUNADE** 5⁴⁵
- MATCHA LATTE WITH AZUKI BOBA** 6³⁰
- YUZU PINA COLADA** 5⁹⁵
- ROOIBOS ICED TEA** 3⁴⁰
- Caffeine free herbal tea with antioxidants and minerals that goes well with ramen
- HOT TEA** 3⁴⁰
- ICED TEA** 3⁴⁰
- ORGANIC ICED GREEN TEA** 3⁴⁰
- COKE** 3⁴⁰
- DIET COKE** 3⁴⁰
- SPRITE** 3⁴⁰
- LEMONADE** 3⁴⁰
- CRANBERRY JUICE** 3⁴⁰
- ARNOLD PALMER** 3⁴⁰

DESSERT

- MOCHI ICE CREAM** 4⁵⁰

Consuming raw or undercooked meats, poultry, seafood, shellfish, or eggs may increase your risk of foodborne illness.



FRONT ENTRANCE OF RESTAURANT



RESTAURANT INTERIOR (FRONT TO REAR)



RESTAURANT INTERIOR (REAR TO FRONT)

HiroNori Craft Ramen – 765 The City Dr S #130, 92868
"41" On-Sale Beer & Wine Eating Place
CUP: 3232-24

Prepared by: Chris Lugo, Sergeant

Date: October 30, 2024

I received the above referenced CUP application for an ABC license. My investigation showed the following statistics:

Figures supplied by the State Department of Alcohol Beverage Control (ABC) for the location in Census Tract #: 761.02 shows:

The number of **ON-SALE** licenses allowed are: **10**

The number of **ON-SALE** licenses existing are: **16**

The number of **OFF-SALE** licenses allowed are: **4**

The number of **OFF-SALE** licenses existing are: **4**

This location is in RD 31, and our current figures show crimes at 112. The average number of reported crimes per district is 85 (crime stats from 2023). This is 32% above the average reported crime.

- **ON-SALE IS OVER CONCENTRATED**
- **OFF-SALE IS NOT OVER CONCENTRATED**
- **HIGH CRIME AREA**

ABC code 23958.4 (a) defines over concentrated and high crime area; a high crime area is defined as a 20% greater number of reported crimes, than the average number of reported.

Land Use Project Application

City of Orange

Community Development Department
 Planning Division
 300 East Chapman Avenue
 Orange, CA 92866-1591
 (714) 744-7220 (714) 744-7222 FAX
 www.cityoforange.org

This section to be completed by Staff

APP. TYPE	NUMBER	FEE/DEPOSIT
<u>CUP</u>	<u>3232</u>	<u>8,000</u>
TOTAL:		<u>8000</u>

Historic District/Historic Property: Yes No
 Orange Park Acres: Yes No
 General Plan: UMIX Zoning: UMU
 Billing No: 24CUP3232 Payment Type: Check
 Date Filed: 10/2/24 Received By: AH

SECTION 1 – Site Information

Project Title/Name: HiroNori Craft Ramen
 Project Address/Location: 765 The City Dr S #130, Orange, CA 92868
 Assessor Parcel Number: 231-262-08
 Tract/Lot Number: _____

REQUIRED: Briefly describe your proposed project:

Application for CUP review to allow beer and wine service in an existing operating restaurant during regular business hours.

SECTION 2 – Applicant Information

Name of Company and Person Responsible: HiroNori Orange, LLC. | Hiromichi Igarashi
 Mailing Address: 17109 Edwards Rd City: Cerritos State: CA Zip: 90703
 Phone Number: 323-963-1874 Cell: 323-963-1874 E-mail: orange@hironori.com

SECTION 3 – Contact Information (main contact person for project)

same as Applicant

Name of Company and Person Responsible: Jason Sekine
 Mailing Address: 17109 Edwards Rd City: Cerritos State: CA Zip: 90703
 Phone Number: 310-722-0143 Cell: 310-722-0143 E-mail: jasons@greeneaglela.com

SECTION 4 – Property Owner Information (land owner information, not tenant)

same as Applicant

Name of Company and Person Responsible: Astiva Health Inc c/o Lincoln Property Company
 Mailing Address: 765 The City Drive South, Suite 200 City: Orange State: CA Zip: 92868
 Phone Number: 714-971-7472 Cell: _____ E-mail: Chi Luong

SECTION 5 – Billing Information (Person below is responsible for paying invoices and receiving refunds; **must be filled in.**)

same as Applicant

Name of Company and Person Responsible: Yuka Fujiwara
 Mailing Address: 17109 Edwards Rd
 City: Cerritos State: CA Zip: 90703
 Phone Number: 626-592-8268 Cell: 626-592-8268 E-mail: yuka@hironori.com

SECTION 6 – Project Information

(Section Required. If no construction proposed, fill in Existing column only)

Project Description/Request:	Existing	Proposed
Land Use (commercial, residential, industrial)	Commercial	
Lot Size	3.53 acres	
Number of Structures on Lot	1	
Square Footage of Entire Building	99,835	
Square Footage of Subject Unit (if applicable)	1,818	
Number of Floors of Construction (if applicable)	1	
Number of Parking Spaces on Property	323	
Square Footage of Landscaping		

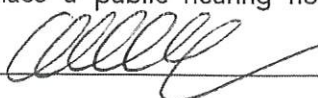
SECTION 7 – Land Owner Affidavit (If Property Owner and Applicant are the same, then notary is not required.)

CHI LUONG declares that I am the owner of the property addressed or
 (print name above)

otherwise located as follows:

765 THE CITY DR. S, ORANGE CA 92868
 (print address above)

I hereby certify that I am the owner of the real property described in this application. I hereby authorize this application to be processed for my property, and grant authority to the applicant to represent me and to bind me in all matters concerning this application. I certify that all of the information contained in this application, including the information contained in all plans and other materials submitted with this application, are, to the best of my knowledge and belief, true and correct. Should any of the information submitted be false or incorrect, I hereby agree to defend, indemnify, and hold harmless, the City of Orange, its officers, agents, and employees, from any and all liability and loss by reason of its reliance on any such information. I grant authority to the City to place a public hearing notice on the subject property if one is required.

Property Owner Signature:  Date: 8-14-2024

ACKNOWLEDGMENT

State of California
County of Orange

On August 14, 2024 before me, Camden Gray Alkhanati, Notary Public, personally appeared
Thanh Chi Thi Luong

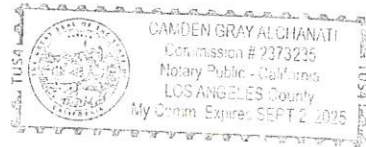
_____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature CA

(Seal)



SECTION 8 – Certification (Every application must be signed below by the Applicant.)

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge.

Applicant Signature: [Signature] Date: 04/19/2024

Print Name: Hikomichi Igarashi Telephone No: 323-963-1874

Detailed Description of Business

HiroNori Craft Ramen is a full-service Japanese Ramen restaurant. This location offers Pork, Shoyu and Vegan ramen (Japanese noodle soup) and pork (chashu) rice bowls, chicken rice bowls, salmon rice bowls and spicy tuna rice bowls. They also have various appetizers such as crispy fried chicken, pork buns and salads. With various non-alcoholic drinks items, such as Yuzu lemonade, matcha red bean drink and sodas.

They are proposing to have beer and wine service (Type 41) available for their in-dining customers. Most of their other locations already have beer and wine service and is something that many customers like to enjoy with their meal.

The City of Orange location is located at 765 The City Dr. S #130, Orange, CA 92868, and their business hours are Monday – Sunday 11:00 am – 3:00 pm & 5:00 pm – 10:00 pm.

The restaurant currently has a staff of 30 employees with 5 employees working per shift.

Please fill out and provide the following information reference your application for a modification / new license.

Business Name: **HiroNori Orange, LLC.**

Business Location: **765 The City Dr S #130, Orange, CA 92868**

Date: **04/19/2024**

1. Names & DOB of all principals / owners.

Hiromichi Igarashi | 03/27/1985

Tadanori Akasaka | 06/26/1980

2. Names of all managers:

Fumiyasu Nagatsuka

3. Name of business owner:

HiroNori Orange, LLC.

4. Length of lease:

09/01/2021 – 12/31/2029

5. Proposed days & hours of operation.

Daily, 11am – 10pm

6. Are you planning on having any live entertainment?

No.

7. Do you plan on using a DJ, live band or karaoke?

No.

8. Do you plan on having any dancing?

No.

9. Do you plan on having any coin operated games? If so, how many?

No.

10. How is alcohol served? (For example: Sold at point of sale or served by wait staff? Please explain)

Served by wait staff.

11. How are patrons to be seated?

32.

12. Are you planning on having "happy hour"? (Drink or food offered at reduced prices or free)

No.

13. Do you plan on hosting a special events at this location? If so, what type of events?

No.

14. Do you plan on renting out or leasing this business to any third party or agents?

No.

15. Are you planning on having any private or V.I.P. rooms?

No.

16. What other businesses that hold an ABC license are you involved with? If yes, please provide the names and addresses of these businesses.

1. Ramen & Dreams, Inc.

2222 Michelson Dr #234, Irvine, CA 92612

610 E Carson St, Long Beach, CA 90807

2. Shuhari Corporation

10574 Norwalk Blvd, Santa Fe Springs, CA 90670

3. HN Tustin, LLC.

13812 Newport Ave #102, Tustin, CA 92780

4. HN Chino, LLC.

4108 Edison Ave #110, Chino, CA 91710

5. HN Westchester, LLC.

8321 Lincoln Blvd, Los Angeles, CA 90045

17. Do you plan on charging admission?

No.

18. Does the business have a patio area? If yes, are you planning on serving any alcoholic beverage on this patio?

No.

19. How are patrons seated and served alcohol on patio?

N/A.

20. Will there be any amplified systems: television, sound, music, or paging system used in the patio area? (Explain in detail)

N/A.

21. List all businesses and their addresses you have been connected to in the last five years as well as co-owners and co-workers.

1. Ramen & Dreams, Inc. – HiroNori Craft Ramen

2222 Michelson Dr #234, Irvine, CA 92612

610 E Carson St, Long Beach, CA 90807

2. Shuhari Corporation – HiroNori Craft Ramen

6626 Irvine Center Dr, Irvine, CA 92619

10574 Norwalk Blvd, Santa Fe Springs, CA 90670

3. HN Tustin, LLC. – HiroNori Craft Ramen

13812 Newport Ave #102, Tustin, CA 92780

4. HN Chino, LLC. – HiroNori Craft Ramen

4108 Edison Ave #110, Chino, CA 91710

5. HN Westchester, LLC. – HiroNori Craft Ramen

8321 Lincoln Blvd, Los Angeles, CA 90045

6. HiroNori Bristol, Inc. – HiroNori Craft Ramen

163 S Lake Ave, Pasadena, CA 91101

111 N Rural Dr, Monterey Park, CA 91755

7. HiroNori Torrance, LLC. – HiroNori Craft Ramen

980 W 190th St #B3, Torrance, CA 90502

8. Gyoza Bar USA, Inc. – Gyoza Bar

1501 W Sunset Blvd #A, Los Angeles, CA 90026

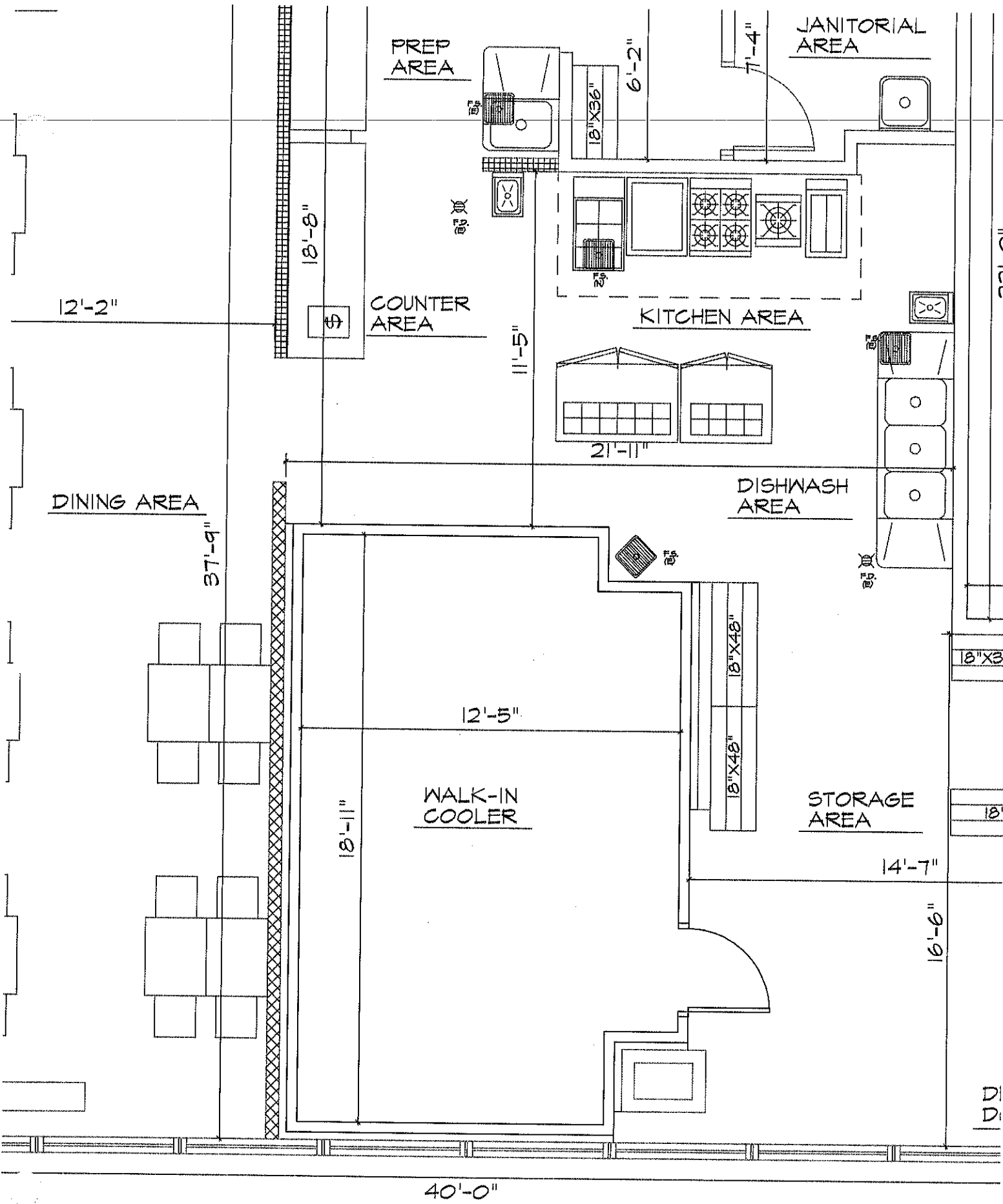
9. HiroNori San Diego, LLC.

3803 Fifth Ave, San Diego, CA 92103

10. HNY Ramen, Inc.

17109 Edwards Rd, Cerritos, CA 90703

2702 Loma Ave, South El Monte, CA 91733



HIRONORI CRAFT RAMEN

**BUSINESS ESTABLISHMENT ALCOHOL
MANAGEMENT AND EDUCATION PROGRAM AGREEMENT**

This Business Establishment Alcohol Management and Education Program Agreement (the "Agreement") is made and entered into as of September 10, 2024, by and between the CITY OF ORANGE, a municipal corporation (the "City"), and HiroNori Craft Ramen, a HiroNori Orange LLC (herein referred to as "Owner"), with reference to the following:

- A. Owner is the owner and operator of, or intends to own and operate, that certain alcohol retail establishment (as those terms are defined in Chapter 5.49 of the Orange Municipal Code) commonly known as HiroNori Craft Ramen, and located, or to be located, at 765 The City Dr. S #130, Orange, CA 92868 (the "Premises") in the City of Orange, County of Orange, State of California.
- B. Owner has applied, or intends to apply, to the Department of Alcoholic Beverage Control of the State of California ("ABC") for a "Retailer's on-sale license" (as that term is defined under Chapter 1 of Division 9 of the Business and Professions Code of the State of California) to operate an alcohol retail establishment at the Premises; and
- C. The Owner has applied, or intends to apply, to the City for a conditional use permit under and pursuant to Section 17.30.030 of the Orange Municipal Code to authorize the sale of alcoholic beverage at the Premises; and
- D. No conditional use permit may be issued under and pursuant to Section 17.30.030 of the Orange Municipal Code to a person who applies to ABC for a Retailer's on-sale for an alcohol retail establishment without each such person having first sought and obtained from the City an approved Business Establishment Alcohol Management and Education Program pursuant to the provisions of Chapter 5.49 of the Orange Municipal Code; and

E. ~~Owner desires to ensure that the Premises are used or maintained in such a way as to encourage safe and responsible alcohol practice by consumers and to reduce alcohol-related problems and, accordingly, to enter into this Agreement in fulfillment of the requirement of Section 17.30.030 and Chapter 5.49 of the Orange Municipal Code;~~

NOW, THEREFORE, the parties herby agree as follows:

1. Covenants, Conditions, and Restrictions. For favorable action on, and approval of, the Owner's application for a conditional use permit for the Premises, Owner hereby covenants that the Premises shall be used, occupied, and maintained subject to the following covenants, conditions, and restrictions, all of which are for the purpose of enhancing the attractiveness, usefulness, value, and desirability of the Premises, the surrounding property, and the public at large, and to minimize possible adverse effects on the public health, safety, peace, and general welfare.
 - a. Controls shall be established to maintain occupancy levels allowed by the City's Fire Department, and these Fire Department approved levels will not be exceeded.
 - b. Except in case of an emergency, the Owner shall not permit its patrons to enter or exit the Premises through any entrance/exit other than the primary entrance/exit, excluding entrances/exits from patio areas. Steps shall be taken by the Owner to discourage unauthorized exiting.
 - c. ~~Aisles and hallways shall be kept clear in order to allow patrons to move freely about the Premises.~~
 - d. All patrons who appear under the age of thirty (30) shall be required to show some form of identification or they will not be served an alcoholic beverage. A sign indicating this policy shall be prominently posted in a place that is clearly visible to patrons. The size, format, form, placement, and language of the sign shall be determined by the Chief of Police (or designee). Only the following forms of identification will be acceptable:

- Valid driver's license
- Valid State identification card
- Valid passport
- Current military identification
- US Government immigrant identification card

All forms of out-of-state identification shall be checked by the authorized representative of the Owner of the Premises in the Driver's License Guide. Upon presentment to the authorized representative of the Owner of the Premises, the patron's form of identification shall be removed from the patron's wallet or any plastic holder and inspected for any alterations through a closed visual inspection and/or use of a flashlight or "Retro-reflective viewer".

- e. Persons who appear obviously intoxicated shall not be admitted into the Premises.
- f. Patrons who appear obviously intoxicated shall not be served.
- g. There shall be no requirement to purchase a minimum number of alcoholic beverages to participate in any promotional activity or gain admittance to the Premises.
- h. There shall be no "stacking" of drinks by or for a single patron.
- i. When serving pitchers exceeding twenty-four (24) ounces of an alcoholic beverage, all patrons receiving such pitcher, as well as all patrons who will be consuming all or any portion of such pitcher, shall present an ID to the server if appearing to be under the age of thirty (30), if not previously checked at the entrance to the Premises.
- j. Oversized containers or pitchers containing in excess of twenty-four (24) ounces of an alcoholic drink will not be sold to a single patron for their sole consumption.
- k. Any patron who (1) fights or challenges another person to fight, (2) maliciously and willfully disturbs another person by loud or unreasoned noise, or (3) uses offensive words, which are inherently likely to provoke an immediate violent reaction, shall not be tolerated.

- l. An incident log shall be maintained at the Premises on a continual basis with at least one year of entries and be readily available for inspection by a police officer. The log is for recording any physical altercations, injuries, and objectionable conditions that constitute a nuisance occurring in, on, or at the Premises, including the immediately adjacent area that is owned, leased, or rented by the Owner. The log will indicate date, time, description of incident, and action taken. "Objectionable conditions that constitute a nuisance" means disturbance of the peace, public drunkenness, drinking in public, harassment of passersby, gambling, prostitution, loitering, public urination, lewd conduct, drug trafficking, or excessive loud noise.
- m. If contract security personnel are utilized in, on, or at the Premises they shall be properly licensed by the State of California, bureau of Security and Investigative Services.
- n. Security personnel required by the conditional use permit issued for the Premises shall be in a uniform or clothing, which is readily identifiable as a security person. They shall maintain order and enforce the establishment's no loitering policy, and shall take "reasonable steps" (as that term is defined in subparagraph (3) of Section 24200 of the California Business and Professions Code) to correct objectionable conditions that constitute a nuisance.
- o. Employees and contract security personnel shall not consume any alcoholic beverages during their work shift.
- p. Contract security services, proprietary security personnel, or personnel assuming the functions typically associated with security shall be familiar with establishment's written policy and procedures on ejecting patrons for cause.
- q. The Owner or manager of the Premises shall notify the Chief of Police (or designee) at least three (3) days in advance of a special promotion or special event scheduled at the Premises.

- r. The Owner or manager of the Premises shall not employ or use any person in the sale or service of alcoholic beverages in or upon the Premises while such person is unclothed pursuant to Section 143.2 and 143.3 of Title 4 of the California Code of Regulations.
- s. The Owner or manager of an alcohol retail establishment shall maintain at the Premises a file containing the names and dates of employment of every person who serves alcoholic beverages for consumption by patrons on the Premises and every manager, which file shall also include a copy of each such person's certificate of completion of a Responsible Beverage Service Training course. Upon request, said file shall be made available for review to a representative of the Police Department of the City of Orange.
- t. All management, supervisors, and lead personnel shall be familiar with the Business Establishment Alcohol Management and Education Program, as set forth in this Agreement, dating and signing the acknowledgment page in the program indicating they have read and understand the program.

- u. Handling obviously intoxicated patrons.

if any patron who looks or acts intoxicated, even if they are "ride sharing" or have a "designated driver" will be stopped from being served any additional alcoholic beverages to discourage intoxication. Once any patron has been stopped being served alcoholic beverages all employees will be notified, and the managers will support the employee's decision.

- v. Establishing a reasonable ratio of employees to patrons, based activity level in order to monitor beverage sales and patron behavior.

To create a good employee-to-patron ratio we will limit our patrons to the Fire Departments legal limit for our space based on the occupancy load

calculations. We will also keep enough employees on-site to properly manage all the patrons and will advise management when additional employees are required.

w. Establishing what types of containers, glassware, or similar method will be used to distinguish alcoholic beverages from non-alcoholic drinks.


All non-alcoholic drinks are served in plastic containers, such as water, soda, and juice. All alcoholic beverages are served in glass mugs, wine glasses, or cups. All employees will be trained in what drinks are served and in what containers.

x. Handling patrons involved in fighting or arguing.

We will not tolerate any physical or verbal abuse by any patrons and if it results in any fighting between patrons or patrons and employees, management will ask all patrons involved to leave the premises. If they refuse to abide by our request the local police department will be contacted to help with the situation. All patrons involved will be permanently banned from any future visits to our establishment.

y. Establishing procedures to handle loitering about the building and in the immediately adjacent area that is owned, leased, rented, or used under agreement by the Owner.

All employees will keep the patrons from overcrowding any common areas, hallways, and aisles. We will also actively monitor outside the establishment, parking lot, and adjacent property to prevent any person and/or people from loitering, drinking alcoholic beverages, causing a nuisance, and engaging in illicit drug activity. If any potential criminal activity is observed all staff and management will not hesitate to contact the local police department to report the observed activity.


SGT of Vice Unit
(Initial)

APPROVED AS TO FORM:

Senior Assistant City Attorney

ORANGE POLICE DEPARTMENT

CUP CONDITIONS

OPERATIONAL CONDITIONS:

1. In conjunction with the ongoing operation of the business, the premises shall comply with all requirements placed upon it by the State Alcoholic Beverage Control (ABC) Board.
2. This Conditional Use Permit (CUP) shall be reviewed one year from the date of approval and may be reviewed each year thereafter. The review shall be conducted jointly by the Community Development Director and Police Chief or designees. The purpose of this review shall be to identify uniquely adverse issues such as curfew, loitering, vandalism, criminal activity, noise, or nuisance resulting from approval of the CUP. If such issues are identified, the CUP shall be presented to the Planning Commission for their consideration of conditions, modifications or revocation.
3. The activity level of the business shall be monitored by the Police Department to establish the level of police services used for the business. Should the level of police services demonstrate that the applicant has not controlled excessive, or unnecessary activity resulting in high use of police services then this Conditional Use Permit shall be reviewed for consideration of further conditions, modifications or revocation.
4. The quarterly gross sales of alcoholic beverages shall not exceed the gross sales of merchant items that include food within the convenience store during the same time period. The licensee shall at all times maintain records which reflect separately the gross sales of food and the gross sales of alcoholic beverages of the licensed business. Said records shall be kept no less frequently than on a quarterly basis and shall be made available upon request.
5. The use of the building is considered a restaurant, and interior construction will remain consistent with plans submitted for review by the Planning Commission. No changes to the floor plans will occur unless a permit is issued by the Community Development Department. None of the floor area will be designated for dancing or live entertainment unless a subsequent Conditional Use Permit is approved by the Planning Commission.
6. No person in the establishment shall appear in such a manner that the genitals, pubic hair, pubic hair region, buttocks, anus, natal cleft, anal region, nipple or areola is exposed to public view or is not covered by an opaque covering.

7. The subject alcoholic beverage license shall not be exchanged for a public premises type license nor operated as a public premise.
8. The sale of beer and/or wine for consumption off the premises shall be prohibited.
9. No alcoholic beverages shall be consumed on any property adjacent to the licensed premises under the control of the license.
10. All alcohol shall be consumed on the subject site, within the defined dining areas. Signs shall be posted on all exits of the premises, which prohibit alcoholic beverages from leaving the confines of the premises.
11. The premises shall be maintained as a bona fide restaurant and shall provide a menu containing an assortment of foods normally offered in such restaurants.
12. The business will operate Monday-Sunday 11:00am to 3:00pm and 5:00pm to 10:00pm. These hours do not restrict employees from being on the premises before opening for preparations and deliveries or after close for clean-up. Clean-up may not be conducted by patrons.
13. At no time shall there be a fee for entrance/admittance into the premises.
14. Employees and/or contract security personnel shall not consume any alcoholic beverages prior to or during their work shift. Any and all security officers provided shall comply with all state and local ordinances regulating their services, including, without limitation, Chapter 11.5 of Division 3 of the California Business and Profession Code.
15. The applicant agrees to indemnify, hold harmless, and defend the City, it's officers, agents, and employees from any and all liability or claims that may be brought against the City arising out of its approval of this permit, save and except that caused by City's active negligence.

ALCOHOL & FOOD SERVICE CONDITIONS:

16. At all times when the premises are open for business, the sale and service of alcoholic beverages shall be made only in conjunction with the sale of food.
17. Food service, with an available menu, shall be available until closing time on each day of operation.
18. Alcoholic beverages served shall be served by a waiter/waitress only, and only to seated patrons at permitted tables.

19. Alcoholic beverages shall be sold and served in containers, which are distinguishable from other non-alcoholic beverages sold at the premise or other establishment sharing the patio.
20. There shall be no bar or lounge area upon the licensed premises maintained for the purpose of the sale, service, or consumption of alcoholic beverages directly to patrons for consumption.
21. There shall be no generic drink specials, such as: "half off drinks, two for one drinks, buy one get one free, etc." No alcoholic beverages will be discounted more than 30% off it's regular price. This establishment may offer alcoholic beverages only in combination with non-alcoholic beverages at a reduced rate.
22. There should be no time when alcoholic beverages are sold at a ratio of two for one; no "stacking" of beverages, which means the serving of two alcoholic beverages at one time to the same customer; and no sales to an "empty chair", which means that each customer must be physically present at the time of the order of any alcoholic beverage.
23. There shall be no promotions encouraging intoxication or drinking contests.
24. There shall be no requirement to purchase a minimum number of drinks.
25. No alcoholic beverages shall be sold from any temporary locations on the premises such as ice tubs, barrels, or any other containers.
26. The petitioner shall not employ or permit any persons to solicit or encourage others, directly or indirectly, to buy them drinks in the licensed premises under any commission percentage salary or other profit.
27. The sale of beer or malt beverages in quantities of quarts, 22 ounces, 32 ounces, 40 ounces, or similar size containers is prohibited. Beer, malt beverages, and wine coolers in containers of 16 ounces or less cannot be sold by single containers, but must be sold in manufacturer pre-packaged multi-unit quantities.
28. The sale of beer and wine for off-site consumption shall be incidental to the operation of the store. No more than 15% of the gross floor area shall be dedicated to the sale of beer and wine.
29. No wine shall be sold with an alcoholic content greater than 15% by volume.
30. No wine coolers shall be sold in less than a four-pack quantity.
31. No sale of alcoholic beverage shall be made from a drive-up window.

32. No beer or wine advertising shall be located on motor fuel islands and no advertising for beer or wine shall be visible from outside the building.

PATIO CONDITIONS:

33. The patio shall be enclosed and any gates located on the patio shall remain closed during business hours and used as an emergency exit only. Sign(s) shall be posted on all patio gate(s) indicating "Emergency Exit Only".
34. The petitioner shall not employ or permit any persons to solicit or encourage others, directly or indirectly, to buy them drinks in the licensed premises under any commission percentage salary or other profit.
35. Patrons on the patio shall be seated by a host/hostess only, with no self-seating permitted.
36. The use of any amplified systems, televisions, outdoor sound system and paging system or any such devices are prohibited on the licensed patio area.
37. An employee shall be able to monitor the patio from inside the business at all times to monitor alcohol.

SPECIAL EVENTS:

38. No portion of the premises shall be deemed to be "private" for the purposes of dispensing alcoholic beverages to selected patrons, where the licensee recognizes any form of membership cards, keys or passes which would entitle the holder entry or preferential admittance or exclusive use of any portion of the mentioned premises.
39. The use of a promoter (such as a night-club operator) or sub-leasing the premises to be used in conjunction with dancing and/or live entertainment is prohibited.
40. There shall be no live entertainment (including karaoke), disc jockey, amplified music, or dancing permitted on the premises at any time. Amplified sound over a built-in system designed for background music shall not be audible in such a manner to disturb the peace, quiet, and comfort of neighboring occupants, or any reasonable person residing or working in the area.
41. There shall be no special promotional events held on the property, unless a written request for such is received and approved by the City of Orange Community Development Director and the Police Department's Vice Unit at least two weeks in advance of the event.

COIN OPERATED MACHINES:

- 42. There shall be no pool tables or coin-operated games maintained upon the premises at any time.
- 43. The business may utilize a token coin system to reduce the likelihood of theft and burglaries for U.S. currency in coin operated machines. Should the token system be implemented, the requirements for a burglary alarm system may be waived.
- 44. All coin change machines, dollar bill change machines, or token machines that accept and retain U.S. currency shall meet the following:
 - A.) The machine is to be designed and constructed to be resistant to unauthorized forced entry attempts from any accessible side of the machine.
 - B.) The machine is to be installed and secured to prevent its removal from the point of installation within the business.

SECURITY & EXTERIOR:

- 45. The parking lot of the premises shall be equipped with lighting of sufficient power to illuminate and make easily discernible the appearance and conduct of all persons on or about the parking lot.
- 46. Lighting in the parking area of the premises shall be directed, positioned and shielded in such a manner so as not to unreasonably illuminate the window area of nearby residences.
- 47. The owner shall install and maintain a closed circuit television system capable of readily identifying facial features, and stature of all patrons entering the establishment during hours of operation and monitoring the rear of the premises. The camera system shall keep a minimum 30 day library of events, which shall be available for downloading and inspection by the Orange Police Department.
- 48. Any music or amplified sound on the premises including an outdoor patio area shall not be audible beyond the premises, in such a manner as to disturb the peace, quiet and comfort of neighboring occupants, or any reasonable person residing or working in the area.
- 49. The petitioner(s) shall be responsible for maintaining free of litter the area adjacent to the premises over which he/she has control.
- 50. There shall be no exterior advertising of any kind or type. This includes advertising directed to the exterior from within, promoting or indicating the availability of alcoholic

beverages. Interior displays of alcoholic beverages that are clearly visible to the exterior shall constitute a violation of this condition.

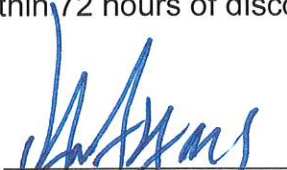
51. Exterior doors and windows, as well as the interior of the business, shall be protected by an approved alarm system, which shall detect an attempted entry or presence of people within the business during closing hours.
52. Uniformed security will be provided by the applicant on days/nights when special event broadcast(s) are being promoted. One security guard per 100 customers shall be present during these broadcasts/events.
53. Provide an interior night light to illuminate the interior, and maintain an unobstructed view through storefront windows to provide police patrol officers the ability to observe unlawful activity within the business.
54. The owner or manager of the licensed premises shall maintain on the premises a written security policy and procedures manual addressing at a minimum the following items: Handling obviously intoxicated persons; establishing a reasonable ratio of employees to patrons, based upon activity level, in order to monitor beverage sales and patron behavior; handling patrons involved in fighting or arguing; handling loitering about the building and in the immediate adjacent area that is owned, leased, rented or used under agreement by the Licensee(s); verifying age/checking identification of patrons; warning patrons of reaching their drinking limit/potential intoxication and refusing to serve; calling the police regarding observed or reported criminal activity.
55. The applicant shall comply with all federal, state, municipal laws and / or ordinances. Any violations of these laws in connection with this use may be a cause for revocation of this permit.

TRAINING:

56. All employees of petitioner who sell or serve alcoholic beverage products shall be required to complete a training program in alcoholic beverage compliance, crime prevention techniques and the handling of violence. For new employees of petitioner, such training program must be completed within 30 days of the date of hire. The employees must provide the City of Orange Police Department, Investigative Services Division a copy of the completed Alcohol Management Program (AMP) certificate.

MISCELLANEOUS:

57. The business shall prohibit the admission of, or allow any person under the age to 18 years to remain upon the premises.
58. Graffiti shall be removed from the exterior walls and windows of the premises within 72 hours of discovery.



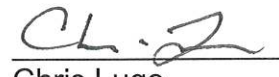
Dan Adams
Chief of Police



Jeremy Smith
Lieutenant
Investigative Services Division



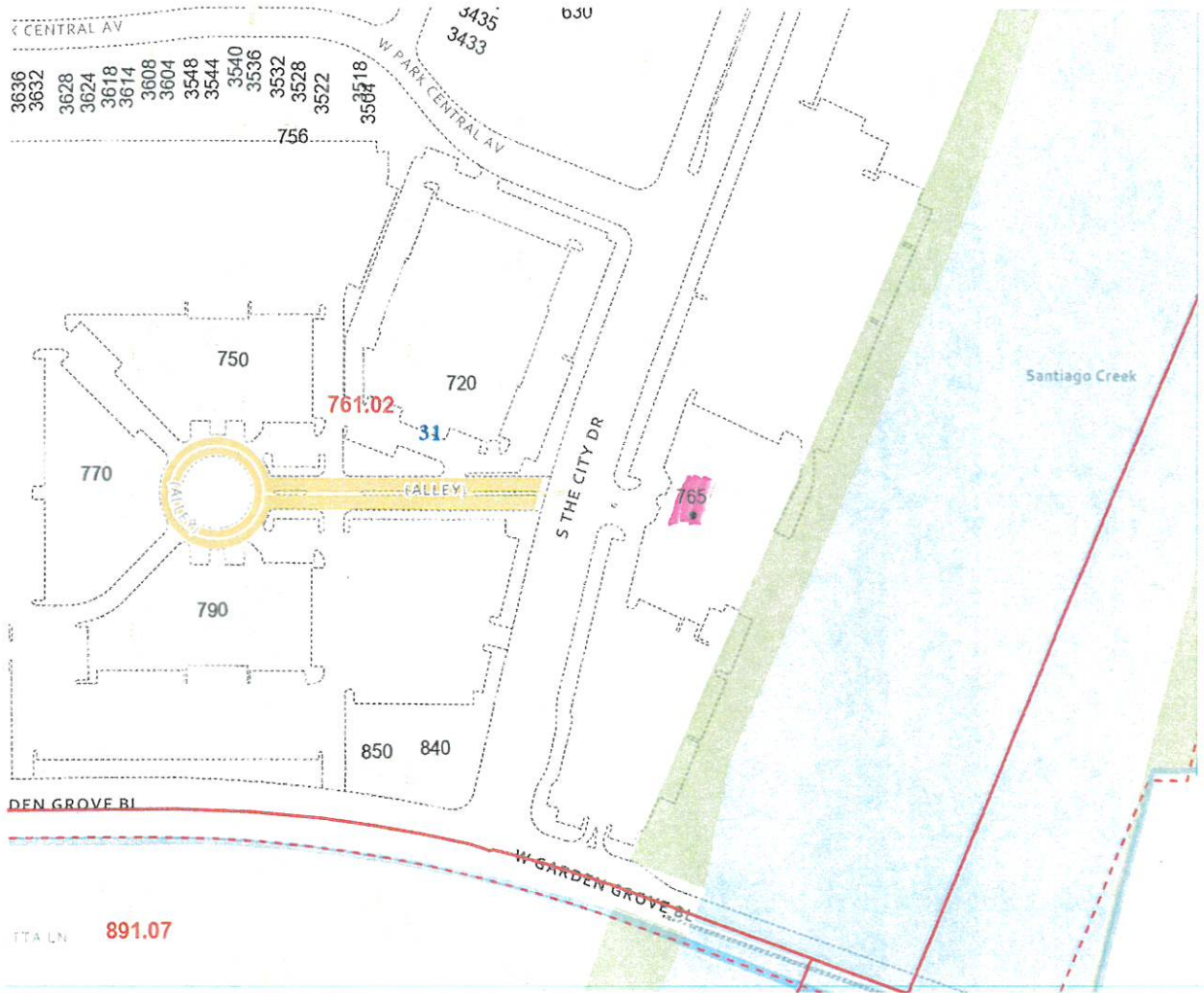
Aaron Towner
Captain
Investigative Services Division



Chris Lugo
Sergeant
Special Investigations Unit

765 The City Drive South #130 – HiroNori Craft Ramen

ABC41 – On Sale Beer & Wine Eating Place



Authorized by Census Tract	
on sale	off sale
10	4
Actual	
16	4



CALIFORNIA DEPARTMENT OF

Alcoholic Beverage Control

Report Date: Wednesday, October 30, 2024

LICENSE INFORMATION

License Number: 661747 **Primary Owner:** HIRONORI ORANGE LLC

Office of Application: 11 - SANTA ANA

BUSINESS NAME

HIRONORI CRAFT RAMEN

BUSINESS ADDRESS

765 THE CITY DR S STE 130, ORANGE, CA, 92868

County: ORANGE **Census Tract:** 0761.02

LICENSEE INFORMATION

Licensee: HIRONORI ORANGE LLC

Company Information

MEMBER: HIRONORI HOLDINGS INC.

LICENSE TYPES

*Allow up to six weeks for expiration date updates after renewal fee submittal.

41 - ON-SALE BEER AND WINE - EATING PLACE

License Type Status: PENDING **Status Date:** 28-AUG-2024 **Term:** 12 Month(s)

Original Issue Date: **Expiration Date*:** **Master:** Y **Duplicate:** **Fee Code:** P40 **Transfers:**

OPERATING RESTRICTIONS:

No Operating Restrictions found

DISCIPLINARY ACTION:

No Active Disciplinary Action found

DISCIPLINARY HISTORY:

No Disciplinary History found.

HOLDS:

Hold Type: FORM 220 **Hold Date:** 28-AUG-2024

ESCROWS:

No Escrow found

DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL
NUMBER OF LICENSES AUTHORIZED
BY CENSUS TRACT

County	County Population	County Ratio On- Sale	County Ratio Off- Sale	Census Tract	Census Tract Population	On- Sale	Off- Sale
ORANGE	3150835	742	1665	751.00	9883	13	5
ORANGE	3150835	742	1665	752.01	5594	7	3
ORANGE	3150835	742	1665	752.02	5427	7	3
ORANGE	3150835	742	1665	753.01	5512	7	3
ORANGE	3150835	742	1665	753.02	4568	6	2
ORANGE	3150835	742	1665	753.03	3357	4	2
ORANGE	3150835	742	1665	754.01	3859	5	2
ORANGE	3150835	742	1665	754.03	7707	10	4
ORANGE	3150835	742	1665	754.04	6362	8	3
ORANGE	3150835	742	1665	754.05	3204	4	1
ORANGE	3150835	742	1665	755.04	4103	5	2
ORANGE	3150835	742	1665	755.05	3763	5	2
ORANGE	3150835	742	1665	755.06	3541	4	2
ORANGE	3150835	742	1665	755.07	5476	7	3
ORANGE	3150835	742	1665	755.12	3719	5	2
ORANGE	3150835	742	1665	755.13	5071	6	3
ORANGE	3150835	742	1665	755.14	3553	4	2
ORANGE	3150835	742	1665	755.16	9045	12	5
ORANGE	3150835	742	1665	755.17	6809	9	4
ORANGE	3150835	742	1665	755.18	9171	12	5
ORANGE	3150835	742	1665	756.03	3880	5	2
ORANGE	3150835	742	1665	756.04	7568	10	4
ORANGE	3150835	742	1665	756.05	5748	7	3
ORANGE	3150835	742	1665	756.06	6629	8	3
ORANGE	3150835	742	1665	756.07	6484	8	3
ORANGE	3150835	742	1665	757.01	7228	9	4
ORANGE	3150835	742	1665	757.02	3363	4	2
ORANGE	3150835	742	1665	757.03	4135	5	2
ORANGE	3150835	742	1665	758.05	4354	5	2
ORANGE	3150835	742	1665	758.06	6393	8	3
ORANGE	3150835	742	1665	758.07	4274	5	2
ORANGE	3150835	742	1665	758.08	3456	4	2
ORANGE	3150835	742	1665	758.09	3109	4	1
ORANGE	3150835	742	1665	758.10	3045	4	1
ORANGE	3150835	742	1665	758.11	3479	4	2
ORANGE	3150835	742	1665	758.12	6200	8	3
ORANGE	3150835	742	1665	758.13	5269	7	3
ORANGE	3150835	742	1665	758.14	3055	4	1
ORANGE	3150835	742	1665	758.15	5261	7	3
ORANGE	3150835	742	1665	758.16	3626	4	2
ORANGE	3150835	742	1665	759.01	4356	5	2
ORANGE	3150835	742	1665	759.02	6617	8	3
ORANGE	3150835	742	1665	760.01	7901	10	4
ORANGE	3150835	742	1665	760.02	1994	2	1
ORANGE	3150835	742	1665	761.02	8150	10	4

ABC Census Tract - Off Sale/On Sale Licenses

Lic #	Status	Type	Issue Date	Exp. Date	Location	Business Name
78342	ACTIVE	47	10/19/1979	2/28/2025	4050 W CHAPMAN AVE, ORANGE, CA 92868-1615 Census Tract: 0761.02	LUCILLES SMOKEHOUSE BARBQUE
278833	ACTIVE	21	2/24/1993	1/31/2025	4029 W CHAPMAN AVE, ORANGE, CA 92868-1614 Census Tract: 0761.02	ABC LIQUOR 14
337319	ACTIVE	41	3/2/1998	2/28/2025	13008 CHAPMAN AVE, GARDEN GROVE, CA 92840 Census Tract: 0761.02	AIRES DEL PERU
343715	ACTIVE	41	11/6/1998	12/31/2024	20 CITY BLVD W, BLDG G3 STE F8, ORANGE, CA 92868 Census Tract: 0761.02	RUBIOS FRESH MEXICAN GRILL 58
347829	ACTIVE	47	12/2/1998	11/30/2025	20 CITY BLVD W, BLDG J STE R6, ORANGE, CA 92868 Census Tract: 0761.02	MARKET BROILER
386568	ACTIVE	70	10/15/2002	9/30/2025	3737 W CHAPMAN AVE NORTH WING, ORANGE, CA 92868 Census Tract: 0761.02	ALO HOTEL

417902	ACTIVE	20	12/13/2004	11/30/2024	4105 W CHAPMAN AVE, ORANGE, CA 92868 Census Tract: 0761.02	CITY GAS
443442	ACTIVE	58	9/17/2007	8/31/2025	20 CITY BLVD W, BLDG G STE 1, ORANGE, CA 92868 Census Tract: 0761.02	DAVE & BUSTERS
443442	ACTIVE	47	9/17/2007	8/31/2025	20 CITY BLVD W, BLDG G STE 1, ORANGE, CA 92868 Census Tract: 0761.02	DAVE & BUSTERS
461922	ACTIVE	21	4/16/2008	6/30/2025	4045 W GARDEN GROVE BLVD, STE D, ORANGE, CA 92868- 4829 Census Tract: 0761.02	7 ELEVEN 34046 A
474154	ACTIVE	48	3/4/2009	5/31/2025	13221 GARDEN GROVE BLVD, GARDEN GROVE, CA 92843-2256 Census Tract: 0761.02	OFFICE BAR THE
503534	ACTIVE	41	11/22/2010	10/31/2025	13048 CHAPMAN AVE, GARDEN GROVE, CA 92840-4349 Census Tract: 0761.02	PANCHITOS TAQUERIA

517627	ACTIVE	47	3/7/2012	2/28/2025	20 CITY BLVD W, STE 901A, ORANGE, CA 92868- 3115Census Tract: 0761.02	BUFFALO WILD WINGS
517627	ACTIVE	58	3/7/2012	2/28/2025	20 CITY BLVD W, STE 901A, ORANGE, CA 92868- 3115Census Tract: 0761.02	BUFFALO WILD WINGS
525521	ACTIVE	47	6/24/2013	5/31/2025	460 THE CITY DR S, ORANGE, CA 92868Census Tract: 0761.02	BJ'S RESTAURANT & BREWERY
526207	ACTIVE	47	2/27/2014	1/31/2025	3737 W CHAPMAN AVE, ORANGE, CA 92868-1608Census Tract: 0761.02	ANEPALCOS CAFE
539051	ACTIVE	47	3/20/2014	2/28/2025	20 CITY BLVD W, BLDG A2 STE R1, ORANGE, CA 92868- 3103Census Tract: 0761.02	SADDLE RANCH RESTAURANT
544785	ACTIVE	70	8/26/2014	7/31/2025	200 N THE CITY DR, ORANGE, CA 92868Census Tract: 0761.02	AYRES HOTEL - ORANGE
586334	ACTIVE	47	4/18/2018	3/31/2025	20 CITY BLVD W, STE E, ORANGE, CA 92868-3130Census Tract: 0761.02	AMC ORANGE 30

600634	SUREND	77	6/25/2019	12/31/2024	3520 THE CITY WAY, ORANGE, CA 92868Census Tract: 0761.02	EL TORITO
600634	SUREND	47	6/25/2019	12/31/2024	3520 THE CITY WAY, ORANGE, CA 92868Census Tract: 0761.02	EL TORITO
614200	ACTIVE	20	3/5/2020	6/30/2025	13054 CHAPMAN AVE, GARDEN GROVE, CA 92840-4349Census Tract: 0761.02	7 ELEVEN STORE 13779A
615300	ACTIVE	47	7/27/2020	6/30/2025	3339 CITY BLVD EAST, ORANGE, CA 92668Census Tract: 0761.02	TGI FRIDAY'S
622537	ACTIVE	47	7/27/2021	6/30/2025	1915-1925 S MANCHESTER AVE, ANAHEIM, CA 92802Census Tract: 0761.02	SONESTA ANAHEIM
627304	ACTIVE	47	8/31/2021	7/31/2025	100 THE CITY DR S, ORANGE, CA 92868-3204Census Tract: 0761.02	HOTEL FERA ANAHEIM
627304	ACTIVE	68	8/31/2021	7/31/2025	100 THE CITY DR S, ORANGE, CA 92868-3204Census Tract: 0761.02	HOTEL FERA ANAHEIM

627304	ACTIVE	58	8/31/2021	7/31/2025	100 THE CITY DR S, ORANGE, CA 92868-3204 Census Tract: 0761.02	HOTEL FERA ANAHEIM
650900	ACTIVE	47	11/21/2023	10/31/2025	20 CITY BLVD W, BLDG G STE 2, ORANGE, CA 92868- 3100 Census Tract: 0761.02	LUCKY STRIKE ORANGE

City of Orange

2023 Part I Crime & Part II Arrest

Average # for all RD's - 85

RD	PART 1 Crime	PART 2 Arrests	TOTAL	% of Avg
12	183	437	620	629%
71	385	90	475	459%
61	147	310	457	438%
51	121	289	410	382%
013S	26	323	349	311%
077S	116	87	203	139%
032E	80	121	201	136%
43	113	74	187	120%
035E	59	115	174	105%
041E	88	75	163	92%
021W	98	61	159	87%
24	62	94	156	84%
022E	76	67	143	68%
15	42	98	140	65%
065E	45	87	132	55%
87	73	57	130	53%
76	54	68	122	44%
023W	40	75	115	35%
032W	37	77	114	34%
045W	48	65	113	33%
31	44	68	112	32%
33	31	79	110	29%
044N	32	78	110	29%
045E	45	63	108	27%
057S	33	75	108	27%
077N	51	57	108	27%
017E	56	42	98	15%
022W	29	69	98	15%
055E	36	60	96	13%
025E	53	42	95	12%
11	50	44	94	11%
023E	37	57	94	11%
041W	78	16	94	11%
054W	52	38	90	6%
036S	27	56	83	-2%
013N	44	36	80	-6%
055W	30	49	79	-7%

016E	26	50	76	-11%
047E	28	46	74	-13%
56	44	26	70	-18%
027E	31	39	70	-18%
46	27	37	64	-25%
026N	37	26	63	-26%
026S	31	32	63	-26%
065W	24	39	63	-26%
037E	28	33	61	-28%
047W	35	22	57	-33%
016W	27	26	53	-38%
034N	25	20	45	-47%
035W	16	28	44	-48%
025W	17	24	41	-52%
067S	20	20	40	-53%
017W	19	19	38	-55%
067N	13	25	38	-55%
054E	11	25	36	-58%
134	26	7	33	-61%
164	12	18	30	-65%
14	17	11	28	-67%
117N	16	12	28	-67%
036N	12	15	27	-68%
117W	12	14	26	-69%
027W	12	13	25	-71%
064S	14	8	22	-74%
97	16	5	21	-75%
074S	11	9	20	-76%
084S	8	12	20	-76%
057N	11	8	19	-78%
044S	5	13	18	-79%
117E	11	6	17	-80%
127S	15	1	16	-81%
66	8	7	15	-82%
021E	2	13	15	-82%
137	8	5	13	-85%
154	8	3	11	-87%
94	5	3	8	-91%
114	5	3	8	-91%
124	2	6	8	-91%
147	6	2	8	-91%
53	5	2	7	-92%
034S	6	1	7	-92%
144	5	1	6	-93%

184	3	3	6	-93%
074N	4	2	6	-93%
084N	4	2	6	-93%
18	0	5	5	-94%
38	0	5	5	-94%
064N	2	2	4	-95%
174	3	0	3	-96%
48	0	2	2	-98%
127N	2	0	2	-98%
037W	1	0	1	-99%

RD 31 - CRIME

DR#	TIME	ADDRESS	TYPE
23-01-0655	1/19/2023 17:27	3825 W Garden Grove Blvd	PC 270 - FAILURE TO PROVIDE // PC 273A(A)-CHILD ABUSE
23-01-0717	1/15/2023 23:59	4001 W. GARDEN GROVE BLVD.	PC 488 PETTY THEFT
23-02-0186	2/5/2023 1:45	3825 W Garden Grove Blvd	CVC 10851 - STOLEN VEHICLE
23-02-0356	2/8/2023 23:30	766 S Park Hyde St	VEHICLE STOLEN LOCAL // RECOVERED LOCAL
23-02-0709	2/17/2023 0:54	3825 W GARDEN GROVE BLVD	PC 459 - VEHICLE BURGLARY
23-02-0967	2/24/2023 2:02	732 S Park Hyde St	PC 273.5(A) - CORPORAL INJURY ON SPOUSE / PC 594(B)(1) - VANDALISM > \$400 / PC 69(A) - RESIST/DETER OFFICER / PC 148(A)(1) - RESIST ARREST / PC 273A(A) - CHILD ENDANGERMENT / PC 242 - BATTERY
23-03-0388	3/12/2023 11:57	4036 W El Rancho Ave	PC 459 - GARAGE BURGLARY
23-03-0598	3/17/2023 14:09	4025 W El Rancho Ave	PC 459 - BURGLARY
23-03-0612	3/17/2023 13:14	4008 W El Rancho Ave	PC 488 - PETTY THEFT (FRONT PLATE)
23-03-0961	3/28/2023 3:45	S PARK VINE ST	PC 459 AUTO - VEHICLE BURGLARY
23-03-0997	3/29/2023 1:54	4036 W EL RANCHO AVE	PC 488 - PETTY THEFT
23-03-1034	3/29/2023 21:57	720 S The City Dr	VC 10851 - STOLEN VEHICLE
23-03-9002	2/22/2023 2:29	3537 W PARK BALBOA AVE	PC 487(A) - GRAND THEFT
23-04-0418	4/13/2023 15:11	3825 W Garden Grove Blvd	PC 664/10851 - ATTEMPT STOLEN VEHICLE
23-04-1073	4/30/2023 8:24	3525 W GARDEN GROVE BLVD	PC 459 AUTO - VEHICLE BURGLARY
23-05-0996	5/26/2023 13:54	630 S. The City Dr	PC 487(A) - GRAND THEFT
23-05-9078	5/23/2023 13:59	630 THE CITY DRIVE SOUTH	PC 488 - PETTY THEFT
23-06-0219	6/6/2023 17:20	8221 S PARK VINE ST	VC 10851 - STOLEN VEHICLE

23-06-0675	6/18/2023 23:46	734 S Fondren St	PC 236 - FALSE IMPRISONMENT / PC 417(A)(1) - EXHIBIT DEADLY WEAPON OTHER THAN FIREARM
23-06-0747	6/20/2023 22:46	3741 W Park Central Ave	PC 273.5(A) - INFLICT CORPORAL INJURY ON SPOUSE
23-06-9014	5/17/2023 1:07	630 S THE CITY DR	PC 488 - PETTY THEFT
23-06-9043	6/14/2023 2:29	3825 W GARDNE GROVE BLVD	PC 459 - AUTO BURGLARY
23-07-0184	7/6/2023 1:49	723 S FONDREN ST	PC 459 AUTO - VEHICLE BURGLARY
23-07-0211	7/6/2023 3:50	4036 W El Rancho Ave	PC 459 - GARAGE BURGLARY
23-07-0701	7/7/2023 19:29	3603 W Park Central Ave	PC 488 - PETTY THEFT (REAR PLATE)
23-08-0164	8/5/2023 10:08	720 S The City Dr	PC 488 - PETTY THEFT FROM VEHICLE
23-08-1112	8/30/2023 17:37	701 S Fondren St	PC 459 Residential
23-09-0890	9/22/2023 6:07	4045 W GARDEN GROVE BLVD	PC 488 - PETTY THEFT
23-09-9076	9/18/2023 10:44	790 THE CITY DRIVE SOUTH	PC 487 - AUTO BURGLARY
23-10-0033	9/30/2023 22:30	770 S THE CITY DR	PC 459 COMMERCIAL BURGLARY
23-10-0938	10/25/2023 7:19	793 S Fondren St	PC 488 - PETTY THEFT FROM VEHICLE (REAR PLATE)
23-10-0972	10/26/2023 7:09	3902 W El Rancho Ave	PC 488 - PETTY THEFT FROM VEHICLE (REAR PLATE)
23-11-0011	11/1/2023 4:44	3714 W PARK BALBOA AVE	PC 459 - VEHICLE BURGLARY
23-11-0139	11/4/2023 18:25	747 S Park Hyde St	PC 459 - RESIDENTIAL BURGLARY // VEHICLE STOLEN LOCALLY / RECOVERED OTHER JURISDICTION
23-11-0175	11/5/2023 14:34	3714 W Park Balboa Ave	PC 459 Burglary (Garage)
23-11-0333	10/30/2023 11:30	3939 W El Prado Ave	PC 488 - PETTY THEFT OF REAR PLATE

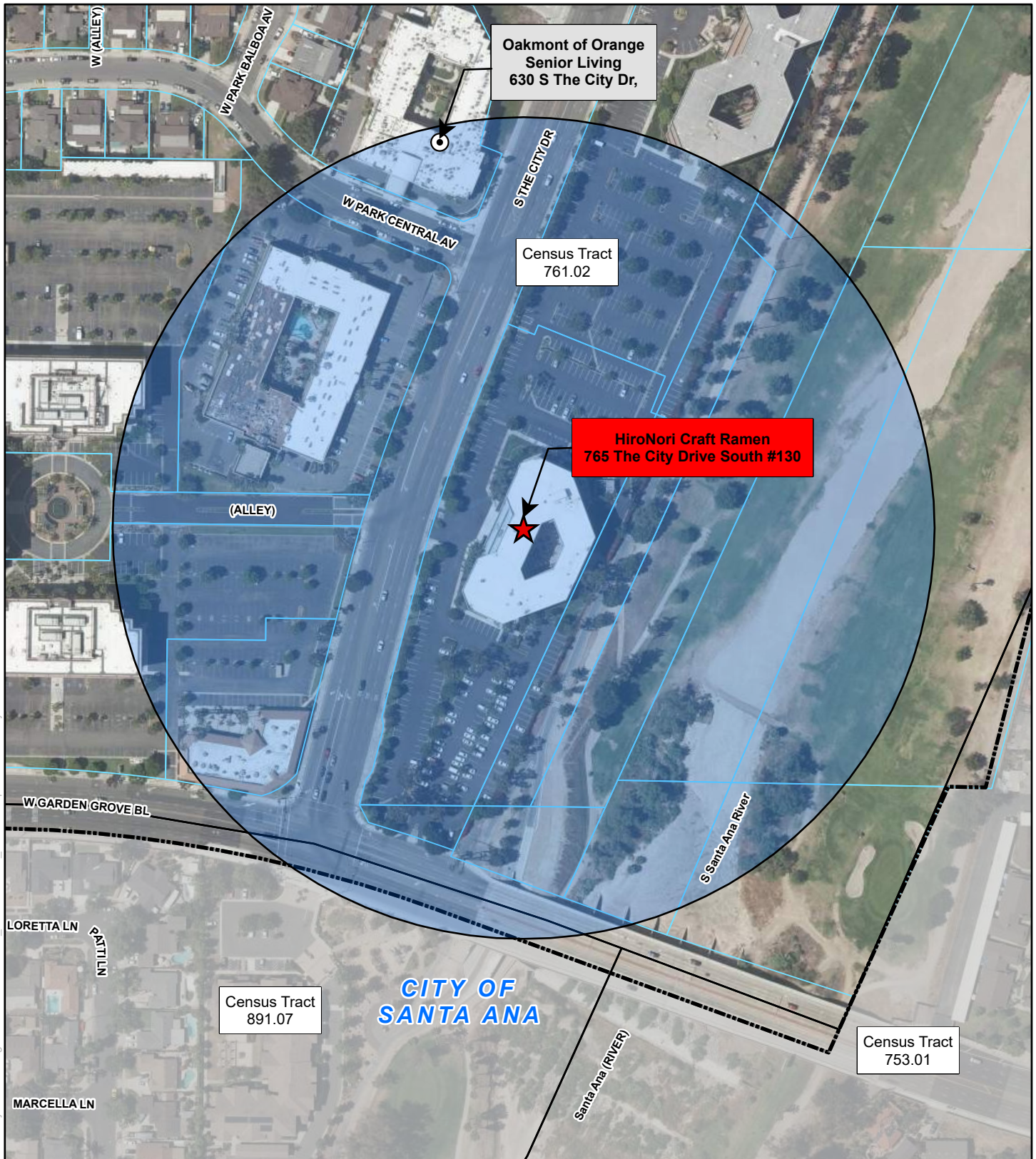
23-11-0532	11/13/2023 12:33	860 THE CITY DRIVE SOUTH	PC 243(E)(1) - DOMESTIC BATTERY
23-11-9005	10/23/2023 1:10	630 S THE CITY DR	PC 487(A) - GRAND THEFT
23-11-9030	11/7/2023 1:37	3821 W PARK BALBOA AVE	PC 459 - VEHICLE BURGLARY
23-12-0776	12/19/2023 16:52	3700 W PARK BALBOA AVE	VC 10851 - STOLEN VEHICLE
23-12-0781	12/19/2023 19:53	The City Dr / W Garden Grove Bl	PC 246 SHOOT AT INHABITED DWELLING/VEHICLE/ETC
23-12-0888	11/21/2023 3:22	764 S Fondren St	VC 10851 - STOLEN VEHICLE
23-12-0944	12/23/2023 22:55	1717 W Orangewood Ave	PC 459 - BURGLARY // PC 594 - VANDALISM

RD 31 - ARRESTS

DR #	DATE/TIME	ADDRESS	CHARGES
23-01-0381	Jan 12, 2023, 3:10:00 AM	720 S. City Drive	647 (F) DISORDERLY CONDUCT:ALCOHOL
23-01-0904	Jan 26, 2023, 1:14:00 PM	720 CITY DRIVE SOUTH	11350(A) POSSESS NARCOTIC CONTROLLED SUBSTANCE
23-01-1069	Jan 30, 2023, 7:37:00 PM	GARDEN GROVE / LEWIS	4462.5 DISPLAY ON VEHICLE/PRESENT TO OFFICER UNLAWFUL REGISTRATION
23-02-0273	Feb 7, 2023, 12:35:00 PM	720 S The City Dr	11350(A) POSSESS NARCOTIC CONTROLLED SUBSTANCE
23-02-0301	Feb 8, 2023, 12:16:00 AM	720 S THE CITY DR.	23152(A) DUI ALCOHOL
23-02-0354	Feb 9, 2023, 7:50:00 AM	GARDEN GROVE BOULEVARD	3056 VIOLATION PAROLE:FELONY
23-02-0652	Feb 16, 2023, 7:49:39 AM	Garden Grove Bl / Lewis St	11364(A) POSSESS UNLAWFUL PARAPHERNALIA
23-02-0781	Feb 19, 2023, 2:53:28 PM	W GARDEN GROVE BL / THE CITY DR	11364(A) POSSESS UNLAWFUL PARAPHERNALIA
23-02-0960	Feb 23, 2023, 10:01:51 PM	720 S The City Dr	979 BENCH WARRANT/FAILURE TO APPEAR ON MISDEMEANOR CHARGE
23-03-0156	Mar 4, 2023, 10:38:23 PM	GARDEN GROVE BL / LEWIS ST	23152(A) DUI ALCOHOL
23-03-0328	Mar 10, 2023, 8:15:00 AM	742 S PARK HYDE ST	11364(A) POSSESS UNLAWFUL PARAPHERNALIA
23-03-0883	Mar 25, 2023, 10:53:00 PM	3825 W. GARDEN GROVE BLVD	647 (F) DISORDERLY CONDUCT:ALCOHOL
23-03-0904	Mar 26, 2023, 8:20:55 PM	4000 W Metropolitan Dr	647 (F) DISORDERLY CONDUCT:ALCOHOL
23-04-0725	Apr 21, 2023, 7:31:19 AM	THE CITY DR / E MEMORY LN	3056 VIOLATION PAROLE:FELONY
23-04-1011	Apr 28, 2023, 5:55:00 PM	765 THE CITY DRIVE SOUTH	374.4(A) LITTER PUBLIC/PRIVATE PROPERTY
23-04-1011	Apr 28, 2023, 5:55:00 PM	765 THE CITY DRIVE SOUTH	148(A)(1) OBSTRUCT/RESIST/ETC PUBLIC/PEACE OFFICER/EMERGENCY MED TECH
23-04-1017	Apr 28, 2023, 8:35:35 PM	Lewis St / Garden Grove Bl	11377(A) POSSESS CONTROLLED SUBSTANCE
23-05-0122	May 3, 2023, 8:10:00 PM	720 THE CITY DRIVE SOUTH	11378 POSSESS CONTROLLED SUBSTANCE FOR SALE

23-06-0066	Jun 2, 2023, 3:45:00 PM	Garden Grove Bl / Lewis St	148(A)(1) OBSTRUCT/RESIST/ETC PUBLIC/PEACE OFFICER/EMERGENCY MED TECH
23-06-0415	Jun 11, 2023, 8:20:00 AM	3825 W Garden Grove Blvd	11364(A) POSSESS UNLAWFUL PARAPHERNALIA
23-06-0675	Jun 19, 2023, 12:06:00 AM	734 S Fondren St	236 FALSE IMPRISONMENT
23-06-0817	Jun 22, 2023, 4:11:00 PM	720 S The City Dr	978.5 BENCH WARRANT:FTA:FELONY
23-06-0842	Jun 23, 2023, 7:08:26 AM	720 S The City Dr	11377(A) POSSESS CONTROLLED SUBSTANCE
23-06-0842	Jun 23, 2023, 9:00:00 AM	720 S The City Dr	11364(A) POSSESS UNLAWFUL PARAPHERNALIA
23-07-0179	Jul 6, 2023, 3:59:52 AM	4045 W Garden Grove Bl	11377(A) POSSESS CONTROLLED SUBSTANCE
23-07-0203	Jul 6, 2023, 6:10:00 PM	ElPrado Ave / Lewis St	11377(A) POSSESS CONTROLLED SUBSTANCE
23-07-0203	Jul 6, 2023, 6:10:00 PM	ElPrado Ave / Lewis St	11364(A) POSSESS UNLAWFUL PARAPHERNALIA
23-07-0509	Jul 16, 2023, 7:49:53 AM	480 S Main St	11364(A) POSSESS UNLAWFUL PARAPHERNALIA
23-07-0511	Jul 16, 2023, 9:15:00 AM	THE CITY DR / EB 22	11377(A) POSSESS CONTROLLED SUBSTANCE
23-07-0911	Jul 27, 2023, 11:11:01 AM	3707 W Garden Grove Blvd	11364(A) POSSESS UNLAWFUL PARAPHERNALIA
23-07-1022	Jul 30, 2023, 8:14:00 AM	4045 W Garden Grove Bl	979 BENCH WARRANT/FAILURE TO APPEAR ON FELONY CHARGE
23-08-0198	Aug 6, 2023, 7:46:40 AM	W GARDEN GROVE BLVD / LEWIS ST	11364(A) POSSESS UNLAWFUL PARAPHERNALIA
23-08-0915	Aug 26, 2023, 3:23:00 AM	630 S The City Dr	148(A)(1) OBSTRUCT/RESIST/ETC PUBLIC/PEACE OFFICER/EMERGENCY MED TECH
23-08-0939	Aug 26, 2023, 5:21:00 PM	3939 W El Prado Ave	594(B)(2)(A) VANDALISM LESS THAN \$400
23-08-0995	Aug 28, 2023, 10:43:00 AM	The City Dr / Eb 22	11364(A) POSSESS UNLAWFUL PARAPHERNALIA
23-08-0996	Aug 28, 2023, 10:46:00 AM	The City Dr / Eb 22	555 ENTER/REMAIN ON POSTED PROPERTY
23-08-1036	Aug 29, 2023, 10:36:00 AM	The City Dr / Eb 22	11364(A) POSSESS UNLAWFUL PARAPHERNALIA
23-08-1054	Aug 29, 2023, 4:30:00 PM	The City Dr / Eb 22	555 ENTER/REMAIN ON POSTED PROPERTY
23-08-1054	Aug 29, 2023, 4:36:00 PM	The City Dr / Eb 22	555 ENTER/REMAIN ON POSTED PROPERTY
23-08-1054	Aug 29, 2023, 4:26:00 PM	The City Dr / Eb 22	555 ENTER/REMAIN ON POSTED PROPERTY
23-08-1060	Aug 29, 2023, 6:55:00 PM	W GARDEN GROVE BL / THE CITY DR	11377(A) POSSESS CONTROLLED SUBSTANCE
23-09-0497	Sep 13, 2023, 9:45:00 AM	Lewis St / El Prado Ave	602(M) TRESPASS:OCCUPY PROPERTY WITHOUT CONSENT
23-09-0497	Sep 13, 2023, 9:57:00 AM	Lewis St / El Prado Ave	602(M) TRESPASS:OCCUPY PROPERTY WITHOUT CONSENT
23-09-0614	Sep 15, 2023, 8:29:46 PM	Garden Grove Bl / Lewis St	11364(A) POSSESS UNLAWFUL PARAPHERNALIA

23-09-0614	Sep 15, 2023, 8:29:46 PM	Garden Grove Bl / Lewis St	11350(A) POSSESS NARCOTIC CONTROLLED SUBSTANCE
23-09-0707	Sep 18, 2023, 11:45:00 AM	The City Dr / Eb 22	11364(A) POSSESS UNLAWFUL PARAPHERNALIA
23-09-0909	Sep 22, 2023, 7:51:00 PM	BRISTOL AND MEMORY LANE	11364(A) POSSESS UNLAWFUL PARAPHERNALIA
23-09-1048	Sep 26, 2023, 8:43:04 PM	3507 W Park Balboa Ave	11350(A) POSSESS NARCOTIC CONTROLLED SUBSTANCE
23-09-1048	Sep 26, 2023, 8:43:04 PM	3507 W Park Balboa Ave	11377(A) POSSESS CONTROLLED SUBSTANCE
23-09-1201	Sep 30, 2023, 8:05:47 AM	720 S The City Dr	11350(A) POSSESS NARCOTIC CONTROLLED SUBSTANCE
23-10-0583	Oct 16, 2023, 7:26:00 AM	THE CITY DR / EB 22	602(M) TRESPASS:OCCUPY PROPERTY WITHOUT CONSENT
23-10-0674	Oct 18, 2023, 2:51:04 PM	The City Dr / Eb 22	602(M) TRESPASS:OCCUPY PROPERTY WITHOUT CONSENT
23-10-0816	Oct 22, 2023, 10:49:00 AM	Lewis St / Garden Grove Bl	11377(A) POSSESS CONTROLLED SUBSTANCE
23-10-1054	Oct 29, 2023, 2:00:00 PM	The City Dr / W Garden Grove Bl	11364(A) POSSESS UNLAWFUL PARAPHERNALIA
23-10-1119	Oct 31, 2023, 3:32:00 AM	4045 W Garden Grove Bl	OMC 9.20.030 - Curfew
23-10-1119	Oct 31, 2023, 3:20:00 AM	4045 W Garden Grove Bl	OMC 9.20.030 - Curfew
23-10-1119	Oct 31, 2023, 3:20:00 AM	4045 W Garden Grove Bl	OMC 9.20.030 - Curfew
23-10-1138	Oct 31, 2023, 10:44:33 AM	625 The City Dr	OMC 9.20.030 - Curfew
23-11-0388	Nov 10, 2023, 10:00:00 PM	EL RANCHO AVENUE	979 BENCH WARRANT/FAILURE TO APPEAR ON FELONY CHARGE
23-11-0514	Nov 14, 2023, 11:20:00 AM	Lewis St / El Prado Ave	11377(A) POSSESS CONTROLLED SUBSTANCE
23-11-0725	Nov 19, 2023, 5:35:00 PM	Garden Grove Bl / Lewis St	3056 VIOLATION PAROLE:FELONY
23-11-0895	Nov 24, 2023, 3:45:00 PM	THE CITY DR / W GARDEN GROVE BLVD	11364(A) POSSESS UNLAWFUL PARAPHERNALIA
23-11-1094	Nov 29, 2023, 9:06:00 PM	720 S THE CITY DRIVE	11377(A) POSSESS CONTROLLED SUBSTANCE
23-12-0035	Dec 1, 2023, 7:51:00 PM	W Garden Grove Bl / The City Dr	11377(A) POSSESS CONTROLLED SUBSTANCE
23-12-0351	Dec 8, 2023, 8:23:46 PM	Lewis St / Garden Grove Bl	30305(A)(1) PROHIBITED PERSON OWN/POSSESS/ETC AMMUNITION/ETC
23-12-0911	Dec 23, 2023, 12:18:00 AM	720 The City Dr S	381B POSSESS NITROUS OXIDE
23-12-0911	Dec 23, 2023, 12:18:00 AM	720 The City Dr S	381B POSSESS NITROUS OXIDE
23-12-1071	Dec 27, 2023, 4:35:43 PM	720 S The City Dr	11364(A) POSSESS UNLAWFUL PARAPHERNALIA

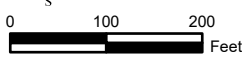


J:\GIS\Projects\Planning\ABC\GIS\APRX\ABC_Licenses.aprx\765 The City Drive South #130



Legend

-  Proposed
-  600-ft Radius of Proposed
-  Parcels
-  Sensitive Receptors
- No ABC Licenses Identified in this Area**



12/12/2024

Source: Alcohol Beverage Control (2024), City of Orange (2024), US Census (2020)

CITY OF ORANGE
**ABC LICENSES
& SENSITIVE RECEPTORS**