

**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.**

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**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.