



# AGENDA

## Planning Commission

June 02, 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

ALISON VEJAR  
Chair

ISAIAH LESLIE  
Vice Chair

RICK MARTINEZ  
Commissioner

DAVID VAZQUEZ  
Commissioner

RUBY MALDONADO  
Commissioner

SHANNON TUCKER  
Commissioner

TIM McCORMACK  
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](http://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](http://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 business 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 May 5, 2025.****Recommended Action:**

Approve minutes as presented.

**Attachments:**     [Staff Report](#)  
                              [May 5, 2025 Regular Meeting Minutes.pdf](#)

**4. PUBLIC HEARINGS****4.1. A public hearing to consider a request to construct a new bank building with a drive-through automated teller machine (ATM) at 2355 N. Tustin Street and finding of CEQA Exemption (Conditional Use Permit No. 3230, Design Review No. 5151, and Minor Site Plan Review No. 1174).****Recommended Action:**

1. Conduct and close Public Hearing.
2. Adopt Planning Commission Resolution No. 06-25 approving Conditional Use Permit No. 3230, Design Review No. 5151, and Minor Site Plan Review No. 1174 to construct a new 5,372 square-foot bank building with a drive-through ATM and related site improvements, located at 2355 N. Tustin Street.
3. Find the request categorically exempt from the California Environmental Quality Act (CEQA) in accordance with Section 15303 of the State CEQA Guidelines (Class 3 - New Construction or Conversion of Small Structures).

**Attachments:**     [Staff Report](#)  
                              [Attachment 1 - Planning Commission Resolution No. PC 06-25](#)  
                              [Attachment 2 - Project Plans](#)  
                              [Attachment 3 - Landscape Plans](#)  
                              [Attachment 4 - Vicinity Map](#)  
                              [Attachment 5 - Digital Materials Board](#)  
                              [Attachment 6 - Design Review Committee Staff Report, April 16, 2025](#)  
                              [Attachment 7 - Design Review Committee Minutes, April 16, 2025](#)

- 4.2.     **Public Hearing to consider an Ordinance amending provisions in Title 17 of the Orange Municipal Code relating to the sale and service of alcoholic beverages in conjunction with the operation of a bona fide restaurant and finding of CEQA exemption.**

**Recommended Action:**

1. Conduct and close the Public Hearing.
2. Adopt Planning Commission Resolution No. PC 05-25 recommending that the City Council adopt an Ordinance amending Title 17 of the Orange Municipal Code to allow the sale and service of alcoholic beverages in conjunction with the operation of a bona fide restaurant as a permitted use in certain zoning districts when the applicant agrees to standardized operating conditions.
3. Find the proposed Ordinance Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) of the State CEQA Guidelines.

**Attachments:**     [Staff Report](#)  
                              [Attachment 1 - Resolution No. PC 05-25 with Draft City Council Ordinance XX-25 \(Clean\)](#)  
                              [Attachment 2 - Draft City Council Ordinance XX-25 \(Redlined\)](#)

## 5.     **ADJOURNMENT**

The next Regular Planning Commission Meeting will be held on Monday, June 16, 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](http://www.cityoforange.org).

Date posted: May 29, 2025





# Agenda Item

## Planning Commission

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**Item #:** 3.1.

**6/2/2025**

**File #:** 25-0324

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**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 May 5, 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**

- May 5, 2025 Regular Meeting minutes



# Agenda Item

## Planning Commission

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**Item #:**

6/2/2025

**File #:** 25-0324

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**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 May 5, 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

- May 5, 2025 Regular Meeting minutes

## MINUTES - DRAFT

### City of Orange

#### Planning Commission

May 05, 2025

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

##### 1.1 PLEDGE OF ALLEGIANCE

Chair Alison Vejar led the flag salute.

##### 1.2 ROLL CALL

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

**Absent:** None

#### 2. PUBLIC COMMENTS

##### Public Speakers:

The following spoke regarding a project located on Grovewood Lane:  
Laura Thomas, Laura Sandoval, David Sandoval, and James Jackman.

#### 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 April 21, 2025.

ACTION: Approved minutes as presented.

#### Approval of the Consent Calendar

A motion was made by Commissioner Maldonado, seconded by Vice Chair Leslie, to approve the Consent Calendar. The motion carried by the following vote:

**Ayes:** Leslie, Martinez, Maldonado, McCormack, and Vejar

**Noes:** None

**Absent:** None

**Abstain:** Vazquez, and Tucker

#### **4. PUBLIC HEARINGS**

##### **4.1. Public Hearing to consider a request to allow the sale of beer and wine for on-site consumption at a restaurant located at 2202 N. Tustin Street, Suite C and finding of CEQA Exemption (Conditional Use Permit No. 3237).**

Chair Vejar opened the public hearing at 5:47 p.m.

The following spoke on behalf of the project:

Rudy Lopez with Liquor License Agents  
Dante Serena with Mr. Moto Pizza

Chair Vejar closed the public hearing at 5:50 p.m.

A motion was made by Commissioner Vazquez, seconded by Commissioner Martinez, to adopt Planning Commission Resolution No. PC 04-25 approving Conditional Use Permit No. 3237, 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 new restaurant.

The motion carried by the following vote:

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

**Noes:** None

**Absent:** None

#### **5. ADJOURNMENT**

There being no further business, the meeting was adjourned at 5:57 p.m.

The next Regular Planning Commission Meeting will be held on Monday, May 19, 2025, at 5:30 p.m., in the Council Chamber.

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Anna Pehoushek  
Assistant Director, Community Development Department



# Agenda Item

## Planning Commission

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**Item #:** 4.1.

**6/2/2025**

**File #:** 25-0314

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**TO:** Chair and Members of the Design Review Committee

**THRU:** Anna Pehoushek, Assistant Community Development Director

**FROM:** Angelo Huang, Assistant Planner

### 1. SUBJECT

A public hearing to consider a request to construct a new bank building with a drive-through automated teller machine (ATM) at 2355 N. Tustin Street and finding of CEQA Exemption (Conditional Use Permit No. 3230, Design Review No. 5151, and Minor Site Plan Review No. 1174).

### 2. SUMMARY

A proposal to construct a 5,372 square-foot bank building with a drive-through ATM, parking lot, and landscaping on an existing surface parking lot at 2355 N. Tustin Street.

### 3. RECOMMENDED ACTION

1. Conduct and close Public Hearing.
2. Adopt Planning Commission Resolution No. 06-25 approving Conditional Use Permit No. 3230, Design Review No. 5151, and Minor Site Plan Review No. 1174 to construct a new 5,372 square-foot bank building with a drive-through ATM and related site improvements, located at 2355 N. Tustin Street.
3. Find the request categorically exempt from the California Environmental Quality Act (CEQA) in accordance with Section 15303 of the State CEQA Guidelines (Class 3 - New Construction or Conversion of Small Structures).

### 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 land uses with a drive-through component. OMC Section 17.08.020 also notes that when more than one type of application is filed for a single project, the application requiring the highest level of approval shall dictate the review process for the entire group of applications. Therefore, the Planning Commission is authorized to take action on the associated design review and minor site plan review applications.

### 5. PROJECT BACKGROUND

<i>Applicant:</i>	BTProp4, LLC - Stephen Thorp
<i>Property Owner</i>	BTProp4, LLC - Stephen Thorp
<i>Property Location</i>	2355 N. Tustin Street
<i>Existing General Plan Land Use Element Designation</i>	General Commercial Max 1.0 FAR (GC)
<i>Existing Zoning Classification</i>	Limited Business Tustin Redevelopment Project Area (C-TR)
<i>Old Towne</i>	N/A
<i>Specific Plan/PC</i>	N/A
<i>Site Size</i>	37,867 square feet
<i>Circulation</i>	The site is developed with a private drive off of North Tustin Street and the proposed improvements include a new driveway entrance to the parking lot located on the north end of the property that connects to the private drive.
<i>Existing Conditions</i>	The site consists of parking and landscaping that was part of a contiguous parking area serving the former Best Buy store at 2375 N. Tustin Street. This site is an independent parcel from the former Best Buy.
<i>Surrounding Land Uses and Zoning</i>	North - 1-story commercial buildings zoned C-TR South - 1 and 2-story commercial buildings zoned C-TR East - Vacant big box commercial building zoned C-TR West - Village at Orange commercial buildings zoned C-TR
<i>Previous Applications/Entitlements</i>	N/A

## 6. PROJECT DESCRIPTION

The proposed project includes:

### New Building

A new 5,372 square-foot rectilinear building with a drive-through ATM designed with a modern façade featuring charcoal stucco, decorative aluminum panel walls, and a span of glazing at the north building entrance. The building exhibits a flat roof with varying parapet heights and exterior lighting. Detailed information about the proposed building and landscape design is provided in Attachments 2 (Project Plans) and 6 (DRC Staff Report).

### Site Improvements

The project includes a reconfigured parking lot with 21 code-compliant off-street parking spaces. The parking lot will be illuminated by six light poles.

### Landscaping

The proposed landscaping plan includes the preservation of 13 existing trees, the removal of six trees, and the planting of 27 new trees, resulting in a total of 40 trees on the site in compliance with the City's landscape guidelines. Additional details about the proposed building and landscape design is provided in Attachments 2 and 6. The new landscaping will enhance the overall aesthetic appeal of the site and its interface with Tustin Street.

The Development Standards table demonstrating project compliance with the Code is presented on Sheet C101 of the project plans (Attachment 2).

## **7. PROJECT ANALYSIS**

### Loading Area

The code requirement for this project's loading zone is 10-by-40-foot. However, a smaller 18-foot by 15.5-foot loading zone is proposed considering the project's use as a bank, which requires less intense loading zone activity compared to retail or restaurant spaces. Furthermore, the type and size of delivery vehicles associated with a bank is smaller than common types of commercial delivery trucks. Therefore, the loading zone size is not expected to negatively affect site circulation. Section 17.34.160 of the OMC authorizes the decision-making body to allow deviation from the standard and staff supports the request.

### Parking and Circulation

Section 17.34.110.I.4 of the OMC requires that driveways and/or turnaround aisles serving 10 or more parking spaces shall not be dead-end aisles unless a turn-around or back-up area is provided to the satisfaction of the Community Development Director. The project's parking layout in the northwest corner has 13 spaces with a dead end. Due to site constraints, the applicant proposes using the loading area as a backup area. Staff considers this acceptable, given the lower frequency of loading traffic typical for financial institutions, reducing the likelihood of parking area issues and congestion.

## **8. PUBLIC NOTICE**

Notice was provided to owners and tenants within 400 feet of the project on or before May 22, 2025, and the site was posted with a notice on or before that date.

## **9. ENVIRONMENTAL REVIEW**

The proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per State CEQA Guidelines Section 15303 (Class 3 - New Construction or Conversion of Small Structures) because the project consists of the construction of a new, small (<10,000 square foot in urbanized area) structure zoned for such use, not involving the significant use of hazardous substances, where all necessary public services are available, and where the area is not environmentally sensitive. There is no environmental public review or notice required for a categorical exemption.

## **10. ADVISORY BOARD RECOMMENDATION**

### Staff Review Committee:

On September 4, 2024, and December 4, 2024, the City's interdepartmental Staff Review Committee (SRC) reviewed the proposed plans and supplemental documents. On March 3, 2025, the SRC found the plans code compliant and recommended approval of the project.

Design Review Committee:

On April 16, 2025, a public meeting was held for the Design Review Committee (DRC) to review the plans. The DRC recommended approval of the project to the Planning Commission with additional conditions regarding the proposed landscaping on the site.

**11. ATTACHMENTS**

- Attachment 1 - Planning Commission Resolution No. PC 06-25
- Attachment 2 - Project Plans
- Attachment 3 - Landscape Plans
- Attachment 4 - Vicinity Map
- Attachment 5 - Digital Materials Board
- Attachment 6 - Design Review Committee Staff Report, April 16, 2025
- Attachment 7 - Design Review Committee Minutes, April 16, 2025





# Agenda Item

## Planning Commission

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**Item #:**

6/2/2025

**File #:** 25-0314

---

**TO:** Chair and Members of the Design Review Committee

**THRU:** Anna Pehoushek, Assistant Community Development Director

**FROM:** Angelo Huang, Assistant Planner

### 1. SUBJECT

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### 2. SUMMARY

A proposal to construct a 5,372 square-foot bank building with a drive-through ATM, parking lot, and landscaping on an existing surface parking lot at 2355 N. Tustin Street.

### 3. RECOMMENDED ACTION

1. Conduct and close Public Hearing.
2. Adopt Planning Commission Resolution No. 06-25 approving Conditional Use Permit No. 3230, Design Review No. 5151, and Minor Site Plan Review No. 1174 to construct a new 5,372 square-foot bank building with a drive-through ATM and related site improvements, located at 2355 N. Tustin Street.
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## 8. PUBLIC NOTICE

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## 9. ENVIRONMENTAL REVIEW

The proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per State CEQA Guidelines Section 15303 (Class 3 - New Construction or Conversion of Small Structures) because the project consists of the construction of a new, small (<10,000 square foot in urbanized area) structure zoned for such use, not involving the significant use of hazardous substances, where all necessary public services are available, and where the area is not environmentally sensitive. There is no environmental public review or notice required for a categorical exemption.

## 10. ADVISORY BOARD RECOMMENDATION

Staff Review Committee:

On September 4, 2024, and December 4, 2024, the City's interdepartmental Staff Review Committee (SRC) reviewed the proposed plans and supplemental documents. On March 3, 2025, the SRC found the plans code compliant and recommended approval of the project.

Design Review Committee:

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## 11. ATTACHMENTS

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**CONDITIONAL USE PERMIT NO. 3230  
DESIGN REVIEW NO. 5151  
MINOR SITE PLAN REVIEW NO. 1174**

**RESOLUTION NO. PC 06-25**

**A RESOLUTION OF THE PLANNING COMMISSION OF  
THE CITY OF ORANGE APPROVING CONDITIONAL USE  
PERMIT NO. 3230, DESIGN REVIEW NO. 5151, AND  
MINOR SITE PLAN REVIEW NO. 1174 TO CONSTRUCT A  
NEW 5,372-SQUARE-FOOT BANK BUILDING WITH A  
DRIVE-THROUGH ATM AND RELATED SITE  
IMPROVEMENTS, LOCATED AT 2355 N. TUSTIN STREET.**

**APPLICANT: BTPProp4, LLC – Stephen Thorp**

**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. 3230, Design Review No. 5151, and Minor Site Plan Review No. 1174, to construct a 5,372-square foot bank building with a drive-through ATM, parking lot, and landscaping at 2355 N. Tustin Street.

**WHEREAS**, the application for Conditional Use Permit No. 3230, Design Review No. 5151, and Minor Site Plan Review No. 1174, was filed by BTPProp4, LLC, in accordance with the provisions of the OMC; and

**WHEREAS**, the application for Conditional Use Permit No. 3230, Design Review No. 5151, and Minor Site Plan Review No. 1174, was processed in the time and manner prescribed by State and local law; and

**WHEREAS**, Conditional Use Permit No. 3230, Design Review No. 5151, and Minor Site Plan Review No. 1174 were reviewed by the Design Review Committee on April 16, 2025, which recommended project approval with conditions to the Planning Commission; and

**WHEREAS**, Conditional Use Permit No. 3230, Design Review No. 5151, and Minor Site Plan Review No. 1174 are categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per State CEQA Guidelines Section 15303 (Class 3 – New Construction or Conversion of Small Structures) because the project consists of the construction of a new, small structure (<10,000 square foot in urbanized area) zoned for such use, not involving the significant use of hazardous substances, where all necessary public services are available, and where the area is not environmentally sensitive. There is no public review or notice required for a categorical exemption; and

**WHEREAS**, the Planning Commission conducted one duly advertised public hearing on June 2, 2025, at which time interested persons had an opportunity to testify either in support of, or opposition to, the proposed Conditional Use Permit No. 3230, Design Review No. 5151, and Minor Site Plan Review No. 1174.

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Commission of the City of Orange hereby approves Conditional Use Permit No. 3230, Design Review No. 5151, and Minor Site Plan Review No. 1174, a proposal to construct a 5,372-square-foot bank building with a drive-through ATM, parking lot, and landscaping at 2355 N. Tustin Street, 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's General Plan.*

The Project is consistent with the City's General Plan Land Use and Economic Development Elements, as the development of a new commercial building on a previously vacant and underutilized site, featuring a drive-through ATM and enhanced site improvements, will bolster the area's economic viability. This project will contribute to the local economy by introducing a new revenue-generating business, fostering economic vitality, and creating job opportunities.

### *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. A new financial institution will provide services to the local community by providing banking services as well to the neighboring residential zones as well as the commercial businesses within the general vicinity.

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 have a financial institution at the proposed location is not anticipated to have any adverse effects to bordering land uses or create special problems, because the site is located within the Limited Business Tustin Redevelopment Project Area (C-TR) zoning district, which is intended to have commercial land uses that support the local community.

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 proposed financial institution will offer essential financial services to local businesses and residents, enhancing community convenience. The drive-through feature enables customers to efficiently access banking services, consistent with the high-traffic commercial nature of Tustin Street.

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.*

All project conditions maintain a purpose of preserving the general welfare of the City and community. Conditions specifically serve to manage project construction impacts, provide for site maintenance, address water quality, accommodate disabled person site access, protect or improve the public right-of-way, protect or improve utilities and accommodate aesthetics. Although the proposed parking layout includes a loading zone that deviates from the zoning code requirements in terms of size, the loading zone size is adequate and functional given the specific nature of the delivery vehicles associated with the bank use. Similarly, while the proposed parking layout omits a turnaround or backup area in the northwest corner of the parking lot as required by code, the limited use of the loading zone for short-term bank deliveries supports the dual function of the loading zone as a parking backup area.

*Design Review Findings:*

1. *The project design upholds community aesthetics through the use of an internally consistent, integrated design theme and is consistent with all adopted specific plans, applicable design standards and their required findings.*

The subject property is located along North Tustin Street and is subject to the Tustin Street Design Standards. The project has been reviewed and determined to be consistent with the Tustin Street Design Standards. The project was also reviewed by the Design Review Committee, which recommended Planning Commission approval subject to conditions.

*Minor Site Plan Review Findings:*

1. *The project design is compatible with surrounding development and neighborhoods.*

The surrounding development consists of commercial uses on all adjacent property lines. The proposed project will provide new landscaping and a new contemporary building design that enhances the Tustin Street corridor and complies with the North Tustin Street Design Standards.

2. *The project conforms to City development standards and any applicable special design guidelines or specific plan requirements.*

The project deviates from the City's development standards due to the non-standard dimensions of the loading area and the absence of a designated turnaround or backup area within the parking lot. However, the proposed loading area is sufficiently sized to accommodate the intended land use and typical size of delivery vehicles associated with banks, while also functioning effectively as a backup area for the parking lot. Based on this determination, the site is deemed to provide safe and efficient access for both vehicles and pedestrians.

3. *The project provides for safe and adequate vehicular and pedestrian circulation, both on and off site.*

The site currently deviates from the standard loading space and parking lot turnaround or backup requirements. However, the proposed loading area is sufficiently sized to accommodate the intended land use and typical size of delivery vehicles associated with banks, while also functioning effectively as a backup area for the parking lot. Based on this determination, the site is deemed to provide safe and efficient access for both vehicles and pedestrians.

*4. City services are available and adequate to serve the project.*

A review of the project with all City departments concludes that City services will be available and adequate to serve this site, including water, sewer, police and fire services.

*5. The project has been designed to fully mitigate or substantially minimize adverse environmental effects.*

No environmental effects have been identified for the project. The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per State CEQA Guidelines Section 15303 (Class 3 – New Construction or Conversion of Small Structures) because the project consists of the construction of a new, small (<10,000 square foot in urbanized area) structure zoned for such use, not involving the significant use of hazardous substances, where all necessary public services are available, and where the area is not environmentally sensitive.

## **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 15303 (Class 3 – New Construction or Conversion of Small Structures) because the project consists of the construction of a new, small (<10,000 square foot in urbanized area) structure zoned for such use, not involving the significant use of hazardous substances, where all necessary public services are available, and where the area is not environmentally sensitive. There is no environmental public review or notice required for a categorical exemption.

## **SECTION 3 – APPROVAL AND CONDITIONS OF APPROVAL**

The Planning Commission hereby approves Conditional Use Permit No. 3230, Design Review No. 5151, and Minor Site Plan Review No. 1174, with the following conditions:

*General Conditions:*

1. This project is approved as a precise plan. All work shall conform in substance and be maintained in general conformance with the plans (date stamped approved June 2, 2025, and in the project case file), including modifications required by the conditions of approval, and as recommended for approval by the Design Review Committee. After the application has been approved, if changes are proposed regarding the location or alteration of any use or structure, a changed plan may be submitted to the Community Development Director for approval. If the Community Development Director determines that the proposed change complies with the provisions and the spirit and intent of the approval action, and that the action would have been



the same for the changed plan as for the approved plan, the Community Development Director may approve the changed plan without requiring a new public meeting. If the Community Development Director determines that any proposed change is substantial, he may refer the plans to the Design Review Committee for subsequent review and determination.

2. The applicant agrees, as a condition of City's approval of Conditional Use Permit No. 3230, Design Review No. 5151, and Minor Site Plan No. 1174, 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 laws, including all City regulations. Violation of any of those laws in connection with the use may be cause for revocation of this permit.
4. The final approved conditions of approval shall be reprinted on the construction documents when submitting to the Building Division for the plan check process.
5. Building permits shall be obtained for all construction work, as required by the City of Orange, Community Development Department's Building and Safety Services. Failure to obtain the required building permits may be cause for revocation of this entitlement.
6. In conjunction with construction, all activity will be limited to the hours between 7:00 a.m. and 8:00 p.m. Monday through Saturday. No construction activity will be permitted on Sundays and Federal holidays.
7. Any graffiti shall be removed within 72 hours from the time the City of Orange Notice of Violation is received by the applicant/property owner.

8. Glare from any new or remodeled lighting on the premise shall be installed in such a way to direct, control, and screen the lighting to prevent off site light spillage onto adjoining properties and shall not be a nuisance to any point beyond the exterior boundaries of the property or cause illumination in residential districts in excess of 0.5 foot-candles. Prior to certificate of occupancy, the applicant shall contact the Orange Police Crime Prevention Bureau and set an appointment on-site to test all lighting to ensure it meets OMC standards.
9. In conjunction with the operation of the business, all loading areas and the trash enclosure shall be maintained and kept clean and free of debris.
10. Conditional Use Permit No. 3230, Design Review No. 5151, and Minor Site Plan No. 1174 shall become void if not vested within two years from the date of approval. Time extensions may be granted as specified in Title 17 of the Orange Municipal Code.

Police Department:

11. Security and design measures that employ defensible space concepts shall be utilized in development and construction plans. These measures incorporate the concepts of Crime Prevention through Environmental Design (CPTED), which involves considerations such as placement and orientation of structures, access and visibility of common areas, placement of doors, windows, addressing, and landscaping. CPTED promotes public safety, physical security and allows citizens the ability to monitor activity. It is based on five concepts to provide non-invasive and permanent measures to prevent and reduce crime: territoriality, natural surveillance, access control, activity support, and maintenance. The project shall also comply with the requirements contained in the City of Orange Municipal Code Chapter 15.52, Building Security Construction Standards reference Ordinance #6-22.

Subdivision:

12. Site grading shall conform to the latest California Building Code Section 1804. The ground immediately adjacent to the foundation shall be sloped away from the building at a slope of 5% for pervious surfaces, and 2% for impervious surfaces, at a minimum distance of 10 feet. (prior to grading permit)
13. All structural BMPs for water quality purposes shall be shown on the Grading Plan prior to issuance of grading permit. Water quality features shown on the Grading Plan must match WQMP.
14. Prior to building foundation construction, a Certificate Letter of Line and Grade shall be submitted to Public Works Construction Inspector demonstrating that the site grading and pad elevation are completed according to the grading plan.
15. An arborist report and tree removal permit shall be required prior to any tree removal.
16. The applicant shall show all sewer and storm drain lines on the Grading Plan prior to issuance of grading permit. Other utility lines, such as water lines, may also be shown on Grading Plan for reference.

17. Trash receptacle locations and details shall be included on the Grading Plan prior to issuance of grading permits. The trash storage area shall be constructed per Public Works Standard Plan 409.
18. Upon submittal of the grading plan for plan check, the applicant shall make a deposit to cover plan check and inspection services related to the grading activities.
19. Any soil imported or exported shall require a Transportation Permit from Public Works Traffic Division prior to issuance of grading permit.
20. The contractor shall obtain a Grading Permit from Public Works Department prior to start of any site demolition, clearing and grubbing, and grading.
21. Prior to grading permit issuance, a Drainage Assessment Letter shall be submitted for review and approval by Public Works. The Hydrology Study/Report shall comply with the Orange County Hydrology Manual and Addenda (OCHM). Design Storm Frequency at a minimum, shall be 10-year storm (25-year in a sump condition), and a 100-year storm event. Proposed improvements shall comply with freeboard requirements per OCHM and County Local Drainage Manuals.
22. Prior to issuance of grading permit plans preparation and submittals shall be per Development Services Plan Preparation Guidelines and Checklist, and Checklist for Submittal Packages.
23. The applicant shall submit a grading plan in compliance with City standards for review and approval by the Public Works Director prior to issuance of grading permit. All grading and improvements on the subject property shall be made in accordance with the Manual of Grading and Standard Plans and Specifications to the satisfaction of the Public Works Director. The applicant may be required to include Phased Erosion and Sediment Control Plans, Site Demolition Plan, and Utility Plan as parts of the grading plan.
24. Pavement restorations on streets, under Moratorium or with a Pavement Condition Index of 75 or greater, shall be done per Instruction 15 of the Encroachment Permit prior to issuance of certificate of occupancy.
25. The plans shall show that sanitary sewer system connecting from the buildings to public mainline shall be private and maintained by the property owner prior to building permit issuance.
26. The applicant shall repair any cracked, uneven, or damaged public sidewalk, curb and gutter along property frontage prior to issuance of certificate of occupancy.
27. All private ways shall conform to Engineering Standard Plan 108 and be documented on plans prior to issuance of grading permit.

28. Utilities serving the development, such as electric, cable television, street lighting and communication shall be installed underground, completed and approved by the appropriate utility provider prior to issuance of certificate of occupancy.
29. All works within public right-of-way and public utility easements will require Encroachment Permits, including sidewalk and driveway constructions and utility main and lateral constructions prior to issuance of grading permit.

Water:

30. Prior to issuance of encroachment permit, the applicant must prepare and provide product material submittals consistent with the water improvement plans for all proposed public water system facilities to the Water Division per the City of Orange Standard Specifications and Plans for the Construction of Water System for review and approval.
31. Plans submitted during plan check must show that the minimum separation requirements are met and that each of the various designer's plan sets match. The applicant's consultant preparing the improvement and utility plans must coordinate their plans with the consultants preparing the landscape, architectural, surface water quality management, fire master and/or fire suppression plans so that all designs are consistent.
32. Plans submitted during plan check must show that the water improvement plans are consistent with the fire suppression plans and or fire master plan. The applicant's consultant preparing the water improvement plans must coordinate their plans with the consultant preparing the fire suppression plans and/or fire master plan so that their designs concur.
33. Prior to approval of a water improvement plan, the applicant must satisfy all water main connection, plan check, and inspections charges as determined by the Water Division.
34. Prior to issuance of building permit, for the first phase of work, the applicant will be responsible for obtaining approval of all necessary encroachment permits from affected agencies for all public water construction work.
35. Prior to issuance of building permit, construction documents must show that permanent signs, awning, surface water quality management features or other structures are not built over water mains, laterals, services, meters, or fire hydrants as required by the Water Division.
36. Prior to issuance of building permit, the applicant must submit construction documents that show that an eight-foot minimum clearance is provided between City water mains, laterals, services, meters, fire hydrants, signs, or trees or other substantial shrubs and plants as required by the Water Division. The Water Division will review and approve the construction documents.
37. Prior to issuance of building permit, the applicant must submit construction documents that show that a six-foot minimum horizontal clearance and a one-foot minimum vertical clearance would be maintained between City water mains, laterals, services, meters, fire hydrants and all

other utilities, except sewer. The Water Division will review and approve the construction documents.

38. Prior to issuance of building permit, the applicant must submit construction documents that show that the installation of sewer mains in the vicinity of water mains is done per the Department of Public Works Water Division Standard No. 113 and will be approved by the Water Division.
39. Prior to issuance of building permit, the Water Division shall approve the type and location of landscaping services, fire services, and backflow prevention devices for proposed City services.
40. Prior to issuance of certificate of occupancy, the applicant shall be responsible for the installation of necessary fire hydrants and fire services as approved by the Fire Department and Water Division.
41. Prior to issuance of any grading permit or building permit, the applicant shall be responsible for the installation and/or relocation of the proposed or existing public water system facilities to a location and of a design per the improvement plans approved by the Water Division.
42. Prior to issuance of any grading permit, the applicant must construct all public and/or private improvements to the satisfaction of the Water Division. The applicant may be required to enter into an agreement with the City of Orange, and post security in a form and amount acceptable to the City Engineer and/or Water Division to ensure construction of said improvements.
43. Prior to issuance of any grading permit or building permit, the applicant must submit improvement plans to the Water Division for review and approval for any new fire hydrants, domestic water services, fire services, landscape services, backflow prevention devices, and any other proposed improvements or relocations affecting the public water system facilities.

Traffic:

44. In addition to other impact fees that may be applicable, the proposed project will be responsible for paying Transportation Systems Improvement Program (TSIP) fees based on the net change in land uses (proposed project minus existing credits), prior to issuance of building permit. For a complete list of development fees that may be applicable, please visit the City of Orange website: <https://www.cityoforange.org/our-city/departments/community-development/building-and-safety-services/forms-717>

Design Review Committee:

45. Landscape maintenance shall be performed in such a manner as to allow all trees to retain their full canopy height for screening and full canopy breadth for shade at point of maturity, except as required for public safety purposes.
46. The applicant shall work with staff to revise the preliminary landscape plans to substitute the existing landscaping with different species.

**ADOPTED** this 2<sup>nd</sup> day of June 2025.

---

Alison Vejar  
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 2<sup>nd</sup> day of June 2025, by the following vote:

AYES:

NOES:

RECUSED:

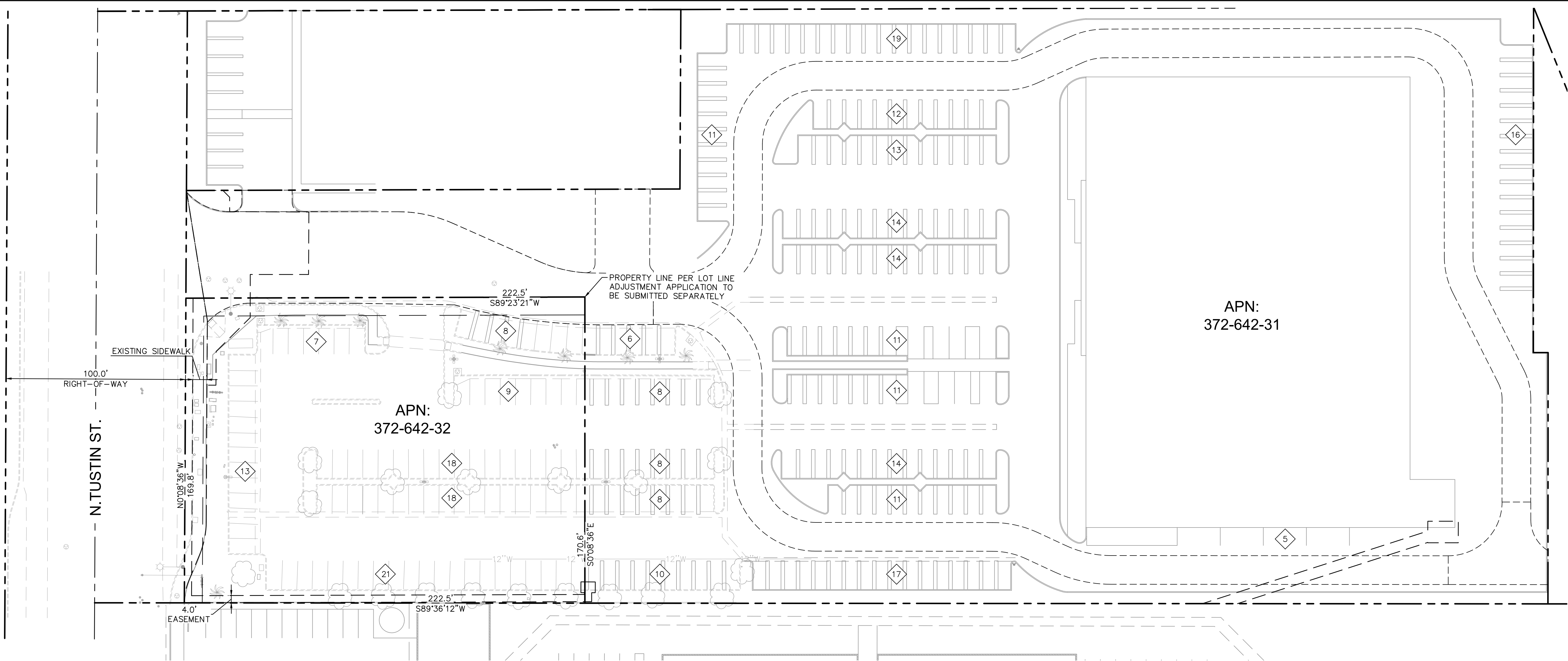
ABSENT:

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Anna Pehoushek, FAICP  
Assistant Community Development Director

Plotted By: Zuwawa, Ahmed Sheet Set: KHA Layout: OVERALL EXISTING CONDITIONS PLAN January 28, 2025 06:06:34pm K:\ORANGE\094688005 - BoA Orange\CAD\PlanSheets\Entitlement\OVERALL EXISTING CONDITIONS PLAN.dwg

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### PROJECT TEAM

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STHORP@BURNHAM-WARD.COM

**ARCHITECT**  
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BICKEL GROUP ARCHITECTURE  
3600 SW BIRCH ST, STE. 120  
NEWPORT BEACH, CA 92660  
(949) 698-3320  
JPHAM@BICKELGRP.COM

### SITE INFORMATION

ADDRESS: 2355 N TUSTIN ORANGE, CA  
ASSESSOR'S PARCEL NUMBER: 372-642-32

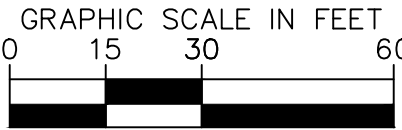
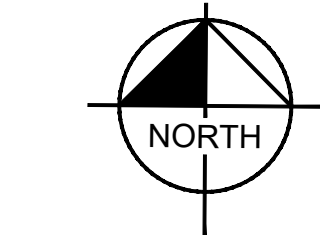
**CIVIL ENGINEER**  
AHMED ZUWAWA  
KIMLEY-HORN AND ASSOCIATES, INC.  
1100 TOWN & COUNTRY RD, STE. 700  
ORANGE, CA 92868  
(714) 705-1366  
AHMED.ZUWAWA@KIMLEY-HORN.COM

### APN 372-642-31 PARKING COUNT

REQUIRED PARKING: 1 SPACE PER 250 SF OF GFA =  
48,008 SF/250 = 192 SPACES  
GROSS FLOOR AREA: 48,008 SF  
EXISTING PARKING: 208 SPACES

### LEGEND

- PROPERTY LINE
- EXISTING EASEMENT
- BUILDING SETBACK
- CENTERLINE
- RIGHT-OF-WAY
- PARKING STALL COUNT



2355 N TUSTIN  
ORANGE, CA

SHEET NUMBER  
C100

OVERALL EXISTING  
CONDITIONS PLAN

KHA PROJECT  
194705001

DATE  
1/28/2025

SCALE AS SHOWN  
DESIGNED BY IV  
DRAWN BY KV  
CHECKED BY AZ

KimleyHorn

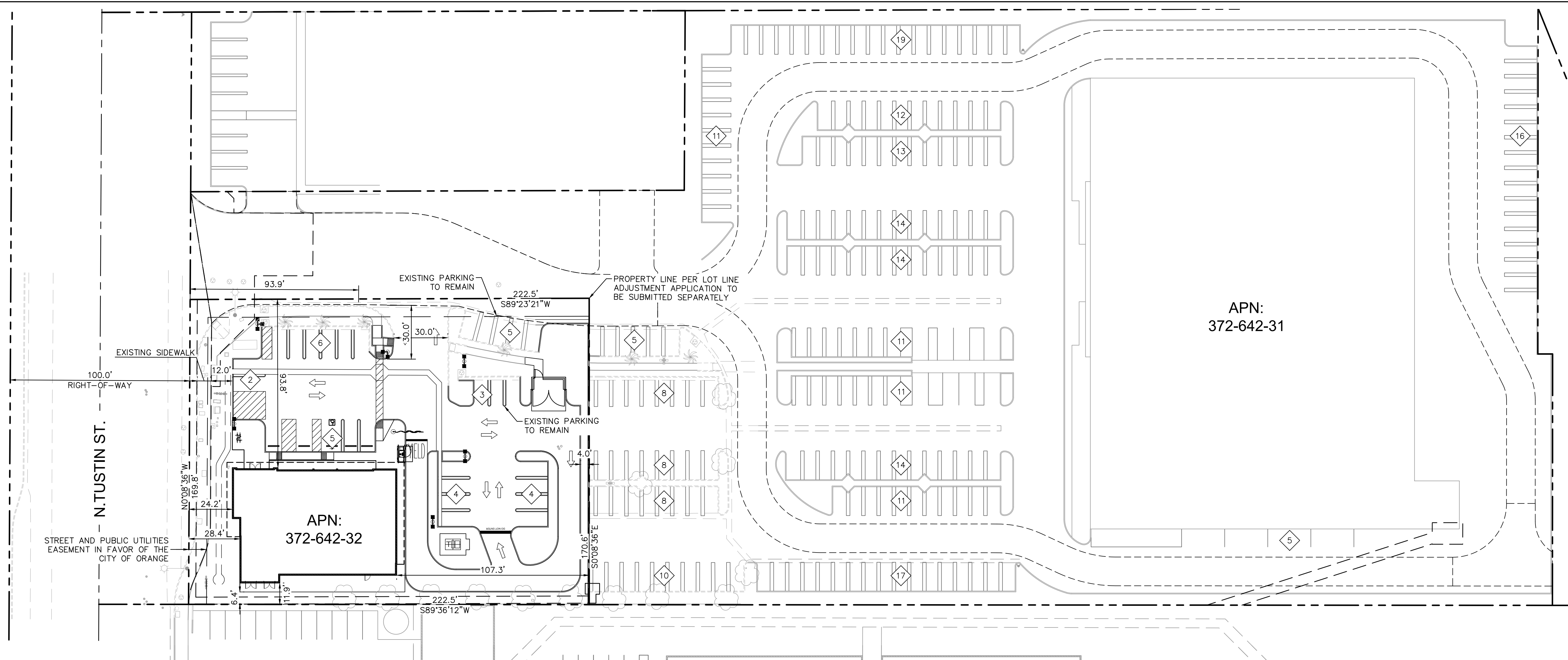
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ORANGE, CA 92868  
PHONE: 714-939-1030 FAX: 714-938-9488  
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REVISIONS

No.	DATE	BY

27











EXISTING USE	PROPOSED USE	ZONING DESIGNATION	GENERAL PLAN LAND USE DESIGNATION	OVERLAY DISTRICT	GROSS FLOOR AREA (GFA)
COMMERCIAL	BANK/FINANCIAL INSTITUTION	C-TR	GC	N/A	5,372 SF
ZONING STANDARDS					
DESCRIPTION	REQUIRED	EXISTING	PROPOSED	CONFORMS (YES/NO)	
LOT AREA	—	34,080 SF; 0.78 AC	37,867 SF; 0.87 AC	N/A	
MAX BUILDING HEIGHT	32 FT	N/A	20 FT	YES	
SETBACKS					
FRONT YARD	10 FT	24 FT	24.2 FT	YES	
REAR YARD	0 FT	0 FT	107.3 FT	YES	
SIDE YARD (INTERIOR)	0 FT	0 FT	11.9 FT	YES	
SIDE YARD (STREET SIDE)	10 FT	15 FT	93.8 FT	YES	
FLOOR AREA RATIO (FAR) UTILIZING GROSS FLOOR AREA	1.0 MAX	0.0	(5,372 SF)/(37,867 SF) = 0.14	YES	
LANDSCAPING					
FRONT YARD	10 FT	12 FT	12 FT	YES	
REAR YARD	4 FT, OR 6 FT IF ADJACENT TO PERPENDICULAR PARKING	0	4 FT	YES	
SIDE YARD (INTERIOR)	4 FT, OR 6 FT IF ADJACENT TO PERPENDICULAR PARKING	6 FT	6.4 FT	YES	
SIDE YARD (STREET SIDE)					
WHEN ADJACENT TO PERPENDICULAR PARKING	6 FT	6 FT	6 FT	YES	
PARKING AREA SCREENING FROM A PUBLIC STREET WITH 5-GALLON SHRUBS, 3 FEET ON CENTER	N/A	N/A	SCREENING PROVIDED ALONG WEST SIDE OF PROPERTY	YES	
TRASH ENCLOSURES REQUIRE A 4-FOOT-WIDE LANDSCAPE PLANTER ON AT LEAST TWO SIDES	(2) 4' WIDE	N/A	(1) 6 FT WIDE, (1) 17.5 FT WIDE	YES	
TREES REQUIRED, "UNLESS DETERMINED OTHERWISE THROUGH SITE PLAN REVIEW"	39	19	40	YES	
TREES TO BE REMOVED	N/A	N/A	6	N/A	
TREES TO BE ADDED	N/A	N/A	27	N/A	
EXISTING TREES TO BE PRESERVED	N/A	13	13	N/A	

ZONING STANDARDS				
DESCRIPTION	REQUIRED	EXISTING	PROPOSED	CONFORMS (YES/NO)
25% OF REQUIRED TREES SHALL BE 24-INCH BOX AND 75% SHALL BE IN 15-GALLON CONTAINERS	MINIMUM SIZE: 25% 24-INCH BOX & 75% 15-GALLON CONTAINERS	SOME EXISTING TREES TO REMAIN	MINIMUM SIZE: 24" BOX	YES
SHRUBS SHALL BE 5-GALLON EXCEPT FOR GROUND COVER	MINIMUM SIZE: 5-GALLON	EXISTING SHRUBS TO REMAIN	MINIMUM SIZE: 5-GALLON	YES
SHRUBS ARE ENCOURAGED AT THE FOUNDATION LINES OF ALL BUILDING ELEVATIONS SEEN FROM THE STREET IN A 5-FOOT MINIMUM WIDTH PLANTER. SHRUBS SHALL BE PLACED 3 FEET ON CENTER.	N/A	N/A	YES	YES
STREET TREES REQUIRED AS DETERMINED BY THE DESIGN REVIEW PROCESS	N/A	N/A	N/A	N/A
PERCENT OF PARKING AREA	N/A	N/A	68%	YES
IRRIGATED AREA TOTAL	N/A	N/A	9,371	N/A
IRRIGATED AREA ADDED	N/A	N/A	3,524	N/A
IRRIGATED AREA REMOVED	N/A	N/A	1,103	N/A
FENCE HEIGHT				
FRONT YARD	42 IN	—	—	N/A
INTERIOR SIDE YARD(S)	42 IN	42 IN	42 IN	YES
STREET SIDE YARD	42 IN	—	—	N/A
REAR YARD	8 FT MIN, 10 FT MAX	N/A	8 FT	YES
OFF STREET PARKING SPACES REQUIRED*	1 SPACES PER 250 SF OF GFA = 5,372/250 = 21.49 = 21 SPACES	94	21	YES
ACCESSIBLE PARKING SPACES REQUIRED	1	0	1	YES
DRIVE AISLE WIDTH	25 FT	25 FT	25 FT	YES
DRIVE AISLE ENTRY WIDTH AND DEPTH	30 FT X 30 FT	30 FT X 30 FT	30 FT X 30 FT	YES
LOADING ZONE	N/A	—	—	YES**
BICYCLE RACKS	1	0	1	YES
MOTORCYCLE PARKING SQUARE FEET	50 SF	0	117 SF	YES
TRASH ENCLOSURE SIZE	19 FT X 6 FT 10 IN	N/A	19 FT X 6 FT 10 IN	YES
LIGHTING				
KELVINS	N/A	4000K	4000K	YES
FIXTURE TYPE/BLINDER	N/A	HID SHOEBOX	LID	YES
PARKING LOT FOOT CANDLES	1 FOOT CANDLE	MIN: 0.6 FC MAX: 3.5 FC	MIN: 3.9 FC MAX: 7.4 FC	YES

### LEGEND

	PROPERTY LINE
	EXISTING EASEMENT
	BUILDING SETBACK
	CENTERLINE
	RIGHT-OF-WAY
	PARKING STALL COUNT

## DEFERRED SUBMITTALS

DEFERRED SUBMITTALS FOR THIS PROJECT SHALL INCLUDE (BUT NOT LIMITED TO) THE FOLLOWING:

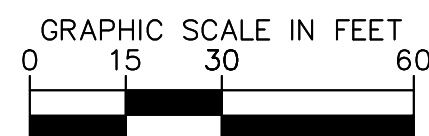
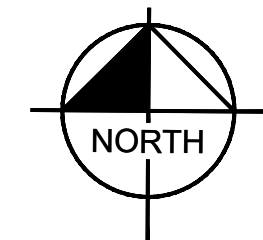
- FIRE SPRINKLER PLANS
- FIRE UNDERGROUND PLANS
- FIRE SPRINKLER MONITORING SYSTEM PLANS

### REQUIRED FIRE FLOW

TYPE OF CONSTRUCTION PER BUILDING CODE:	TYPE IIB
FIRE-FLOW CALCULATION AREA:	AREA: 5,372 S.F.
FIRE-FLOW BASED ON FIRE FLOW CALCULATION AREA:	1,500 GPM
REDUCTION FOR FIRE SPRINKLERS (MAXIMUM 50%):	1,500 GPM
TOTAL FIRE FLOW REQUIRED (MINIMUM 1,500 GPM):	1,500 GPM

- \* EXISTING PARKING SPACES ON THE PARCEL ARE LESS THAN THE STANDARD 9' X 18' AS REQUIRED PER OMC SECTION 17.34.110. (22) STANDARD DIMENSION PARKING SPACES ARE PROPOSED WITH THIS PROJECT. (8) NON STANDARD DIMENSION PARKING SPACES ARE INTENDED TO REMAIN AS COMPACT SPACES.

- \*\* LOADING ZONE IS IDENTIFIED WITHIN THE LIMITS OF PROPOSED PARKING SPACES AS LOADING SPACE IS NOT ANTICIPATED TO BE USED AS PART OF REGULAR SITE OPERATIONS.

[illegible]

**Kimley»»Horn**

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[WWW.KIMLEY-HORN.COM](http://WWW.KIMLEY-HORN.COM)

KHA PROJECT 194705001
DATE 2/21/2025
SCALE AS SHOWN
DESIGNED BY IV
DRAWN BY KV
CHECKED BY AZ

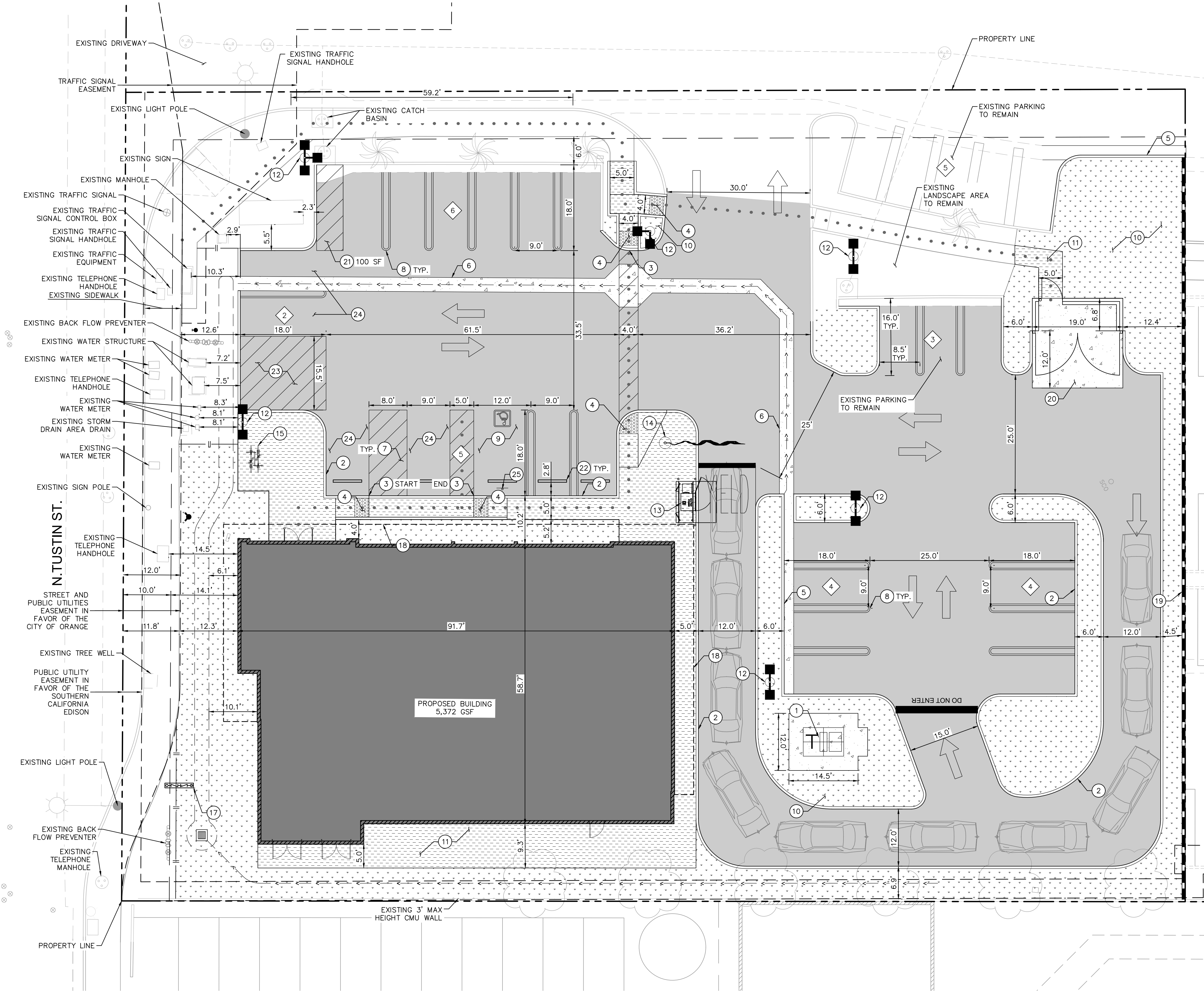
# OVERALL PROPOSED SITE PLAN

2355 N TUSTIN  
ORANGE, CA

SHEET NUMBER  
**C101**



Plotted By: Zuawa, Ahmed Sheet Set: KHA Layout: C200 PROPOSED SITE PLAN January 28, 2025 06:06:56pm K:\ORA\LOEVA\094688005 - BofA Orange\CAD\PlanSheets\Entitlement\HORIZONTAL CONTROL PLAN.dwg  
This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



## LEGEND

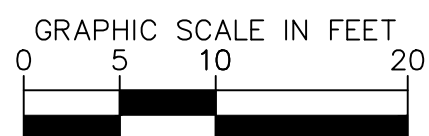
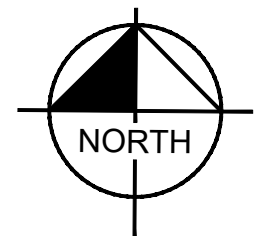
- PROPERTY LINE
- EXISTING EASEMENT
- BUILDING SETBACK
- CENTERLINE
- BUILDING OVERHANG
- CIVIL LIMIT OF WORK LINE
- ACCESSIBLE PATH OF TRAVEL
- LIMITS OF GRADING
- PROPOSED LANDSCAPE AREA PER LANDSCAPE PLANS
- PROPOSED STANDARD DUTY CONCRETE SIDEWALK
- PROPOSED HEAVY DUTY CONCRETE
- PARKING STALL COUNT

## SITE PLAN NOTES

- PROPOSED BUILDING TRANSFORMER
- PROPOSED 6" CONCRETE CURB
- PROPOSED 0" CONCRETE CURB
- PROPOSED CURB RAMP PER DETAIL 5, SHEET C600
- PROPOSED CURB AND GUTTER
- PROPOSED VALLEY GUTTER
- PROPOSED STRIPING PER DETAIL 2, SHEET C600
- PROPOSED STANDARD PARKING STALL PER DETAIL 6, SHEET C600 AND OMC SECTION 17.34.130
- PROPOSED VAN ACCESSIBLE PARKING STALL PER DETAIL 1, SHEET C600, DIMENSION PER PLAN
- PROPOSED LANDSCAPE AREA
- PROPOSED CONCRETE SIDEWALK
- PROPOSED LIGHT POST
- PROPOSED DRIVE-THRU ATM
- PROPOSED FLAG POLE
- PROPOSED BIKE RACK
- PROPOSED WATER METER
- PROPOSED BACK FLOW PREVENTER
- PROPOSED BUILDING CANOPY
- PROPOSED 8' CMU BLOCK WALL
- PROPOSED TRASH ENCLOSURE PER CITY OF ORANGE STD. PLAN 409.
- PROPOSED MOTORCYCLE PARKING
- PROPOSED WHEEL STOP
- PROPOSED LOADING SPACE AND VEHICLE TURNAROUND SPACE
- PROPOSED EV CAPABLE PARKING SPACES PER 2022 CALGREEN 5.106.5.3.1
- PROPOSED ACCESSIBLE PARKING SIGN PER DETAILS 3 AND 4, SHEET C600

## GENERAL NOTES

- KNOX BOX ACCESS SHALL BE PROVIDED AT THE MAIN ENTRY TO BUILDING EQUIPPED THROUGHOUT WITH A FIRE ALARM OR SPRINKLER MONITORING SYSTEM.
- A. THE FIRE DEPARTMENT CONNECTION SHALL NOT BE AFFIXED TO THE BUILDING.  
B. THE FIRE DEPARTMENT CONNECTION SHALL BE LOCATED AT LEAST 40 FEET AWAY FROM THE BUILDING.  
C. THE FIRE DEPARTMENT CONNECTION SHALL BE LOCATED ON THE ADDRESS SIDE OF THE BUILDING.  
D. THE FIRE DEPARTMENT CONNECTION SHALL BE LOCATED WITHIN 40 FEET OF A HYDRANT ON THE SAME SIDE OF THE STREET AS THE HYDRANT.  
E. THE FIRE DEPARTMENT CONNECTION SHALL NOT PROVIDE PRESSURE TO AN ON-SITE HYDRANT.  
F. THE LOCATION OF THE FIRE DEPARTMENT CONNECTION SHALL BE APPROVED BY THE FIRE DEPARTMENT.



**Kimley»Horn**  
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1100 W TOWN AND COUNTRY ROAD, SUITE 700,  
ORANGE, CA 92668  
PHONE: 714-939-1030 FAX: 714-938-9488  
WWW.KIMLEY-HORN.COM

**PROPOSED SITE  
PLAN**

**2355 N TUSTIN  
ORANGE, CA**

SHEET NUMBER  
**C200**

REVISIONS  
No. DATE BY



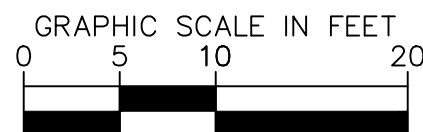
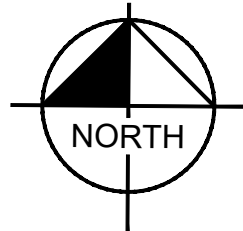


Diagram illustrating the cross-section of a bioswale. The diagram shows a cross-section of a bioswale with the following dimensions and materials:

- Overall width: 5'
- Top width: 3'
- Top layer thickness: 4"
- Minimum depth: 30" MIN
- Proposed planting to be provided within limits of bioswale
- 3H:1V MAX slope
- Mixture of 50% sand and 50% silty loam
- 8" perforated subdrain

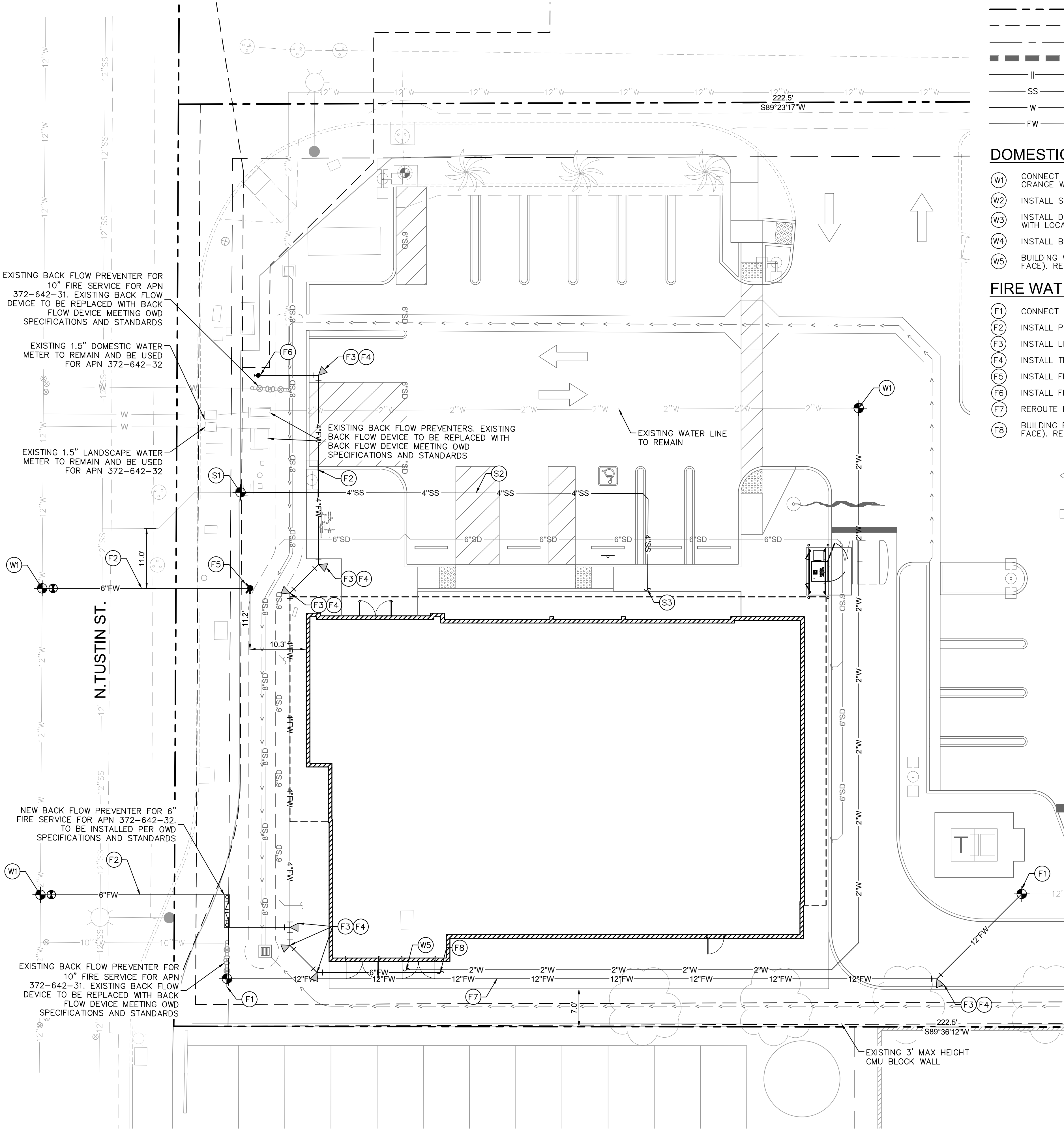
BIOSWALE CROSS SECTION  
NTS

SHEET NUMBER  
**C300**

No.	REVISIONS	DATE	BY
-----	-----------	------	----



Plotted By: Zuawwa, Ahmed Sheet Set: KHA Layout: PROPOSED UTILITY PLAN February 21, 2025 04:23:36pm K:\ORA\_LOEVA\094686005 - BofA Orange\CAD\PlanSheets\Entitlement\C300 PRELIMINARY UTILITY PLAN.dwg  
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## LEGEND

---	PROPERTY LINE
---	BUILDING SETBACK LINE
---	CENTERLINE
---	CIVIL LIMIT OF WORK LINE
---	LIMITS OF GRADING
SS	PROPOSED SANITARY SEWER PIPE
W	PROPOSED WATER PIPE
FW	PROPOSED FIRE WATER PIPE

## DOMESTIC WATER

- (W1) CONNECT TO EXISTING WATER MAIN. COORDINATE TAP WITH ORANGE WATER DIVISION
- (W2) INSTALL SCHEDULE 80 PVC DOMESTIC WATER PIPE. SIZE PER PLAN
- (W3) INSTALL DOMESTIC WATER METER. SIZE PER PLAN. COORDINATE WITH LOCAL WATER PURVEYOR
- (W4) INSTALL BACK FLOW PREVENTER
- (W5) BUILDING WATER POINT OF CONNECTION (5-FT FROM BUILDING FACE). REFER TO MEP PLAN FOR CONTINUATION

## FIRE WATER

- (F1) CONNECT TO EXISTING FIRE WATER LINE
- (F2) INSTALL PVC C900, CLASS 200, FIRE WATER LINE. SIZE PER PLAN
- (F3) INSTALL LINE SIZE PVC C-900 BEND. ANGLE PER PLAN
- (F4) INSTALL THRUST BLOCK
- (F5) INSTALL FIRE HYDRANT PER ORANGE WATER DIVISION STANDARDS
- (F6) INSTALL FIRE DEPARTMENT CONNECTION
- (F7) REROUTE EXISTING 12" FIRE WATER LINE
- (F8) BUILDING FIRE WATER POINT OF CONNECTION (5-FT FROM BUILDING FACE). REFER TO MEP PLAN FOR CONTINUATION

## SEWER

- (S1) CONNECT TO EXISTING SANITARY SEWER STUB AT PROPERTY LINE
- (S2) INSTALL SDR-35 PVC SEWER LATERAL. SIZE PER PLAN
- (S3) BUILDING SEWER POINT OF CONNECTION (5-FT FROM BUILDING FACE). REFER TO MEP PLAN FOR CONTINUATION

## IRRIGATION

NOTE: SEPARATE METERED WATER SERVICE AND BACKFLOW DEVICE TO BE PROVIDED FOR IRRIGATION LINE. FINAL LOCATION TO BE DETERMINED DURING PERMIT SUBMITTAL.

## REQUIRED FIRE FLOW

TYPE OF CONSTRUCTION PER BUILDING CODE:	TYPE IIB
FIRE-FLOW CALCULATION AREA:	AREA: 5,372 S.F.
FIRE-FLOW BASED ON FIRE FLOW CALCULATION AREA:	1,500 GPM
REDUCTION FOR FIRE SPRINKLERS (MAXIMUM 50%):	1,500 GPM
TOTAL FIRE FLOW REQUIRED:	1,500 GPM



## CITY OF ORANGE

WATER DIVISION      PHONE: (714) 288-2475      FAX: (714) 744-2973      www.cityoforange.org

### HYDRANT PRESSURE INQUIRY

The information presented in this document is provided as a courtesy and may be used for reference purposes only. Contact Orange Fire Department at (714) 288-2541 to schedule a flow test for system design.

Date: 10/1/2024

Location: 2355 N Tustin St, Orange, CA, 92865

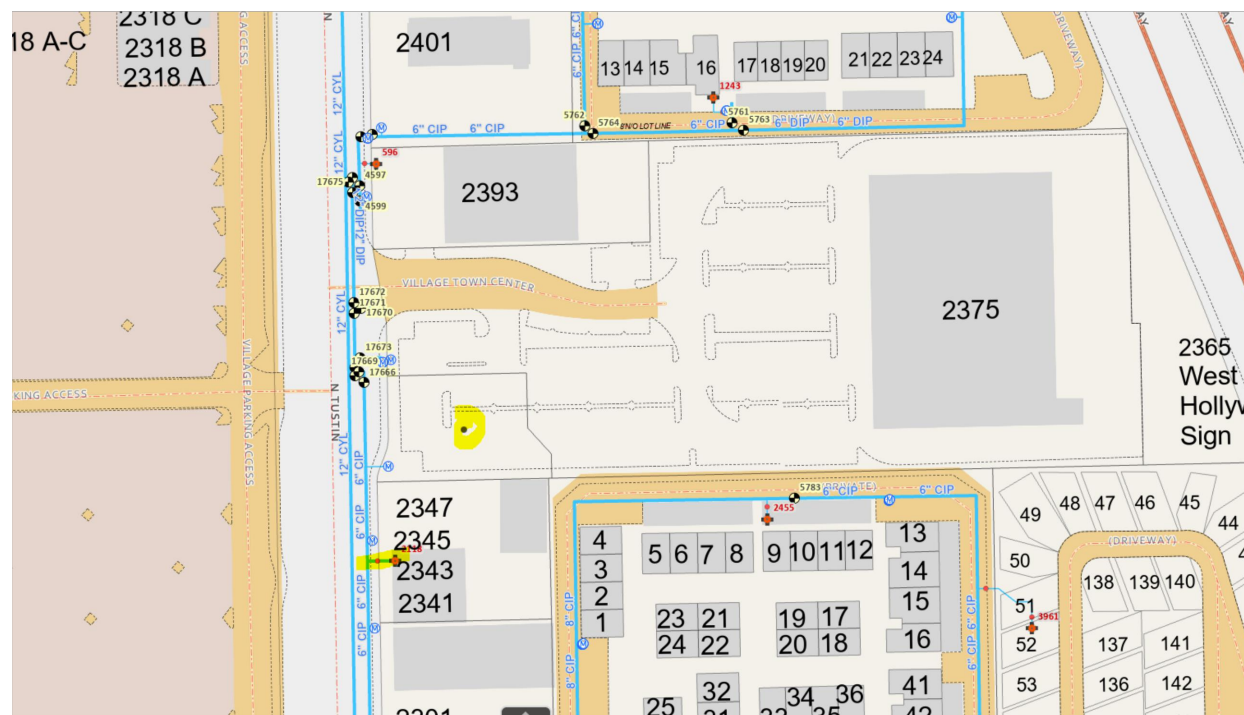
Information provided by: Chris Mielke

The City does not collect or provide pressure information for individual addresses or private systems.

The information that is provided is the latest available data from nearby City of Orange hydrant(s). This information is collected when hydrants go through a routine flushing. This is rough information and may only be used for reference purposes only. It cannot be used for official design calculations and submittals and it is not valid for design of fire systems.

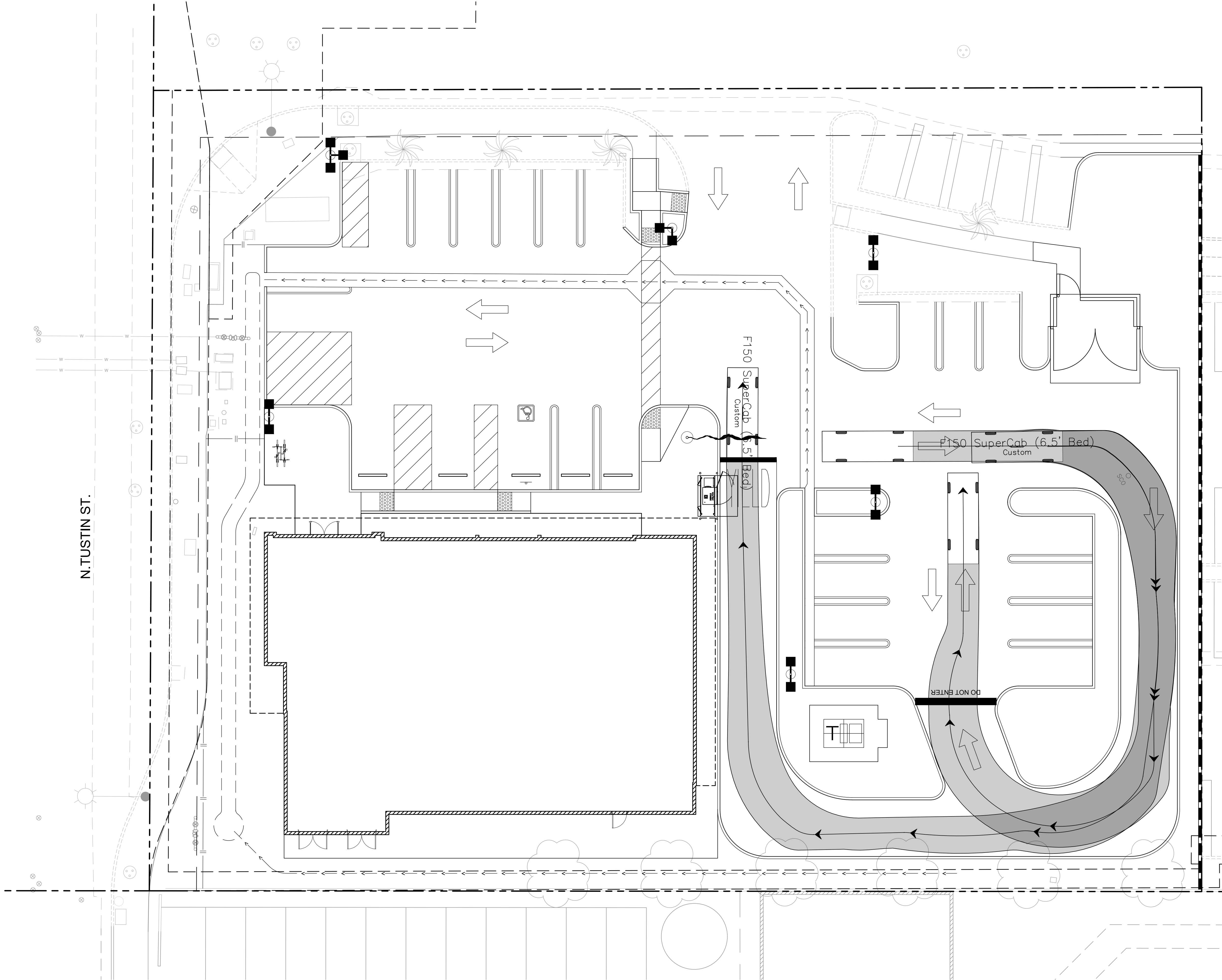
Hydrant #	Flush Performed (Month-YY)	Static Pressure (PSI)	Residual Pressure (PSI)	Observed Flow (GPM)	Flow at 20 PSI (GPM)	Time Flush (Min)
2118	Nov-23	50	48	1163.938143	5023.647756	1

Please see the below map for hydrant reference.



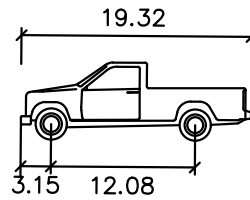


Plotted By: Zuawa, Ahmed Sheet Set: KHA Layout: VEHICULAR TURNING MOVEMENT January 28, 2025 06:07:26pm K:\ORA\_LDEV\094688005 - B61A Orange\CAD\PlanSheets\Entitlement\VEHICULAR TURNING MOVEMENT.dwg  
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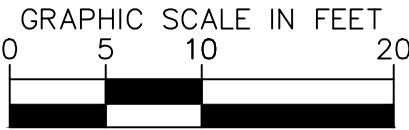
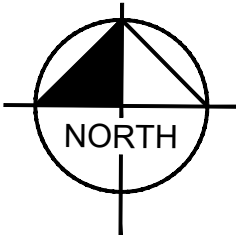


LEGEND

- PROPERTY LINE
- EXISTING EASEMENT
- BUILDING SETBACK
- CENTERLINE
- BUILDING OVERHANG
- CIVIL LIMIT OF WORK LINE

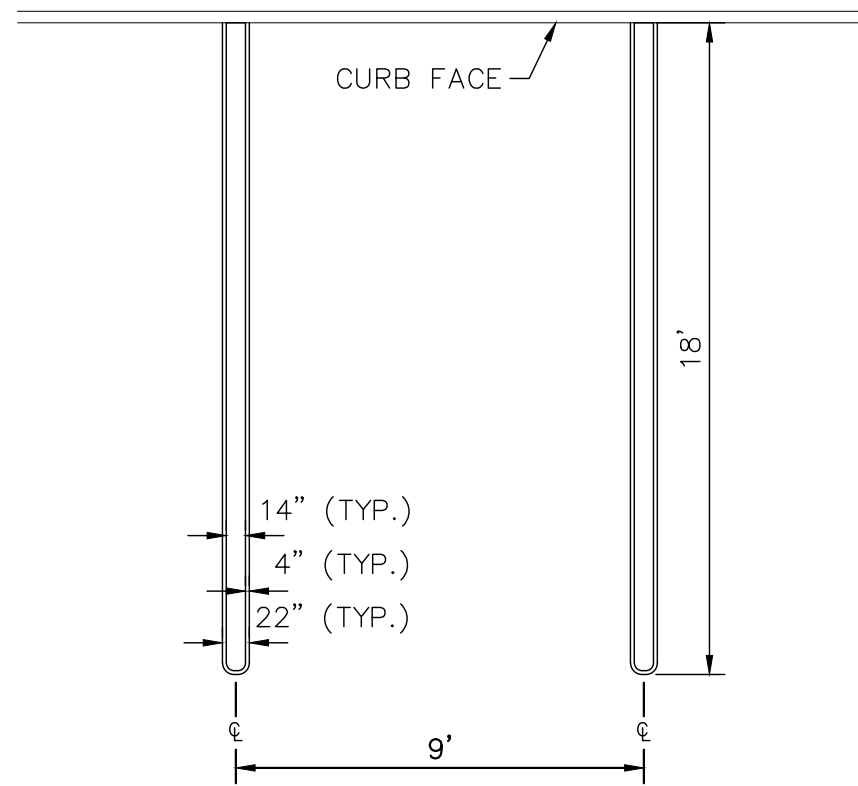


F150 SuperCab (6.5' Bed)  
feet  
Width : 6.50  
Track : 6.50  
Lock to Lock Time : 6.0  
Steering Angle : 31.5

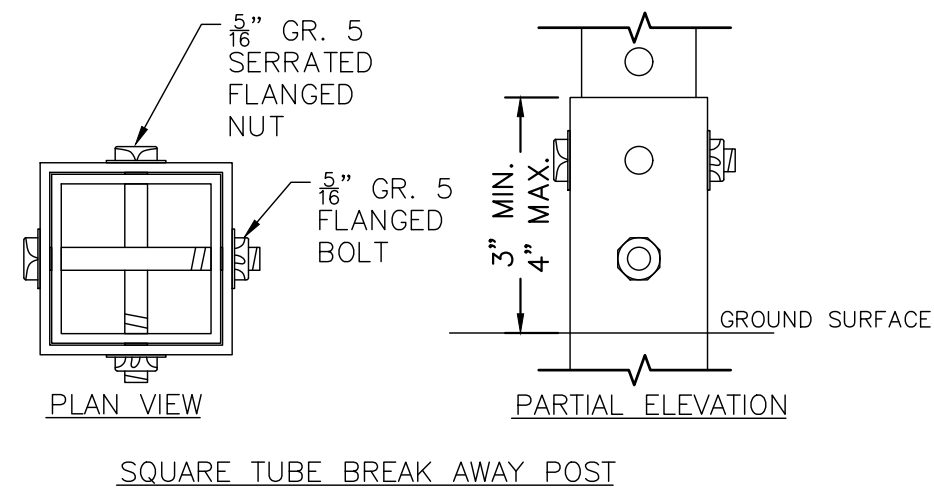


2355 N TUSTIN ORANGE, CA	VEHICULAR TURNING MOVEMENT	KHA PROJECT 194705001 DATE 1/28/2025 SCALE AS SHOWN DESIGNED BY IV DRAWN BY KV CHECKED BY AZ	Kimley»Horn			© 2024 KIMLEY-HORN AND ASSOCIATES, INC. 1100 W TOWN AND COUNTRY ROAD, SUITE 700, ORANGE, CA 92668 PHONE: 714-939-1030 FAX: 714-938-9488 WWW.KIMLEY-HORN.COM	No.	REVISIONS		BY	DATE

SHEET NUMBER  
C500



### STANDARD 90° PARKING STALL STRIPING



NOTES:

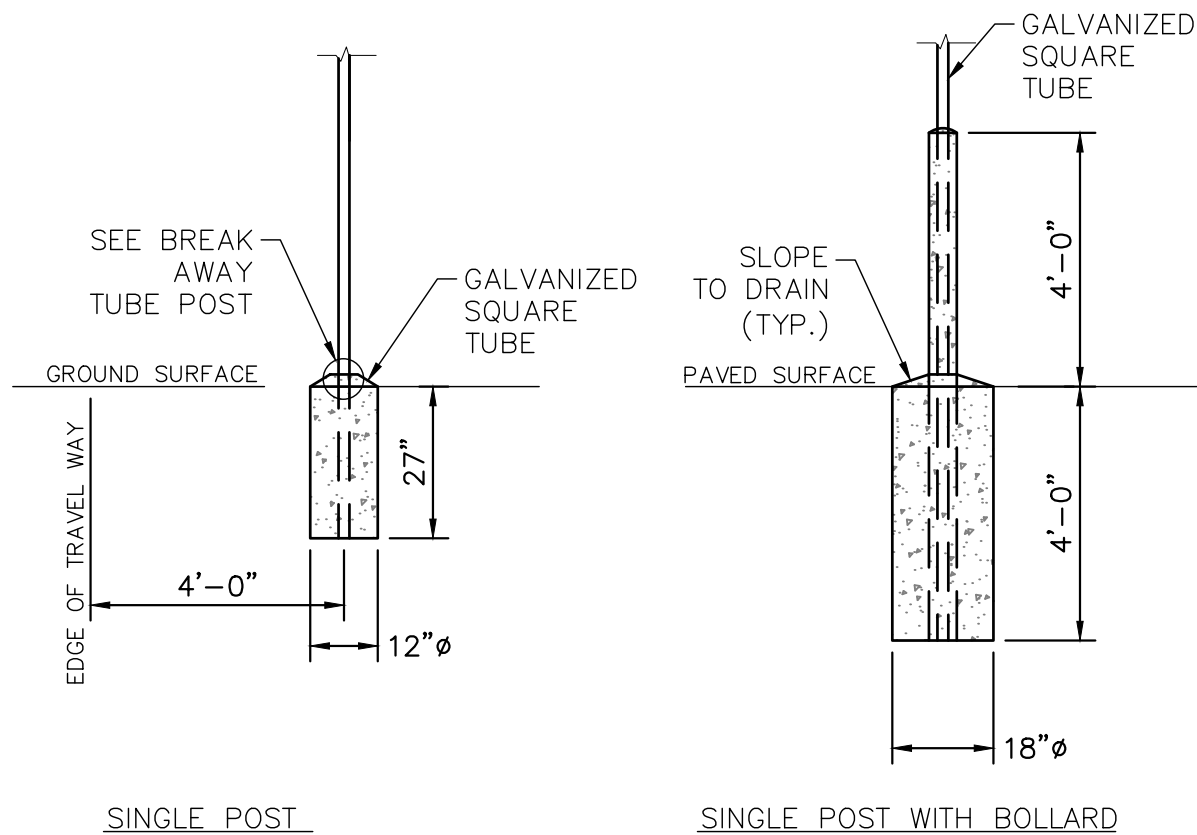
1. GALVANIZED SQUARE TUBE

POST TUBES - 2"x2"x3/16" 14ga  
POST TUBE SHALL MEET ASTM A1011 GRADE 50.  
POST TUBE GALVANIZED AS PER ASTM A653 GRADE 90.

ANCHOR TUBE - 2-1/4"x2-1/4"x3/16" 14ga  
HEAVY DUTY ANCHOR TUBE SHALL MEET ASTM A500 GRADE B.  
STRUCTURAL TUBE AND STEEL SHALL BE HOT DIP GALVANIZED PER  
ASTM A123.

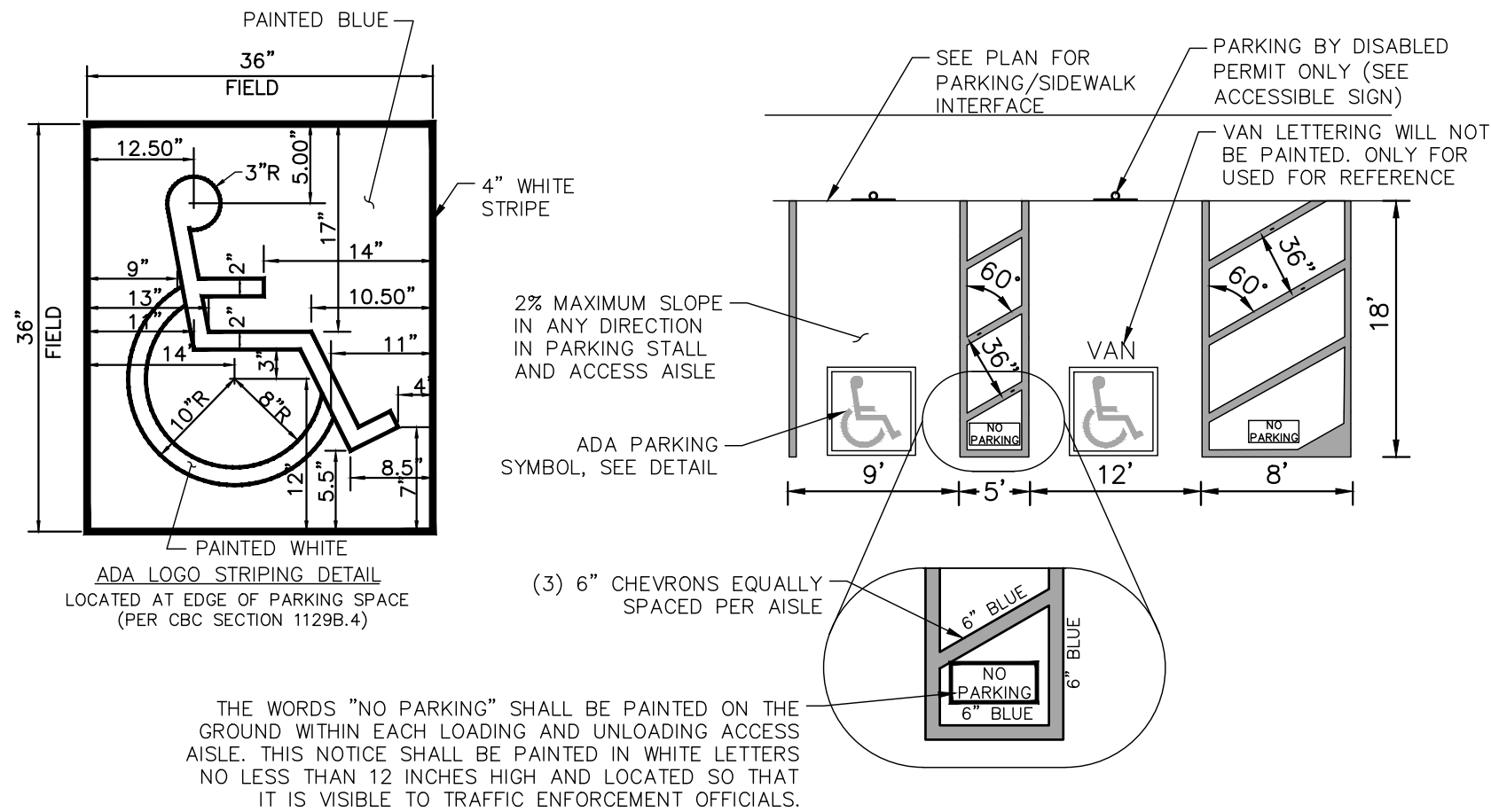
THE UPPER SIGN POST SHALL TELESCOPE INSIDE THE ANCHOR TUBE  
A MINIMUM OF 12". THE ANCHOR TUBE SHALL BE A MINIMUM 27"  
DEEP WITH 3" MIN. 4" MAX. EXPOSED ABOVE FINISH GRADE.

SIGN BASE DETAIL  
N.T.S.

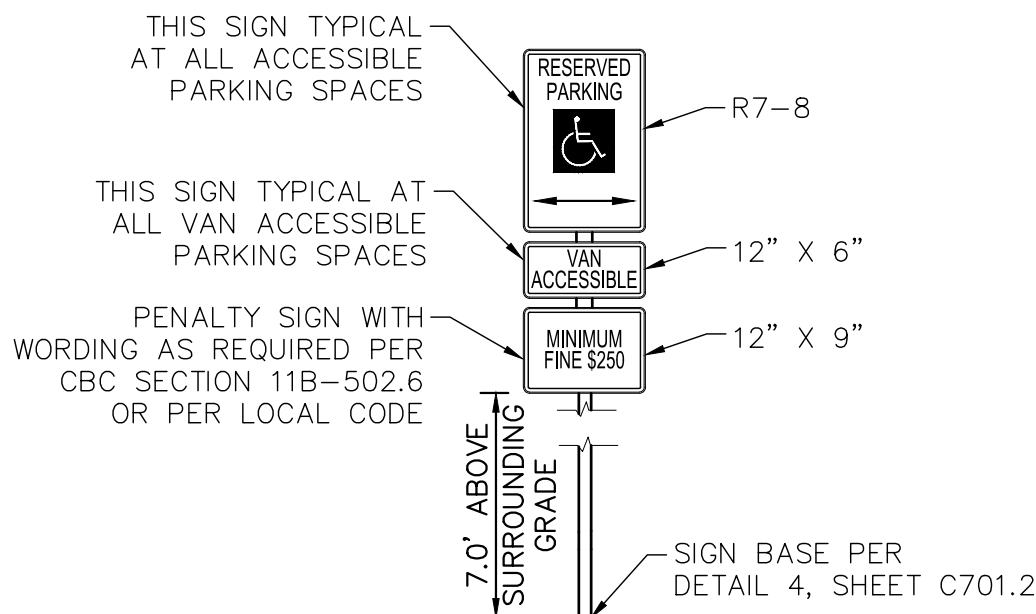


SINGLE POST

SINGLE POST WITH BOLLARD



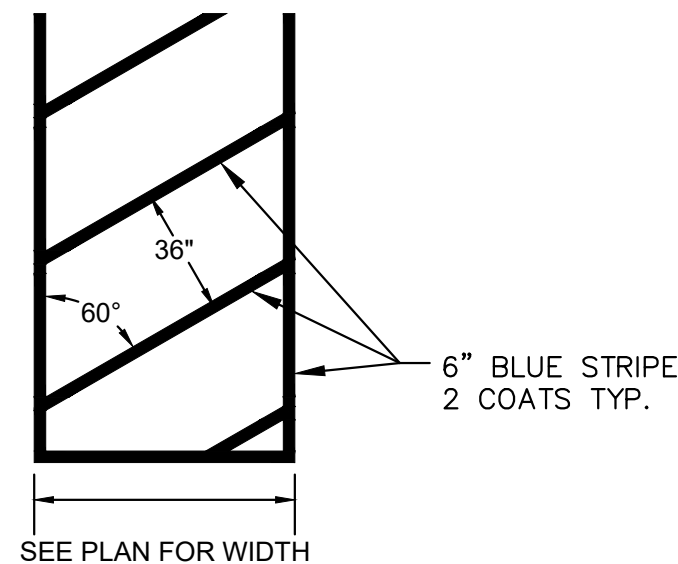
ACCESSIBLE PARKING STRIPING  
N.T.S.



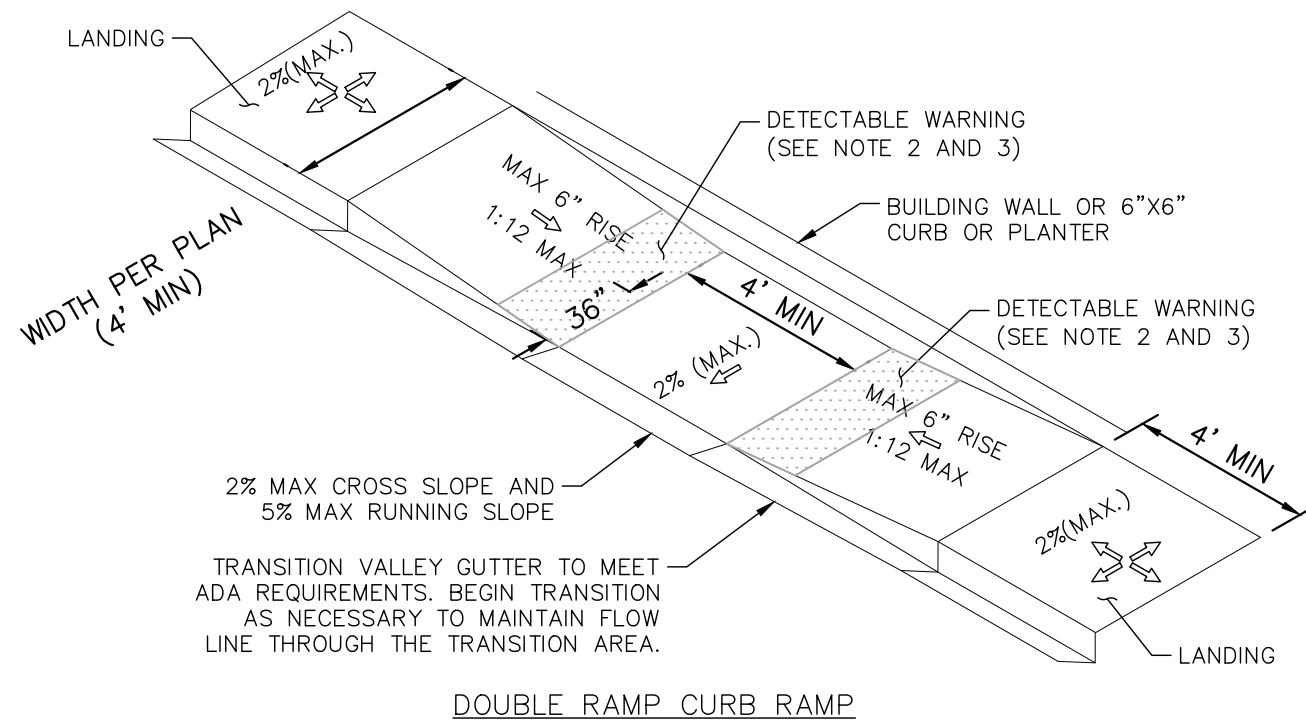
NOTES:

1. SIGNS SHALL CONFORM WITH THE MOST CURRENT CALIFORNIA MUTCD STANDARDS.
2. SIGNS SHALL BE MOUNTED ON A POST PER DETAIL 4.

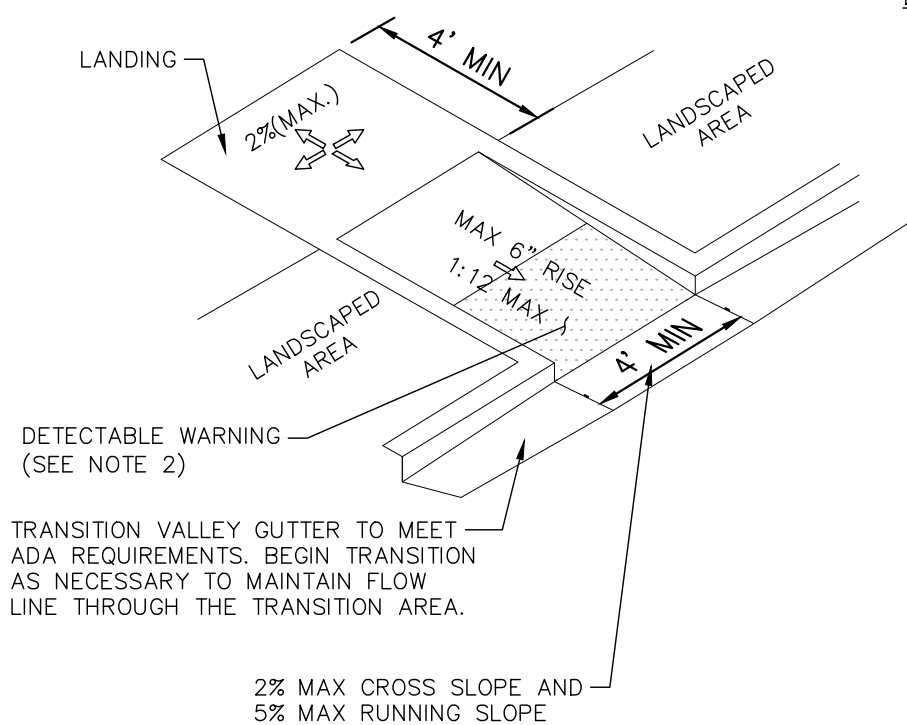
ACCESSIBLE PARKING SIGN DETAIL  
N.T.S.



ADA PATH-OF-TRAVEL STRIPING  
N.T.S.



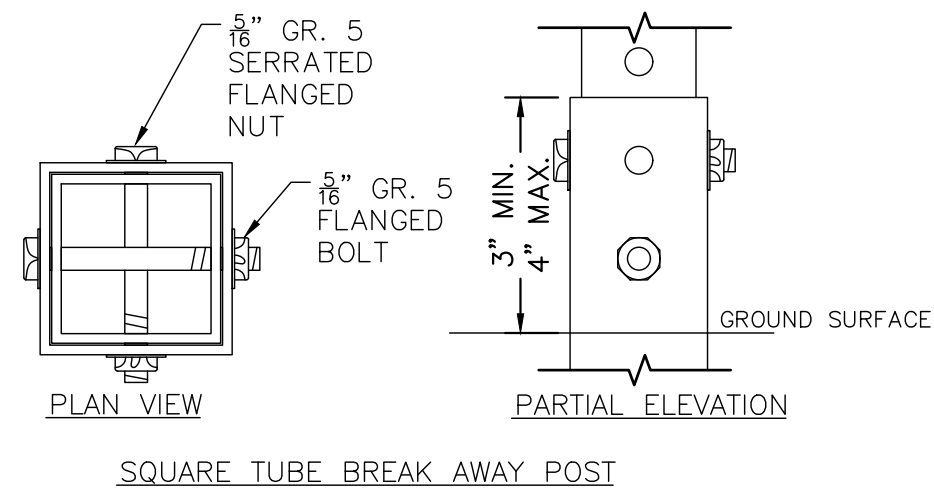
DOUBLE RAMP CURB RAMP

IN-LINE CURB RAMP

NOTES:

1. ALL ACCESSIBLE COMPONENTS CONSTRUCTED AS PART OF THESE PLANS SHALL COMPLY WITH THE LOCAL, STATE, AND FEDERAL REGULATIONS WHICHEVER ARE MORE STRINGENT.
2. CURB RAMPS SHALL HAVE A DETECTABLE WARNING EXTENDING THE FULL WIDTH OF THE CURB RAMP AND 3' DEEP. GROOVED SURFACES ON OUTDOOR CURB RAMPS ARE NOT PERMITTED. VERIFY LOCAL REQUIREMENTS WITH THE BUILDING DEPARTMENT. REFER TO TRUNCATED DOMES DETAIL AND REQUIREMENTS IN THE CALIFORNIA BUILDING CODE.
3. PARALLEL CURB RAMPS SHALL HAVE A DETECTABLE WARNING EXTENDING 36" DEEP ALONG THE FLUSH TRANSITION BETWEEN STREET AND SIDEWALK. REFER TO TRUNCATED DOMES DETAIL.
4. PUBLIC SIDEWALK CURB RAMPS CONSTRUCTED WITHIN A PUBLIC RIGHT- OF -WAY, IN ABSENCE OF LOCAL ROADWAY GUIDELINES, SHALL MEET OR EXCEED LOCAL REGULATIONS.
5. CURB RAMP SURFACES (FLARES AND RAMP) SHALL HAVE A DIFFERENT TEXTURE FROM THE SURROUNDING PAVEMENT.
6. CURB RAMPS SHALL BE CONCRETE WITH STRENGTH OF 2500 PSI.
7. INSTALL 1/4" EXPANSION JOINT FILLER MATERIAL BETWEEN A NEW CURB RAMP AND THE EXISTING SIDEWALKS.
8. WATER PONDING WITHIN THE CURB RAMP LIMITS IS NOT ALLOWED.
9. NO GRADE BREAK IS ALLOWED ALONG THE RAMP SURFACE.
10. CROSS SLOPE OF THE CURB RAMP SURFACE SHALL BE LESS THAN 2%.
11. TRANSITION CHANGE IN ELEVATION IS NOT TO EXCEED 1/2" WITHIN AN ACCESSIBLE ROUTE.
12. DIAGONAL CURB RAMP SIDE SLOPE VARIES UNIFORMLY FROM A MAXIMUM OF UP TO 10% AT CURB TO CONFORM WITH LONGITUDINAL SIDEWALK SLOPE ADJACENT TO TOP OF THE RAMP.

ACCESSIBLE RAMP DETAIL  
N.T.S.



SQUARE TUBE BREAK AWAY POST

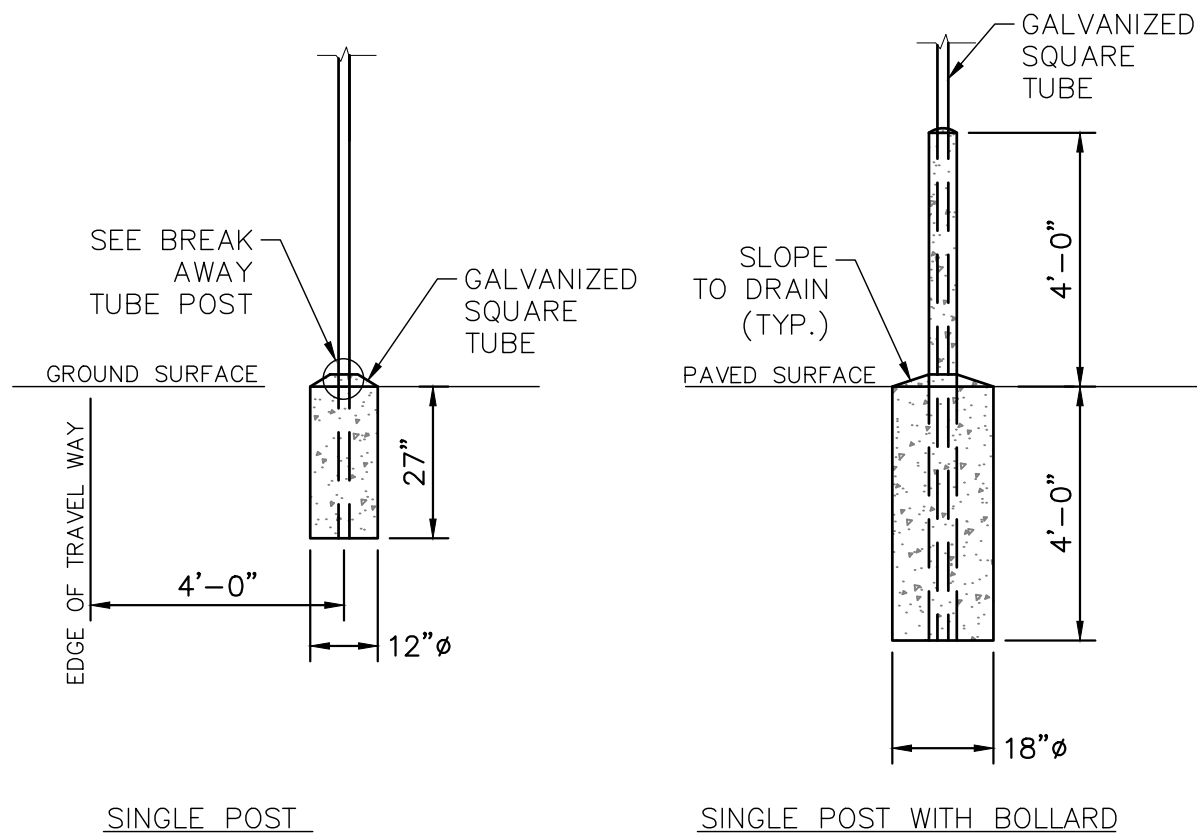
1. GALVANIZED SQUARE TUBE

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POST TUBE GALVANIZED AS PER ASTM A653 GRADE 90.

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STRUCTURAL TUBE AND STEEL SHALL BE HOT DIP GALVANIZED PER  
ASTM A123.

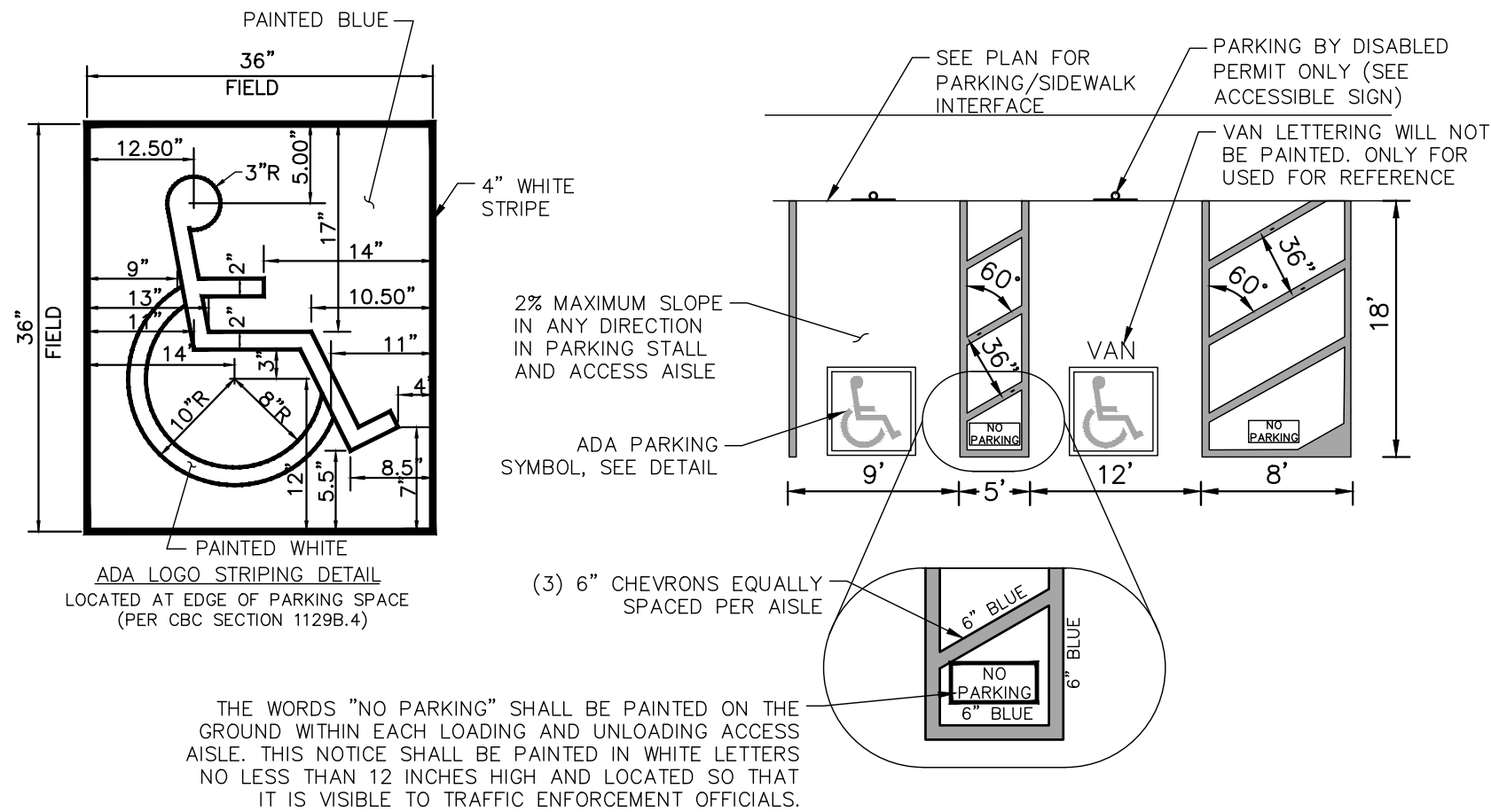
THE UPPER SIGN POST SHALL TELESCOPE INSIDE THE ANCHOR TUBE  
A MINIMUM OF 12". THE ANCHOR TUBE SHALL BE A MINIMUM 27"  
DEEP WITH 3" MIN. 4" MAX. EXPOSED ABOVE FINISH GRADE.

SIGN BASE DETAIL  
N.T.S.



SINGLE POST

SINGLE POST WITH BOLLARD



ACCESSIBLE PARKING STRIPING  
N.T.S.

[illegible]

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PHONE: 714-939-1030 FAX: 714-938-9488  
[WWW.KIMLEY-HORN.COM](http://WWW.KIMLEY-HORN.COM)

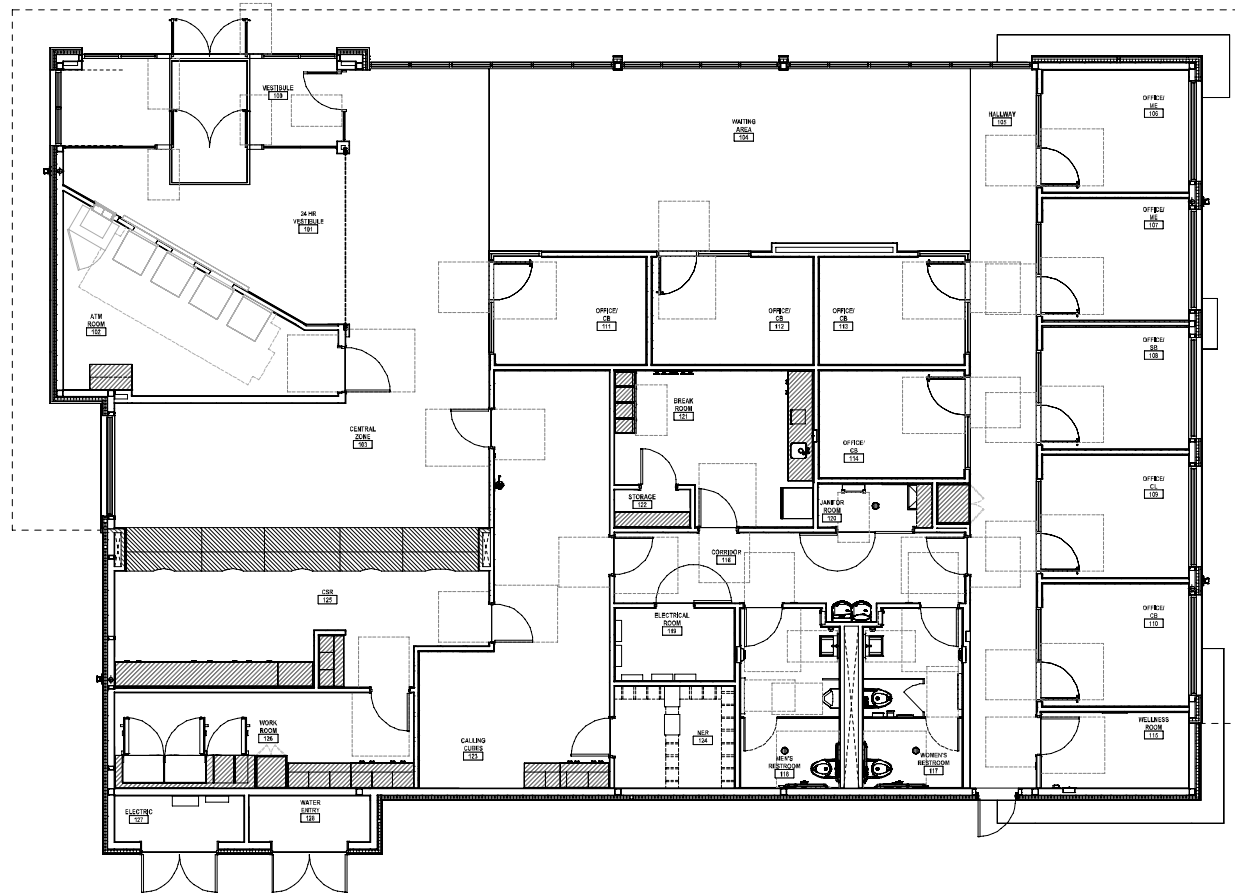
KHA PROJECT 194705001	DATE 1/28/2025	SCALE AS SHOWN	IV
DESIGNED BY	IV	DRAWN BY	KV
CHECKED BY	AZ		

## DETAILS

2355 N TUSTIN  
ORANGE, CA

SHEET NUMBER  
**C600**





1 CONSTRUCTION PLAN  
1/4" = 1'-0"

DELTA	ISSUE	DESCRIPTION	DATE
-------	-------	-------------	------

IA | INTERIOR  
ARCHITECTS

**LOS ANGELES**  
515 SOUTH FIGUEROA STREET,  
SUITE 2050  
LOS ANGELES, CA, 90071  
TEL 213.623.2164

AND THE USER AGREES TO ACCEPT AND HOLD HARMLESS THE PROVIDER AND RELEASE THE PROVIDER AND THE USER FROM AND AGAINST ALL LIABILITY, INCLUDING REASONABLE ATTORNEY'S FEES, IN CONNECTION WITH THE USER'S USE OF THE WEBSITE, INCLUDING THE USER'S NEGLIGENCE OR WILLFUL MISUSE OF THE WEBSITE OR THE USER'S NEGLIGENCE OR WILLFUL MISUSE OF THE WEBSITE OR THE USER'S NEGLIGENCE OR WILLFUL MISUSE OF THE WEBSITE.

Owner Approval	
1734CX, 1134, C/B	1981-1987
Job No.	Scale

## CONSTRUCTION PLAN

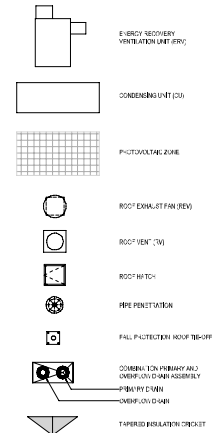
A02.01

ORANGE VILLAGE

2355 N TUSTIN ST  
ORANGE, CA 92865

SERIAL NUM./MANH. ID: CA7-243  
VERSION: -  
BULLETIN: 02-2024

LEGEND



DATE: 10/11/2024

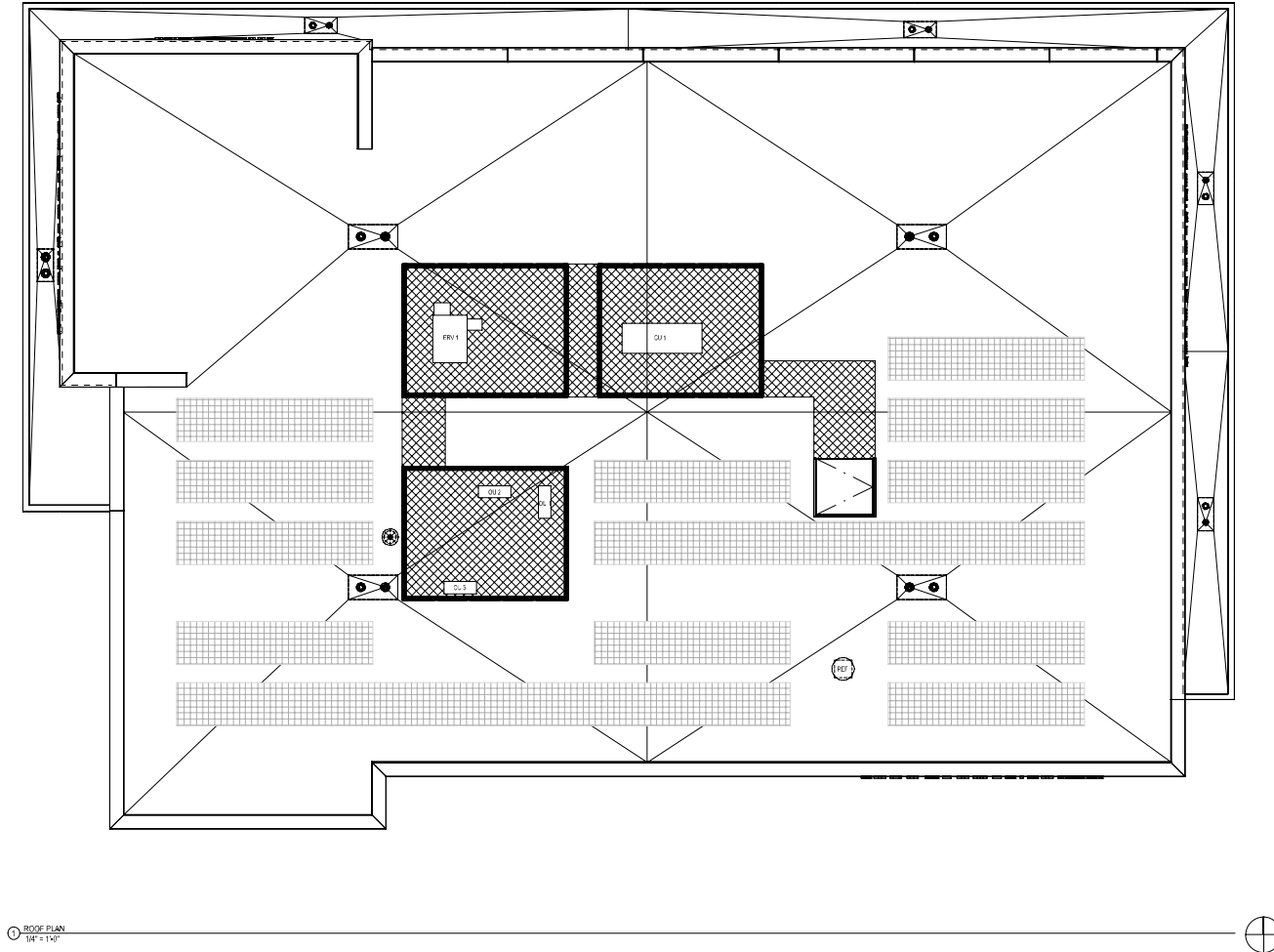
IA INTERIOR ARCHITECTS

LOS ANGELES  
515 SOUTH FIGUEROA STREET,  
SUITE 2050  
LOS ANGELES, CA 90071  
TEL 213.623.2164

NOT: THIS PLAN IS A PRELIMINARY DESIGN. IT IS NOT TO BE USED FOR CONSTRUCTION OR FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN APPROVAL OF THE ARCHITECT.

Owner Approval: \_\_\_\_\_  
Project No: 2355-018 Scale: \_\_\_\_\_  
Date: 10/11/2024

ROOF PLAN  
A02.02



ORANGE VILLAGE

2355 N TUSTIN ST  
ORANGE, CA 92865

SERIAL NUM./MAN. ID: CAT-243  
VERSION: -  
BULLETIN: 02-2024

EXTERIOR FINISH SCHEDULE

<b>ALUMINUM STOREFRONT</b>	
AF-2	ALUMINUM STOREFRONT SYSTEM FRAME FINISH: CLEAR ANODIZED ALUMINUM FINISH
<b>STUCCO / PLASTER</b>	
PS-5	PARTY USA FINISH STUCCO: "MEXICAN" STUCCO 200 (PT. CO. NUMBER) COLOR: BENJAMIN MOORE CHANCELLER SLATE PL-1
<b>STUCCO ACCESSORIES</b>	
(PAINT TO MATCH STUCCO)	
SA-2	NORRICH CHANNEL, SCORED
<b>EXTERIOR CLADDING SYSTEM</b>	
EPS-1	ET-100 ENVELOPE 10" TALL FINISH: WHITE FINISH: OF 100% CLEAR ANODIZED ALUMINUM
EPS-2	ET-100 ENVELOPE 20" TALL FINISH: WHITE FINISH: OF 100% CLEAR ANODIZED ALUMINUM
EPS-3	PURE FINISH: 10" TALL FINISH: WHITE FINISH: OF 100% CLEAR ANODIZED ALUMINUM
<b>EXTERIOR METAL BASE</b>	
SS-1	BRASS METAL BASE 1" TALL COLOR: BRASS METAL FINISH: BRASS
SS-2	BRASS METAL BASE 1" TALL COLOR: BRASS METAL FINISH: BRASS
SS-3	BRASS METAL BASE 1" TALL COLOR: BRASS METAL FINISH: BRASS
<b>EXTERIOR PAINT</b>	
(PAINT TO MATCH STUCCO)	
EX-1	EXTERIOR PAINT: 100% CLEAR ANODIZED ALUMINUM
<b>EXTERIOR GLAZING COLOR</b>	
GLAZING AT STOREFRONT	GLAZING AT STOREFRONT
METAL PANELS: BRASS METAL FINISH: BRASS	GLAZING AT STOREFRONT
GLAZING AT STOREFRONT	GLAZING AT STOREFRONT
METAL PANELS: BRASS METAL FINISH: BRASS	GLAZING AT STOREFRONT

EXTERIOR LIGHTING SCHEDULE

<b>WALL MOUNTED FIXTURE</b>	
SL-1	MANUFACTURER: CREE MODEL: SECURITY ELM-1 WATTAGE: 100W (100W/100W/100W)

DATE: 10/10/2024

IA INTERIOR ARCHITECTS

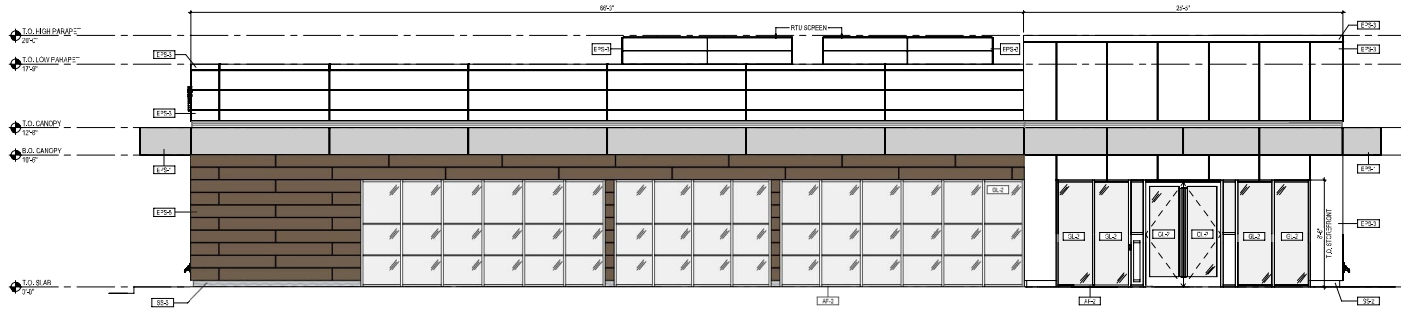
LOS ANGELES  
515 SOUTH FIGUEROA STREET,  
SUITE 2050  
LOS ANGELES, CA 90071  
TEL 213.623.2164

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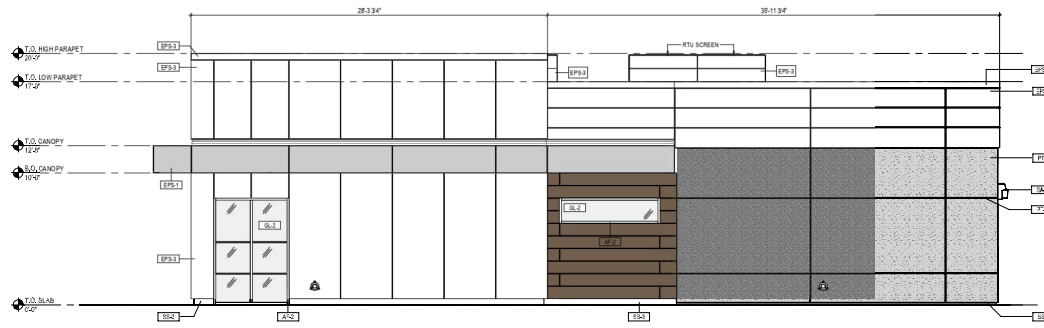
Owner Approval: \_\_\_\_\_  
Date: 10/10/2024  
Scale: \_\_\_\_\_

EXTERIOR ELEVATIONS

A09.11



1 EXTERIOR ELEVATION - NORTH  
1/4" = 1'-0"



2 EXTERIOR ELEVATION - EAST  
1/4" = 1'-0"



## EXTERIOR FINISH SCHEDULE

<b>ALUMINUM STOREFRONT</b>	
AL2	ALUMINUM STOREFRONT SYSTEM; FRAME PROVIDES C/CAS JAWZ 4" X 1/2" X 1/2" FRESH
<b>STUCCO PLASTER</b>	
PT50	PARCEL A STUCCO STUCCO 1/4" C/CAS JAWZ 4" X 1/2" X 1/2" FRESH; C/CAS JAWZ 4" X 1/2" X 1/2" FRESH; C/CAS JAWZ 4" X 1/2" X 1/2" FRESH
<b>STUCCO ACCESSORIES</b>	
<b>JOINT TO MATCH STUCCO</b>	
SA2	NONPOT CHALK, SCORE
<b>EXTERIOR CLADDING SYSTEM</b>	
EP54	EP54 (1) 1/4" X 1/2" X 1/2" ROUNDED FINISH; C/CAS JAWZ 4" X 1/2" X 1/2" FRESH
EP54	EP54 (1) 1/4" X 1/2" X 1/2" ROUNDED FINISH; C/CAS JAWZ 4" X 1/2" X 1/2" FRESH
EP54	PURE POREFOAM C/CAS JAWZ 4" X 1/2" X 1/2" FRESH; C/CAS JAWZ 4" X 1/2" X 1/2" FRESH
<b>INTERIOR BASE</b>	
IS4	BRAND NAME BASE 1" X 1/2" X 1/2" C/CAS JAWZ 4" X 1/2" X 1/2" FRESH FOR SAMPLE
IS4	BRAND NAME BASE 1" X 1/2" X 1/2" C/CAS JAWZ 4" X 1/2" X 1/2" FRESH FOR SAMPLE
IS4	BRAND NAME BASE 1" X 1/2" X 1/2" C/CAS JAWZ 4" X 1/2" X 1/2" FRESH FOR SAMPLE
<b>EXTERIOR JOINT</b>	
<b>JOINT TO MATCH STUCCO</b>	
EP54	NONPOT CHALK, SCORE, 1/4" X 1/2" X 1/2"
<b>EXTERIOR BRACKET COLOR</b>	
GAZING AT STOREFRONT	BLACK
ME'AL PANG-USENG TO GAZING PANG-USENG	WATCH COLOR
JAWZ PANG-USENG STOREFRONT TO STUCCO	WATCH FRAME
ME'AL PANG-USENG TO STUCCO	WATCH 1/2" X 1/2"
ME'AL PANG-USENG TO STOREFRONT	WATCH FRAME

### EXTERIOR LIGHTING SCHEDULE

WALL MOUNTED FIXTURE	
3A'	MANUFACTURER CODE MODEL SECURITY CODE MODEL #: SEC-300-75-16-23-4-18-29-000

DELTA	ISSUE	DESCRIPTION	DATE
-------	-------	-------------	------

IA | INTERIOR ARCHITECTS

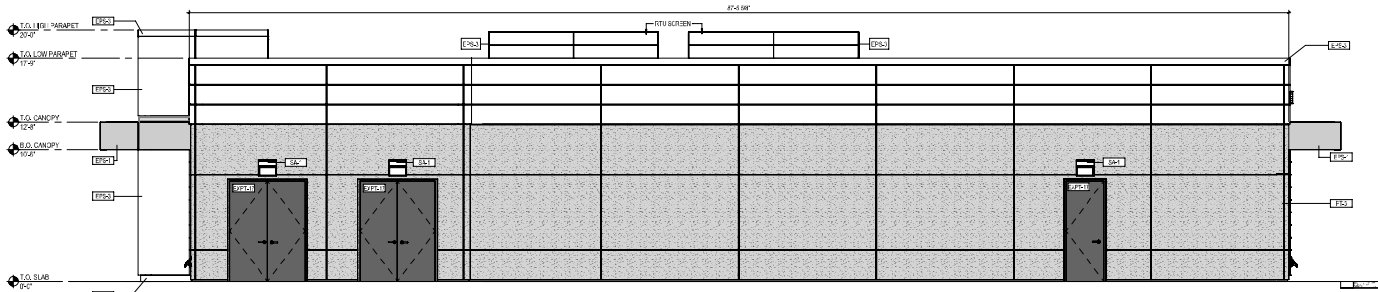
**LOS ANGELES**  
515 SOUTH FIGUEROA STREET,  
SUITE 2050  
LOS ANGELES, CA, 90071  
TEL 213.623.2164

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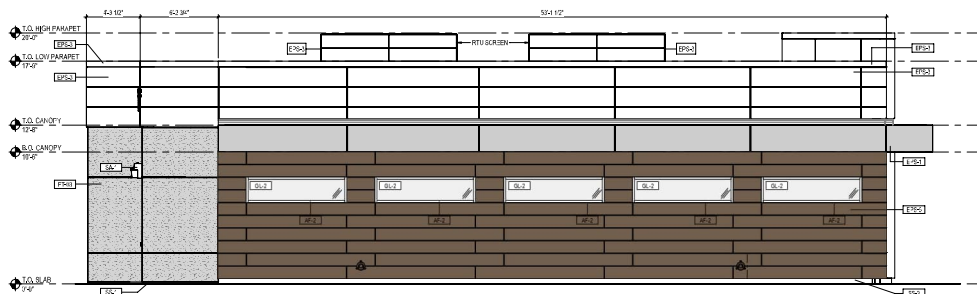
Owner Approval	
17BACX, 1103, C/B	As Indicated
Job No.	Scale

### EXTERIOR ELEVATIONS

A09.12



① EXTERIOR ELEVATION - SOUTH  
1/4" = 1'-0"



2 EXTERIOR ELEVATION - WEST  
1/4" = 1'-0"

## NOTES:

A FULLY AUTOMATED DRIP IRRIGATION SYSTEM WILL BE PROVIDED  
VERIFY ST. TREE REQUIREMENTS WITH THE PUBLIC WORKS DEPT.  
REFER TO ARBORIST REPORT REGARDING EXISTING TREES  
IRRIGATE PLANTS THAT REQUIRE MODERATE IRRIGATION  
SEPARATELY FROM THE LOW WATER USE PLANTS


























## TREE CALCULATIONS

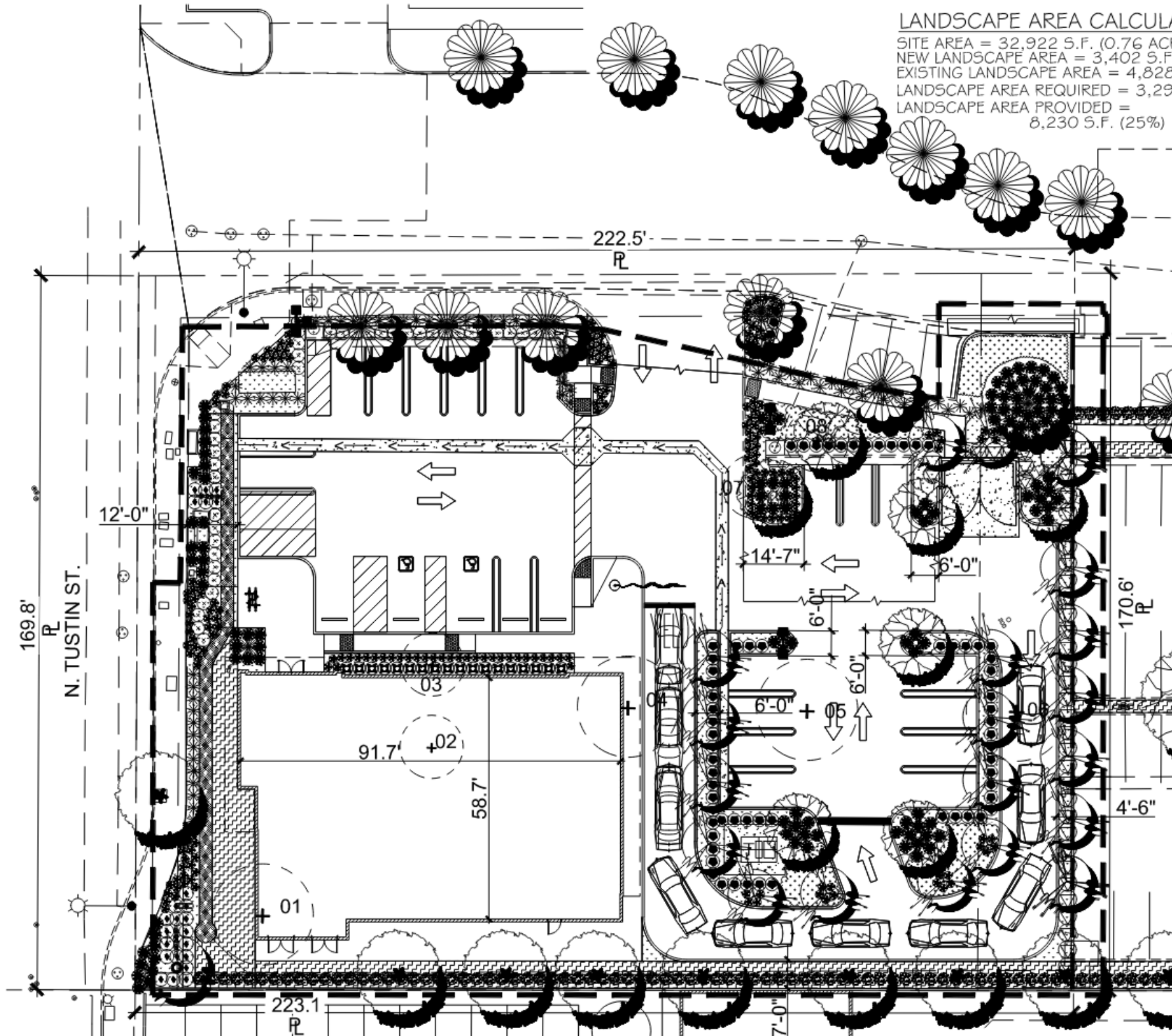
PROPERTY LINES TOTAL L.F.  $(225.5 + 169.8 + 223 + 170.6) = 786$  L.F.  
BUILDING PERIMETER TOTAL L.F.  $= (68.0 + 91.5 + 59.5 + 94.0) = 313$  L.F.  
PARKING STALL ROWS TOTAL L.F.  $(60 + 64 + 61 + 35 + 36 + 36) = 292$  L.F.  
TOTAL L.F. FOR ALL 3 CATEGORIES  $= 1,391$  L.F.  
TREES REQUIRED  $(1,391 / 36) = 39$  (10-24" BOX & 29 -15 GAL)  
TREES PROPOSED  $= 40$  (27-24" BOX & 13 EXISTING SPECIMENS)

## LANDSCAPE AREA CALCULATIONS

SITE AREA  $= 32,922$  S.F. (0.76 ACRES)  
NEW LANDSCAPE AREA  $= 3,402$  S.F.  
EXISTING LANDSCAPE AREA  $= 4,828$  S.F.  
LANDSCAPE AREA REQUIRED  $= 3,292$  S.F.  
LANDSCAPE AREA PROVIDED  $= 8,230$  S.F. (25%)

## PLANT PALETTE

SYM	BOTANICAL NAME	COMMON NAME	SIZE	QTY
<b>NEW TREES</b>				
	RHUS LANCEA	AFRICAN SUMAC	24" BOX STNDRD	5
	CHIOPSIS L. 'BURGUNDY'	DESERT WILLOW	24" BOX MATCH EXIST VARIETY	20
	LOPHOSTEMON CONFERTUS	BRISBANE BOX	24" BOX	1
	PHOENIX ROBELLINI	PYGMY DATE PALM	24" BOX - 3 TRUNK MIN 5'	1
	OLEA E. 'LITTLE OLLIE'	DWARF OLIVE SHRUB	MULTI-TRUNK 5 GAL	18
	NANDINA 'GULF STREAM'	HEAVENLY BAMBOO	5 GAL	18
	DIABELLA R. 'LITTLE REV'	LITTLE REV FLAX LILY	5 GAL	83
	ELEAGNUS PUNGENS	SILVERBERRY	5 GAL	41
	CALLISTEMON 'LITTLE JOHN'	BOTTLEBRUSH SHRUB	5 GAL	66
	LOMANDRA L. BREEZE	DWARF MAT RUSH	5 GAL	79
	WESTRINGIA 'GREY BOX'	COAST ROSEMARY	5 GAL	41
	HESPERALOE 'BRAKE LIGHTS'	DWARF RED YUCCA	5 GAL	66
<b>EXIST PLANTS</b>				
	LOPHOSTEMON CONFERTUS	BRISBANE BOX	EXISTING PROTECT- IN-PLACE	8- AVG. CANOPY DIA 20'
	PHOENIX DACTYLIFERA	DATE PALM	EXISTING PROTECT- IN-PLACE	5- AVG. TRUNK HT. 25'
	LIGUSTRUM J. 'TEXANUM'	TEXAS PRIVET	EXISTING PROTECT- IN-PLACE	MATURE
	RAPHIOLEPIS INDICA	INDIA HAWTHORN	EXISTING PROTECT- IN-PLACE	MATURE
	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	EXISTING	02 TRNK DIA. - 4"
	RHUS LANCEA	AFRICAN SUMAC	EXISTING	03 TRNK DIA. - 3.5"
	RHUS LANCEA	AFRICAN SUMAC	EXISTING	01 TRNK DIA. - 16"
	RHUS LANCEA	AFRICAN SUMAC	EXISTING	04#06 TRNK DIA. - 18"
	RHUS LANCEA	AFRICAN SUMAC	EXISTING	05 TRNK DIA. - 11"
<b>GROUND COVER</b>				
	CEANOTHUS 'YANKEE POINT'	YANKEE POINT CREEPER	1 GAL @ 24" O.C.	
	AGUINAGA PRODUCTS	'FOREST FLOOR'		
	EXISTING PLANTING & IRRIGATION	PROTECT-IN-PLACE		
	REFURBISHED BIOSWALE			



**BICKEL GROUP  
ARCHITECTURE**  
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www.bickelgrp.com

# COMMERCIAL BUILDING

2355 N. TUSTIN STREET  
ORANGE CALIFORNIA, CALIFORNIA

## PRELIMINARY LANDSCAPE PLAN

Scale: 1" = 30'  
APRIL 29, 2025

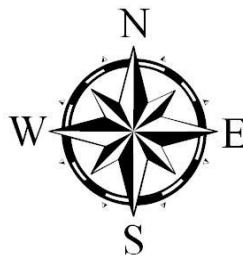
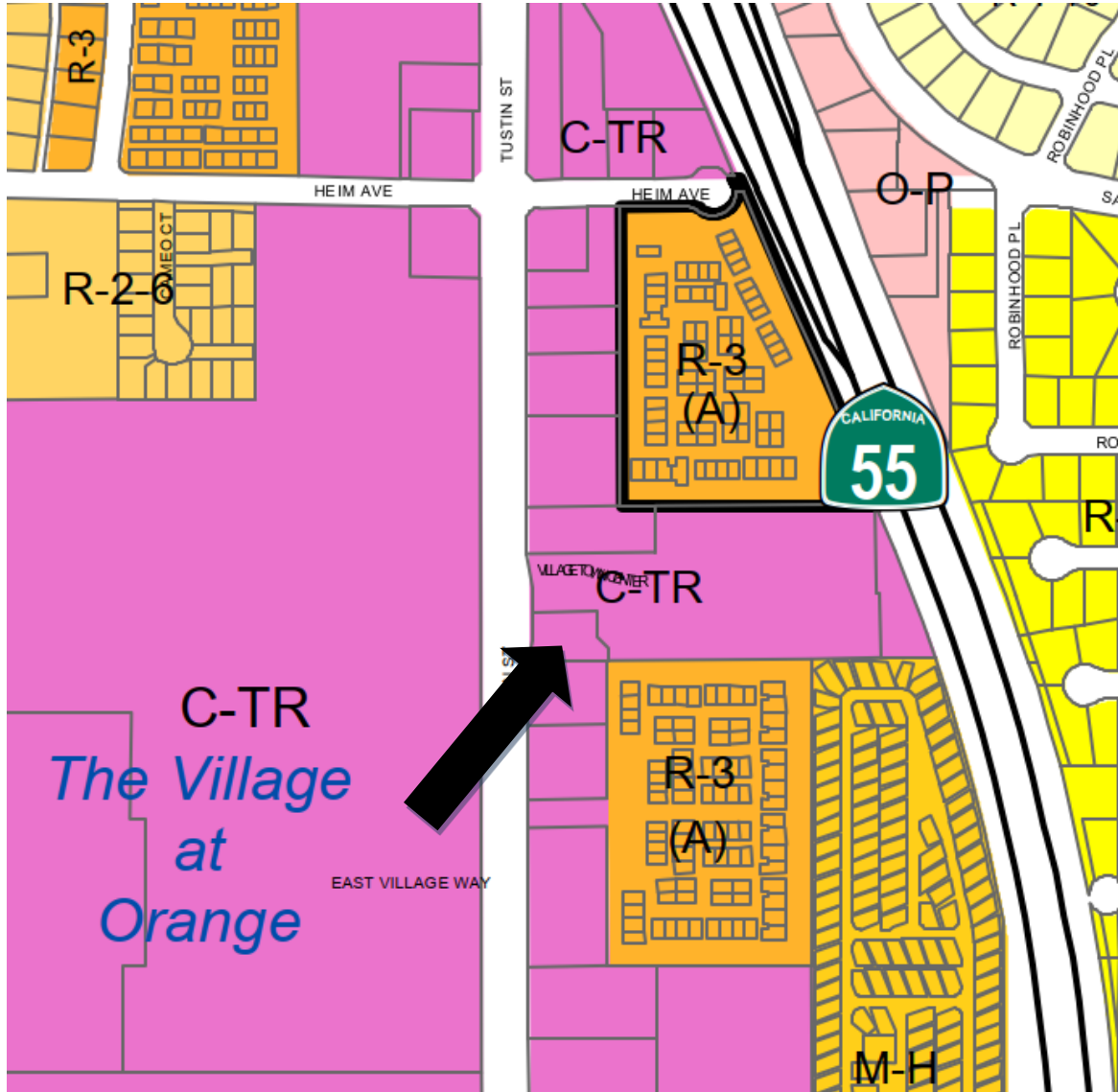
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# Vicinity Map

2355 N. Tustin Street

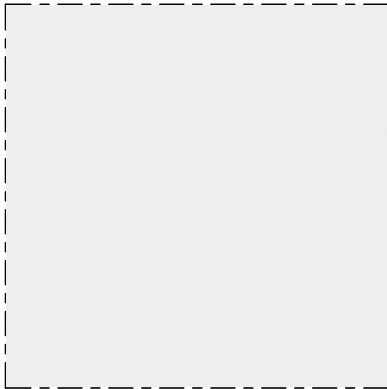
Design Review 5151



**CITY OF ORANGE**  
**COMMUNITY DEVELOPMENT DEPARTMENT**



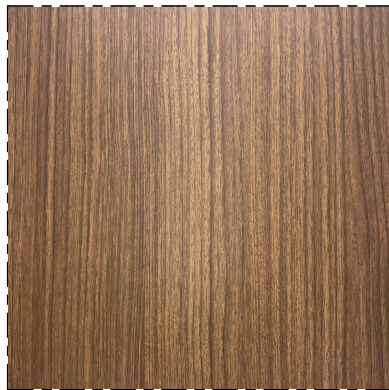
**EPS-1:** ALUMINUM WALL SYSTEM  
**MANUFACTURER:** CITADEL - ENVELOPE 2000 RAINSCREEN  
**COLOR:** CLEAR ANODIZED SATIN



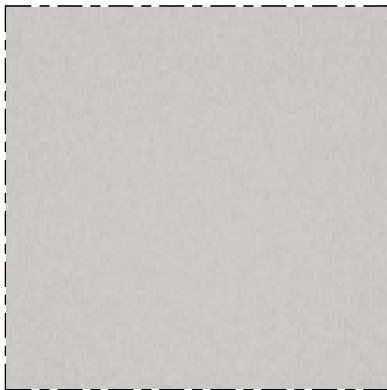
**EPS-3:** ALUMINUM WALL SYSTEM  
**MANUFACTURER:** CITADEL - ENVELOPE 2000 RAINSCREEN  
**COLOR:** ARCTIC WHITE SATIN



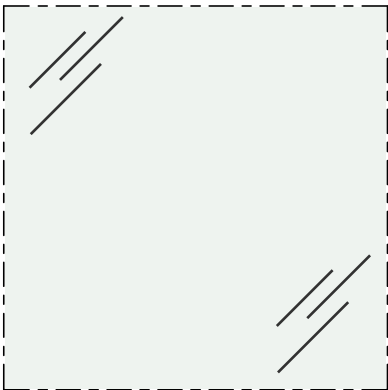
**PT-3:** STUCCO FINISH - PAINTED  
**MANUFACTURER:** ARMOURWALL 3000 STUCCO - BENJAMIN MOORE  
**COLOR:** CHARCOAL SLATE FLAT HC-178



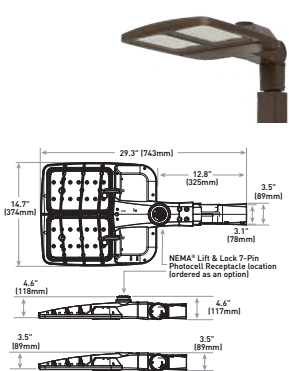
**EPS-5:** ALUMINUM WALL SYSTEM  
**MANUFACTURER:** PURE + FREEFORM  
**COLOR:** ROMA NOCE SATIN SN043



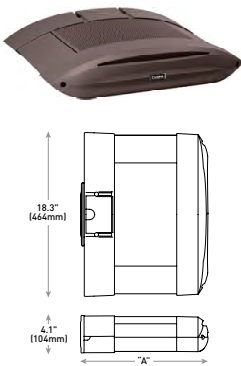
**AF-2:** ALUMINUM STOREFRONT  
**MANUFACTURER:** OLD CASTLE  
**COLOR:** CLEAR ANODIZED ALUMINUM



**GL-2:** GLAZING  
**MANUFACTURER:** VIRACON  
**COLOR:** 1" CLEAR INSULATING



**OSQ:** POLE MOUNTED LIGHT FIXTURE  
**MANUFACTURER:** CREE LIGHTING  
**COLOR:** BRONZE



**EDGE:** WALL MOUNTED LIGHT FIXTURE  
**MANUFACTURER:** CREE LIGHTING  
**COLOR:** BRONZE



# Agenda Item

## Design Review Committee

---

**Item #:** 3.2.

4/16/2025

**File #:** 25-0169

---

**TO:** Chair and Members of the Design Review Committee

**THRU:** Chad Ortlieb, Principal Planner

**FROM:** Angelo Huang, Assistant Planner

### 1. SUBJECT

A request to construct a new commercial bank building with a drive-through ATM at 2355 N. Tustin Street (Design Review No. 5151).

### 2. SUMMARY

A proposal to construct a 5,372-square-foot bank building with a drive-through ATM, parking lot, and landscaping at 2355 N. Tustin Street.

### 3. RECOMMENDED ACTION

Recommend approval of Design Review No. 5151 to the Planning Commission.

### 4. BACKGROUND INFORMATION

Applicant/Owner: BTProp4, LLC - Stephen Thorp

Property Location: 2355 N. Tustin Street

General Plan Designation: General Commercial Max 1.0 FAR (GC)

Zoning Classification: Limited Business Tustin Redevelopment Project Area (C-TR)

Existing Development: Parking Lot

Associated Application: Conditional Use Permit No. 3230, Minor Site Plan No. 1174

Previous DRC Project Review: None

### 5. PROJECT DESCRIPTION

This project includes:

#### New Building

A new 5,372-square-foot rectilinear building with a modern façade featuring charcoal stucco, decorated aluminum panel walls, and a span of glazing at the north building entrance. The building exhibits a flat roof with varying parapet heights, with a low parapet of 17 feet 9 inches surrounding the building and a high parapet of 20 feet at the northeast corner. Light fixtures are attached to the building.

Site Improvements

The project includes a reconfigured parking lot with 21 code-compliant off-street parking spaces and eight existing compact parking spaces. The parking lot will be illuminated by six light poles.

Landscaping

The proposed landscaping plan includes the preservation of 13 existing trees, the removal of six trees, and the planting of 27 new trees, resulting in a total of 40 trees on the site, which meets the number of required trees per the City's landscape guidelines. The new landscaping will feature 24-inch-box trees and 5-gallon shrubs, enhancing the overall aesthetic appeal of the site. Irrigation plans are not provided at this time and are not required until building plan check.

Drive-through ATM

The project also includes a drive-through ATM for the prospective bank tenant that will occupy the new building.

The development standards table is located on Sheet C101 of the project plans (Attachment 1).

## 6. EXISTING SITE

The site is 37,867 square feet and consists of parking and landscaping that was part of contiguous parking area serving the former Best Buy store at 2375 N. Tustin Street. This site is an independent parcel from the former Best Buy property located at 2375 N. Tustin Street.

## 7. EXISTING AREA CONTEXT

The area consists of commercial buildings and uses along the North Tustin Street commercial corridor, across the street from the former Village at Orange Mall, and two multi-family developments are located northeast and southeast of the site.

## 8. ANALYSIS OF THE PROJECT

The project provides design complimentary to the Tustin Street Design Standards and is appropriate to the North Tustin Street commercial corridor in that rectilinear form with varying materials are used on the building. The site is adequately landscaped and code compliance is achieved. No issues have been identified and staff recommends approval of the project.

## 9. ADVISORY BOARD RECOMMENDATION

On September 4, 2024, and December 4, 2024, the City's interdepartmental Staff Review Committee (SRC) reviewed the proposed plans and supplemental documents. On March 3, 2025, the SRC found the plans code compliant and recommends Design Review Committee (DRC) approval of the project.

## 10. PUBLIC NOTICE

Notice was provided to owners and tenants within 400 feet of the project on or before April 3, 2025, and the site was posted with a notice on or before that date.

## 11. ENVIRONMENTAL REVIEW

The proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per State CEQA Guidelines Section 15303 (Class 3 - New Construction or Conversion of Small Structures) because the project consists of the construction of a new, small (<10,000 square foot in urbanized area) structure zoned for such use, not involving the significant

use of hazardous substances, where all necessary public services are available, and where the area is not environmentally sensitive. There is no environmental public review or notice required for a categorical exemption.

## 12. STAFF RECOMMENDATION AND REQUIRED FINDINGS

Based on the following Findings and statements in support of such Findings, staff recommends the DRC recommend that the Planning Commission approve the proposed project with recommended conditions (Orange Municipal Code 17.10.070.G).

*The project design upholds community aesthetics through the use of an internally consistent, integrated design theme and is consistent with all adopted specific plans, applicable design standards, and their required findings (OMC 17.10.07.G.3).*

The proposed commercial building project enhances the appearance of the site and the surrounding streetscape. The site adheres to the Tustin Street Design Standards in that the project's design focuses on creating a visually appealing and cohesive aesthetic. The new building features a consistent and integrated design theme that aligns with community standards. It includes an exterior design with colors, and materials that promote an area-compatible appearance. The flat roof, stucco, and metal façade compliment the adjacent property to the north, creating a sense of continuity. Furthermore, the proposed landscaping complements the building design and seamlessly integrates with neighboring sites, while also creating a unified entryway into the adjacent property at 2375 N. Tustin.

## 13. CONDITIONS

The approval of this project is subject to the following conditions:

1. This project is approved as a precise plan. All work shall conform in substance and be maintained in general conformance with the plans (date stamped approved [Reserved for Planning Commission decision date], 2025, and in the project case file), including modifications required by the conditions of approval, and as recommended for approval by the Design Review Committee. After the application has been approved, if changes are proposed regarding the location or alteration of any use or structure, a changed plan may be submitted to the Community Development Director for approval. If the Community Development Director determines that the proposed change complies with the provisions and the spirit and intent of the approval action, and that the action would have been the same for the changed plan as for the approved plan, the Community Development Director may approve the changed plan without requiring a new public meeting. If the Community Development Director determines that any proposed change is substantial, he may refer the plans to the Design Review Committee for subsequent review and determination.
2. The applicant agrees, as a condition of City's approval of Conditional Use Permit No. 3230, Design Review No. 5151, and Minor Site Plan No. 1174, 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 laws, including all City regulations. Violation of any of those laws in connection with the use may be cause for revocation of this permit.
4. The final approved conditions of approval shall be reprinted on the construction documents when submitting to the Building Division for the plan check process.
5. Building permits shall be obtained for all construction work, as required by the City of Orange, Community Development Department's Building and Safety Services. Failure to obtain the required building permits may be cause for revocation of this entitlement.
6. In conjunction with construction, all activity will be limited to the hours between 7:00 a.m. and 8:00 p.m. Monday through Saturday. No construction activity will be permitted on Sundays and Federal holidays.
7. Any graffiti shall be removed within 72 hours from the time the City of Orange Notice of Violation is received by the applicant/property owner.
8. Glare from any new or remodeled lighting on the premise shall be installed in such a way to direct, control, and screen the lighting to prevent off site light spillage onto adjoining properties and shall not be a nuisance to any point beyond the exterior boundaries of the property or cause illumination in residential districts in excess of 0.5 foot-candles. Prior to certificate of occupancy, the applicant shall contact the Orange Police Crime Prevention Bureau and set an appointment on-site to test all lighting to ensure it meets OMC standards.



9. In conjunction with the operation of the business, all loading areas and the trash enclosure shall be maintained and kept clean and free of debris.
10. Conditional Use Permit No. 3230, Design Review No. 5151, and Minor Site Plan No. 1174 shall become void if not vested within two years from the date of approval. Time extensions may be granted as specified in Title 17 of the Orange Municipal Code.

Police Department:

11. Security and design measures that employ defensible space concepts shall be utilized in development and construction plans. These measures incorporate the concepts of Crime Prevention through Environmental Design (CPTED), which involves considerations such as placement and orientation of structures, access and visibility of common areas, placement of doors, windows, addressing, and landscaping. CPTED promotes public safety, physical security and allows citizens the ability to monitor activity. It is based on five concepts to provide non-invasive and permanent measures to prevent and reduce crime: territoriality, natural surveillance, access control, activity support, and maintenance. The project shall also comply with the requirements contained in the City of Orange Municipal Code Chapter 15.52, Building Security Construction Standards reference Ordinance #6-22.

Subdivision:

12. Site grading shall conform to the latest California Building Code Section 1804. The ground immediately adjacent to the foundation shall be sloped away from the building at a slope of 5% for pervious surfaces, and 2% for impervious surfaces, at a minimum distance of 10 feet. (prior to grading permit)
13. Show all structural BMPs for water quality purpose on Grading Plan. Water quality features shown on the Grading Plan must match WQMP. (prior to grading permit)
14. Prior to building foundation construction, a Certificate Letter of Line and Grade shall be submitted to Public Works Construction Inspector demonstrating that the site grading and pad elevation are completed according to the grading plan. (prior to grading permit)
15. An arborist report and tree removal permit will be required prior to any tree removal.
16. The applicant shall show all sewer and storm drain lines on the Grading Plan. Other utility lines, such as water lines, may also be shown on Grading Plan for reference. (prior to grading permit)

17. Trash receptacle locations and details shall be included on the Grading Plan. The trash storage area shall be constructed per Public Works Standard Plan 409. (prior to grading permit)
18. Upon submittal of the grading plan for plan check, the applicant shall a deposit to cover plan check and inspection services related to the grading activities. (prior to grading permit)
19. Any soil imported or exported shall require a Transportation Permit from Public Works Traffic Division. (prior to grading permit)
20. The contractor shall obtain a Grading Permit from Public Works Department prior to start of any site demolition, clearing and grubbing, and grading. (prior to grading permit)
21. Prior to grading permit issuance, a Drainage Assessment Letter shall be submitted for review and approval by Public Works. The Hydrology Study/Report shall comply with the Orange County Hydrology Manual and Addenda (OCHM). Design Storm Frequency at a minimum, shall be 10-year storm (25-year in a sump condition), and a 100-year storm event. Proposed improvements shall comply with freeboard requirements per OCHM and County Local Drainage Manuals.
22. Plans preparation and submittals shall be per Development Services Plan Preparation Guidelines and Checklist, and Checklist for Submittal Packages. (prior to grading permit).
23. The applicant shall submit a grading plan in compliance with City standards for review and approval by the Public Works Director. All grading and improvements on the subject property shall be made in accordance with the Manual of Grading and Standard Plans and Specifications to the satisfaction of the Public Works Director. The applicant may be required to include Phased Erosion and Sediment Control Plans, Site Demolition Plan, and Utility Plan as parts of the grading plan. (prior to grading permit)
24. Pavement restorations on streets, under Moratorium or with a Pavement Condition Index of 75 or greater, shall be done per Instruction 15 of the Encroachment Permit. (prior to issuance of certificate of occupancy)
25. The plans shall show that sanitary sewer system connecting from the buildings to public mainline shall be private and maintained by the property owner. (prior to certificate of occupancy)
26. The applicant shall repair any cracked, uneven, or damaged public sidewalk, curb and gutter along property frontage. (prior to issuance of certificate of occupancy).

- 27. All private ways shall conform to Engineering Standard Plan 108. (prior to grading permit)
- 28. Utilities serving the development, such as electric, cable television, street lighting and communication shall be installed underground, completed and approved by the appropriate utility provider. (prior to issuance of certificate of occupancy)
- 29. All works within public right-of-way and public utility easements will require Encroachment Permits, including sidewalk and driveway constructions and utility main and lateral constructions. (prior to grading permit)

Water:

- 30. Prior to issuance of encroachment permit, the applicant must prepare and provide product material submittals consistent with the water improvement plans for all proposed public water system facilities to the Water Division per the City of Orange Standard Specifications and Plans for the Construction of Water System for review and approval.
- 31. Plans submitted during plan check must show that the minimum separation requirements are met and that each of the various designer's plan sets match. The applicant's consultant preparing the improvement and utility plans must coordinate their plans with the consultants preparing the landscape, architectural, surface water quality management, fire master and/or fire suppression plans so that all designs are consistent.
- 32. Plans submitted during plan check must show that the water improvement plans are consistent with the fire suppression plans and or fire master plan. The applicant's consultant preparing the water improvement plans must coordinate their plans with the consultant preparing the fire suppression plans and/or fire master plan so that their designs concur.
- 33. Prior to approval of a water improvement plan, the applicant must satisfy all water main connection, plan check, and inspections charges as determined by the Water Division.
- 34. Prior to issuance of building permit, for the first phase of work, the applicant will be responsible for obtaining approval of all necessary encroachment permits from affected agencies for all public water construction work.
- 35. Prior to issuance of building permit, construction documents must show that permanent signs, awning, surface water quality management features or other structures are not built over water mains, laterals, services, meters, or fire hydrants as required by the Water Division.
- 36. Prior to issuance of building permit, the applicant must submit construction documents that show that an eight-foot minimum clearance is provided between City water mains, laterals, services, meters, fire hydrants, signs, or trees or other substantial shrubs and plants as required by the Water Division. The Water Division will review and approve the construction

documents.

37. Prior to issuance of building permit, the applicant must submit construction documents must show that a six-foot minimum horizontal clearance and a one foot minimum vertical clearance would be maintained between City water mains, laterals, services, meters, fire hydrants and all other utilities, except sewer. The Water Division will review and approve the construction documents.
38. Prior to issuance of building permit, the applicant must submit construction documents must show that the installation of sewer mains in the vicinity of water mains is done per the Department of Public Works Water Division Standard No. 113 and will be approved by the Water Division.
39. Prior to issuance of building permit, the Water Division will approve the type and location of landscaping services, fire services, and backflow prevention devices for proposed City services.
40. Prior to issuance of certificate of occupancy, the applicant will be responsible for the installation of necessary fire hydrants and fire services as approved by the Fire Department and Water Division.
41. Prior to issuance of any grading permit or building permit, the applicant will be responsible for the installation and/or relocation of the proposed or existing public water system facilities to a location and of a design per the improvement plans approved by the Water Division.
42. Prior to issuance of any grading permit, the applicant must construct all public and/or private improvements to the satisfaction of the Water Division. The applicant may be required to enter into an agreement with the City of Orange, and post security in a form and amount acceptable to the City Engineer and/or Water Division to ensure construction of said improvements.
43. Prior to issuance of any grading permit or building permit, the applicant must submit improvement plans to the Water Division for review and approval for any new fire hydrants, domestic water services, fire services, landscape services, backflow prevention devices, and any other proposed improvements or relocations affecting the public water system facilities.

Traffic:

44. In addition to other impact fees that may be applicable, the proposed project will be responsible for paying Transportation Systems Improvement Program (TSIP) fees based on the net change in land uses (proposed project minus existing credits), prior to issuance of building permit. For a complete list of development fees that may be applicable, please visit the City of Orange website:

<https://www.cityoforange.org/our-city/departments/community-development/building-and->

## 14. ATTACHMENTS

- Attachment 1 - Project Plans
- Attachment 2 - Landscape Plans
- Attachment 3 - Vicinity Map
- Attachment 4 - Arborist Report
- Attachment 5 - Digital Materials Board

## MINUTES - FINAL

### City of Orange

#### Design Review Committee

April 16, 2025

---

The Design Review Committee of the City of Orange, California convened on April 16, 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 Skorpanich called the meeting to order at 5:30 p.m.

##### 1.1 PLEDGE OF ALLEGIANCE

Vice Chair Jerico Farfan led the flag salute.

##### 1.2 ROLL CALL

**Present:** Farfan, McDermott, Grosse, Lopez, Gladson, and Skorpanich

**Absent:** Ledesma

#### 2. PUBLIC COMMENTS

None.

#### 3. NEW BUSINESS

##### 3.1. A request to install a new blade sign in the Old Towne Orange Historic District at 238 W. Chapman Avenue (Design Review No. 5163).

A motion was made by Committee Member Grosse, seconded by Vice Chair Farfan, to approve Design Review 5163 with the standard conditions. The motion carried by the following vote:

**Ayes:** Farfan, McDermott, Grosse, Lopez, Gladson, and Skorpanich

**Noes:** None

**Absent:** Ledesma

##### 3.2. A request to construct a new commercial bank building with a drive-through ATM at 2355 N. Tustin Street (Design Review No. 5151).

###### Public Speakers:

The following spoke on behalf of the project:

Stephen Thorpe, Property Owner; Jordan Arredondo, Architect; Charles Trowbridge, Landscape Architect.

A motion was made by Committee Member Grosse, seconded by Committee Member Lopez, that Design Review 5151 be recommended to the Planning Commission with the following conditions and recommendations:

1. Landscape maintenance shall be performed in such a manner as to allow all trees to retain their full canopy height for screening and full canopy breadth for shade at point of maturity, except as required for public safety purposes.
2. The applicant shall work with staff to revise the preliminary landscape plans to substitute the existing landscaping with different species.

The motion carried by the following vote:

**Ayes:** Farfan, McDermott, Grosse, Lopez, Gladson, and Skorpanich

**Noes:** None

**Absent:** Ledesma

#### **4. ADJOURNMENT**

There being no further business, the meeting was adjourned at 6:09 p.m.

The next Regular Design Review Committee meeting will be held on Wednesday, May 7, 2025 at 5:30 p.m., in the Council Chamber.

/s/Chad Ortlieb

Chad Ortlieb

Principal Planner



# Agenda Item

## Planning Commission

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**Item #:** 4.2.

**6/2/2025**

**File #:** 25-0319

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**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 an Ordinance amending provisions in Title 17 of the Orange Municipal Code relating to the sale and service of alcoholic beverages in conjunction with the operation of a bona fide restaurant and finding of CEQA exemption.

### 2. SUMMARY

The proposed Ordinance amends certain provisions of Title 17 (Zoning Ordinance) of the Orange Municipal Code (OMC) to allow the sale and service of alcoholic beverages in conjunction with the operation of a bona fide restaurant as a permitted land use, rather than conditionally permitted, subject to standardized operating conditions in certain zoning districts.

### 3. RECOMMENDED ACTION

1. Conduct and close the Public Hearing.
2. Adopt Planning Commission Resolution No. PC 05-25 recommending that the City Council adopt an Ordinance amending Title 17 of the Orange Municipal Code to allow the sale and service of alcoholic beverages in conjunction with the operation of a bona fide restaurant as a permitted use in certain zoning districts when the applicant agrees to standardized operating conditions.
3. Find the proposed Ordinance Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) of the State CEQA Guidelines.

### 4. AUTHORIZING GUIDELINES

OMC Section 17.08.020 authorizes the Planning Commission to review and make advisory recommendations to the City Council on Zoning Ordinance Amendments.

### 5. PROJECT BACKGROUND

The City of Orange has historically regulated the on-site sale and service of alcoholic beverages through the conditional use permit (CUP) process, requiring restaurant applicants to undergo discretionary review before offering alcoholic beverages. This regulatory approach was designed to minimize adverse impacts to surrounding uses. The CUP entitlement process has imposed risk, time, and cost burdens on restaurant operators, particularly those for whom alcohol service is a customary, incidental component of their dining experience. The sale and service of alcoholic beverages for on-site consumption is a common feature of modern restaurants, and there is a need to refresh City



standards to reduce burdens on restaurants, promote economic development, and streamline the process for effective use of staff resources.

## 6. PROJECT DESCRIPTION

The proposed Ordinance would allow restaurants with the on-site sale and service of alcoholic beverages as a permitted use if the applicant agrees to the standardized operational conditions. The standardized operational conditions were developed in coordination with the Orange Police Department and also informed by the standard conditions of approval that have been applied by the City to alcohol-related CUPs over time. This amendment would apply within commercial zoning districts where restaurants without alcohol sales are already permitted by right. The change would enable restaurant operators to serve alcohol without requiring a CUP, provided agreed upon operation standards are followed to ensure alcohol remains incidental to food service.

Under the proposed Ordinance, qualifying restaurants must meet the definition of a "bona fide public eating place" as defined by California Business and Professions Code Section 23038, which requires the maintenance of a functioning kitchen and the regular preparation and service of meals. The alcohol service must be subordinate to the food operation, with the primary business activity centered on meal service rather than alcohol consumption.

The proposed Ordinance does not extend to bars, taverns, or nightclubs, nor does it allow live entertainment or dance floors. More specifically, restaurant applicants that request to operate outside of the standardized conditions would not qualify for the expedited process; they would still require CUPs, which would be reviewed by Planning Commission at a public hearing as is the current process.

The proposed amendment will reduce regulatory burdens for restaurant owners by eliminating the need for discretionary permitting when the sale of alcohol is accessory to dining. No significant impacts are anticipated because the proposed Ordinance includes standardized operating conditions. By allowing for alcohol service within clearly defined parameters, the proposed Ordinance supports local business development while maintaining consistency with the City's land use goals, economic development strategy, and General Plan policies related to vibrant commercial corridors and high-quality dining experiences.

Staff recommends these changes to the Planning Commission.

## 7. PROJECT ANALYSIS

The proposed Ordinance supports the local dining economy by streamlining the entitlement process, provides standardized operating conditions for the sale and service of alcohol for on-site consumption in conjunction with a restaurant, and continues to minimize impacts to adjacent land uses. The standardized operating conditions are the same as those historically placed on restaurants through the CUP process. The proposed Ordinance is not applicable to bars, nightclubs, off-sale establishments, or any restaurants that are unable to conform to the standardized conditions. The proposed Ordinance applies exclusively to restaurants with full kitchens and regular meal service, ensuring that alcohol remains secondary to dining.

Restaurants contribute to the local economy and quality of life. An undue entitlement process hinders the City's competitiveness in attracting and retaining high-quality dining establishments. By removing unnecessary entitlement hurdles for responsible operators, the City aims to promote and expedite business practice, reduce administrative burden, and encourage the development of a vibrant restaurant scene aligned with City's economic development goals. Standardized operating conditions

will continue to regulate restaurants choosing to serve alcohol. These conditions, in the form of codified operating standards, are expected to provide the same effectiveness in deterring any adverse impacts.

No issues have been identified.

## **8. PUBLIC NOTICE**

On May 8, 2025, the City published notice of the Planning Commission public hearing in the Orange City News. Notification was also posted at City Hall and on the City website on or before that date.

## **9. ENVIRONMENTAL REVIEW**

The proposed ordinance is not subject to the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) of the state CEQA Guidelines (Common Sense Exemption) because it can be seen with certainty that there is no possibility that it would have a significant effect on the environment. For this reason, no further CEQA documentation is required.

## **10. ADVISORY BOARD ACTION**

No advisory board action was necessary for this ordinance.

## **11. ATTACHMENTS**

- Attachment 1 - Planning Commission Resolution No. PC 05-25 with Draft City Council Ordinance XX-25 (Clean)
- Attachment 2 - Draft City Council Ordinance XX-25 (Redlined)



# Agenda Item

## Planning Commission

Item #: 4.2.

6/2/2025

File #: 25-0319

**TO:** Chair and Members of the Planning Commission

**THRU:** Anna Pehoushek, Assistant Community Development Director

**FROM:** Arlen Beck, Associate Planner

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standards to reduce burdens on restaurants, promote economic development, and streamline the process for effective use of staff resources.

## 6. PROJECT DESCRIPTION

The proposed Ordinance would allow restaurants with the on-site sale and service of alcoholic beverages as a permitted use if the applicant agrees to the standardized operational conditions. The standardized operational conditions were developed in coordination with the Orange Police Department and also informed by the standard conditions of approval that have been applied by the City to alcohol-related CUPs over time. This amendment would apply within commercial zoning districts where restaurants without alcohol sales are already permitted by right. The change would enable restaurant operators to serve alcohol without requiring a CUP, provided agreed upon operation standards are followed to ensure alcohol remains incidental to food service.

Under the proposed Ordinance, qualifying restaurants must meet the definition of a "bona fide public eating place" as defined by California Business and Professions Code Section 23038, which requires the maintenance of a functioning kitchen and the regular preparation and service of meals. The alcohol service must be subordinate to the food operation, with the primary business activity centered on meal service rather than alcohol consumption.

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The proposed amendment will reduce regulatory burdens for restaurant owners by eliminating the need for discretionary permitting when the sale of alcohol is accessory to dining. No significant impacts are anticipated because the proposed Ordinance includes standardized operating conditions. By allowing for alcohol service within clearly defined parameters, the proposed Ordinance supports local business development while maintaining consistency with the City's land use goals, economic development strategy, and General Plan policies related to vibrant commercial corridors and high-quality dining experiences.

Staff recommends these changes to the Planning Commission.

## 7. PROJECT ANALYSIS

The proposed Ordinance supports the local dining economy by streamlining the entitlement process, provides standardized operating conditions for the sale and service of alcohol for on-site consumption in conjunction with a restaurant, and continues to minimize impacts to adjacent land uses. The standardized operating conditions are the same as those historically placed on restaurants through the CUP process. The proposed Ordinance is not applicable to bars, nightclubs, off-sale establishments, or any restaurants that are unable to conform to the standardized conditions. The proposed Ordinance applies exclusively to restaurants with full kitchens and regular meal service, ensuring that alcohol remains secondary to dining.

Restaurants contribute to the local economy and quality of life. An undue entitlement process hinders the City's competitiveness in attracting and retaining high-quality dining establishments. By removing unnecessary entitlement hurdles for responsible operators, the City aims to promote and expedite business practice, reduce administrative burden, and encourage the development of a vibrant restaurant scene aligned with City's economic development goals. Standardized operating conditions

will continue to regulate restaurants choosing to serve alcohol. These conditions, in the form of codified operating standards, are expected to provide the same effectiveness in deterring any adverse impacts.

No issues have been identified.

## **8. PUBLIC NOTICE**

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## **9. ENVIRONMENTAL REVIEW**

The proposed ordinance is not subject to the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) of the state CEQA Guidelines (Common Sense Exemption) because it can be seen with certainty that there is no possibility that it would have a significant effect on the environment. For this reason, no further CEQA documentation is required.

## **10. ADVISORY BOARD ACTION**

No advisory board action was necessary for this ordinance.

## **11. ATTACHMENTS**

- Attachment 1 - Planning Commission Resolution No. PC 05-25 with Draft City Council Ordinance XX-25 (Clean)
- Attachment 2 - Draft City Council Ordinance XX-25 (Redlined)

## **RESOLUTION NO. PC 05-25**

### **A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ORANGE RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ORDINANCE AMENDING TITLE 17 OF THE ORANGE MUNICIPAL CODE TO ALLOW THE SALE AND SERVICE OF ALCOHOLIC BEVERAGES IN CONJUNCTION WITH THE OPERATION OF A BONA FIDE RESTAURANT AS A PERMITTED USE IN CERTAIN ZONING DISTRICTS WHEN THE APPLICANT AGREES TO STANDARD OPERATING CONDITIONS**

#### **APPLICANT: CITY OF ORANGE**

**WHEREAS**, the City is streamlining the entitlement process for restaurants which apply to offer alcohol for on-site sale and service in conjunction with food service that agree to the standard conditions; and

**WHEREAS**, Title 17 requires a conditional use permit for the on-site sale and service of alcoholic beverages when associated with food service; and

**WHEREAS**, the City seeks to promote a vibrant and economically sustainable business environment that supports the success of local restaurants, and small businesses; and

**WHEREAS**, the sale and service of alcoholic beverages in conjunction with food service is common among modern restaurants, and may enhance the dining experience for residents and visitors; and

**WHEREAS**, requiring a conditional use permit for alcohol service imposes unnecessary delays and costs on restaurant operators proposing alcohol service incidental to food service; and

**WHEREAS**, the proposed ordinance continues to regulate alcohol sales by subjecting restaurants to standard conditions such as only allowing alcohol sales and service as an accessory use to food service, thereby minimizing potential impacts on nearby residential uses or sensitive uses such as schools, churches, or parks; and

**WHEREAS**, streamlining the entitlement process for restaurant uses is consistent with the General Plan in that it enhances the vitality of commercial corridors, promotes local entrepreneurship, and fosters a pedestrian-oriented, mixed-use environment; and

**WHEREAS**, the Planning Commission, having considered the proposed ordinance at a public hearing held on June 2, 2025, including review of the staff report, and having received public testimony on the item, has determined the proposed ordinance serves the City's economic development interests, includes standard conditions to protect the public health, safety, and welfare, and recommends approval thereof; and

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Commission recommends that the City Council approve the subject ordinance, attached hereto as Attachment A, based on the following:

## **SECTION 1- FINDINGS**

The Planning Commission finds that the above recitals are true and correct and incorporated herein. The Planning Commission recommends that the City Council adopt an Ordinance adding to and, amending Title 17 of the Orange Municipal Code to allow the sale and service of alcoholic beverages in conjunction with the operation of a bona fide restaurant as a permitted use in certain zoning districts when the applicant agrees to performance standards.

## **SECTION 2-ENVIRONMENTAL REVIEW**

The proposed project is not subject to the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) of the state CEQA Guidelines (Common Sense Exemption) because it can be seen with certainty that there is no possibility that it would have a significant effect on the environment. For this reason, no further CEQA documentation is required.

**ADOPTED** this 2<sup>nd</sup> day of June 2025.

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Alison Vejar  
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 2<sup>nd</sup> day of June 2025, by the following vote:

AYES:

NOES:

ABSENT:

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Anna Pehoushek, Assistant Community Development Director

**EXHIBIT A**

**RESOLUTION NO. PC 05-25**

**DRAFT ALCOHOL EXEMPTION PERMIT ORDINANCE**



## **ORDINANCE NO. XX-25**

### **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ORANGE AMENDING TITLE 17 (ZONING) OF THE ORANGE MUNICIPAL CODE TO ALLOW THE SALE AND SERVICE OF ALCOHOLIC BEVERAGES IN CONJUNCTION WITH THE OPERATION OF A BONA FIDE RESTAURANT AS A PERMITTED USE IN CERTAIN ZONING DISTRICTS WHEN THE APPLICANT AGREES TO STANDARD CONDITIONS**

**WHEREAS**, the City Council is streamlining the entitlement process for restaurants which apply to offer alcohol for on-site sale and service in conjunction with food service that agree to the standard conditions; and

**WHEREAS**, Title 17 requires a conditional use permit for the on-site sale and service of alcoholic beverages in many zones, even when associated with food service; and

**WHEREAS**, the City of Orange seeks to promote a vibrant and economically sustainable business environment that supports the success of local restaurants, and small businesses; and

**WHEREAS**, the sale and service of alcoholic beverages in conjunction with food service is a common among modern restaurants, and may enhance the dining experience for residents and visitors; and

**WHEREAS**, requiring a conditional use permit for alcohol service imposes unnecessary delays and costs on restaurant operators desiring alcohol service incidental to food service; and

**WHEREAS**, the proposed ordinance continues to regulate alcohol sales by subjecting restaurants to standard conditions such as only allowing alcohol sales and service as an accessory use to food service, thereby minimizing potential impacts on nearby residential uses and sensitive uses such as schools, churches, or parks; and

**WHEREAS**, streamlining the entitlement process for restaurant uses is consistent with the General Plan in that it goals to enhances the vitality of commercial corridors, promotes local entrepreneurship, and fosters a pedestrian-oriented, mixed-use environment; and

**WHEREAS**, the Planning Commission, having considered the proposed ordinance at a public hearing held on June 2, 2025, including review of the staff report, and having received public testimony on the item, determined the proposed ordinance serves the City's economic development interests and, includes standard conditions to protect the public health, safety and general welfare; and

**WHEREAS**, the City Council, having now considered the proposed changes to the OMC at a public hearing held on \_\_\_\_\_, including review of the staff report, and having received public testimony on the item, desires to adopt the Proposed Ordinance.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF ORANGE DOES HEREBY ORDAIN AS FOLLOWS:**

**SECTION I:**

That the recitals and findings contained herein are true and correct, incorporated herein, and with the public record, form the basis for this Ordinance.

**SECTION II:**

Section 17.04.032 of the Orange Municipal Code, “Zoning – Definitions – “M” Definitions,” is hereby amended to include the following definition, in alphabetical order:

“Meals” means the usual assortment of foods commonly ordered at various hours of the day; the service of such food and victuals only as sandwiches or salads shall not be deemed compliance with this requirement.

**SECTION III:**

Section 17.04.037 of the Orange Municipal Code, “Zoning – Definitions – “R” Definitions,” is hereby amended to include the following definition, in alphabetical order:

“Restaurant, Bona Fide” means an establishment which is regularly and in a bona fide manner used and kept open for the serving of meals to guests for compensation and which has suitable kitchen facilities connected therewith, containing conveniences for cooking an assortment of foods which may be required for ordinary meals, the kitchen of which must be kept in a sanitary condition with the proper amount of refrigeration for keeping of food on said premises and must comply with all the regulations of the local department of health. Restaurants are distinguished from bars or nightclubs.”

**SECTION IV:**

Table 17.08.020 of the Orange Municipal Code, “Zoning – General Administrative Procedures – Reviewing Bodies,” is hereby amended to add the following:

<b>Table 17.08.020</b>					
<b>Type of Procedure, Permit or Hearing</b>	<b>CDD</b>	<b>DRC</b>	<b>ZA</b>	<b>PC</b>	<b>CC</b>
Administrative Adjustment Permit			X		
Alcohol Exemption Permit	X				
Alcohol Production Permit			X		

## **SECTION V:**

Section 17.08.020 of the Orange Municipal Code, “Zoning – General Administrative Procedures – Reviewing Bodies,” is hereby amended to add the following:

Community Development Director. The Community Development Director, in conjunction with a staff review committee designated by the City Manager, shall review development proposals in order to ensure that yards, open space, structures, parking, loading facilities, landscaping, streets and similar uses and the development of the land remain compatible with surrounding properties reflecting the highest quality of land planning and design.

1. Powers and Duties. The Community Development Director, after consultation with appropriate staff as determined by the Director, shall have the authority to:

- o. Decide upon Alcohol Exemption Permit Applications.

## **SECTION VI:**

Table 17.13.030 of the Orange Municipal Code, “Zoning – Master Land Use Table – Permitted Uses,” is hereby amended to add the following:

ZONING	RESIDENTIAL							COMMERCIAL					MIXED USE					INDUSTRIAL		AGRICULTURAL OPEN SPACE			P I	OVERLAY		SAND & GRAVEL	
LAND USE	R1-5	R-15 to R1-6	R1-R to R-140 & R1-20	R2-8 to R2-6	R-3	R-4	MH	OP	CP/C1	CTR	C2	C3	CR	OTMU-15S	OTMU-15	OTMU-24	NMU-24	UMU	M1	M2	A1	RO	SH	PI	FP-1	FP-2	SG
Food and/or alcohol uses—Includes uses that process, manufacture, package, prepare, distribute, store, sell or serve food and/or alcoholic beverages.																											
Restaurants or other businesses with drive-through services in the Commercial Recreation (CR) zone <sup>1</sup>	-	-	-	-	-	-	-	-	-	-	-	-	P *	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Restaurants w/alcoholic beverages sales	-	-	-	-	-	-	-	-	P*/C+	P*/C+	P*/C+	P*/C+	P*/C+	C+	P*/C+	P*/C+	P*/C+	P*/C+	C+	C+	-	-	-	-	-	-	-
Restaurants w/drive thru or take out window <sup>1</sup>	-	-	-	-	-	-	-	-	C+	C+	C+	C+	P*	-	-	-	C+	C+	C+	C+	-	-	-	-	-	-	-

**SECTION VII:**

Section 17.13.040 of the Orange Municipal Code, “Zoning – Master Land Use Table – Special Use Regulations,” is hereby amended to add the following:

III. Restaurant with alcoholic beverages sales. Bona Fide Restaurants that offer alcoholic beverages incidental to meal service to restaurant guests, shall be permitted by right if the applicant completes an Alcohol Exemption Permit Application and complies with all of the criteria and conditions as specified in Section 17.30.025 subject to such a permit being approved by the Community Development Director.

**SECTION VIII:**

Section 17.13.050 of the Orange Municipal Code, “Zoning – Master Land Use Table – Conditional Use Regulations,” is hereby amended to add the following:

NN. Restaurant with alcoholic beverages sales. All restaurants serving alcohol, which are otherwise not eligible for an Alcohol Exemption Permit as specified in Section 17.30.025, shall comply with Section 17.30.030.

**SECTION IX:**

Section 17.13.050 of the Orange Municipal Code, “Zoning – Master Land Use Table – Conditional Use Regulations,” is hereby amended to add the following:

PP. Sale of Alcoholic Beverages. A conditional use permit shall be required for both on-sale and off-sale of alcoholic beverages, in accordance with Section 17.30.030, when otherwise not eligible for an Alcohol Exemption Permit as specified in Section 17.30.025.

**SECTION X:**

Section 17.30.020 of the Orange Municipal Code, “Zoning – Alcoholic Beverage Controls - Locations Permitted” is hereby amended to read as follows:

**17.30.020 Locations Permitted.**

The Master Land Use Table in Chapter 17.13.030 indicates the zones in which the off-sale and on-sale of alcoholic beverages is permitted by the issuance of an alcohol exemption permit or a conditional use permit.

**SECTION XI:**

Section 17.30.025 of the Orange Municipal Code, “Zoning – Alcoholic Beverage Controls – Alcohol Exemption Permit ” is hereby added to read as follows:

**17.30.025 Alcohol Exemption Permit.**

A. Bona Fide Restaurants that offer alcoholic beverages incidental to meal service to restaurant guests, shall be exempt from the provisions of the Conditional Use Permit requirement of Section 17.30.030 if such a permit is approved in writing by the Community Development Director and if the applicant agrees in writing to comply with all of the following criteria and 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 Alcohol Exemption Permit (AEP) may be reviewed one year from the date of opening 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 compliance with all of the conditions of Section 17.30.025. If it is determined that the restaurant is not in compliance with all of the conditions of Section 17.30.025, the AEP shall be revoked.

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 Alcohol Exemption Permit shall be revoked.

4. 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 time period. The licensee shall at all times maintain records that 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 with the Alcohol Exemption Permit application. 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.

6. None of the floor area will be designated for dancing or live entertainment.

7. 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.

8. The sale of alcoholic beverages for consumption off the premises shall be prohibited.

9. All alcohol shall be consumed on the subject site, within the defined licensed premises.

10. Signs shall be posted on all exits of the premises, that 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 indoor hours shall be limited to Monday - Sunday 7:00am to 10:00pm and Friday and Saturday 7:00am to 12:00am. These hours do not restrict employees from being on the premises before opening for preparations and deliveries or after closing for clean-up. Clean-up may not be conducted by patrons. Outdoor patios shall be closed by 10:00pm, daily.

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, as a condition of the City's approval of the Alcohol Exemption Permit, to indemnify, defend, and hold harmless, at the applicant's sole expense, the City of Orange and its officers, agents, and employees from and against any claim, action, or proceeding brought against the City arising from or in connection with the approval or implementation of the Alcohol Exemption Permit, excluding claims under CEQA, which is inapplicable to ministerial actions. The City will notify the applicant of any such claim or action and may participate in the defense thereof at the applicant's expense. The obligation shall remain in effect for the duration of the permit.

16. Food service, with an available menu, shall be available until closing time on each day of operation.

17. Alcoholic beverages served shall be served by restaurant employees permitted by law to serve alcohol.

18. Alcoholic beverages shall be sold and served in containers, that are distinguishable from other non-alcoholic beverages sold at the premises.

19. 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.

20. 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. The establishment may offer alcoholic beverages only in combination with non-alcoholic beverages at a reduced rate.

21. 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.

22. There shall be no promotions encouraging intoxication or drinking contests.



23. There shall be no requirement to purchase a minimum number of drinks.
24. No alcoholic beverages shall be sold from any self-service locations on the premises such as ice tubs, barrels, or any other such containers.
25. 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.
26. 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".
27. The use of any amplified systems, televisions, outdoor sound system and paging system or any such devices are prohibited on the licensed patio area.
28. An employee shall be able to monitor the patio from inside the business at all times to monitor alcohol.
29. 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 that 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 nightclub 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, 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.
32. 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.
33. There shall be no pool tables or coin-operated or token-operated games maintained upon the premises at any time.
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.

The owner shall install and maintain a security camera 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.

36. 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.

37. The permittee shall be responsible for maintaining the area adjacent to the premises over which they have control free of litter.

38. There shall be no exterior advertising promoting or indicating the availability of alcoholic beverages. 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.

39. Prior to occupancy, a security plan shall be submitted to the City for review and approval. The plan shall address both physical and operational security issues. The business shall operate in accordance with the approved security plan.

40. Exterior doors and windows, as well as the interior of the business, shall be protected by a monitored alarm system, which shall detect an attempted entry or presence of people within the business during closing hours.

41. 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.

42. 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.

43. 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.

44. 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.

45. 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.

46. Graffiti shall be removed from the exterior walls and windows of the premises within 72 hours of discovery.

47. Commencement of operations on the premises under this exemption shall constitute Owner's and Operator's acknowledgement and acceptance of all conditions contained herein and that failure to comply with any and all conditions shall constitute grounds for potential revocation of the exemption approval.

B. The approval of an Alcohol Exemption Permit shall be effective for a period of two years from its effective date, after which time, a new determination is required if relevant State Alcoholic Beverage Control permits have not been obtained or if alcohol service is not actively pursued.

## **SECTION XII:**

Section 17.30.030 of the Orange Municipal Code, "Zoning – Alcoholic Beverage Controls – Conditional Use Permit Required" is hereby amended to as follows:

A. In order to fulfill the purposes of this chapter, the retail sale of alcoholic beverages is subject to approval of a conditional use permit, unless otherwise eligible for an Alcohol Exemption Permit as specified in Section 17.30.025. The Planning Commission has the authority to issue conditional use permits for the following, except when the application is combined with other submittals that require City Council review, the decision of the Planning Commission is appealed, or as otherwise noted below:

## **SECTION XIII:**

Section 17.30.050 of the Orange Municipal Code, "Zoning – Alcoholic Beverage Controls – Upgrading Licenses" is hereby amended to add the following:

Any upgrading of existing licenses to a more restrictive license shall be regulated as follows:

A. A change from an on-sale beer license for a restaurant to an on-sale beer and wine license for a restaurant shall not require the issuance of a conditional use permit, but shall require an Alcohol Exemption Permit as specified in Section 17.30.025.

B. A change from an off-sale beer license to an off-sale beer and wine license shall not require the issuance of a conditional use permit.

C. A change from an on-sale alcoholic beverage license for a restaurant to include the on-site brewing of beer shall not require the issuance of a conditional use permit, but shall require an Alcohol Exemption Permit as specified in Section 17.30.025.

D. A change from either an on-sale or off-sale beer license or beer and wine license, to an on-sale or off-sale general license shall require the issuance of a new conditional use permit, when otherwise not eligible for an Alcohol Exemption Permit as specified in Section 17.30.025.

E. A license associated with a nonconforming use may be transferred to a new owner, but it may not be upgraded without the approval of an Alcohol Exemption Permit or Conditional Use Permit as specified in 17.30.025 or 17.30.030.

**SECTION XIV:**

The proposed project is not subject to the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) of the state CEQA Guidelines (Common Sense Exemption) because (1) it can be seen with certainty that there is no possibility that it would have a significant effect on the environment; and (2) Section 15378 because it will not have a direct or reasonably foreseeable indirect physical change on the environment and is not a "project." For this reason, no further CEQA documentation is required.

**SECTION XV:**

If any section, subdivision, paragraph, sentence, clause or phrase of this Ordinance is for any reason held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining portions of this interim Ordinance. The City Council hereby declares that it would have passed this interim Ordinance, and each section, subdivision, paragraph, sentence, clause and phrase thereof, irrespective of the fact that any one (or more) section, subdivision, paragraph, sentence, clause or phrase had been declared invalid or unconstitutional.

**ADOPTED** this \_\_\_\_ day of \_\_\_\_\_, 2025.

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Daniel R. Slater, Mayor, City of Orange

**ATTEST:**

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Pamela Coleman, City Clerk, City of Orange

STATE OF CALIFORNIA    )  
COUNTY OF ORANGE     )  
CITY OF ORANGE    )

I, PAMELA COLEMAN, City Clerk of the City of Orange, California, do hereby certify that the foregoing extension of an interim Ordinance was duly passed and adopted at the regular meeting of the City Council held on the \_\_\_\_ day of \_\_\_\_\_, 2025 by the following vote, to wit:

AYES:	COUNCILMEMBERS:
NOES:	COUNCILMEMBERS:
ABSENT:	COUNCILMEMBERS:
ABSTAIN:	COUNCILMEMBERS:

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Pamela Coleman, City Clerk, City of Orange

**ATTACHMENT 2**

**DRAFT CITY COUNCIL ORDINANCE XX-25 - ALCOHOL EXEMPTION PERMIT  
(REDLINED)**

## **ORDINANCE NO. XX-25**

### **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ORANGE AMENDING TITLE 17 (ZONING) OF THE ORANGE MUNICIPAL CODE TO ALLOW THE SALE AND SERVICE OF ALCOHOLIC BEVERAGES IN CONJUNCTION WITH THE OPERATION OF A BONA FIDE RESTAURANT AS A PERMITTED USE IN CERTAIN ZONING DISTRICTS WHEN THE APPLICANT AGREES TO STANDARD CONDITIONS**

**WHEREAS**, the City Council is streamlining the entitlement process for restaurants which apply to offer alcohol for on-site sale and service in conjunction with food service that agree to the standard conditions; and

**WHEREAS**, Title 17 requires a conditional use permit for the on-site sale and service of alcoholic beverages in many zones, even when associated with food service; and

**WHEREAS**, the City of Orange seeks to promote a vibrant and economically sustainable business environment that supports the success of local restaurants, and small businesses; and

**WHEREAS**, the sale and service of alcoholic beverages in conjunction with food service is a common among modern restaurants, and may enhance the dining experience for residents and visitors; and

**WHEREAS**, requiring a conditional use permit for alcohol service imposes unnecessary delays and costs on restaurant operators desiring alcohol service incidental to food service; and

**WHEREAS**, the proposed ordinance continues to regulate alcohol sales by subjecting restaurants to standard conditions such as only allowing alcohol sales and service as an accessory use to food service, thereby minimizing potential impacts on nearby residential uses and sensitive uses such as schools, churches, or parks; and

**WHEREAS**, streamlining the entitlement process for restaurant uses is consistent with the General Plan in that it goals to enhances the vitality of commercial corridors, promotes local entrepreneurship, and fosters a pedestrian-oriented, mixed-use environment; and

**WHEREAS**, the Planning Commission, having considered the proposed ordinance at a public hearing held on June 2, 2025, including review of the staff report, and having received public testimony on the item, determined the proposed ordinance serves the City's economic development interests and, includes standard conditions to protect the public health, safety and general welfare; and

**WHEREAS**, the City Council, having now considered the proposed changes to the OMC at a public hearing held on \_\_\_\_\_, including review of the staff report, and having received public testimony on the item, desires to adopt the Proposed Ordinance.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF ORANGE DOES HEREBY ORDAIN AS FOLLOWS:**

**SECTION I:**

That the recitals and findings contained herein are true and correct, incorporated herein, and with the public record, form the basis for this Ordinance.

**SECTION II:**

Section 17.04.032 of the Orange Municipal Code, “Zoning – Definitions – “M” Definitions,” is hereby amended to include the following definition, in alphabetical order:

“Meals” means the usual assortment of foods commonly ordered at various hours of the day; the service of such food and victuals only as sandwiches or salads shall not be deemed compliance with this requirement.

**SECTION III:**

Section 17.04.037 of the Orange Municipal Code, “Zoning – Definitions – “R” Definitions,” is hereby amended to include the following definition, in alphabetical order:

“Restaurant, Bona Fide” means an establishment which is regularly and in a bona fide manner used and kept open for the serving of meals to guests for compensation and which has suitable kitchen facilities connected therewith, containing conveniences for cooking an assortment of foods which may be required for ordinary meals, the kitchen of which must be kept in a sanitary condition with the proper amount of refrigeration for keeping of food on said premises and must comply with all the regulations of the local department of health. Restaurants are distinguished from bars or nightclubs.”

**SECTION IV:**

Table 17.08.020 of the Orange Municipal Code, “Zoning – General Administrative Procedures – Reviewing Bodies,” is hereby amended to add the following:

<b>Table 17.08.020</b>					
<b>Type of Procedure, Permit or Hearing</b>	<b>CDD</b>	<b>DRC</b>	<b>ZA</b>	<b>PC</b>	<b>CC</b>
Administrative Adjustment Permit			X		
Alcohol Exemption Permit	X				
Alcohol Production Permit			X		



## **SECTION V:**

Section 17.08.020 of the Orange Municipal Code, “Zoning – General Administrative Procedures – Reviewing Bodies,” is hereby amended to add the following:

Community Development Director. The Community Development Director, in conjunction with a staff review committee designated by the City Manager, shall review development proposals in order to ensure that yards, open space, structures, parking, loading facilities, landscaping, streets and similar uses and the development of the land remain compatible with surrounding properties reflecting the highest quality of land planning and design.

1. Powers and Duties. The Community Development Director, after consultation with appropriate staff as determined by the Director, shall have the authority to:

[o. Decide upon Alcohol Exemption Permit Applications.](#)

## **SECTION VI:**

Table 17.13.030 of the Orange Municipal Code, “Zoning – Master Land Use Table – Permitted Uses,” is hereby amended to add the following:

ZONING	RESIDENTIAL							COMMERCIAL					MIXED USE					INDUSTRIAL		AGRICULTURAL OPEN SPACE			P I	OVERLAY		SAND & GRAVEL	
LAND USE	R1-5	R1-15 to R1-6	R1-R to R-140 & R1-R	R2-6 to R2-8	R-3	R-4	MH	OP	CP/C1	CTR	C2	C3	CR	OTMU-15S	OTMU-15	OTMU-24	NMU-24	UMU	M1	M2	A1	RO	SH	PI	FP-1	FP-2	SG
Food and/or alcohol uses—Includes uses that process, manufacture, package, prepare, distribute, store, sell or serve food and/or alcoholic beverages.																											
Restaurants or other businesses with drive-through services in the Commercial Recreation (CR) zone <sup>1</sup>	-	-	-	-	-	-	-	-	-	-	-	-	P *	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Restaurants w/alcoholic beverages sales	-	-	-	-	-	-	-	-	P*/C+	P*/C+	P*/C+	P*/C+	P*/C+	C+	P*/C+	P*/C+	P*/C+	P*/C+	C+	C+	-	-	-	-	-	-	-
Restaurants w/drive thru or take out window <sup>1</sup>	-	-	-	-	-	-	-	-	C+	C+	C+	C+	P*	-	-	-	C+	C+	C+	C+	-	-	-	-	-	-	-

## **SECTION VII:**

Section 17.13.040 of the Orange Municipal Code, “Zoning – Master Land Use Table – Special Use Regulations,” is hereby amended to add the following:

III. Restaurant with alcoholic beverages sales. Bona Fide Restaurants that offer alcoholic beverages incidental to meal service to restaurant guests, shall be permitted by right if the applicant completes an Alcohol Exemption Permit Application and complies with all of the criteria and conditions as specified in Section 17.30.025 subject to such a permit being approved by the Community Development Director.

## **SECTION VIII:**

Section 17.13.050 of the Orange Municipal Code, “Zoning – Master Land Use Table – Conditional Use Regulations,” is hereby amended to add the following:

NN. Restaurant with alcoholic beverages sales. All restaurants serving alcohol, which are otherwise not eligible for an Alcohol Exemption Permit as specified in Section 17.30.025, shall comply with Section 17.30.010030.

## **SECTION IX:**

Section 17.13.050 of the Orange Municipal Code, “Zoning – Master Land Use Table – Conditional Use Regulations,” is hereby amended to add the following:

PP. Sale of Alcoholic Beverages. A conditional use permit shall be required for both on-sale and off-sale of alcoholic beverages, in accordance with Section 17.30.010030, when otherwise not eligible for an Alcohol Exemption Permit as specified in Section 17.30.025.

## **SECTION X:**

Section 17.30.020 of the Orange Municipal Code, “Zoning – Alcoholic Beverage Controls - Locations Permitted” is hereby amended to read as follows:

### **17.30.020 Locations Permitted.**

The Master Land Use Table in Chapter 17.13.030 indicates the zones in which the off-sale and on-sale of alcoholic beverages is permitted by the issuance of an alcohol exemption permit or ~~the issuance of~~ a conditional use permit.

## **SECTION XI:**

Section 17.30.025 of the Orange Municipal Code, “Zoning – Alcoholic Beverage Controls – Alcohol Exemption Permit ” is hereby added to read as follows:

### **17.30.025 Alcohol Exemption Permit.**

A. Bona Fide Restaurants that offer alcoholic beverages incidental to meal service to restaurant guests, shall be exempt from the provisions of the Conditional Use Permit requirement of Section 17.30.030 if such a permit is approved in writing by the Community Development Director and if the applicant agrees in writing to comply with all of the following criteria and 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 Alcohol Exemption Permit (AEP) may be reviewed one year from the date of opening 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 compliance with all of the conditions of Section 17.30.025. If it is determined that the restaurant is not in compliance with all of the conditions of Section 17.30.025, the AEP shall be revoked.

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 Alcohol Exemption Permit shall be revoked.

4. 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 time period. The licensee shall at all times maintain records that 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 with the Alcohol Exemption Permit application. 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.

6. None of the floor area will be designated for dancing or live entertainment.

7. 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.

8. The sale of alcoholic beverages for consumption off the premises shall be prohibited.

9. All alcohol shall be consumed on the subject site, within the defined licensed premises.

10. Signs shall be posted on all exits of the premises, that 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 indoor hours shall be limited to Monday - Sunday 7:00am to 10:00pm and Friday and Saturday 7:00am to 12:00am. These hours do not restrict employees from being on the premises before opening for preparations and deliveries or after closing for clean-up. Clean-up may not be conducted by patrons. Outdoor patios shall be closed by 10:00pm, daily.

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, as a condition of the City's approval of the Alcohol Exemption Permit, to indemnify, defend, and hold harmless, at the applicant's sole expense, the City of Orange and its officers, agents, and employees from and against any claim, action, or proceeding brought against the City arising from or in connection with the approval or implementation of the Alcohol Exemption Permit, excluding claims under CEQA, which is inapplicable to ministerial actions. The City will notify the applicant of any such claim or action and may participate in the defense thereof at the applicant's expense. The obligation shall remain in effect for the duration of the permit.

16. Food service, with an available menu, shall be available until closing time on each day of operation.

17. Alcoholic beverages served shall be served by restaurant employees permitted by law to serve alcohol.

18. Alcoholic beverages shall be sold and served in containers, that are distinguishable from other non-alcoholic beverages sold at the premises.

19. 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.

20. 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. The establishment may offer alcoholic beverages only in combination with non-alcoholic beverages at a reduced rate.

21. 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.

22. There shall be no promotions encouraging intoxication or drinking contests.

23. There shall be no requirement to purchase a minimum number of drinks.
24. No alcoholic beverages shall be sold from any self-service locations on the premises such as ice tubs, barrels, or any other such containers.
25. 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.
26. 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".
27. The use of any amplified systems, televisions, outdoor sound system and paging system or any such devices are prohibited on the licensed patio area.
28. An employee shall be able to monitor the patio from inside the business at all times to monitor alcohol.
29. 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 that 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 nightclub 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, 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.
32. 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.
33. There shall be no pool tables or coin-operated or token-operated games maintained upon the premises at any time.
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.

The owner shall install and maintain a security camera 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.

36. 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.

37. The permittee shall be responsible for maintaining the area adjacent to the premises over which they have control free of litter.

38. There shall be no exterior advertising promoting or indicating the availability of alcoholic beverages. 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.

39. Prior to occupancy, a security plan shall be submitted to the City for review and approval. The plan shall address both physical and operational security issues. The business shall operate in accordance with the approved security plan.

40. Exterior doors and windows, as well as the interior of the business, shall be protected by a monitored alarm system, which shall detect an attempted entry or presence of people within the business during closing hours.

41. 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.

42. 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.

43. 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.

44. 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.



45. 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.

46. Graffiti shall be removed from the exterior walls and windows of the premises within 72 hours of discovery.

47. Commencement of operations on the premises under this exemption shall constitute Owner's and Operator's acknowledgement and acceptance of all conditions contained herein and that failure to comply with any and all conditions shall constitute grounds for potential revocation of the exemption approval.

B. The approval of an Alcohol Exemption Permit shall be effective for a period of two years from its effective date, after which time, a new determination is required if relevant State Alcoholic Beverage Control permits have not been obtained or if alcohol service is not actively pursued.

## **SECTION XII:**

Section 17.30.030 of the Orange Municipal Code, "Zoning – Alcoholic Beverage Controls – Conditional Use Permit Required" is hereby amended to as follows:

A. In order to fulfill the purposes of this chapter, the retail sale of alcoholic beverages is subject to approval of a conditional use permit, [unless otherwise eligible for an Alcohol Exemption Permit as specified in Section 17.30.025](#). The Planning Commission has the authority to issue conditional use permits for the following, except when the application is combined with other submittals that require City Council review, the decision of the Planning Commission is appealed, or as otherwise noted below:

## **SECTION XIII:**

Section 17.30.050 of the Orange Municipal Code, "Zoning – Alcoholic Beverage Controls – Upgrading Licenses" is hereby amended to add the following:

Any upgrading of existing licenses to a more restrictive license shall be regulated as follows:

A. A change from an on-sale beer license for a restaurant to an on-sale beer and wine license for a restaurant shall not require the issuance of a conditional use permit, [but shall require an Alcohol Exemption Permit as specified in Section 17.30.025](#).

B. A change from an off-sale beer license to an off-sale beer and wine license shall not require the issuance of a conditional use permit.

C. A change from an on-sale alcoholic beverage license for a restaurant to include the on-site brewing of beer shall not require the issuance of a conditional use permit, **but shall require an Alcohol Exemption Permit as specified in Section 17.30.025.**

D. A change from either an on-sale or off-sale beer license or beer and wine license, to an on-sale or off-sale general license shall require the issuance of a new conditional use permit, **when otherwise not eligible for an Alcohol Exemption Permit as specified in Section 17.30.025.**

E. A license associated with a nonconforming use may be transferred to a new owner, but it may not be upgraded **without the approval of an Alcohol Exemption Permit or Conditional Use Permit as specified in 17.30.025 or 17.30.030.**

#### **SECTION XIV:**

The proposed project is not subject to the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) of the state CEQA Guidelines (Common Sense Exemption) because (1) it can be seen with certainty that there is no possibility that it would have a significant effect on the environment; and (2) Section 15378 because it will not have a direct or reasonably foreseeable indirect physical change on the environment and is not a "project." For this reason, no further CEQA documentation is required.

#### **SECTION XV:**

If any section, subdivision, paragraph, sentence, clause or phrase of this Ordinance is for any reason held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining portions of this interim Ordinance. The City Council hereby declares that it would have passed this interim Ordinance, and each section, subdivision, paragraph, sentence, clause and phrase thereof, irrespective of the fact that any one (or more) section, subdivision, paragraph, sentence, clause or phrase had been declared invalid or unconstitutional.

**ADOPTED** this \_\_\_\_ day of \_\_\_\_\_, 2025.

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Daniel R. Slater, Mayor, City of Orange

**ATTEST:**

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Pamela Coleman, City Clerk, City of Orange

STATE OF CALIFORNIA   )  
COUNTY OF ORANGE    )  
CITY OF ORANGE    )

I, PAMELA COLEMAN, City Clerk of the City of Orange, California, do hereby certify that the foregoing extension of an interim Ordinance was duly passed and adopted at the regular meeting of the City Council held on the \_\_\_\_ day of \_\_\_\_\_, 2025 by the following vote, to wit:

AYES:	COUNCILMEMBERS:
NOES:	COUNCILMEMBERS:
ABSENT:	COUNCILMEMBERS:
ABSTAIN:	COUNCILMEMBERS:

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Pamela Coleman, City Clerk, City of Orange