



AGENDA

Planning Commission December 02, 2024

Anna Pehoushek
Assistant Community
Development Director

Mike Vigliotta
City Attorney

Jennifer Scudellari
Executive Assistant

5:30 PM Regular Session

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

DAVID VAZQUEZ
Chair

ALISON VEJAR
Vice Chair

RICK MARTINEZ
Commissioner

RUBY MALDONADO
Commissioner

SHANNON TUCKER
Commissioner

TIM McCORMACK
Commissioner

ISAIAH LESLIE
Commissioner

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

Agenda Information

The agenda contains a brief general description of each item to be considered. Written materials relating to an item on the agenda that are provided to the Planning Commission after agenda packet distribution and within 72 hours before it is to consider the item will be made available for public inspection in the City Clerk's Office located at 300 E. Chapman Avenue, Orange, during normal business hours; at the Planning Commission meeting; and made available on the City's website.

Public Participation

Planning Commission meetings may be viewed on Spectrum Cable Channel 3 and AT&T U-verse Channel 99 or streamed live and on-demand on the City's website at www.cityoforange.org.

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

1) In-person

To speak on an item on the agenda, complete a speaker card indicating your name, address, and identify the agenda item number or subject matter you wish to address. The card should be given to City staff prior to the start of the meeting. General comments are made during the "Public Comments" section at the beginning of the meeting. Public Comments are limited to three (3) minutes per speaker unless a different time limit is announced. It is requested that you state your name for the record, then proceed to address the Commission. All speakers shall observe civility, decorum, and good behavior.

(Continued on page 2)

2) Written Public Comments via eComment

Members of the public can submit their written comments electronically for Planning Commission consideration by using the eComment feature on the Agenda page of the City's website at www.cityoforange.org. To ensure distribution to the Planning Commission prior to consideration of the agenda, we encourage the public to submit written comments by 3:00 p.m. the day of the meeting. All written comments will be provided to the Commissioners for consideration and posted on the City's website after the meeting.

3) Public Comments via recorded voicemail message

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

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

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

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

APPEAL PROCEDURE

Any final determination by the Planning Commission may be appealed, and such appeal must be filed within 15 calendar days after the Planning Commission action. This appeal shall be made in written form to the Community Development Department, accompanied by an initial appeal deposit of \$1,000.00.

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

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

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

Commissioner Shannon Tucker

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. PUBLIC HEARING

- 3.1. Public Hearing to consider a request by 191 Retail, LLC, dba Fellows Hall for a Type 47 ABC License (On-Sale General - to allow the sale of alcoholic beverages for onsite consumption) at a proposed restaurant located at 180 N. Grand Street and finding of CEQA Exemption (Conditional Use Permit No. 3231).**

Recommended Action:

1. Adopt Planning Commission Resolution No. PC 34-24. A resolution of the Planning Commission approving Conditional Use Permit No. 3231, allowing the sale of alcoholic beverages for onsite consumption in conjunction with a State of California Department of Alcoholic Beverage Control Type 47 license (On-Sale General - Eating Place) at a proposed restaurant located at 180 N. Grand Street.
2. Find the request categorically exempt from the California Environmental Quality Act (CEQA) in accordance with Section 15301 of the State CEQA Guidelines.

Attachments:

[Staff Report](#)

[Attachment 1 - Planning Commission Resolution No. PC 34-24](#)

[Attachment 2 - Vicinity Map](#)

[Attachment 3 - Floor Plan](#)

[Attachment 4 - Project Elevations](#)

[Attachment 5 - Applicant Business Narrative Letter](#)

[Attachment 6 - Planning Commission Evaluation Map](#)

[Attachment 7 - Orange Police Department Memorandum](#)

4. ADJOURNMENT

The next Regular Planning Commission Meeting will be held on Monday, December 16, 2024 at 5:30 p.m., in the Council Chamber.

I, Michelle Dulalia, Administrative Assistant for the City of Orange, hereby declare, under penalty of perjury, that a full and correct copy of this agenda was posted pursuant to Government Code Section 54950 et. seq., at the following locations: Orange Civic Center kiosk and Orange City Clerk's Office at 300 E. Chapman Avenue, Police facility at 1107 N. Batavia, Orange Main Public Library at 407 E. Chapman Avenue, and uploaded to the City's

website www.cityoforange.org.

Date posted: November 27, 2024



Agenda Item

Planning Commission

Item #: 3.1.

12/2/2024

File #: 24-0686

TO: Chair and Members of the Planning Commission

THRU: Anna Pehoushek, Assistant Community Development Director

FROM: Arlen Beck, Associate Planner

1. SUBJECT

Public Hearing to consider a request by 191 Retail, LLC, dba Fellows Hall for a Type 47 ABC License (On-Sale General - to allow the sale of alcoholic beverages for onsite consumption) at a proposed restaurant located at 180 N. Grand Street and finding of CEQA Exemption (Conditional Use Permit No. 3231).

2. SUMMARY

The applicant, 191 Retail, LLC (Fellows Hall), is requesting to serve a full range of alcoholic beverages with food at a proposed restaurant with a State of California Department of Alcoholic Beverage Control Type 47 license (On-Sale General - Eating Place).

3. RECOMMENDED ACTION

1. Adopt Planning Commission Resolution No. PC 34-24. A resolution of the Planning Commission approving Conditional Use Permit No. 3231, allowing the sale of alcoholic beverages for onsite consumption in conjunction with a State of California Department of Alcoholic Beverage Control Type 47 license (On-Sale General - Eating Place) at a proposed restaurant located at 180 N. Grand Street.
2. Find the request categorically exempt from the California Environmental Quality Act (CEQA) in accordance with Section 15301 of the State CEQA Guidelines.

4. AUTHORIZING GUIDELINES

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

5. PROJECT BACKGROUND

In 2020, First Presbyterian Church of Orange filed an application for a Tentative Parcel Map to create two new parcels totaling 9,358 sq ft and 40,451 sq ft at the existing church campus. The 40,451 sq ft parcel contains the project site (formerly the preschool), a chapel, and a sanctuary building (Attachment 2).

<i>Applicant:</i>	191 Retail, LLC dba Fellows Hall
<i>Property Owner</i>	First Presbyterian Church of Orange

<i>Property Location</i>	180 N. Grand Street
<i>Existing General Plan Land Use Element Designation</i>	Old Towne Mixed Use 15, 0.5 - 1.0 FAR (OTMIX-15)
<i>Existing Zoning Classification</i>	Old Towne Mixed Use-15 (OTMU-15)
<i>Old Towne</i>	Yes
<i>Specific Plan/PC</i>	N/A
<i>Site Size</i>	Parcel: 40,451 sq ft Tenant Space: 5,000 sq ft
<i>Circulation</i>	Primary access to the property is from N. Orange Street and E. Maple Avenue.
<i>Existing Conditions</i>	The site is located on the east side of N. Orange Street, immediately south of the former first Presbyterian Christian education center (currently under construction). The proposed tenant space for the restaurant is the former First Presbyterian pre-school facility.
<i>Surrounding Land Uses and Zoning</i>	<u>North</u> : Office/Restaurant (under construction) (OTMU-15) <u>South</u> : Event Center (Grand Gimeno) (OTMU-15) <u>East</u> : Existing Church (First Presbyterian Church of Orange (OTMU-15) <u>West</u> : Existing office building (Architects Orange) and a surface parking lot (OTMU-15)
<i>Previous Applications/Entitlements</i>	Tentative Parcel Map 0015 for the creation of two new parcels totaling 0.51 acres and 0.93 acres at an existing church campus.

6. PROJECT DESCRIPTION

The applicant proposes a 5,000 sq ft restaurant, Fellows Hall, with a State of California Department of Alcoholic Beverage Control (ABC) Type 47 License (On-Sale General - Eating Place). The restaurant includes a total of 210 seats with two outdoor seating areas (Attachment 3). The patio area along N. Orange Street, providing 72 seats, will be raised to the same elevation as the finished floor of the building, which is approximately two feet from the sidewalk elevation, and will be enclosed by an existing solid wall abutting the sidewalk (Attachment 4). The other outdoor seating area is located at the rear of the site (northeast corner) with 36 seats and enclosed by building walls and fixed railing. The applicant’s letter of explanation is included with the following proposed hours of operation (Attachment 5):

Proposed Operating Hours	
Sunday - Thursday	7:00 am - 10:00 pm
Friday - Saturday	7:00 am - 12:00 am (midnight)
Proposed Outdoor Seating Hours	
Daily	7:00 am - 10:00 pm

7. PROJECT ANALYSIS

Adaptive Re-use of the Structure

The adaptive re-use of the vacant pre-school building to a restaurant use is logical and appropriate given the site’s location in the Old Towne downtown core, and interface with an event center, offices, other restaurants, and a public parking lot. Consideration of the proposed alcohol sales in relation to

nearby sensitive receptors, existing alcohol licenses, and crime statistics is warranted.

Sensitive Receptors:

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

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

There are 20 other establishments selling alcoholic beverages within the vicinity (600-foot radius) of the subject property. Other sensitive receptors within the vicinity include single-family and multi-family residences, and two churches (see Attachment 6). Below is a list of sensitive receptors identified within the vicinity of the subject property as outlined by Orange Municipal Code Section 17.30.040:

Sensitive Receptors

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

While there are sensitive land uses in the vicinity of the site, approval of the CUP for alcohol sales, with the proposed conditions of approval, is unlikely to impact the sensitive receptors identified above. The food and beverage service areas are provided in the building or patio areas that are surrounded by walls.

Census Tract Concentration:

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

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

Crime Statistics for Reporting District 23w:

Orange Police Department (OPD) crime statistics show the subject site is located within a high crime area, because reported crimes are more than 20% above the average of reported crimes citywide. The table below shows the OPD crime statistics for RD-23W compared to the citywide average.

Crime Statistics

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

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

Project Conditions

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

- A one-year review of the subject site and operations to identify uniquely adverse issues such as curfew, loitering, vandalism, criminal activity, noise, or nuisance (Condition No. 6).
- Gross sales of alcohol shall not exceed non-alcohol sales (Condition No. 7).
- Alcohol shall only be consumed within the defined dining areas (Condition No. 12).
- Alcoholic beverages are only to be served in conjunction with food (Condition No. 17).
- Food service must be made available until closing time on each day of operation (Condition No. 18).
- Live entertainment on the premises is prohibited (Condition No. 31).

8. PUBLIC NOTICE

On November 21, 2024, a public notice was posted at the project site, and the City sent a Public Hearing Notice to a total of 231 property owners/occupants within a 400-foot radius of the project site and persons specifically requesting notice.

9. ENVIRONMENTAL REVIEW

Categorical Exemption: The proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per State CEQA Guidelines 15301 (Class 1 - Existing

Facilities) because the project consists of licensing the sale of alcoholic beverages at a proposed restaurant in an existing building that results in negligible or no expansion of use beyond that existing at the time of the City's determination.

10. ADVISORY BOARD ACTION

None required.

11. ATTACHMENTS

- Attachment 1 - Planning Commission Resolution No. PC 34-24
- Attachment 2 - Vicinity Map
- Attachment 3 - Floor Plan
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2. SUMMARY

The applicant, 191 Retail, LLC (Fellows Hall), is requesting to serve a full range of alcoholic beverages with food at a proposed restaurant with a State of California Department of Alcoholic Beverage Control Type 47 license (On-Sale General - Eating Place).

3. RECOMMENDED ACTION

1. Adopt Planning Commission Resolution No. PC 34-24. A resolution of the Planning Commission approving Conditional Use Permit No. 3231, allowing the sale of alcoholic beverages for onsite consumption in conjunction with a State of California Department of Alcoholic Beverage Control Type 47 license (On-Sale General - Eating Place) at a proposed restaurant located at 180 N. Grand Street.
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While there are sensitive land uses in the vicinity of the site, approval of the CUP for alcohol sales, with the proposed conditions of approval, is unlikely to impact the sensitive receptors identified above. The food and beverage service areas are provided in the building or patio areas that are surrounded by walls.

Census Tract Concentration:

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

Alcohol Licenses in Census Tract 760.01		
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The sale of alcohol at a restaurant in this location is not expected to contribute to crime in the area or create an undue burden on public safety resources with the recommended conditions of approval. Staff does not anticipate that the use will create a negative impact on neighboring land uses, because the restaurant as conditioned is compatible with the mix of uses within the surrounding area, has defined hours, will be adequately staffed, and the primary use will be a restaurant. Should the Planning Commission approve the CUP, the standard conditions of approval for the safe operation of the restaurant with alcohol service will be included.

Project Conditions

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

- A one-year review of the subject site and operations to identify uniquely adverse issues such as curfew, loitering, vandalism, criminal activity, noise, or nuisance (Condition No. 6).
- Gross sales of alcohol shall not exceed non-alcohol sales (Condition No. 7).
- Alcohol shall only be consumed within the defined dining areas (Condition No. 12).
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- Food service must be made available until closing time on each day of operation (Condition No. 18).
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8. PUBLIC NOTICE

On November 21, 2024, a public notice was posted at the project site, and the City sent a Public Hearing Notice to a total of 231 property owners/occupants within a 400-foot radius of the project site and persons specifically requesting notice.

9. ENVIRONMENTAL REVIEW

Categorical Exemption: The proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per State CEQA Guidelines 15301 (Class 1 - Existing

Facilities) because the project consists of licensing the sale of alcoholic beverages at a proposed restaurant in an existing building that results in negligible or no expansion of use beyond that existing at the time of the City's determination.

10. ADVISORY BOARD ACTION

None required.

11. ATTACHMENTS

- Attachment 1 - Planning Commission Resolution No. PC 34-24
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CONDITIONAL USE PERMIT NO. 3231

RESOLUTION NO. PC 34-24

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ORANGE APPROVING CONDITIONAL USE PERMIT NO. 3231, ALLOWING THE SALE OF ALCOHOLIC BEVERAGES FOR ON-SITE CONSUMPTION IN CONJUNCTION WITH A STATE OF CALIFORNIA DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL TYPE 47 LICENSE (ON-SALE GENERAL – EATING PLACE) AT A PROPOSED RESTAURANT LOCATED AT 180 N. GRAND STREET

APPLICANT: 191 Retail, LLC dba Fellows Hall

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. 3231, allowing the sale of alcoholic beverages for on-site consumption in conjunction with a State of California Department of Alcoholic Beverage Control (ABC) Type 47 License (On-Sale General - Eating Place) at a proposed restaurant, located at 180 N. Grand Street (Project); and

WHEREAS, the application for Conditional Use Permit No. 3231 was filed by the applicant in accordance with the provisions of the OMC; and

WHEREAS, Conditional Use Permit No. 3231 is Categorically Exempt from the provisions of the California Environmental Quality Act (CEQA) per State CEQA Guidelines Section 15301 (Class 1 – Existing Facilities), as the project consists of licensing the sale of alcoholic beverages at a proposed restaurant that results in negligible or no expansion of use beyond that existing at the time of the City’s determination; and

WHEREAS, the Planning Commission conducted one duly advertised public hearing on December 2, 2024, at which time interested persons had an opportunity to testify either in support of, or opposition to, the proposed Conditional Use Permit No. 3231.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Orange hereby approves Conditional Use Permit No. 3231 allowing the sale of alcoholic beverages for on-site consumption in conjunction with a ABC Type 47 License (On-Sale General - Eating Place) at a proposed restaurant, located at 180 N. Grand Street, based on the following findings:

SECTION 1 – FINDINGS

Conditional Use Permit Findings:

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

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

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

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

The request to serve alcohol with food at the proposed restaurant is not anticipated to have adverse impacts on surrounding land uses or create a special problem, because the site is located in the Old Towne downtown core, which is intended to function as a commercial and mixed-use center. While there are sensitive land uses within 600 feet of the site, these properties do not have direct access to the subject property and the sale of alcohol would be accessory to the primary function of the restaurant. Specific project features combined with conditions of approval mitigate or eliminate potential detrimental effects that could be caused by alcohol service.

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

The location is within the Old Towne downtown core, a mixed-use zone where shopping and dining establishments are expected to be concentrated. The City's General Plan encourages the development of mixed use, pedestrian-oriented projects in Old Towne. The proposed accessory alcohol service at a restaurant will support the success of the restaurant and the continuation of a vibrant mixed-use district. The use is not anticipated to have an adverse impact on neighboring land uses and the community because granting an additional on-sale license with appropriate conditions of approval would not affect sensitive land uses in the immediate area.

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

The conditions of approval for the Conditional Use Permit are put forth with the purpose of approval preserving the general welfare of the community. If the restaurant is not operating as required the Planning Commission revoke this CUP. Other conditions of approval have been

placed on the project to reduce crime-inducing activities by requiring food service with alcohol service at all times, prohibiting alcoholic beverage promotions, restraining certain methods of dispensing alcoholic beverages, addressing graffiti and litter removal, and requiring employee training.

SECTION 2 – ENVIRONMENTAL REVIEW

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

SECTION 3 – APPROVAL AND CONDITIONS OF APPROVAL

The Planning Commission hereby approves Conditional Use Permit No. 3231, with the following conditions:

General Conditions:

1. Any future change in the nature and operation of the use approved by Conditional Use Permit (CUP) 3231 shall require an application for a new or amended CUP.
2. The applicant agrees, as a condition of City’s approval of CUP No. 3231, to indemnify, defend, and hold harmless, at applicant’s expense, the City, its officers, agents, and employees (City) from and against any claim, action, or proceeding brought against the City, including, but not limited to, any claim, action or proceeding commenced within the time period provided in Government Code Section 66499.37 to attack, review, set aside, void or annul the City’s approval, to challenge the determination made by the City under the California Environmental Quality Act (CEQA) or to challenge the reasonableness, legality or validity of any condition attached hereto. City shall promptly notify applicant of any such claim, action or proceeding to which the City receives notice and to cooperate fully with the applicant in the defense thereof. Applicant shall reimburse the City for any and all costs and expenses, including, but not limited to, court costs and attorney’s fees that the City may be required to pay, including any expenses ordered by a court or expenses incurred through the Office of the City Attorney in connection with said claim, action or proceeding. City may, in its sole discretion, participate in the defense of any claim, action or proceeding but such participation shall not relieve applicant of the obligations of this condition. In the event the applicant is required to defend City in connection with such claim, action or proceeding, City shall have the right to approve counsel to so defend the City, approve all significant decisions concerning the manner in which the defense is conducted and approve any all settlements, which approval(s) shall not be unreasonably withheld. The obligations set forth herein remain in full force and effect throughout all stages of litigation including any and all appeals of any lower court judgment rendered in the proceeding. Further, applicant agrees to indemnify, defend and hold harmless the City for all costs and expenses incurred in enforcing this provision.

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

Operational Conditions:

5. In conjunction with the ongoing operation of the business, the premises shall comply with all requirements placed upon it by the State Alcoholic Beverage Control (ABC) Board.
6. This CUP shall be reviewed one year from the date of approval and may be reviewed each year thereafter. The review shall be conducted jointly by the Community Development Director and Police Chief or designees. The purpose of this review shall be to identify uniquely adverse issues such as curfew, loitering, vandalism, criminal activity, noise, or nuisance resulting from approval of the CUP. If such issues are identified, the CUP shall be presented to the Planning Commission for its consideration of conditions, modifications, or revocation.
7. The quarterly gross sales of alcoholic beverages shall not exceed the gross sales of merchant items that include food within the restaurant during the same period. The licensee shall at all times maintain records which reflect separately the gross sales of food and the gross sales of alcoholic beverages of the licensed business. Said records shall be kept no less frequently than on a quarterly basis and shall be made available upon request.
8. The use of the business is considered a restaurant. No changes to the floor plan will occur unless a revised floor plan is approved by the Community Development Department. None of the floor area will be designated for dancing or live entertainment unless a subsequent CUP is approved by the Planning Commission.
9. The subject ABC license shall not be exchanged for a public premise Type 48 (On-Sale General – Public Premises) license nor operated as a public premise.
10. The sale of beer and/or wine for consumption off the premises shall be prohibited.
11. No alcoholic beverages shall be consumed on any property adjacent to the licensed premises under the control of the license.
12. All alcohol shall be consumed on the subject site, within the defined dining areas. Signs shall be posted on all exits of the premises, which prohibit alcoholic beverages from leaving the confines of the premises.
13. 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.

14. The business shall be limited to the following hours, Sunday through Thursday 7:00 a.m. to 10:00 p.m., and Friday through Saturday 7:00 a.m. to 12:00 a.m. (midnight). These hours do not restrict employees from being on the premises before opening for preparations and deliveries or after close for clean-up. Clean-up may not be conducted by patrons.
15. At no time shall there be a fee for entrance/admittance into the premises.
16. Employees and/or contract security personnel shall not consume any alcoholic beverages prior to or during their work shift. Any and all security officers provided shall comply with all state and local ordinances regulating their services, including, without limitation, Chapter 11.5 of Division 3 of the California Business and Profession Code.

Alcohol and Food Service Conditions:

17. At all times when the premises is open for business, the sale and service of alcoholic beverages shall be made only in conjunction with the sale of food.
18. Food service, with an available menu, shall be made available until closing time on each day of operation.
19. Alcoholic beverages shall be served by a waiter/waitress only, and only to seated patrons at permitted counters/tables.
20. Alcoholic beverages shall be sold and served in containers, which are distinguishable from other non-alcoholic beverages sold at the premise or other establishment sharing the patio.
21. The business may offer alcoholic beverages in combination with non-alcoholic beverages and food items at a reduced price Monday to Friday from 3 p.m. to 6 p.m.
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 temporary 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.

Patio Conditions:

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 gates indicating "Emergency Exit Only".

27. Exterior speakers are not allowed in the outdoor dining area. This shall be verified by the Planning Division on the construction documents prior to the issuance of Building Permits for tenant improvements.
28. Use of the outdoor dining area shall conclude by 10:00 p.m. seven days a week. No customers shall be seated in the outdoor dining area after 9:00 p.m. as a means of concluding patron use and restaurant service outside by 10:00 p.m. No pressure washing or mechanical cleaning methods shall occur in the outdoor dining area after 10:00 p.m. or before 6:00 a.m.

Special Events:

29. No portion of the premises shall be deemed to be “private” for the purposes of dispensing alcoholic beverages to selected patrons, where the permittee recognizes any form of membership cards, keys, or passes which would entitle the holder entry or preferential admittance or exclusive use of any portion of the mentioned premises.
30. The use of a promoter (such as a night-club operator) or sub-leasing the premises to be used in conjunction with dancing and/or live entertainment is prohibited.
31. There shall be no live entertainment (including karaoke), disc jockey, or dancing permitted on the premises at any time. Amplified music of any kind, including over a built-in system designated for background music, shall be permitted so long as the music is not audible outside when the doors are open or beyond the premises in such a manner as to disturb the peace, quiet, and comfort of neighboring occupants, or any reasonable person residing or working in the area
32. There shall be no special promotional events held on the property, unless a written request for such is received and approved by the Community Development Director and the Police Department’s Vice Unit at least one week in advance of the event.

Coin Operated Machines:

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

Security and Exterior:

34. The permittee shall install and maintain a closed-circuit television system capable of readily identifying facial features, and stature of all patrons entering the establishment during hours of operation and monitoring the rear of the premises. The camera system shall keep a minimum 30-day library of events, which shall be available for downloading and inspection by Orange Police Department.
35. The permittee shall be responsible for maintaining free of litter the area adjacent to the premises over which they have control.

36. There shall be no exterior advertising for alcoholic beverages of any kind or type. This includes advertising directly to the exterior from within, promoting or indicating the availability of alcoholic beverages. Interior displays of alcoholic beverages that are clearly visible to the exterior shall constitute a violation of this condition.
37. Exterior doors and windows, as well as the interior of the business, shall be protected by an approved alarm system, which shall detect an attempted entry or presence of people within the business during closing hours.
38. The premises shall be provided with an interior night light to illuminate the interior and an unobstructed view shall be maintained through storefront windows to provide police patrol officers the ability to observe unlawful activity within the business.
39. The permittee shall maintain on the premises a written security policy and procedures manual addressing at a minimum the following items: handling obviously intoxicated persons; establishing a reasonable ratio of employees to patrons, based upon activity level, in order to monitor alcoholic beverage sales and patron behavior; handling patrons involved in fighting or arguing; handling loitering about the building and in the immediate adjacent area that is owned, leased, rented, or used under agreement by the permittee(s); verifying age/checking identification of patrons; warning patrons of reaching their drinking limit/potential intoxication and refusing to serve; calling the police regarding observed or reported criminal activity.

Training:

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

Miscellaneous:

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

ADOPTED this 2nd day of December 2024.

David Vazquez
Planning Commission Chair

I hereby certify that the foregoing Resolution was adopted by the Planning Commission of the City of Orange at a regular meeting thereof held on the 2nd day of December 2024, by the following vote:

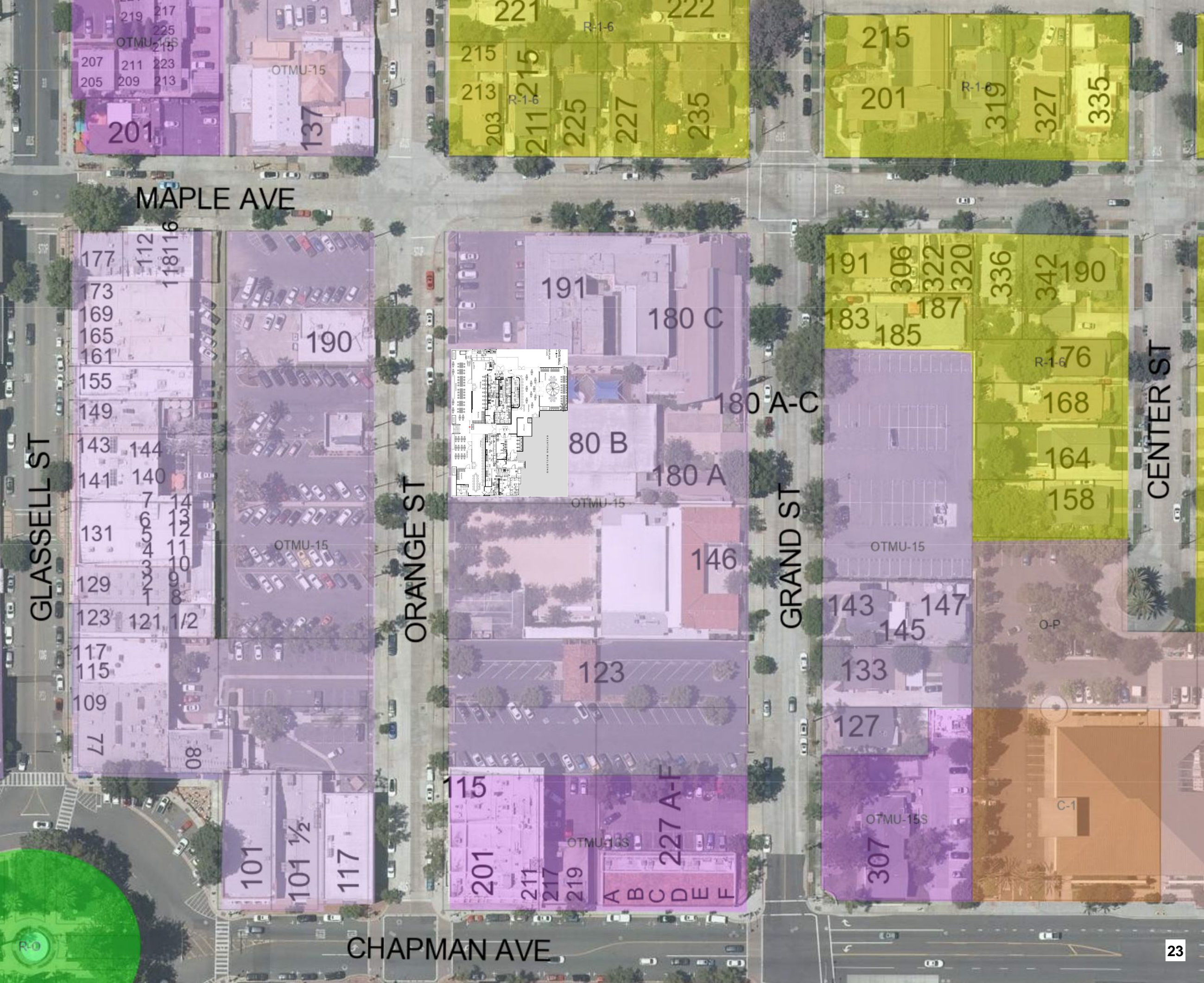
AYES:

NOES:

RECUSED:

ABSENT:

Anna Pehoushek, FAICP
Assistant Community Development Director



MAPLE AVE

GLASSELL ST

ORANGE ST

GRAND ST

CENTER ST

CHAPMAN AVE

219 217
225
OTMU-15S
215
207 211 223
205 209 213

201

OTMU-15

137

221 R-1-6 222

215
213
203

R-1-6
211 215

225

227

235

215

201

R-1-6

319

327

335

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118116

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169

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143

144

141

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131

134

129

123

121

1/2

117

115

109

107

08

101

101 1/2

117

191

180 C

180 A-C

80 B

180 A

OTMU-15

146

191

306

322

320

183

185

187

336

342

R-1-6

176

168

164

158

190

OTMU-15

143

147

145

O-P

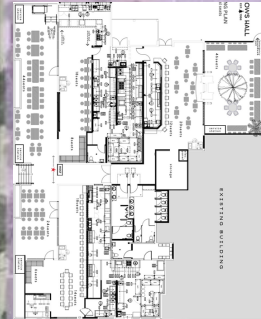
133

127

OTMU-15S

307

C-1



<<< N.GRAND STREET >>>

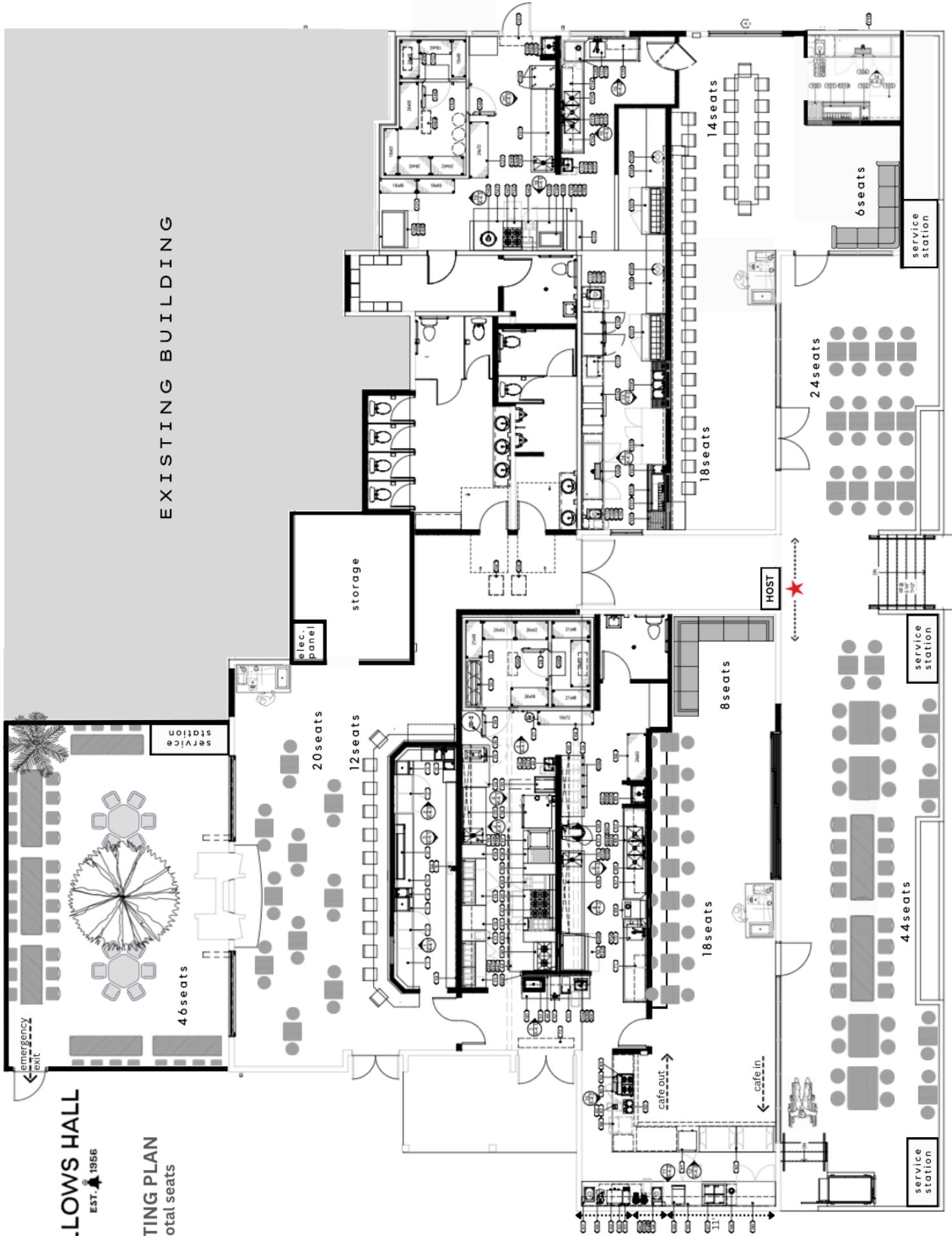
EXISTING BUILDING

FELLOWS HALL

EST. 1956

SEATING PLAN

210 total seats

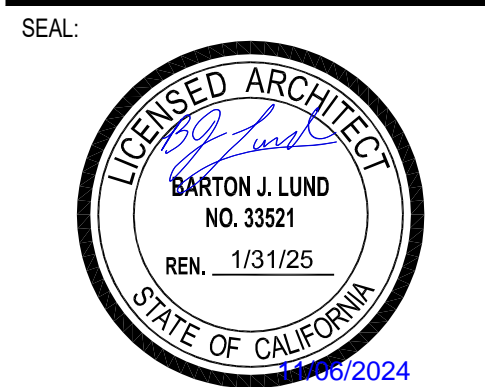


<<< N.ORANGE ST >>>

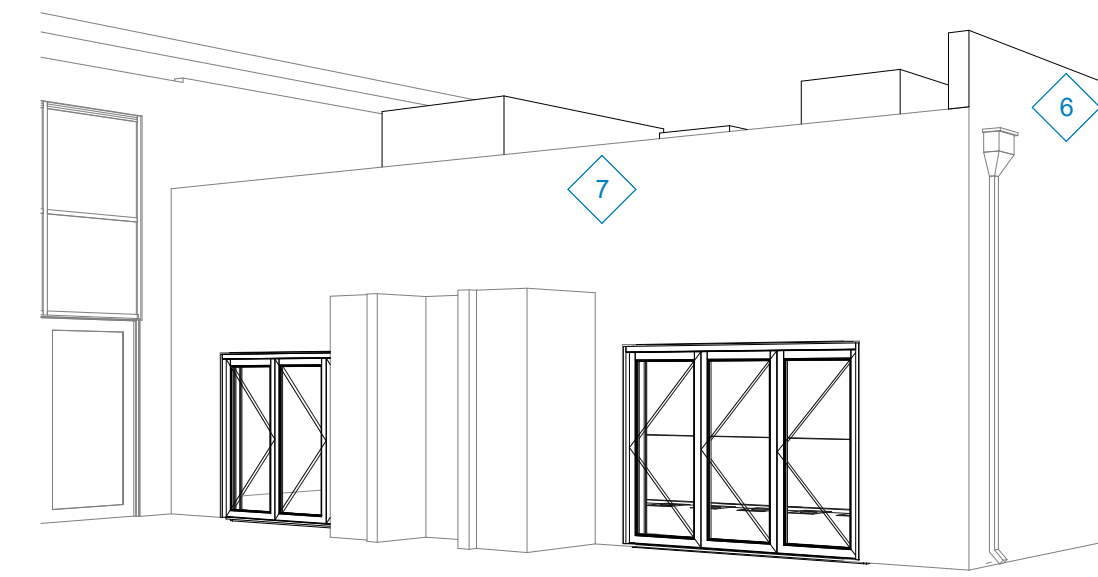
GENERAL NOTES: PERSPECTIVES
 1. ALL ITEMS ARE EXISTING UNLESS INDICATED VIA KEYNOTE

- KEY NOTES: PERSPECTIVES**
- 1 PROPOSED LOCATION OF STUCCO PARAPET TO BE MOVED WEST 7' FROM EXISTING LOCATION TO PROVIDE SCREENING FOR ROOF TOP EQUIPMENT - COLOR TO MATCH EXISTING
 - 2 PROPOSED LOCATION OF NEW STUCCO PARAPET TO PROVIDE SCREENING FOR ROOF TOP EQUIPMENT - COLOR TO MATCH EXISTING
 - 3 RAISE PATIO TO BE FLUSH W/ MAIN FLOOR LEVEL - SLOPE AWAY FROM BUILDING AT 1/8" PER 1'-0"
 - 4 REPLACE EXISTING GLAZING W/ NEW PER A601
 - 5 NEW VERTICAL CIRCULATION FOR RAISED PATIO
 - 6 PROPOSED LOCATION OF RAISED STUCCO PARAPET TO PROVIDE SCREENING FOR ROOF TOP EQUIPMENT - COLOR TO MATCH EXISTING
 - 7 PARAPET TO REMAIN AS CMU - NO NEW FINISH

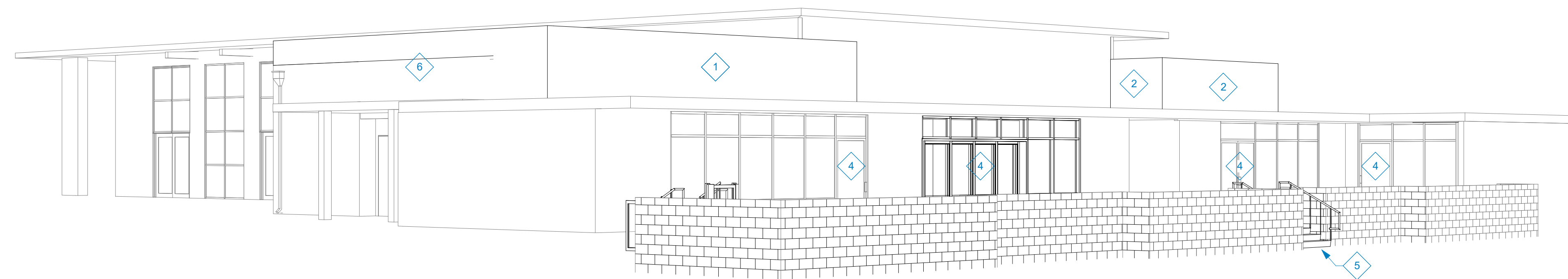
The designs shown and described within these documents, including all technical drawings, graphic representation & models, are proprietary & can not be copied, duplicated in whole or in part without the express written permission from LMnt Architecture.



1 PERSPECTIVE 1



2 PERSPECTIVE 2

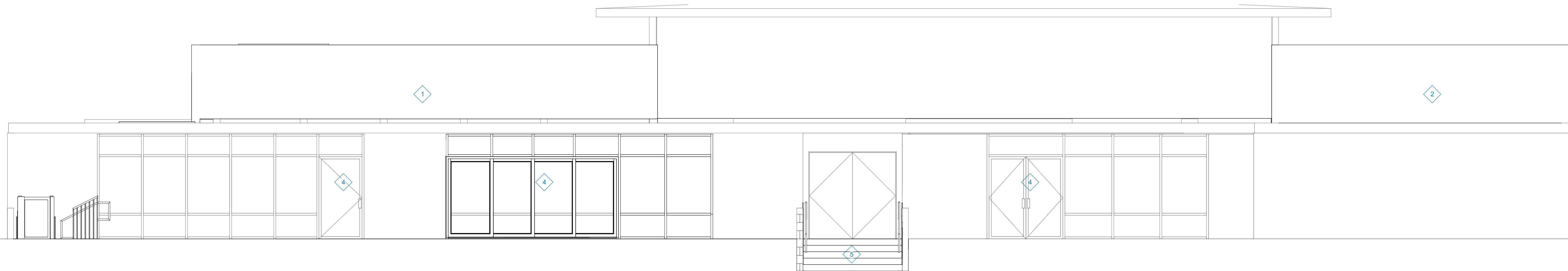


3 PERSPECTIVE 3



4 PERSPECTIVE 4

- LEVEL - ROOF BEARING
118'-0"
- LEVEL 2
TOP & FINISH
LEVEL 2 BEARING
108'-7"
- LEVEL 1
100'-0"
- STREET LVL
97'-4 13/16"



5 FRONT (WEST) ELEVATION
 1/4" = 1'-0"

project:
ORANGE ST FELLOWS HALL
 191 N. ORANGE ST. ORANGE, CA 92866

project no: 2413
 date: 24.09.23
 revisions:
 1 24.10.11 PLANNING COMMENTS

CONSTRUCTION DOCUMENTS
 sheet:
PERSPECTIVES

Letter of Justification

In connection with the application of 191 Retail Orange LLC, dba Fellows Hall (the “Applicant”) for a conditional use permit to allow for the service of alcohol and live music at the parcel of real property at 180 N. Grand St., Orange CA 92866 (the “Premises”) identified by Parcel Number 039-252-18, the Applicant submits this letter of justification to explain what is proposed. For convenience, this letter is organized in the order of the questions presented in the City of Orange Land Use Project Application.

1. For non-residential projects, company name, type of business, use(s), hours of operation, company owned vehicles, number of employees, type of materials handled, history of the business, and any other information necessary to describe the proposed use.

The Applicant will do business as **Fellows Hall**, a family friendly, neighborhood restaurant and gathering space featuring the sophisticated cuisine of our **Executive Chef Han**. Chef Han studied for his culinary degree at Le Cordon Bleu, eventually leading to a decade long career at Nobu Restaurant working alongside world famous and James Beard award winning Chef Nobu Matsuhisa.

Chef Han has pushed the boundaries of sushi and asian cuisine including the pioneering of dry aged fish and Teppanyaki. Indeed, Yelp in 2021 declared Chef Han "California's #1 Sushi Chef" and Coast Magazine "one of OC's greatest hidden treasures". His artful presentations and palette expanding platings feature unique alcohol pairings including rare sakes, whiskeys, rice based beers and fresh fruit cocktails.

As part of the evolved dining experience we are curating at Fellows Hall, we request live music as part of our Conditional Use Permit. The music will primarily feature low-key jazz as a means of creating a lush ambience to compliment the food and drink. The food is central to our offering, and music volumes will not be at levels that would disrupt guest conversations. Our managers are experienced with live music and will oversee volumes such as to prevent disturbing any businesses or residents in the vicinity. We will closely abide by all local noise ordinances including soundproofing if necessary.

While the alcohol and music enhance the presentation, it is the food which is always central

The Premises sits in the midst of a vibrant and diverse community with easy access and parking. Within short walking distance is Chapman University, Homegrown Farmers Market, Train Station and Hilbert Museum. As with their other properties, the Applicant is committed to uplifting their neighbors and neighborhood. To this end, the Premises will also house a small market and podcast studio.

The Premises sits just east of Old Towne and the Orange business district (Zoned OTMU-15).

The Premises will serve a wide demographic similar to nearby Urth Cafe--on a more intimate scale--with like Hours of Operation: 7:00am to 10:00pm Sunday thru Thursday. In addition, the managers anticipate the trend of sophisticated late night dining—prevalent in major European cities—and request extended Hours of Operation of 7:00am to 12:00am on Fridays and Saturdays as demand dictates. The Premises will employ approximately 60 part time employees serving food and drink to approximately 210 seats.

Principals **Adam Chez & Jon Newman** (Charis Capital) have worked with the City of Orange to repurpose several buildings including the Snooze Building (240 W.Chapman), Grand Gimeno (146 N.Grand) & Sunkist Building (195 S.Glassell). Managing Partners **Peter Jaisel** and **Karina Sacramento** have operated and been affiliated with some of Orange County's most successful restaurants, hotels and developments including Hyatt Hotels, the Lab, the Camp, Irvine Spectrum, Habana, Breakfast Republic, Shuck & Nobu.

2. Describe physical characteristics of the property including any existing structures on the site, the use, architecture, topography, mature landscaping/trees, and any other information necessary to describe the proposed use.

The property is currently vacant and in the process of upgrades and renovations. The building which sits on the property, was formerly a pre-school built mid-century 1956 and is approximately 5,000 square feet. The property is located just south of the corner of North Orange Street and East Maple Avenue. Primary access is from North Orange with both a loading area (yellow parking) directly in front of the building, and parking to the north with direct delivery access. Site topography is flat. Mature trees line the City parkway; however, no mature trees exist on the site. A survey of the area and comparable businesses has determined there is ample ingress/egress for deliveries, maintenance and operation of the property with minimal impact to the neighborhood. The Applicant intends to highlight the mid-century architectural features and character of the property with thoughtful upgrades and restorations.

3. Describe the surrounding properties, including the type of land use (such as residential, commercial, industrial, etc.), intensity of land use (such as single-family, apartment houses, retail stores, etc.), and scale of development (height, frontage, setback, rear yard, etc.).

The Premises sits within the OTMU-15 zoning classification. The properties in the blocks directly to the north and south are also classified OTMU-15. To the east is the First Presbyterian Church of Orange campus. Across Maple Ave to the north is a residential district zoned R-1-6 for single family homes. To the south of the Premises is the Grand Gimeno event center. All the properties in the block immediately to the west of the Premises are also zoned OTMU-15 and are used for commercial businesses and public parking. The block to the east of the Premises consists of OTMU-15, R-1-6 and C-1 zoning. The uses consist of rental homes, private parking, single family homes and the Orange Public Library.

4. Explain any unique conditions of the site such as location, shape, and/or topography.

The applicant does not note any unique conditions of the site that impact the use.

5. Explain any phasing of the project.

There is no planned phasing of the project.

6. For Alcohol Beverage Control (ABC) applications, provide: hours of operation, number of employees (total and per shift), how alcohol will be displayed on the premises, 12 copies of the menu if serving food, number of seats broken down by table and/or bar, design of outdoor seating barrier/gate, and name of ABC investigator if known.

The Applicant will apply for a Type 47 Liquor License with the California Department of Alcoholic Beverage Control to include the entire perimeter of the Premises. **Hours of operation will be 7:00am to 10:00pm Sunday thru Thursday, and 7:00am to 12:00am Friday and Saturday.** These hours do not

restrict employees from being on the premises before opening for preparations or after close for clean-up. The business will employ approximately 80 part time employees with as many as 38 on site per shift.

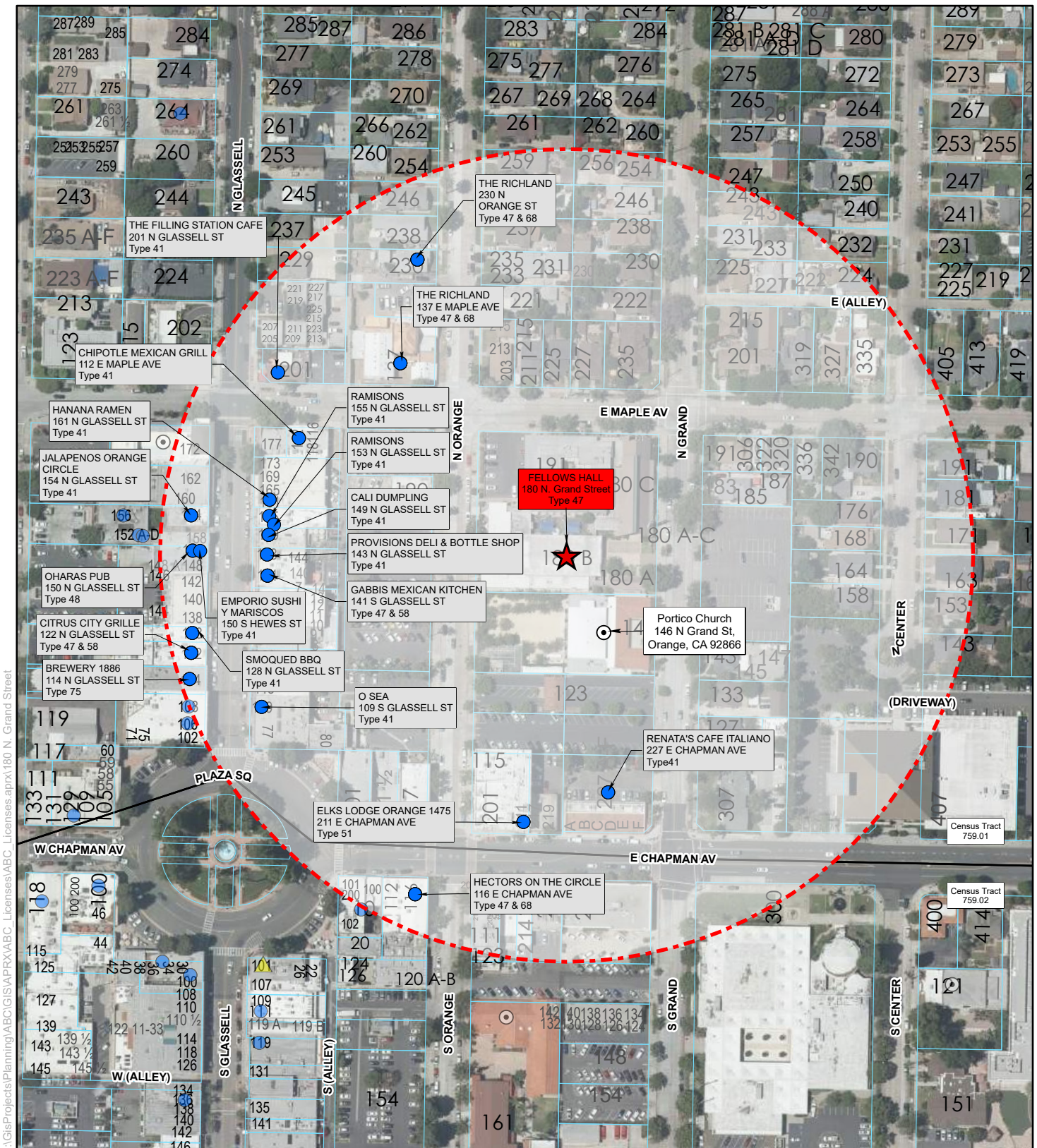
Beer, Wine and Alcohol will be ordered from the food counter and dedicated bars. Food and drinks will be delivered to the tables by **ServSafe** and **LEAD certified** staff. A floorplan is attached as **Exhibit A** with the location of seats, tables, service areas and entries and exits. Consumption and service will also be provided on the existing enclosed patios. We will follow all ABC protocols required by law.

Beer, Wine and Alcohol will be displayed, stored and served behind the bars in a manner that prohibits access to patrons. A draft copy of the Tenant's alcohol management plan for the venue is attached as **Exhibit B**. The applicant will provide the name of the ABC investigator assigned to the license application for the Tenant once such individual is identified. A sample menu is attached as **Exhibit C**.

Operators and managers of the Premises are LEAD trained. LEAD is offered by ABC and trains our staff regularly on responsible sale and service of alcoholic beverages, with an emphasis on preventing sales to minors, sales to obviously intoxicated persons, and illicit drug activity at our licensed establishments.

The Applicant hopes to create a noteworthy Premises while generating solid tax revenue for the City.

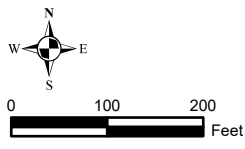
Adam, Jon, Peter and Karmina--as the owners and operators of Fellows Hall--have a vast body of work in Orange County, and a track record of success. They are confident in creating an iconic and uplifting venue that both the City and community will be proud of. They are committed to being good neighbors that will continue to partner with the City, community and local law enforcement to uphold their venues in compliance and good standing. As such, we humbly thank you for your consideration in these matters.



J:\GIS\Projects\Planning\ABC\GIS\APRX\ABC_Licenses.aprx\180 N. Grand Street



- Legend**
- Proposed
 - Active
 - Sensitive Receptors
 - 600-ft Radius of Proposed
 - Revocation Pending
 - Census Tract Boundary



11/5/2024

Source: Alcohol Beverage Control (11/2024), City of Orange (2024), US Census (2020)

CITY OF ORANGE

ABC LICENSES & SENSITIVE RECEPTORS

Fellows Hall – 180 N Grand St., Orange, CA 92866
"47" On-Sale General
CUP: 3231-24

Prepared by: Chris Lugo, Sergeant

Date: October 2, 2024

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

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

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

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

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

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

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

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

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

Memo

To: Sheryn Mauerhan, Orange Police Department

From: Arlen Beck, Associate Planner

Date: September 24, 2024

Re: Conditional Use Permit No. 3231
180 N. Grand Street
Restaurant - ABC Type 47

The Planning Division received a Conditional Use Permit application on September 19, 2024, requesting approval for an alcoholic beverage license (ABC Type 47 On-Sale General) at a proposed restaurant, Fellows Hall, located at 180 N. Grand Street. The following items are attached for review and consideration by the Orange Police Department:

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

The project billing number is: **24CUP3231**. Please charge your review time to this billing code.

Thank you.





This section to be completed by Staff

Land Use Project Application

APP. TYPE	NUMBER	FEE/DEPOSIT
CUP	3231-24	\$8,000
TOTAL:		\$8,000

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

Historic District/Historic Property: Yes No
 Orange Park Acres: Yes No
 General Plan: OTMIX15 Zoning: OTMU-15
 Billing No: 24CUP3231 Payment Type: Check
 Date Filed: 9/18/2024 Received By: AB

SECTION 1 - Site Information

Project Title/Name: Fellows Hall
 Project Address/Location: 180 N Grand St, Orange
 Assessor Parcel Number: 039-252-18
 Tract/Lot Number: Parcel 2 of Parcel Map 2020-119

REQUIRED: Briefly describe your proposed project:

A family friendly, neighborhood restaurant and gathering space featuring the sophisticated cuisine of Executive Chef Han.

SECTION 2 - Applicant Information

Name of Company and Person Responsible: 191 Retail, LLC Jon Newman
 Mailing Address: 5271 California Ave Ste 280 City: Irvine State: Ca Zip: 92617
 Phone Number: _____ Cell: 480-276-1078 E-mail: jasmin@c33group.com

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

same as Applicant

Name of Company and Person Responsible: 191 Retail, LLC Peter Jaisel
 Mailing Address: 5271 California Ave Ste 280 City: Irvine State: Ca Zip: 92617
 Phone Number: _____ Cell: 310-488-7152 E-mail: peter.jaisel@kizzagroup.com

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

same as Applicant

Name of Company and Person Responsible: First Presbyterian Church of Orange
 Mailing Address: 180 N Grand City: Orange State: Ca Zip: 92866
 Phone Number: _____ Cell: 714-538-2341 E-mail: RWinston@firstpresorange.org



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

Name of Company and Person Responsible: 191 Retail, LLC Jon Newman
Mailing Address: 5271 California Ave Ste 280
City: Irvine State: Ca Zip: 92617
Phone Number: _____ Cell: 714-330-2941 E-mail: jon@c33group.com

SECTION 6 – Project Information

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

Project Description/Request:	Existing	Proposed
Land Use (commercial, residential, industrial)	Commercial	Commercial
Lot Size	40,541 sqft	40,541 sqft
Number of Structures on Lot	3	3
Square Footage of Entire Building	22,600 sqft	22,600 sqft
Square Footage of Subject Unit (if applicable)	5,000 sqft	5,000 sqft
Number of Floors of Construction (if applicable)	1	1
Number of Parking Spaces on Property	0	0
Square Footage of Landscaping	3,000 sqft	3,000 sqft

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

KEITH YUSKO declares that I am the owner of the property addressed or
(print name above)

otherwise located as follows:

180 N. GRANDS ST, ORANGE,

(print address above)

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

Property Owner Signature: Keith E Yusko Date: 9/1/24

ACKNOWLEDGMENT

State of California
County of Orange

On Sept. 11, 2024 before me, Joseph Morgan, Notary Public, personally appeared
Keith Kusko

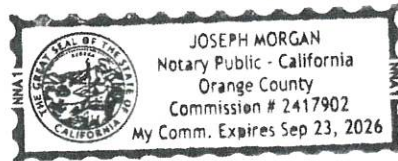
_____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the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

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

WITNESS my hand and official seal.

Signature [Handwritten Signature]

(Seal)



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

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

Applicant Signature: [Handwritten Signature] Date: 9-10-24

Print Name: Jon Newman Telephone No: 657-648-5642

CITY OF ORANGE
PLANNING DEPARTMENT

RECEIPT

Date: 9/18/2024

Receipt # P002977

Project Number: CUP-3231

Site Address: 191 N ORANGE ST

Payee: Kizza Group, LLC

Check # 4676

	Amount
POLICE DEPT.-ABC LICENSE	\$5,000.00

Receipt Total \$5,000.00

Provide the following information referencing your application for a modification of, or new license.

Business Name: **191 Retail LLC dba Fellows Hall**

Business Location: **180 N. Grand Street, Orange, CA 92866**

Date: **September 19, 2024**

1. Names of all principals / owners: **Jon Newman, Adam Chez and Peter Jaisel**
2. Names of all managers: **Peter Jaisel and Karmina Sacramento**
3. Name of business owner: **191 Retail LLC**
4. Length of lease: **10 year Lease with two 5 year options to renew**
5. Proposed days & hours of operation: **7:00am to 10:00pm Sunday thru Thursday, and 7:00am to 12:00am on Friday and Saturday.**
6. Are you planning on having any live entertainment? **Yes...live/dj music as a means of creating a lush ambience to compliment the food. The food is central to our offering.**
7. Do you plan on using a DJ, live band or karaoke? **Yes..volumes will not be at levels that would disrupt guest conversations. Further, our management is experienced with live/dj music and will monitor decibel levels to ensure we are well within City Noise Ordinances.**
8. Do you plan on having any dancing? **No**
9. Do you plan on having any coin operated games? If so, how many? **No**
10. How is alcohol served? (For example: Sold at point of sale or served by wait staff? Please explain): **Beer, Wine and Alcohol will be ordered from servers at dedicated bars and tables. All orders will be delivered to the tables or bar seat by ServSafe & LEAD certified staff. A floorplan is attached as Exhibit A with the location of seats, tables, service areas and entries and exits. Consumption and service will also be provided on the existing enclosed patios following all ABC protocols.**
11. How are patrons to be seated? **By Hostess**
12. Are you planning on having "happy hour"? If so, what will be the hours? (Drink or food offered at reduced prices or free)? **No**
13. Do you plan on hosting a special events at this location? If so, what type of events? **Yes... we**

would like to host events consistent with comparable restaurants; if and when required, applying for necessary event permits.

14. Do you plan on renting out or leasing this business to any third party or agents? **No**
15. Are you planning on having any private or V.I.P. rooms? **No**
16. What other businesses that hold an ABC license are you or have you been involved with? Please provide the names and addresses of these businesses.

Mesa Restaurant - 725 Baker Street Costa Mesa CA 92626	48 License
Habana Costa Mesa - 2930 Bristol Street Costa Mesa CA 92626	47 License
Habana Irvine - 708 Spectrum Center Drive Irvine CA 92618	47 License
Zinc Cafe - 195 South Glassell Street Orange CA 92866	47 License
Grand Gimeno - 146 North Grand Street Orange CA 92866	47 License
Hyatt Hotels - Consulting various locations thruout United States	70 License
Shuck Oyster Bar - 3313 Hyland Avenue Costa Mesa CA 92626	41 License
Snooze - 240 West Chapman Avenue Orange CA 92866	47 License
Taco Stand - 240 West Chapman Avenue Orange CA 92866	41 License
Days Inn Hotel - 1983 N. Palm Canyon Drive Palm Springs CA	70 License

17. Do you plan on charging admission? **No**
18. Does the business have a patio area? If yes, are you planning on serving any alcoholic beverage on this patio? **Yes**
19. How are patrons seated and served alcohol on patio? **Seated by Hostess, Served by ServSafe & LEAD certified staff from dedicated bar areas.**
20. Will there be any amplified systems: television, sound, music, or paging system used in the patio area? (Explain in detail) **Yes... there will be patio speakers playing soft music with the purpose of creating a lush ambience to compliment the food. Volumes will be background to guest conversations. Management will monitor decibel levels to ensure we are well within City Noise Ordinances.**
21. List all businesses and their addresses you have been connected to in the last five years as well as co-owners and co-workers. **See Item #16 for all addresses.**

Mesa Restaurant	Chris DeFiore - General Manager
Habana Costa Mesa	Tawny Aragundi - General Manager
Habana Irvine	Rey Abreu - General Manager
Zinc Cafe	John Secretan - Owner

Grand Gimeno
Hyatt Hotels
Shuck Oyster Bar
Snooze
Taco Stand
Days Inn Hotel

Armand Jay Barragan - Owner
Susan Santiago - VP Food & Beverage
Denise Baquiran - General Manager
Andrew Swagger - General Manager
Julian Hakim - Owner
Erin Sammons - General Manager

Fellows Hall Alcohol Management and Education Program Agreement

This **Fellows Hall Alcohol Management and Education Program Agreement** (the "Agreement") is made and entered into as of September 20, 2024 by and between the City of Orange, a municipal corporation (the "City"), and **191 RETAIL LLC dba FELLOWS HALL** (herein referred to as the "Owner"), with reference to the following:

- A. The 191 RETAIL LLC dba FELLOWS HALL is the owner and operator of the alcohol establishment (as those terms are defined in Chapter 5.49 of the Orange Municipal Code) commonly known as Fellows Hall, and located at 180 N. Grand Street in the City of Orange, County of Orange, State of California.
- B. Owner has applied to the Department of Alcoholic Beverage Control of the State of California ("ABC") for a "47 liquor license" (as that term is defined under Chapter 1 of Division 9 of the Business and Professions Code of the State of California) to operate an alcohol retail establishment at the Premises; and
- C. The Owner has applied to the City for a conditional use permit under and pursuant to Section 17.30.030 of the Orange Municipal Code to authorize the sale of alcoholic beverage at the Premises; and
- D. No conditional use permit may be issued under and pursuant to Section 17.30.030 of the Orange Municipal Code to a person who applies to ABC for a 47 Liquor License for an establishment without each such person having first sought and obtained from the City an approved Business Establishment Alcohol Management and Education Program pursuant to the provisions of Chapter 5.49 of the Orange Municipal Code; and
- E. Owner desires to ensure that the Premises are maintained in such a way as to encourage safe and responsible alcohol practice by consumers to reduce alcohol-related problems and, accordingly, to enter into this Agreement in fulfillment of the requirement of Section 17.30.030 and Chapter 5.49 of the Orange Municipal Code;

NOW, THEREFORE, the parties hereby agree as follows:

1. Covenants, Conditions, and Restrictions. For favorable action on, and approval of, the Owner's application for a conditional use permit for the Premises, Owner hereby covenants the Premises be used, occupied, and maintained subject to the following covenants, conditions, and restrictions, all of which are for the purpose of enhancing the attractiveness, usefulness, value, and desirability of the Premises, the surrounding property, and the public at large, and to minimize possible adverse effects on the public health, safety, peace, and general welfare.

- a) Controls shall be established to maintain occupancy levels allowed by the City's Fire Department, and these Fire Department approved levels will not be exceeded.
- b) Except in case of an emergency, the Owner shall not permit its patrons to enter or exit the Premises through any entrance/exit other than the primary entrance/exit, excluding entrances/exits from patio areas. Steps shall be taken by the Owner to discourage unauthorized exiting.
- c) Aisles and hallways shall be kept clear in order to allow patrons to move freely about the Premises.
- d) All patrons who appear under the age of thirty (30) shall be required to show some form of identification or they will not be served an alcoholic beverage. A sign indicating this policy shall be prominently posted in a place that is clearly visible to patrons. The size, format, placement, and language of the sign shall be determined by the Chief of Police (or designee). Only the following forms of identification will be acceptable:
 1. Valid driver's license
 2. Valid State identification card
 3. Valid passport
 4. Current military identification
 5. US Government immigrant identification card

All forms of out-of-state identification shall be checked by the authorized representative of the Owner of the Premises in the Driver's License Guide. Upon presentment to the authorized representative, the patron's form of identification shall be removed from the

patron's wallet or any plastic holder and inspected for any alterations through a closed visual inspection and/or use of a flashlight or "Retro-reflective viewer".

- e) Persons who appear obviously intoxicated shall not be admitted into the Premises.
- f) Patrons who appear obviously intoxicated shall not be served.
- g) There shall be no requirement to purchase a minimum number of alcoholic beverages to participate in any promotional activity or gain admittance to the Premises.
- h) There shall be no "stacking" of drinks by or for a single patron.
- i) When serving pitchers exceeding twenty-four (24) ounces of an alcoholic beverage, all patrons receiving such pitcher, as well as all patrons who will be consuming all or any portion of such pitcher, shall present an ID to the server if appearing to be under the age of thirty (30), if not previously checked at the entrance to the Premises.
- j) Oversized containers or pitchers containing in excess of twenty-four (24) ounces of an alcoholic drink will not be sold to a single patron for their sole consumption.
- k) Any patron who fights or challenges another person to fight, maliciously and willfully disturbs another person by loud or unreasoned noise, or uses offensive words, which are inherently likely to provoke an immediate violent reaction, shall not be tolerated.
- l) An incident log shall be maintained at the Premises on a continual basis with at least one year of entries and be readily available for inspection by a police officer. The log is for recording any physical altercations, injuries, or objectionable conditions constituting a nuisance occurring at the Premises, including the immediately adjacent area owned, leased, or rented by the Owner. The log will indicate date, time, description of incident, and action taken. Objectionable conditions that constitute a nuisance means drinking in public, public drunkenness, disturbance of peace, harassment of passersby, gambling, lewd conduct, loitering, prostitution, public urination, drug trafficking, or excessive noise.

- m) If contract security personnel are utilized at the Premises they shall be properly licensed by the State of California, bureau of Security and Investigative Services.
- n) Security personnel required by the conditional use permit issued for the Premises shall be in a uniform or clothing, which is readily identifiable as a security person. They shall maintain order and enforce the establishment's no loitering policy and shall take "reasonable steps" (as that term is defined in subparagraph (3) of Section 24200 of the California Business and Professions Code) to correct objectionable conditions that constitute a nuisance.
- o) Employees and contract security personnel shall not consume any alcoholic beverages during their work shift.
- p) Contract security services, proprietary security personnel, or personnel assuming the functions typically associated with security shall be familiar with establishment's written policy and procedures on ejecting patrons for cause.
- q) The Owner or manager of the Premises shall notify the Chief of Police (or designee) at least three (3) days in advance of a special promotion or special event scheduled at the Premises.
- r) The Owner or manager of the Premises shall not employ or use any person in the sale or service of alcoholic beverages in or upon the Premises while such person is unclothed pursuant to Section 143.2 and 143.3 of Title 4 of the California Code of Regulations.
- s) The Owner or manager of an alcohol retail establishment shall maintain at the Premises a file containing the names and dates of employment of every person who serves alcoholic beverages for consumption by patrons on the Premises and every manager, which file shall also include a copy of each such person's certificate of completion of a Responsible Beverage Service Training course. Upon request, said file shall be made available for review to a representative of the Police Department of the City of Orange.
- t) All management, supervisors, and lead personnel shall be familiar with the Business Establishment Alcohol Management and Education Program, as set forth in this

Agreement, dating and signing the acknowledgment page in the program indicating they have read and understand the program.

The Owner has operated venues with 40, 41, 47 and 48 liquor licenses. Working together with ABC and local law enforcement, they have maintained these venues up to code, free of violations, and in compliance. All managers are LEAD (Licensee Education on Alcohol and Drugs) trained on an annual basis. Following are protocols for particular circumstances:

Handling an obviously intoxicated patron: Politely but firmly inform the person that they will not be served more alcohol. Offer alternatives like food, water or non-alcoholic beverages and suggest transportation options if necessary (uber, rideshare, etc.). Avoid confrontation by remaining calm and respectful. Alert security to monitor the patron.

Reasonable Employee-to-Patron Ratio: While there is not a strict ratio, protocol shall be to maintain a sufficient number of employees based on activity level and crowd behavior. Typically, a 1:20 employee-to-patron ratio may be reasonable during busy periods but could vary depending on the complexity of the service area.

Distinguishing Alcoholic from Non-Alcoholic Beverages: Common Practice shall be the use of different glassware to very clearly differentiate between alcoholic and non-alcoholic drinks. Furthermore, drinks will be marked with specific indicators like cocktail stirrers or drink tags for clear distinctions.

Handling Patrons Involved in Fighting or Arguing: De-escalate the situation quickly as possible while ensuring safety for all patrons. Specifically: 1-Approach the patrons calmly and non-threateningly. 2-Separate the individuals. 3-Ask both parties to leave peacefully if necessary. 4-Call law enforcement if the situation escalates beyond control.

Handling Loitering and/or Transients: Monitor areas around the building, including parking lots and adjacent areas. Politely ask loiterers to leave the premises, explaining that loitering is not allowed. Post clear signage indicating that loitering is prohibited if necessary. Notify law enforcement if loitering persists, especially if it is a safety issue.

Proper Time and Timing for "Last Call": With Hours of Operation from 7am-10pm Sunday to Thursday and 7am-12am on Friday & Saturday; protocol will be to announce "Last Call"

approximately 60 minutes before venue closure--depending on guest count and circumstances--ensuring ample time for guests to finish their drinks and leave the venue without rush. No alcohol ever to be served beyond CUP Hours of Operations.

2. Conflict or Inconsistency

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

3. Amendment

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

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

4. **Governing Law.** This Agreement shall be governed by the laws of the State of California.

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

"OWNER"

191 Retail LLC dba Fellows Hall

By: Jon Newman

Printed Name: Jon Newman

Title: Owner

"CITY"

CITY OF ORANGE, a municipal corporation

By: Aaron Towner

Aaron Towner, Captain of Investigations

C.V.

SGT of Vice Unit (Initial)

APPROVED AS TO FORM:

Mary E. Binning, Senior Assistant City Attorney

Letter of Justification

In connection with the application of 191 Retail Orange LLC, dba Fellows Hall (the "Applicant") for a conditional use permit to allow for the service of alcohol and live music at the parcel of real property at 180 N. Grand St., Orange CA 92866 (the "Premises") identified by Parcel Number 039-252-18, the Applicant submits this letter of justification to explain what is proposed. For convenience, this letter is organized in the order of the questions presented in the City of Orange Land Use Project Application.

1. For non-residential projects, company name, type of business, use(s), hours of operation, company owned vehicles, number of employees, type of materials handled, history of the business, and any other information necessary to describe the proposed use.

The Applicant will do business as **Fellows Hall**, a family friendly, neighborhood restaurant and gathering space featuring the sophisticated cuisine of our **Executive Chef Han**. Chef Han studied for his culinary degree at Le Cordon Bleu, eventually leading to a decade long career at Nobu Restaurant working alongside world famous and James Beard award winning Chef Nobu Matsuhisa.

Chef Han has pushed the boundaries of sushi and asian cuisine including the pioneering of dry aged fish and teppanyaki. Indeed, Yelp in 2021 declared Chef Han "California's #1 Sushi Chef" and Coast Magazine "one of OC's greatest hidden treasures". His artful presentations and palette expanding platings feature unique alcohol pairings including rare sakes, whiskeys, rice based beers and fresh fruit cocktails.

As part of the evolved dining experience we are curating at Fellows Hall, we request live music as part of our Conditional Use Permit. The music will primarily feature low-key jazz as a means of creating a lush ambience to compliment the food and drink. The food is central to our offering, and music volumes will not be at levels that would disrupt guest conversations. Our managers are experienced with live music and will oversee volumes such as to prevent disturbing any businesses or residents in the vicinity. We will closely abide by all local noise ordinances including soundproofing if necessary.

While the alcohol and music enhance the presentation, it is the food which is always central

The Premises sits in the midst of a vibrant and diverse community with easy access and parking. Within short walking distance is Chapman University, Homegrown Farmers Market, Train Station and Hilbert Museum. As with their other properties, the Applicant is committed to uplifting their neighbors and neighborhood. To this end, the Premises will also house a small market and podcast studio.

The Premises sits just east of Old Towne and the Orange business district (Zoned OTMU-15).

The Premises will serve a wide demographic similar to nearby Urth Cafe--on a more intimate scale--with like Hours of Operation: 7:00am to 10:00pm Sunday thru Thursday. In addition, the managers anticipate the trend of sophisticated late night dining—prevalent in major european cities—and request extended Hours of Operation of 7:00am to 12:00am on Fridays and Saturdays as demand dictates. The Premises will employ approximately 60 part time employees serving food and drink to approximately 210 seats.

Principals **Adam Chez & Jon Newman** (Charis Capital) have worked with the City of Orange to repurpose several buildings including the Snooze Building (240 W.Chapman), Grand Gimeno (146 N.Grand) & Sunkist Building (195 S.Glassell). Managing Partners **Peter Jaisel** and **Karmina Sacramento** have operated and been affiliated with some of Orange Counties most successful restaurants, hotels and developments including Hyatt Hotels, the Lab, the Camp, Irvine Spectrum, Habana, Breakfast Republic, Shuck & Nobu.

2. Describe physical characteristics of the property including any existing structures on the site, the use, architecture, topography, mature landscaping/trees, and any other information necessary to describe the proposed use.

The property is currently vacant and in the process of upgrades and renovations. The building which sits on the property, was formerly a pre-school built mid-century 1956 and is approximately 5,000 square feet. The property is located just south of the corner of North Orange Street and East Maple Avenue. Primary access is from North Orange with both a loading area (yellow parking) directly in front of the building, and parking to the north with direct delivery access. Site topography is flat. Mature trees line the City parkway; however, no mature trees exist on the site. A survey of the area and comparable businesses has determined there is ample ingress/egress for deliveries, maintenance and operation of the property with minimal impact to the neighborhood. The Applicant intends to highlight the mid-century architectural features and character of the property with thoughtful upgrades and restorations.

3. Describe the surrounding properties, including the type of land use (such as residential, commercial, industrial, etc.), intensity of land use (such as single-family, apartment houses, retail stores, etc.), and scale of development (height, frontage, setback, rear yard, etc.).

The Premises sits within the OTMU-15 zoning classification. The properties in the blocks directly to the north and south are also classified OTMU-15. To the east is the First Presbyterian Church of Orange campus. Across Maple Ave to the north is a residential district zoned R-1-6 for single family homes. To the south of the Premises is the Grand Gimeno event center. All the properties in the block immediately to the west of the Premises are also zoned OTMU-15 and are used for commercial businesses and public parking. The block to the east of the Premises consists of OTMU-15, R-1-6 and C-1 zoning. The uses consist of rental homes, private parking, single family homes and the Orange Public Library.

4. Explain any unique conditions of the site such as location, shape, and/or topography.

The applicant does not note any unique conditions of the site that impact the use.

5. Explain any phasing of the project.

There is no planned phasing of the project.

6. For Alcohol Beverage Control (ABC) applications, provide: hours of operation, number of employees (total and per shift), how alcohol will be displayed on the premises, 12 copies of the menu if serving food, number of seats broken down by table and/or bar, design of outdoor seating barrier/gate, and name of ABC investigator if known.

The Applicant will apply for a Type 47 Liquor License with the California Department of Alcoholic Beverage Control to include the entire perimeter of the Premises. **Hours of operation will be 7:00am to 10:00pm Sunday thru Thursday, and 7:00am to 12:00am Friday and Saturday.** These hours do not

restrict employees from being on the premises before opening for preparations or after close for clean-up. The business will employ approximately 80 part time employees with as many as 38 on site per shift.

Beer, Wine and Alcohol will be ordered from the food counter and dedicated bars. Food and drinks will be delivered to the tables by **ServSafe** and **LEAD certified** staff. A floorplan is attached as **Exhibit A** with the location of seats, tables, service areas and entries and exits. Consumption and service will also be provided on the existing enclosed patios. We will follow all ABC protocols required by law.

Beer, Wine and Alcohol will be displayed, stored and served behind the bars in a manner that prohibits access to patrons. A draft copy of the Tenant's alcohol management plan for the venue is attached as **Exhibit B**. The applicant will provide the name of the ABC investigator assigned to the license application for the Tenant once such individual is identified. A sample menu is attached as **Exhibit C**.

Operators and managers of the Premises are LEAD trained. LEAD is offered by ABC and trains our staff regularly on responsible sale and service of alcoholic beverages, with an emphasis on preventing sales to minors, sales to obviously intoxicated persons, and illicit drug activity at our licensed establishments.

The Applicant hopes to create a noteworthy Premises while generating solid tax revenue for the City.

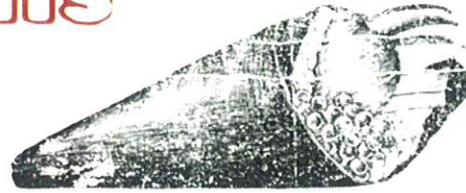
Adam, Jon, Peter and Karmina--as the owners and operators of Fellows Hall--have a vast body of work in Orange County, and a track record of success. They are confident in creating an iconic and uplifting venue that both the City and community will be proud of. They are committed to being good neighbors that will continue to partner with the City, community and local law enforcement to uphold their venues in compliance and good standing. As such, we humbly thank you for your consideration in these matters.



Menu

Handrolls

SPICY TUNA 5
chopped tuna, chili crisp,
toasted nori, japonica rice



SALMON 5
salmon belly, chimichurri,
toasted nori, japonica rice

BLUEFIN TORO 7
bluefin toro, black garlic,
toasted nori, japonica rice

YELLOWTAIL 5
yellowtail, jalapeno salsa,
toasted nori, japonica rice

HOKKAIDO UNI 8
hokkaido uni, truffle butter,
toasted nori, japonica rice

WILD SHRIMP 5
minced shrimp, seaweed jam,
toasted nori, japonica rice

AVOCADO 5
avocado, cucumber, scallion,
toasted nori, japonica rice



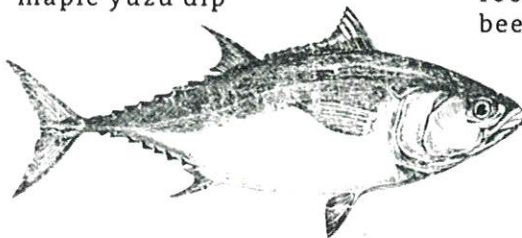
Snacks

TRUFFLE EDAMAME 7
white truffle edaname,
panko crumbs, sea salt

CUCUMBER SALAD 5
hothouse cucumbers, lemon
and sesame dressing

SHISHITO PEPPERS 6
blistered shishito peppers,
maple yuzu dip

VEGETABLE TEMPURA 5
root vegetable tempura,
beet mayo dip, xvoo



MISO CORN SOUP 5
miso paste, ambrosia
corn, dashi, scallions

Please alert us of any allergens as not all ingredients are listed. Consuming raw or undercooked meats, poultry, seafood or eggs may increase your risk of foodborne illness. A 4% service charge is added to each guest check to help us cover medical benefits for our team as well as operational costs. This is not a gratuity. If you would like this charge removed, please let us know.

Yakitori

WASABI CHICKEN 4

CHICKEN MEATBALL 4

FATTY PORK BELLY 5

PRIME BEEF CUT 7

SPICY LAMB CHOP 7

GARLIC SHRIMP 5

BUTTER SCALLOPS 5

VEGETABLES

SHITAKE MUSHROOM 4

CORN ON THE COB 3

WHITE ASPARAGUS 4

BABY EGGPLANT 3

HIERLOOM TOMATO 4

HATCH CHILI PEPPER 3



Noodles

BBQ TONKOTSU 16
pork broth, bbq pork, chili,
mushroom, scallion, egg

BLACK GARLIC 18
pork broth, black garlic,
mushroom, scallion, egg

VEGAN MISO 18
miso broth, vegan noodles,
tofu, corn, arugula,

BROTHLESS WAGYU 28
truffled noodles, a5 wagyu,
scallion, xvoo caviar pearls

ADD ONS:

WHITE RICE 4 SOFT TOFU 4
PORK BELLY 5 TRUFFLE OIL 2
BLK GARLIC 2 SEAWEED 1



Please alert us of any allergens as not all ingredients are listed. Consuming raw or undercooked meats, poultry, seafood or eggs may increase your risk of foodborne illness. A 4% service charge is added to each guest check to help us cover medical benefits for our team as well as operational costs. This is not a gratuity. If you would like this charge removed, please let us know.

Sushi

All seafood - except as noted - fresh from the Toyosu Fish Market from Japan

2pc SALMON BELLY x HOUSE WASABI	10
2pc JAPANESE SHRIMP x CRISPY RICE	12
2pc TAKO OCTOPUS x CUCUMBER YUZU	14
2pc KANPACHI x ABURI TRUFFLE BUTTER	18
2pc BLUEFIN TORO x KALUGA CAVIAR	22
2pc IVORY KING SALMON x TOBIKO	24



Brian Han
Sushi Chef

Cocktails



SAKE MOJITO 16
fresh mint leaves and lime,
coconut sugar, sake, sprite

HIBIKI OLD FASHIONED 18
japanese blended whiskey,
sugar cane, coffee bitters

ROSE PETAL FROZE 14
blended strawberries,
rose wine, rose petal float

LEMONGRASS SPRITZ 14
lemongrass, ginger, basil,
maple syrup, prosecco

Please alert us of any allergens as not all ingredients are listed. Consuming raw or undercooked meats, poultry, seafood or eggs may increase your risk of foodborne illness. A 4% service charge is added to each guest check to help us cover medical benefits for our team as well as operational costs. This is not a gratuity. If you would like this charge removed, please let us know.

Oysters

CARLSBAD BLONDE 1/3.6/16
carlsbad, california

KUMAMOTO 1/4.6/22
humbolt bay, california

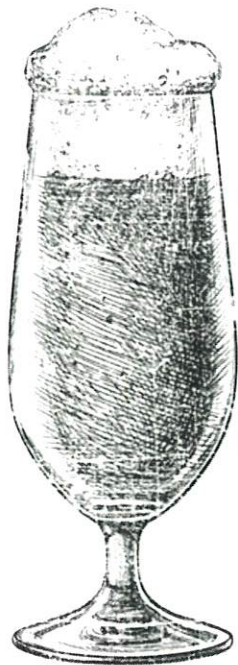
HAMA HAMA 1/3.6/16
hood canal, washington

SHIGOKU 1/3.6/16
willapa bay, washington



While we follow all safety precautions, consuming any raw or undercooked proteins including seafood, meat, poultry, or eggs may increase your risk of foodborne illness.

Beer



SAPPORO LAGER DRAFT	7
ASAHI SUPER DRY DRAFT	7
SUNTORY PREMIUM DRAFT	10
Hitachino RED RICE ALE	11
Hitachino PALE ALE	11
Hitachino AMBER ALE	11
Hitachino SAISON du JAPON	12
Hitachino ESPRESSO STOUT	12
PABST BLUE RIBBON CAN	6

Please alert us of any allergens as not all ingredients are listed. Consuming raw or undercooked meats, poultry, seafood or eggs may increase your risk of foodborne illness. A 4% service charge is added to each guest check to help us cover medical benefits for our team as well as operational costs. This is not a gratuity. If you would like this charge removed, please let us know.

Wine & Sake

	GLASS	CARAFE	BOTTLE
SPARKLING AND BUBBLES			
Bodkin Sparkling Sauv Blanc	14	36	70
DRY AND CLEAN			
Akitabare "Winter Blossom" Daiginjo	15	38	78
SOFT AND BALANCED			
Lucy Monterey County Rose	13	32	64
Ohmine "3 Grain" Junmai Daiginjo	16	40	80
FRESH AND FRUITY			
Bloodroot Pinot Noir Sonoma	16	40	80
Tedorigawa "Kinka" Nama Daiginjo	17	42	85
CRISP AND FLAVORFUL			
One Hope Pinot Grigio Napa Valley	14	35	70
Abe Shuzo Junmai	16	40	80
EARTHY AND SAVORY			
Beautiful Earth Red Blend Paso	15	38	78
RICH AND FULL			
La Crema Chardonnay Monterey	13	32	64
Tamagawa "Heart of Oak" Tokubetsu	15	35	70



Sweet!



STRAWBERRY MOCHI 10
whole strawberry covered in
tsubushi & wrapped in mochi

CACOA MOCHI DONUT 10
bean paste mochi topped with
chocolate ganache & sea salt



BEET PANNA COTTA 12
with fresh strawberries and
whipped lemon curd

BLACK SESAME COOKIE 6
brown butter, almond flour,
coconut sugar, egg

Caroline Dirh
Pastry Chef

SOFTSERVE

PANDAN COCONUT VANILLA 10

STRAWBERRY CEREAL MILK 10



Non-Alcohol

TOPO CHICO STILL WATER 1L 10

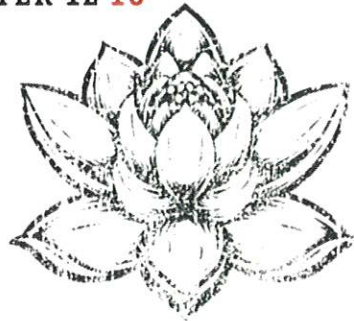
TOPO CHICO SPARKLING WATER 1L 10

MEXICAN BOTTLED COKE 5

MEXICAN BOTTLED SPRITE 5

DIET COKE x DIET SPRITE 5

ZERO PROOF UME SODA 5



Please alert us of any allergens as not all ingredients are listed. Consuming raw or undercooked meats, poultry, seafood or eggs may increase your risk of foodborne illness. A 4% service charge is added to each guest check to help us cover medical benefits for our team as well as operational costs. This is not a gratuity. If you would like this charge removed, please let us know.



Brunch
all day

DRINKS

FILTER COFFEE	4
ESPRESSO	4
AMERICANO	4
CORDATO	5
CAPPUCCINO	5
LATTE	5
MOCHA	6
ICED DRIP	4
COLD BREW	5
HOUSE CHAI	6
HOT CHOCOLATE	6
TURMERIC LATTE	6
ORANGE JUICE	5
GREEN TEA	4
PEPPERMINT TEA	4

BAKERY

BUTTER CROISSANT	5
ALMOND CROISSANT	6
CINNAMON ROLL	6
BANANA BREAD	6
APPLE TART SLICE	7
MATCHA SCONE	5
GINGER SCONE	5
SESAME COOKIE	5

FOOD

GF GRANOLA	7
gluten free granola with choice of milk or yogurt	
BREAKFAST BURRITO	12
with chorizo, potato, red peppers, onion & aioli	
CHICKPEA FRITTATA	12
with seasonal veggies and picked beets	
BREAKFAST SAMMY	10
housemade muffin, egg, tomato, scallions & aioli	
AVOCADO TOAST	14
rustic toast, cucumber, tomato & hemp seed dust	

SIDES

TWO EGGS	5
SMOKED SALMON	6
ROAST POTATOES	4
HALF AVOCADO	4
2 SLICES BACON	4
MARKET BERRIES	4
RUSTIC TOAST	3

FELLOWS HALL 7am - 10pm
180 No.GRANDst. ORANGE CA

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www.fellowshall.com
hello@fellowshall.com

ORANGE POLICE DEPARTMENT

CUP CONDITIONS

FELLOWS HALL (ABC 47)

OPERATIONAL CONDITIONS:

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

8. The sale of alcohol for consumption off the premises shall be prohibited.
9. No alcoholic beverages shall be consumed on any property adjacent to the licensed premises under the control of the license.
10. All alcohol shall be consumed on the subject site, within the defined dining areas. Signs shall be posted on all exits of the premises, which prohibit alcoholic beverages from leaving the confines of the premises.
11. The premises shall be maintained as a bona fide restaurant and shall provide a menu containing an assortment of foods normally offered in such restaurants.
12. The hours of operation are proposed to be Sunday through Thursday from 07:00am to 10:00pm and Friday and Saturday from 07:00am to 12:00am (midnight). These hours do not restrict employees from being on the premises before opening for preparations and deliveries or after close for clean-up. Clean-up may not be conducted by patrons.
13. At no time shall there be a fee for entrance/admittance into the premises.
14. Employees and/or contract security personnel shall not consume any alcoholic beverages prior to or during their work shift. Any and all security officers provided shall comply with all state and local ordinances regulating their services, including, without limitation, Chapter 11.5 of Division 3 of the California Business and Profession Code.
15. The applicant agrees to indemnify, hold harmless, and defend the City, its officers, agents, and employees from any and all liability or claims that may be brought against the City arising out of its approval of this permit, save and except that caused by City's active negligence.

ALCOHOL & FOOD SERVICE CONDITIONS:

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

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

31. No sale of alcoholic beverage shall be made from a drive-up window.
32. No beer or wine advertising shall be located on motor fuel islands and no advertising for beer or wine shall be visible from outside the building.

PATIO CONDITIONS:

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

SPECIAL EVENTS:

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

COIN OPERATED MACHINES:

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

SECURITY & EXTERIOR:

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

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

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


TRAINING:

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


MISCELLANEOUS:

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

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



Dan Adams
Chief of Police



Aaron Towner
Captain, Investigative Services

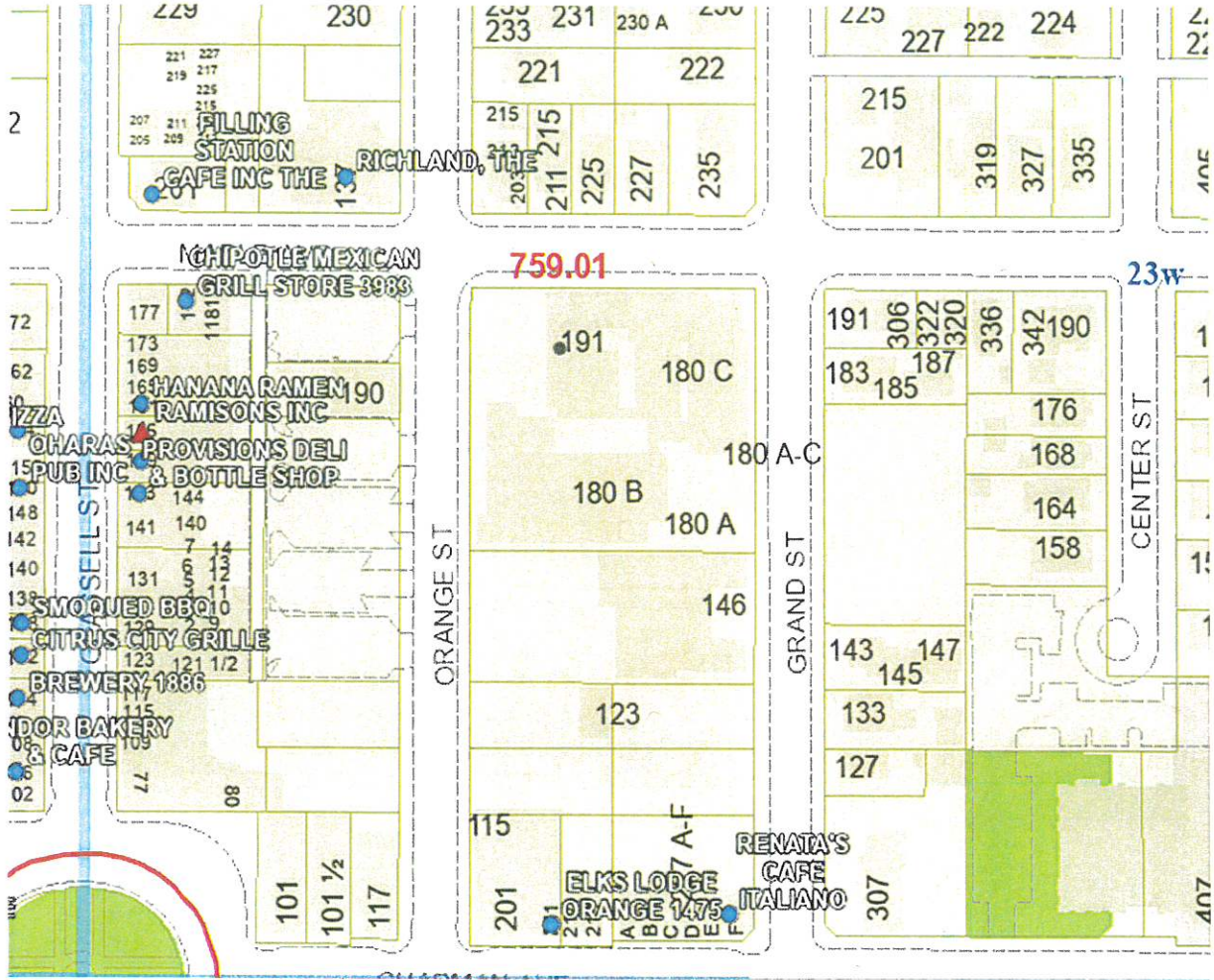


Jeremy Smith
Lieutenant, Investigative Services



Chris Lugo,
Sergeant, Special Investigations

CENSUS TRACT 759.01 – RD 23W



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

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

759.01 OFF SALE / RETAIL

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

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

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

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

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

City of Orange

2023 Part I Crime & Part II Arrest

Average # for all RD's - 85

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

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

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

2023 ARRESTS - RD 23W

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

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

P1 - CRIMES - 23W

DR#	TIME	ADDRESS	TYPE
23-01-9010	5/19/2023 0:24	714 E MAPLE AVE	PC 459 - AUTO BURGLARY
23-02-0218	2/6/2023 3:14	253 N Harwood St	CVC 10851 - STOLEN VEHICLE
23-02-0487	2/12/2023 10:29	603 E. Palm Ave	PC 459 - Residential Burglary
23-02-0493	2/7/2023 20:54	493 N Glassell St	PC 273.5(a) - Corporal Injury to Spouse/Partner
23-02-0629	2/15/2023 16:48	265 N Grand St	PC 488 - PETTY THEFT (RESIDENTIAL) // PROBATION HOLD
23-02-0801	2/20/2023 2:20	356 N Harwood St	PC 459 - AUTO BURGLARY
23-02-1026	2/25/2023 21:14	E Maple Ave / N Orange St	CVC 10851 - STOLEN VEHICLE
23-03-0397	3/12/2023 15:48	10 Plaza Square Unit 101	CPC 487- Grand Theft
23-03-0823	3/24/2023 0:27	223 W. Chapman Ave.	PC 240 - ASSAULT // PC 242 - BATTERY ON PERSON
23-03-9072	3/29/2023 17:07	407 E CHAPMAN AVE	PC 488 - PETTY THEFT
23-04-0148	4/6/2023 1:49	222 N SHAFFER ST	VC 664/10851 - ATTEMPTED STOLEN VEHICLE
23-04-0165	4/6/2023 13:54	450 N CENTER ST	PC 487 (A) - GRAND THEFT
23-04-0290	4/10/2023 4:13	291 N Harwood St	CVC 10851 - STOLEN VEHICLE
23-04-9070	4/17/2023 23:59	E WALNUT AVE / N CENTER ST	PC 488 - PETTY THEFT
23-05-0275	5/7/2023 16:14	32852 BROOKSEED DR	VC 10851 - STOLEN VEHICLE
23-05-0393	5/10/2023 16:54	407 E Chapman Ave	PC 273.5(A) - DOMESTIC VIOLENCE
23-05-0628	5/17/2023 1:39	333 N GLASSELL ST	PC 459 - COMMERCIAL BURGLARY
23-06-0207	6/6/2023 11:54	608 E PALM AVE	PC 487 - GRAND THEFT
23-07-0079	7/3/2023 15:41	114 E Palm Ave	PC 484(A) - PETTY THEFT
23-07-0434	7/13/2023 21:26	407 E Chapman Ave	PC 487(a) - GRAND THEFT // HS 11377(a) - POSSESS CNTL SUBSTANCE // HS 11364(a) - POSSESS UNLAWFUL PARAPHERNALIA // BENCH WARRANTS - MISDEMEANOR
23-08-0034	8/1/2023 15:52	E Maple Ave / N Orange St	STOLEN LOCAL // RECOVERED LOCAL
23-08-0065	8/1/2023 15:00	407 E Chapman Ave	PC 488 - PETTY THEFT
23-08-1123	8/30/2023 21:44	542 E JEFFERSON AVE	664 CVC 10851 - ATTEMPTED VEHICLE THEFT
23-08-9048	8/1/2023 12:57	348 N CAMBRIDGE	PC 488 - PETTY THEFT
23-09-0116	9/3/2023 20:21	407 E Chapman Ave	PC 487(A) - GRAND THEFT
23-09-0220	9/3/2023 10:00	191 N ORANGE ST	PC 664/459 - ATTEMPT COMMERCIAL BURGLARY
23-09-0332	9/8/2023 10:48	418 N Glassell St	PC 488 - Petty Theft

23-09-0622	9/16/2023 3:23	493 N GLASSELL ST	PC 459 - COMMERCIAL BURGLARY
23-09-0722	9/18/2023 17:06	450 N Center St	PC 240/242 -- Assault and Battery
23-09-0979	9/23/2023 18:05	123 N Glassell St	PC 487 - Grand Theft
23-10-0282	10/8/2023 18:58	143 N Glassell St	CPC 488 - Stolen / Recovered Electric Bike
23-10-0379	10/11/2023 2:40	405 E Maple Ave	PC 488 - Petty Theft (Report)
23-10-0618	10/16/2023 20:59	100 N Orange St	PC 488 - Petty Theft (City Property)
23-10-0673	10/18/2023 10:19	N Pine St / E Chapman Ave	PC 459 - Vehicle Burglary
23-10-0708	10/16/2023 12:59	100 N Grand St	VC 664/10851 - Attempt Vehicle Theft
23-10-1144	10/30/2023 6:14	146 N Grand St	VC 10851 - STOLEN VEHICLE
23-10-1158	10/31/2023 17:49	125 S Main St	PC 488 - PETTY THEFT
23-11-0124	11/4/2023 11:30	112 E Maple Ave	PC 148(A)(1) - OBSTRUCT/RESIST PEACE OFFICER // VC 231.10(A) - THROW SUBSTANCE AT VEHICLE
23-11-0424	11/11/2023 17:34	1095 N Glassell St	PC 240 - ASSAULT ON PERSON // 242 - BATTERY ON PERSON // PC 647 (F) - DISORDERLY CONDUCT:ALCOHOL
23-11-9034	11/12/2023 11:37	3101 W CHAPMAN AVE	PC 488 - PETTY THEFT

