



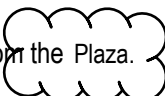
LETTER OF EXPLANATION/ JUSTIFICATION

204 W. CHAPMAN AVE

ORANGE, CA 92866

<01.15.2021>

Finney's Crafthouse & Kitchen is a full-service restaurant and bar that we believe will be a great addition to the City of Orange. We opened our first location five years ago as a family-owned full-service restaurant and bar. Today, we have locations in Westlake Village, Santa Barbara, Ventura, San Luis Obispo, Porter Ranch, and Burbank. Our menu offers 50 made-from-scratch American favorites with 30 local craft beers on tap and specialty cocktails. We are open from 9 am – 1 am, and serve brunch during football season, lunch, and dinner seven days a week. Finney's Downtown Orange expects to employ 70 employees and we will be applying for a 47 liquor license through the Alcoholic Beverage Control.

1. Finney's Crafthouse & Kitchen is a full-service restaurant and bar (47 license). 9 am – 1 am, 7 days a week. 70 employees. No company owned cars. The types of materials handled are food and beverage. Finney's has been in business for 5 years as a family-owned full service restaurant and bar.
2. The rectangular property on 204 W. Chapman Street runs 100' long along Olive St. and 66' long along Chapman Ave. The building is a contributor to the Old Towne Orange Historic District listed in the National Register of Historic Properties in 1997. The load bearing masonry building sits on the corner of Olive St. and Chapman Ave. with a series of openings along both streets. Main entry is located on Chapman Ave and the current exterior finishes are rough textured plaster that will be re-finished to smooth trowel plaster finish. Rear of the property is an existing patio that will be converted to outdoor dining. Landscaping will be provided along Olive St. to buffer the edge of the outdoor space to the sidewalk along Olive St.
3. The surrounding properties are mostly commercial (retail, restaurant, office) properties. Scale of development is typical of 1920s main street development and consists primarily of single story structure and storefront with a 22' private easement on the south rear side of the property.
4. The property is at the corner intersection of Chapman Ave and Olive Street. It is located one block from the Plaza. 
5. There is no phasing for the project
6. For ABC, we have hired a consultant who handles our ABC applications for us. Will provide additional information as we prepare the ABC application.

Sincerely,

Brad Finefrock & Helen Kang