

**Design Review No. 5023-21 and Minor Site Plan Review No. 1035-21
Chipotle Mexican Grille**

Attachment 5 – SMART Recommended Conditions of Approval

Public Works – Real Property

1. Prior to issuance of building permits, the applicant shall complete a Lot Line Adjustment to combine the two lots known as 112 E. Maple Avenue, described as follows:

The North 44.5 feet of Lots 11 and 12 in Block B of the Town of Orange, in the City of Orange, County of Orange, State of California, as shown on a map thereof recorded in Book 2, Pages 630 and 631, Miscellaneous Records of Los Angeles County, California;

Excepting from said Lot 12 the West 47.5 feet;

Also excepting the East 6 feet of said Lot 11 conveyed to the City of Orange for public alley and street purposes by deed recorded January 7, 1938, in Book 919, Page 510, Official Records.

Assessor's Parcel Numbers(s): 039-251-22

2. Placement of tables and chairs in the sidewalk right-of-way along E. Maple Avenue shall be subject to approval of an Outdoor Dining Permit.

Public Works – Refuse

1. The applicant shall update trash enclosure note on Sheet SP100 to state “Existing Shared Use Trash Enclosure, Chipotle to Retain Previous Business’s Participation in Shared Use Trash Enclosure.”

Public Works – Water Division

1. All proposed meters and services will be required to have a lead-free City of Orange Water Division approved backflow prevention device installed directly behind the meter within the nearest soft-scape OR installed inside the building directly behind the wall that is directly behind the sidewalk and meter.
 - a. The proposed location for the domestic backflow device is not acceptable. The backflow devices need to be directly behind the property line and meter, within either the building or the landscape area. Applicant can consider moving the

proposed domestic meter and backflow device next to the proposed landscape meter and backflow if they don't want the backflow in the building.