

01/19/2021

City of Orange  
Community Development Department – Planning Division  
300 East Chapman Avenue  
Orange, CA 92866

**Project Description**

Chipotle Mexican Grill @ 112 E Maple St, Orange, CA 92866  
Conversion of an existing interior retail space into a future restaurant tenant space

To whom it may concern,

Chipotle Mexican Grill is proposing a new restaurant in Old Towne Orange at 112 E Maple St near Chapman College in the former Aussie Bean. The proposed project is a tenant improvement to the existing building. The building is suited for two tenants already with The Pie Hole restaurant on the West end and public parking lot to the East. The building is of historical importance and will be preserved.

Chipotle Mexican Grill is a national fresh Mexican style casual food restaurant chain specializing in tacos & burritos for over 27 years. The restaurant will be contained within a 2,382 sq ft space with 32 interior seats and 28 additional outdoor seats. Patio seating is proposed on the north elevation sidewalk (12 seats) and back patio, (16 seats). Food menu includes tacos, burritos, salads & burrito bowls featuring beef, pork, chicken and variety of fresh vegetables, herbs and spices. Parking is provided on site by the Large 100+ space public parking lot at back of space. The site falls under the Downtown Parking Exemption category. The hours of operation will be from 10am to 10pm. This location will operate with 16 employees (8 per shift). The subject request is appropriate for the location, is consistent with the surrounding land uses and patterns of development and will not be materially detrimental to the character of development in the immediate neighborhood.

The scope of work includes:

1. The existing East façade is to be sandblasted to restore and expose the original natural brick finish.
2. The roll up door on the East façade will be infilled and replaced with a service door.
3. The existing North façade is to receive a new corten (rust colored) metal panels within the existing stucco band. These material enhancements are in keeping with Chipotle design.
4. New exterior signage is proposed on the East and North facades.
5. A new pick up window is proposed at the existing service door opening on the East side.
6. A new patio is proposed on the East side for outdoor dining. This will be buffered from parking and vehicular traffic by new landscape planters and patio rail.
7. The existing tree is to remain in front of the building.
8. The existing building footprint is unchanged.

The surrounding properties are mostly commercial and restaurant use in the Old Towne Mixed Use Zone. With single family residential to the Northeast. This location is unique in that it is on the border of

Olde Towne Mixed Use, drawing foot traffic from the circle and also from the nearby residential area. The adjacent parking lot also makes it more accessible for commuters.

There is no phasing planned for this project. There is no request for Alcohol Beverage Control on this application.

Sincerely,

**Kristine Aterno**  
Project Manager