

RESOLUTION NO. 25-27

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA HABRA, CALIFORNIA, MAKING THE REQUIRED FINDINGS AND APPROVING MODIFICATION 25-0001 (MOD 25-0001) TO CONDITIONAL USE PERMIT 16-03 (CUP 16-03) TO ADD NEW SEATING AND A BAR AREA FOR AN EXISTING RESTAURANT AND CONDITIONAL USE PERMIT 25-0016 (CUP 25-0016) TO ALLOW ALCOHOL BEVERAGES SALES AND SERVICES UNDER A TYPE-48 ALCOHOLIC BEVERAGE CONTROL (ABC) LICENSE WITHIN AN EXISTING GENERAL RETAIL USE (A.K.A. NORTHGATE GONZALEZ MARKET) LOCATED AT 1305 WEST WHITTIER BOULEVARD (ASSESSOR'S PARCEL NUMBER: 017-152-17), AS PER THE APPROVED PLANS AND SUBJECT TO CONDITIONS, AND MAKING THE DETERMINATION THAT THE PROJECT IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO SECTION 15301, CLASS 1: "EXISTING FACILITIES" OF THE CEQA GUIDELINES

THE PLANNING COMMISSION OF THE CITY OF LA HABRA, CALIFORNIA HEREBY FINDS AND DECLARES AS FOLLOWS:

- A. On October 25, 2025, Applicant, Nayib Chaibun of Artigiana Commercial Design, on behalf of the Property Owner, Paul Mittman of Northgate Gonzalez Market, submitted the following entitlement applications (the "Project"):
 1. Modification 25-0001 (MOD 25-0001) to modify CUP 16-03 and amend the existing floorplan of the restaurant area to increase the restaurant seating capacity from 33 seats to 86 seats, including a 16-seat bar area, within the Northgate Market located at 1305 West Whittier Boulevard; and
 2. Conditional Use Permit 25-0016 (CUP 25-0016) to allow the onsite sale and consumption of beer, wine, and spirits under a Type-48 ABC license at the Northgate Market.
- B. MOD 25-0001 and CUP 25-0016 are collectively referred to herein as the "Project."
- C. On December 8, 2025, the Planning Commission held a duly noticed public hearing to consider the Applicant's request for MOD 25-0001 and CUP 25-0016.
- D. In making the various findings set forth in this Resolution, the Planning Commission has considered all of the evidence presented by staff, the

Applicant, and the Public, whether written or oral, and has considered the procedures and standards required by the La Habra Municipal Code.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF LA HABRA, CALIFORNIA HEREBY RESOLVES AS FOLLOWS:

SECTION 1. CALIFORNIA ENVIRONMENTAL QUALITY ACT. The Planning Commission finds and determines that the Project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15301(e), Class 1: "Existing Facilities" of the CEQA Guidelines. Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use. The proposed project will involve interior tenant improvements only. The project does not include major exterior remodeling, addition, or structural rehabilitation. The project involves a negligible expansion of the existing use.

The project is not subject to any of the exceptions for exemption under Section 15300.2 of the CEQA Guidelines. The cumulative impact of this project, and the approval of other projects like it in the vicinity, is not expected to have any significant environmental impact. The project is not located along any state-designated scenic highway nor within any designated hazardous waste site. The project will not cause a substantial adverse change in the significance of any historical resource because the subject building has been substantially remodeled over the years, most recently in 2017. No significant impacts or unusual circumstances related to the approval and construction of the project are expected. Therefore, the project is categorically exempt from CEQA.

SECTION 2. MODIFICATION 25-0001 (MOD 25-0001). The Planning Commission finds and determines that the Applicant has succeeded in meeting its burden of providing evidence to support the approval of MOD 25-0001 to modify CUP 16-03 and amend the existing floorplan of the restaurant area to increase the restaurant seating capacity from 33 seats to 86 seats, including a 16-seat bar area, within the Northgate Market located at 1305 West Whittier Boulevard, and approves MOD 25-0001 based on the following findings required by Section 18.66.040.B of the La Habra Municipal Code, subject to the conditions of approval attached hereto as **Exhibit A**, which shall be in addition to the conditions of approval for CUP 16-03. General Condition No. 7.2 (On-Site Consumption Prohibition) to CUP 16-03 shall be deleted in its entirety.

- A. The proposed use will not be detrimental to the public welfare and will not unreasonably interfere with the use, possession and enjoyment of surrounding and adjacent properties and will not impair the character of the zone in which it is to be located.**

The proposed Modification would increase the seating capacity in an existing restaurant within a general retail use (Northgate Gonzalez Market) from 33 seats to 70 seats, and add a new 16-seat, separate bar area.

The proposed Modification is accommodated by removing self-service deli counters and does not increase the floor area used for parking calculations. Further, the La Habra Town Center shopping center offers 518 parking spaces, providing a surplus of 83 spaces over the minimum requirement of 435 spaces for the subject uses. Aside from the area being converted to a bar, which will increase the total required parking for the site from 434 spaces to 435 spaces, the significant surplus is deemed sufficient to accommodate the potential increase in demand resulting from the intensified use, thereby preventing unreasonable interference with surrounding properties due to parking or traffic impacts and maintaining the established character of the Commercial (C-2) Zone. Therefore, the proposed Modification will not be detrimental to the public welfare and will not unreasonably interfere with the use, possession, and enjoyment of surrounding and adjacent properties, and will not impair the character of the zone in which it is to be located.

B. The subject site is physically suitable for the type of land use being proposed.

The proposed Modification does not necessitate any modifications to the size of the existing building footprint. The proposal involves the internal modification of an existing 4,000-square-foot restaurant space within a 40,722-square-foot general retail use (Northgate Gonzalez Market), which is itself part of the established La Habra Town Center shopping center. The modification, which replaces self-service deli counters with additional seating and a bar, does not involve a physical expansion of the building footprint or the 4,000-square-foot floor area dedicated to the existing restaurant, thus maintaining the site's existing physical suitability for commercial and restaurant use. Furthermore, the site's ample parking, which provides 518 spaces and a surplus of 83 spaces over the minimum requirement of 435 spaces for the subject uses, ensures that the existing infrastructure can physically support the increased intensity of the restaurant's operation without requiring any external site modifications. Therefore, the subject site will continue to be physically suitable for the existing use, including the proposed Modification.

C. The use is conditionally permitted within the subject zone and complies with the intent of all applicable provisions of this title.

A restaurant and alcoholic beverage sales and services are subject to the approval of a CUP in the C-2 Zone. The proposed Modification would amend the floorplan of an existing restaurant area within a general retail use (Northgate Gonzalez Market) that will continue to comply with the development standards of the C-2 Zone, as identified in the Table below:

Commercial (C-2) Development Standards

Development Standard	Required	Proposed
Front Setback (min)	15 Feet	245 Feet
Street-side Setback (min)	10 Feet	183 Feet
Interior Side Setback (min)	0 Feet	31 Feet
Rear Setback (min)	20 Feet	24 Feet
Building Height (max)	4 Stories / 50 Feet	1 Story / 42 Feet
Parking (min)	435 Spaces	518 Spaces

Therefore, the proposed Modification is conditionally permitted within the C-2 Zone and complies with the intent of all applicable provisions of the Zoning Ordinance.

D. The proposed use is consistent with the comprehensive general plan.

The Project Site is designated by the General Plan for Highway Commercial land use, which is characterized by commercial uses that need a large amount of land area and are primarily related to and dependent on the City's main arterials for patronage and access (e.g., auto sales and service, motels, restaurants, service stations, and equipment rental). The Project Site and its existing and proposed uses are consistent with the type of development contemplated by the General Plan for Highway Commercial land use. In addition, the proposed Modification is consistent with the Land Use policy identified below:

LU 11.1: Diversity of Uses: Provide for and encourage the development of a broad range of uses in La Habra's commercial centers and corridors that reduce the need to travel to adjoining communities, and capture a greater share of local spending.

- Approval of the proposed Modification to modify an existing restaurant in a general retail use (Northgate Gonzalez Market) to increase its seating capacity from 33 seats to 70 seats, and add a new 16-seat, separate bar area, which, provided the Planning Commission approves CUP 25-0016, would provide alcohol beverage sales and services under a Type 48 ABC License and would enhance the existing establishment's function from basic dining to a more diverse, full-service local-serving restaurant and social venue with freshly prepared meals and beverage options. This greater diversity of uses at a single location makes the La Habra Town Center a more attractive and comprehensive destination. Consequently, residents can address both their grocery shopping and dining/socializing needs locally, which directly contributes to reducing the need to travel to adjoining communities and helps capture a greater share of local spending.

SECTION 3. CONDITIONAL USE PERMIT 25-0016 (CUP 25-0016). The Planning Commission finds and determines that the Applicant has succeeded in meeting its burden of providing evidence to support the approval of CUP 25-0016 to allow the onsite sale and consumption of beer, wine, and spirits under a Type-48 ABC license at the restaurant located within the general retail use located at 1305 West Whittier Boulevard, and approves CUP 25-0016 based on the following findings required by Section 18.66.040.B of the La Habra Municipal Code, subject to the conditions of approval attached hereto as **Exhibit B**.

- A. The proposed use will not be detrimental to the public welfare and will not unreasonably interfere with the use, possession and enjoyment of surrounding and adjacent properties and will not impair the character of the zone in which it is to be located.**

The Applicant is requesting a CUP to allow alcohol beverage sales and services, under a Type 48 ABC license. The new 16-seat bar, requested as part of Modification 25-0001, for the onsite consumption of beer, wine, and spirits is an ancillary use fully contained within the indoor, 4,000-square foot restaurant space of a large commercial center, minimizing external impacts. The CUP includes standard Conditions of Approval, such as mandatory compliance with all State ABC regulations (including serving minors and intoxicated patrons), requirements for responsible beverage service (RBS) training for all staff, and limitations on hours of operation. By applying these specific conditions, the potential secondary effects, such as excessive noise or public nuisances, can be greatly reduced, ensuring the use remains compatible with the surrounding commercial zone.

Therefore, the proposed use will not be detrimental to the public welfare and will not unreasonably interfere with the use, possession and enjoyment of surrounding and adjacent properties and will not impair the character of the C-2 Zone in which it is to be located.

- B. The subject site is physically suitable for the type of land use being proposed.**

The alcohol beverage sales and services, under a Type-48 ABC license, will be limited to a 400-square-foot bar area that is secured by a perimeter gate and is located within the 4,000-square-foot restaurant space within the Northgate Market. Aside from the added requirement of one additional parking space, as mentioned, no changes are proposed to the subject tenant space that would affect the overall building size and/or site layout. Therefore, the subject site is physically suitable for the proposed use.

- C. The use is conditionally permitted within the subject zone and complies with the intent of all applicable provisions of this title.**

Pursuant to La Habra Municipal Code (LHMC) Chapter 18.06 (Zones Established - Zoning Map Boundaries and Land Uses), alcohol sales and service uses within the C-2 Zone are subject to the approval of a CUP by the Planning Commission. As detailed in the staff report, staff have reviewed the Project plans and determined that the proposed alcohol sales and services comply with all applicable LHMC requirements.

D. The proposed use is consistent with the comprehensive general plan.

By authorizing the alcohol beverage sales and services, under a Type 48 ABC license, Northgate Market will be able to establish a full-service bar within the existing commercial center, which will enhance the range of dining and social amenities available locally. This enhancement makes the subject general retail use a more complete destination, reducing the need for residents to travel to neighboring communities for such services, thereby effectively capturing a greater share of local spending and reinforcing the General Plan's goal of fostering strong, comprehensive local commercial corridors. The granting of a CUP for alcohol sales and services for a Type 48 ABC License is consistent with the comprehensive General Plan as it will implement the following policies:

ED 1.1: Consumer Demand: Explore opportunities to increase the competitive role of the City's retail sector to serve both the community and the larger base of consumers in surrounding communities.

- The sale of alcoholic beverages under a Type 48 ABC license elevates the Northgate Market restaurant from a standard eatery to a full-service dining and social destination. This enhancement caters to a broader base of consumer demand for a more comprehensive and sophisticated experience than currently offered. By providing a higher-tier amenity within La Habra, the Project helps capture local spending that might otherwise leave the City for surrounding communities, making La Habra's commercial corridor more competitive.

ED 2.1: Business Attraction: Attract national-brand and proven local area businesses that provide fiscal and employment benefits for the City.

- The approval of alcoholic beverage sales under a Type-48 ABC license supports the retention and enhancement of a proven business in La Habra that provides significant fiscal and employment benefits for the City. The current brand for the subject general retail use, Northgate Gonzalez Market, is a well-established, major regional brand that serves as a cornerstone of the La Habra Town Center. By approving the request to add a bar to the existing restaurant, the City is supporting the brand's investment in upgrading its amenity mix, which increases the store's revenue-generating potential and solidifies its long-term presence in the community.

Furthermore, the enhanced restaurant and bar area is likely to require additional staffing, contributing positively to employment benefits for City residents.

Therefore, the proposed use is consistent with the General Plan.

SECTION 4. NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM.

The Applicant's proposal has been reviewed pursuant to the requirements of the City's National Pollutant Discharge Elimination System (NPDES) Municipal Permit, the Local Implementation Plan (LIP), and the Model Water Quality Management Plan (WQMP), Section 7.2. Since no disturbance of soil will occur, the project is exempted by the Water Quality Ordinance from the preparation of a WQMP.

SECTION 5. APPEAL. The approvals granted by this Resolution may be appealed within 10 working days from adoption of this Resolution. All appeals must be in writing and filed with the City Clerk within this time period with the appropriate fee. Failure to file a timely written appeal will constitute a waiver of any right of appeal.

SECTION 6. RECORD. Each and every one of the findings and determinations in this Resolution are based on the competent and substantial evidence, both oral and written, contained in the entire record relating to the Project. All summaries of information in the findings which precede this section are based on the entire record. The absence of any particular fact from any such summary is not an indication that a particular finding is not based in part on that fact.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect immediately.

SECTION 8. CERTIFICATION. The Secretary shall certify the passage of this Resolution.

PASSED, APPROVED, and ADOPTED this 8th day of December, 2025.

Maria Mahecha, Chair

I, Veronica Lopez, Secretary to the Planning Commission of the City of La Habra, do hereby certify that the foregoing Resolution No. 25-27 was adopted at a regular meeting of the City of La Habra Planning Commission held on December 8, 2025 by the following vote:

AYES: COMMISSIONERS:
NOES: COMMISSIONERS:
ABSTAIN: COMMISSIONERS:
ABSENT: COMMISSIONERS:

Veronica Lopez, Secretary

EXHIBIT A

MODIFICATION 25-0001 CONDITIONS OF APPROVAL (AMENDING CONDITIONAL USE PERMIT 16-03)

Standard Condition 1.1 CODE COMPLIANCE

The Applicant/Developer shall comply with the City of La Habra Municipal Code and all applicable federal, state and local laws, ordinances, policies and regulations.

Standard Condition 1.2 BUILDING PERMITS

The Applicant/Developer shall comply with all the applicable California/La Habra Building Code requirements and obtain all required permits from the Chief Building Official. Construction shall comply with the California/La Habra Building Code, California/La Habra Plumbing Code, California/La Habra Mechanical Code, California/La Habra Electrical Code, California/La Habra Energy Code, and California/La Habra Green Building Standards Code, as applicable.

Standard Condition 1.4 LA COUNTY FIRE DEPARTMENT

The Applicant/Developer/successor in interest shall comply with the Los Angeles County/La Habra Fire Code and Fire Department requirements, as applicable.

Standard Condition 1.5 MINOR MODIFICATIONS

The Director of Community and Economic Development or designee may approve minor modifications through the Administrative Adjustment process to the conditions of approval so long as the intent of the Planning Commission and/or City Council is maintained.

Standard Condition 1.6 PLANS

This approval is for those plans reviewed and approved by the City of La Habra Planning Commission at its meeting of December 8, 2025. A copy of said plans shall be maintained in the files of the City of La Habra Planning Division. The project shall be developed and maintained in substantial conformance with said plans, except as otherwise specified in these conditions of approval.

Standard Condition 1.7 COMPLIANCE (Modified)

The failure to comply with any of these conditions of approval, as well as the conditions of approval for Conditional Use Permit 16-03, by the property owner/business operator shall be grounds for rehearing and consideration by the Planning Commission for possible revocation of Conditional Use Permit 16-03, as modified by Modification 25-0001.

Standard Condition 1.8 VIOLATION

In the event that the Applicant/Developer/successor in interest violates or fails to comply with any of the conditions of approval of this permit, the City may take measures to cure such violations, including but not limited to, administrative citation and full reimbursement of the City for its costs and expenses, including but not limited to, attorney's fees, in undertaking such corrective action. Reimbursement of enforcement costs shall constitute a civil debt and may be collected by any means permitted by law. In the event that violations of this permit occur, the City shall refrain from issuing further permits, licenses or other approvals until such violations have been fully remedied.

Standard Condition 1.41 INDEMNIFICATION

To the maximum extent permitted by law, the Applicant and any successor in interest shall defend, indemnify and hold harmless the City of La Habra and its elected and appointed officials, officers, agents and employees from and against any and all actions, claims, damages, liabilities and/or proceedings (collectively referred to as "action") arising out of or in any way relating to the Applicant's project or any approvals granted by the City related to the Applicant's project, including, but not limited to, any action to attack, challenge, set aside, void, or otherwise modify or annul the approval of any entitlement or permit relating to the project or the environmental review of any entitlement relating to the project. The indemnification and hold harmless shall include, but not be limited to, any and all costs incurred by the City in defense of any action arising out of or relating to the Applicant's project or any approvals granted by the City related to the Applicant's project, including, but not limited to, payment of all court costs and attorneys' fees, costs of any judgements or awards against the City (including any award of attorneys' fees), damages, and/or settlement costs. The City shall have the right to choose its own legal counsel to represent the City's interests, and Applicant shall indemnify City for such costs incurred by the City.

Prior to the issuance of building permits:

Standard Condition 4.1 CONDITIONS ON CONSTRUCTION PLANS

The Applicant/Developer shall include the conditions of approval on the construction plans.

Project specific conditions:

1. The hours of operation for the bar shall be limited to 10:00 a.m.-10:00 p.m. daily, unless a modification to such hours is approved by the Director of Community and Economic Development.
2. The business owner shall ensure that exterior areas, including the walkways and sidewalks adjacent to the business, are free of trash and other debris that may be generated by patrons.

3. The restaurant (no bar) seating areas shall have a total of 70 seats.
4. The bar seating area shall have a total of 16 seats and be gated off.

EXHIBIT B

CONDITIONAL USE PERMIT 25-0016 (CUP 25-0016) CONDITIONS OF APPROVAL

Standard Condition 1.1 CODE COMPLIANCE

The Applicant/Developer shall comply with the City of La Habra Municipal Code and all applicable federal, state and local laws, ordinances, policies and regulations.

Standard Condition 1.2 BUILDING PERMITS

The Applicant/Developer shall comply with all the applicable California/La Habra Building Code requirements and obtain all required permits from the Chief Building Official. Construction shall comply with the California/La Habra Building Code, California/La Habra Plumbing Code, California/La Habra Mechanical Code, California/La Habra Electrical Code, California/La Habra Energy Code, and California/La Habra Green Building Standards Code, as applicable.

Standard Condition 1.4 LA COUNTY FIRE DEPARTMENT

The Applicant/Developer/successor in interest shall comply with the Los Angeles County/La Habra Fire Code and Fire Department requirements, as applicable.

Standard Condition 1.5 MINOR MODIFICATIONS

The Director of Community and Economic Development or designee may approve minor modifications through the Administrative Adjustment process to the conditions of approval so long as the intent of the Planning Commission and/or City Council is maintained.

Standard Condition 1.6 PLANS

This approval is for those plans reviewed and approved by the City of La Habra Planning Commission at its meeting of December 8, 2025. A copy of said plans shall be maintained in the files of the City of La Habra Planning Division. The project shall be developed and maintained in substantial conformance with said plans, except as otherwise specified in these conditions of approval.

Standard Condition 1.7 COMPLIANCE (Modified)

The failure to comply with any of these conditions of approval by the property owner/business operator shall be grounds for rehearing and consideration by the Planning Commission for possible revocation of Conditional Use Permit 25-0016.

Standard Condition 1.8 VIOLATION

In the event that the Applicant/Developer/successor in interest violates or fails to comply with any of the conditions of approval of this permit, the City may take measures to cure such violations, including but not limited to, administrative citation and full reimbursement of the City for its costs and expenses, including but not limited to, attorney's fees, in undertaking such corrective action. Reimbursement of enforcement costs shall constitute a civil debt and may be collected by any means permitted by law. In the event that violations of this permit occur, the City shall refrain from issuing further permits, licenses or other approvals until such violations have been fully remedied.

Standard Condition 1.18 LITTER

The Applicant/Developer/successor in interest shall maintain the property in a clean and orderly condition at all times and remove all litter from the exterior areas around the premises, including adjacent public sidewalk areas and parking areas, no less frequently than once each day prior to the close of business.

Standard Condition 1.15 OUTDOOR VENDING MACHINES

The property owner/business operator(s) shall not operate or allow any outdoor vending machines on the site at any time.

Standard Condition 1.16 OUTDOOR DISPLAY OF MERCHANDISE

The property owner/business operator(s) shall not display any merchandise outside of the building at any time unless approved by the Director of Community and Economic Development or designee through a Special Event Permit.

Standard Condition 1.36 HEALTH DEPARTMENT APPROVAL REQUIRED

The property owner/business operator shall obtain all necessary permits from the Orange County Health Care Agency if required.

Standard Condition 1.41 INDEMNIFICATION

To the maximum extent permitted by law, the Applicant and any successor in interest shall defend, indemnify and hold harmless the City of La Habra and its elected and appointed officials, officers, agents and employees from and against any and all actions, claims, damages, liabilities and/or proceedings (collectively referred to as "action") arising out of or in any way relating to the Applicant's project or any approvals granted by the City related to the Applicant's project, including, but not limited to, any action to attack, challenge, set aside, void, or otherwise modify or annul the approval of any entitlement or permit relating to the project or the environmental review of any entitlement relating to the project. The indemnification and hold harmless shall include, but not be limited to, any and all costs incurred by the City in defense of any action arising out of or relating to the

Applicant's project or any approvals granted by the City related to the Applicant's project, including, but not limited to, payment of all court costs and attorneys' fees, costs of any judgements or awards against the City (including any award of attorneys' fees), damages, and/or settlement costs. The City shall have the right to choose its own legal counsel to represent the City's interests, and Applicant shall indemnify City for such costs incurred by the City.

Standard Condition 4.24 SECURITY AND CAMERA PLANS

The Applicant/Developer shall submit a security camera system design plan with proposed locations to the Chief of Police for review and approval. All tapes shall be kept on file for a minimum of 30 days and be available to the City upon request. Additionally, signage shall be placed in the parking lot indicating that security cameras are in use.

Standard Condition 7.1 ALCOHOLIC BEVERAGE ADVERTISING

The property owner/business operator shall have no exterior advertising or signs of any kind or type, including advertising directed to the exterior from within or promoting or indicating the availability of alcoholic beverages. Interior displays of beer and wine beverages or signs which are clearly visible to the exterior shall constitute a violation of this condition.

Standard Condition 7.6 LICENSING REQUIREMENTS

The property owner/business operator shall comply with all the licensing requirements of the State of California Department of Alcoholic Beverage Control (ABC).

Standard Condition 7.7 EMPLOYEE CERTIFICATION

The property owner/business operator shall ensure that all employees selling alcoholic beverages to patrons enroll in and complete a certified training program approved by the State Department of Alcoholic Beverage Control (ABC) for the responsible sales of alcohol or by the California Coordinating Council on Responsible Beverage Service (CCCRBS). The training shall be offered to new employees on no less than a quarterly basis. The certificate issued to each employee shall be kept on site and available for inspection upon request by the City of La Habra.

Standard Condition 7.14 ON-SITE MANAGER

The property owner/business operator shall ensure that a manager be on the premises at all times during the hours of operation. The manager shall ensure compliance with all conditions of approval. The property owner/business owner shall remain responsible for any violations of the conditions of approval.

Standard Condition 7.16 NOISE/LOITERING PREVENTION

The property owner/business operator shall, at all times, display a sign of at least ten inches by ten inches at all exits and within all parking areas, requesting patrons to respect residents of adjacent residential neighborhoods by being quiet when leaving and by not loitering in the parking lot.

Standard Condition 7.18 CONTACT INFO FOR ON-SITE MANAGER

The property owner/business operator(s) shall, at all times, post a sign in a clear and conspicuous location, listing a phone number at which a responsible on-site manager may be contacted during all hours which the business is open to address any complaints from the community. Said contact person's name and phone number shall be available through the staff at all times.

Standard Condition 7.19 DISORDERLY CONDUCT

The property owner/business operator(s) shall not, at any time, permit loud, unruly or disorderly assemblages on the premises or in any tenant suite. The costs incurred by the City for multiple police responses to loud, unruly, or disorderly assemblages shall be the responsibility of the applicant, owner, and person in lawful custody of the premises or tenant suite.

Standard Condition 8.2 SANITARY SEWER SYSTEM PROTECTION

The property owner/business operator(s) shall not, at any time, allow grease to run into public sanitary sewer systems.

Standard Condition 8.3 SMOKING REGULATIONS

The property owner/business operator(s) shall, at all times, require all patrons to comply with the smoking regulations set forth by the State of California.

Standard Condition 8.5 BUILDING OCCUPANCY

The property owner/business operator shall ensure, at all times, that maximum building occupancy limits, as determined by the Chief Building Official, are not exceeded.

Standard Condition 8.6 NUISANCE PROHIBITION

The property owner/business operator and employees of any restaurant shall not, at any time, allow circumstances to develop that will adversely interfere with adjacent uses, the community's welfare, nearby residential areas, or the operation of adjacent businesses, including, but not limited to, customer parking issues.

Project specific conditions:

1. The approval of Conditional Use Permit (CUP 25-0016) shall be contingent upon the concurrent approval of Modification (MOD 25-0001) to modify CUP 16-03 and amend the existing floorplan of the restaurant area to increase the restaurant seating capacity from 33 seats to 86 seats, including a 16-seat bar area, within the Northgate Market.
2. The hours of operation for the bar shall be limited to 10:00 a.m.-10:00 p.m. daily, unless a modification to such hours is approved by the Director of Community and Economic Development.
3. The business owner shall ensure that exterior areas, including the walkways/sidewalks, are free of trash and other debris that may be generated by patrons.
4. The bar seating area shall have a total of 16 seats and be gated off.