

City of La Habra Planning Department  
Ash Syed, Senior Planner  
110 E. La Habra Blvd. La Habra, CA 90631

**RE: Modification to Conditional Use Permit**

Dear Planning Department Staff,

This Letter of Business Operations is submitted on behalf of Northgate Market to request a Modification to our existing Conditional Use Permit. We are requesting to modify our existing authorized alcoholic sales and service from a Type-48 Alcoholic Beverage Control (ABC) License (On-Sale General - Public Premises) to a Type-47 ABC License (On-Sale General - Eating Place).

**Concept and Intent** Our intent with this modification is to provide a cohesive experience where shoppers can purchase and consume traditional Hispanic delicacies and enjoy beer, wine, and spirits, while continuing with their shopping needs.

We believe this dynamic environment will enhance the market's offerings by providing a casual, social space within the grocery store setting, emulating the communal and social dining experience commonly found in Central American countries and Hispanic culture. Transitioning to a Type-47 license shifts our operations to a bona fide eating place where alcohol service is incidental to our substantial meal service, allowing families and minors to remain on the premises.

**Proposed Operations** Under the Type-47 license, the sale and consumption of alcoholic beverages will be permitted throughout the grocery store area, the designated restaurant area, and the outdoor patio space known as Paseo Gonzalez.

- **Hours of Operation:** Alcohol sales and service will be conducted daily between the hours of 10:00 a.m. to 10:00 p.m., which falls within the market's existing approved operating hours.
- **Menu and Service:** We will continue to operate our in-house tortillería, carnicería, full-service bakery, and cocina, providing actual and substantial sales of meals for on-site consumption.
- **Staffing & Compliance:** All managers and alcohol servers will be Responsible Beverage Service (RBS) certified, in strict compliance with ABC requirements.

**Site Improvements and Security** To ensure a safe environment and comply with ABC regulations, we are proposing a minor alteration to the Paseo Gonzalez outdoor communal area.

- A new four-foot-tall perimeter gate will be installed along the northern and southern access points of the patio.

- This negligible expansion (approximately 1,000 square feet) will maintain existing access to both Northgate Market and the adjacent restaurant space to the west, while strictly ensuring that no customers leave the premises with open containers of alcoholic beverages.
- No other exterior tenant improvements or expansions of the building footprint are proposed.

This enhancement to our "grocerant" concept responds to evolving consumer preferences for experiential retail and dining, strengthening the commercial offerings within the La Habra Town Center.

Thank you for your time and consideration of this modification. Please let us know if you need any additional information to process this application.

Sincerely,

**Steve Rawlings**

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