



February 23, 2016

City of Morgan Hill
Development Services Center – Planning Division
17575 Peak Avenue
Morgan Hill, CA 95037

Re: Statement of Proposed Operations

To Whom It May Concern:

My name is Angelo Heropoulos, owner of The OPA! Group. Our group is extremely excited to have recently committed to opening all four of our concepts (OPA!, Mo's, Willard Hicks & Tac-Oh) in downtown Morgan Hill, at the corner of Third & Monterey. The purpose of this letter is to request a Conditional Use Permit to allow an ABC type 47 license at each of our four (4) proposed restaurant locations and also provide some additional information about our restaurants to assist the city in making an informed decision.

The OPA! Group Restaurant hours of operation are anticipated to be as follows:

OPA!:	10am – 12pm
Willard Hicks:	3pm – 12pm
Taco-Oh:	10am – 12pm
Mo's:	8am – 12pm

Please note that some days we may open a little later and close earlier, however we wanted to share the earliest and latest times of potential hours we would be open to the public.

In terms of traffic and business volume it is difficult for us to anticipate the number of average daily trips each restaurant will generate. We will be submitting plans for our tenant improvements to the city shortly that depict the restaurants with the following number of approximate internal seats for patrons: OPA! will have 109 internal seats, Willard Hicks with approximately 161, Taco-Oh with 43, and Mo's with 73 seats. Hopefully these seat counts give some insight into the size of our operations.

With regards to other pertinent information for our full service restaurants, we anticipate approximately 35 employees working at a given time across all four businesses, and there will be no use of Hazardous Materials. To the best of our knowledge there will be no other extraordinary impacts that will be created by our business and we look forward to answering any questions the city may have.

Sincerely,

A handwritten signature in black ink, appearing to read 'Angelo Heropoulos', with a long horizontal flourish extending to the right.

Angelo Heropoulos



February 26, 2016

City of Morgan Hill
Development Services Center – Planning Division
17575 Peak Avenue
Morgan Hill, CA 95037

Re: Justification Letter for Conditional Use Permit

To Whom It May Concern:

My name is Angelo Heropoulos, owner of The OPA! Group. Our group is extremely excited about our recent commitment to open all four of our concepts (OPA!, Mo's, Willard Hicks & Tac-Oh), in downtown Morgan Hill. The purpose of this letter is to request a Conditional Use Permit to allow an ABC type 47 license at each of our four (4) proposed restaurant locations.

We first wanted to share with you the reasons why we have chosen Morgan Hill. Our long term working relationship with Imwalle and KRP is what initially got us looking at Morgan Hill. The amazing corner location along with the investment by the city into downtown Morgan Hill helped support our decision to open all four concepts. For us, the two elements that make this location stand out is the large unique outdoor dining patio that has been integrally designed into the project and the new City Garage that will help support critical, convenient customer parking.

Currently we have six locations in the bay area, Willow Glen, Los Gatos, Campbell, Los Altos, Palo Alto & Walnut Creek. OPA! holds an ABC 47 license at each of its locations, allowing us to serve beer, wine and distilled spirits. It is critical for OPA!, Mo's, Willard Hicks, & Tac-oh businesses' to all have a type 47 license so that we can deliver a full service dining experience to our customers consistent with that of our other locations. In addition, our full service restaurant concepts are consistent with the General Plan and Morgan Hill Downtown Plan Specific plan and will integrate well with surrounding businesses. We look forward to providing Morgan Hill residents with a one of a kind dining experience and to be a part of the vibrant and active downtown dining and entertainment district.

We want to reassure city staff and residents that the restaurants will be operated in a first class manner, similar to all restaurants within our brand, and the utmost care will be taken to assure the preservation of peace, health, safety, morals, and the welfare of downtown and its patrons. We feel the impacts of our CUP request will be minimal. A major concern in most downtowns is parking, as restaurant uses generate traffic. Since we are immediately adjacent to the new 275 space parking garage and therefore we view our impacts on parking as minimal. The garage will offer our customers a convenient access to our restaurants by way of a 3rd Street, 4th Street, and a city constructed ADA accessible pedestrian bridge located at the back side of our two restaurant buildings

OPA! group restaurant concepts thanks you in advance for your time and consideration and please feel free to contact us should you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to be the letter 'A' with a stylized flourish extending to the right.

Angelo Heropoulos