

## Attachment C

**From:** [REDACTED]  
**To:** [Kandikuppa, Nishita](#)  
**Subject:** Project at 310 California Ave File number: 23PLN-00304  
**Date:** Tuesday, November 28, 2023 2:03:54 PM

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Nishita,

I am writing to express my support for the continued use by Printers Cafe and Moods Wine Cafe with regard to the proposed project at 310 California Ave. (File Number: 23PLN-00304). My friends at I are regular patrons of this establishment and do not want to see this proposed Conditional Use Permit request impact this business. Thank you for your consideration.

Jack L. Koepfgen

[REDACTED]

Sent from my iPad

**From:** [REDACTED]  
**To:** [Kandikuppa, Nishita](#)  
**Subject:** Printer's Inc. cafe 320 California Ave, Palo Alto  
**Date:** Tuesday, February 27, 2024 3:24:52 PM

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Hello,

I would like very much you to help us save the Printer's cafe. I moved very close the California Ave district in the year 2000. The reason I was attracted to the area was that I had walking distance to a convenient Pharmacy. the post office, and several other stores and a place we can sit outside or inside when it's raining for coffee like Starbucks, (already closed). Printer's Inc. is what is left in this street for us to enjoy the day. Their service is very good and their have been having the same clients steadily.

All the places I liked in this street closed and have been replaced by Nail and Hair salons and fitness centers. It seems that California street only caters to the youth. For 40 years I am familiar with the Printer's cafe and hopefully it won't be closed. Thanks and be well,

Stella B. Filler

**From:** [REDACTED]  
**To:** [Kandikuppa, Nishita](#)  
**Subject:** Fwd: 310 and 320 California Ave. conditional use permit  
**Date:** Tuesday, February 6, 2024 4:48:24 PM  
**Attachments:** [310 and 320 California Ave conditional use permit.eml.msg](#)

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Dear Nishita - I'm writing in the hopes of eliciting a response from you or someone in the city about the conditional use permit being sought by Performance Gaines, a business very close to where I live. Many people are concerned about the potential loss of the longtime neighborhood gathering place Printers Cafe, as well as the more recent addition of Moods wine bar, which are located in the property now owned by Performance Gaines. I would appreciate a response and some information about what is happening regarding this permit.

Thank you.

Rainer Pitthan

[REDACTED]

[REDACTED]

**From:** [REDACTED]  
**To:** [Kandikuppa, Nishita](#)  
**Subject:** Re: 23PLN-00304 310/320 California Ave  
**Date:** Tuesday, December 12, 2023 4:40:30 PM

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Dear Ms Kandikuppa,

I am writing regarding the project 23PLN-00304 at 310 and 320 California Avenue.

I would like to know whether the Printers Cafe will remain open during construction. I have been dining there frequently for many years and losing access to it for an extended period would negatively impact me, especially since the Fish Market is now closed.

Thank you,

--

John Serafin  
Palo Alto, CA

**From:** [REDACTED]  
**To:** [Kandikuppa, Nishita](#)  
**Subject:** Question about Use Permit application  
**Date:** Friday, February 23, 2024 2:10:10 PM

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Nishita,

This morning I spoke with the staff person at the Planning Department who answers phone calls, with a question about the application for a Conditional Use Permit for the building at 310 California Street. The File Number is 23PLN-00304. They indicated that you are the planner for this application. Question: Is this application scheduled for a public hearing before the Planning Commission and the City Council? Is there a way that I can be notified when the application is scheduled for public review before the Commission or the Council?

Thank you,  
Donald Barr

**From:** [REDACTED]  
**To:** [Kandikuppa, Nishita](#)  
**Subject:** Fwd: Proposed expansion of 310 California Ave.  
**Date:** Tuesday, February 6, 2024 4:42:10 PM  
**Attachments:** [Proposed expansion of 310 California Ave .eml.msg](#)

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Dear Nishita -

No one has acknowledged my (attached) email, yet I hear from neighbors that the city has recently sent emails to other Palo Alto residents who have written to the city about this proposed project at 310 California Ave. Since I wrote in late November 2023, the gallery has lost its lease and is negotiating a new lease in Menlo Park, in an area with better pedestrian and traffic flow. So, good for Menlo Park and a loss for Palo Alto.

I hope to get a response. It would be wonderful for Printers Cafe to continue to exist on the (almost) corner of California Ave. and Birch.

Cris Oppenheimer

[REDACTED]

[REDACTED]

**From:** [REDACTED]  
**To:** [Kandikuppa, Nishita](#)  
**Subject:** Proposal for 310/320 California Avenue  
**Date:** Friday, November 24, 2023 3:08:48 PM

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I would like to share with you my support for the Conditional Use Permit Application 23PLN-00304 for the expansion of the facility at 310 California Avenue, while maintaining the existing space at 320 California Ave for Printer's Café and Moods Wine Café. The focus of my support is maintaining the existing space for Printer's Café and Moods Wine Café. For several years I have been a regular customer of Printer's Café . It is an essential part of the commercial district along California Avenue. So long as the proposed Use Permit allows the continued presence of Printer's Café, I offer my strong support for it.

Thank you,  
Donald Barr

**From:** [REDACTED]  
**To:** [Kandikuppa, Nishita](#)  
**Subject:** Printer's Cafe Closing???  
**Date:** Tuesday, February 27, 2024 9:06:50 AM

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HI

I was shocked to learn that Printers' Cafe has to close due to new building ownership plans. This seems incomprehensible to me.

I have been coming to this Cafe ever since I moved out to California 30 years ago, while a long time resident on Park Blvd and my employment at Stanford University. I have watched this cafe be at times a place that allowed quiet solitude for remote work, and at others as a beehive of activity, a center of community life on California Ave. During my research work at Stanford, I cannot count the number of times key ideas arose while at Printers or the number of NIH grants that have been partly written, courtesy of the environment at Printers. This is no exaggeration. I have been a fly on the wall as adjacent tables had tech startup discussions, or heard Stanford physics professors talking black holes. Printers Cafe fills a unique place in the fabric of Palo Alto.

It is getting harder to find locations that organically become part of community life. Printer's Cafe has been one of these places. The phrase "You don't know what you had till it's gone.." comes to mind.

Best Regards,  
Greig Scott, PhD

[REDACTED]

**From:** [REDACTED]  
**To:** [Kandikuppa, Nishita](#)  
**Subject:** Printers Cafe  
**Date:** Monday, February 26, 2024 9:12:48 AM

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Dear Ms. Kandikuppa,

This is to let you know how important Printers Cafe on California Street in Palo Alto is something of an institution for the whole neighborhood. The thought of it be closed down is quite disturbing when you consider how long and how many of us have used it as both a personal refuge and as a professional meeting place. No other restaurant on California Street can match the personal relationships we have built up over the years.

I urge you to reconsider your plan to shut it down.

Sincerely,

Helen Purcell

**From:** [REDACTED]  
**To:** [Kandikuppa, Nishita](#)  
**Subject:** Potential closure of Printers Cafe on California Ave  
**Date:** Monday, February 26, 2024 12:14:30 PM

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Hi Nishita,

I have recently learned from the owner of Printers Cafe that the new landlord wants him to leave and put in a gym at the site. This is really concerning to me. I have been a customer at this coffee shop for more than 10 years, and visit multiple times a week. With the loss of the Starbucks across the street, and the closure of The Palo Alto Baking Company a couple of years ago, there will be no proper coffee shop left on the street. Backyard Brew is not really conducive to meeting friends during inclement weather.

It feels like the Palo Alto City administration took some bold steps to convert this section of California Ave into a pedestrian friendly zone. Allowing (absentee ?) landlords to force out businesses that encourage foot traffic and keep this area lively and safe for the community is a regressive move. I sincerely hope that the Planning department can take some action to keep Printers Cafe at its current location.

Please feel free to contact me if you have any questions.

Thank you

Sumit Roy  
[REDACTED]

**From:** [REDACTED]  
**To:** [Kandikuppa, Nishita](#)  
**Subject:** Re: 310 California Ave.  
**Date:** Tuesday, December 5, 2023 12:57:21 PM

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Hi Nishita,

Thank you for the information. It is always interesting to hear the other side of the story.

Terry Shuchat

> On Dec 5, 2023, at 9:03 AM, Kandikuppa, Nishita <Nishita.Kandikuppa@CityofPaloAlto.org> wrote:  
>  
> Hi Terry,  
>  
> I hope this finds you well - we spoke on the phone last week regarding Printer's Café.  
>  
> I reached out to the applicant to confirm whether Printer's Café would continue to rent the 320 California Avenue space. Please see the applicant's response below:  
>  
> "Printers Cafe voluntarily shortened its lease earlier this year. The lease was originally scheduled to terminate on October 31, 2025. The parties mutually agreed to reduced rent during the Covid pandemic and for a period of time afterward, but when the original rent was to be reinstated, Printers Cafe indicated a preference to shorten the lease term in exchange for a reduced rent for that shortened term. The new lease termination date, as requested by Printers Cafe, is April 6, 2024."  
>  
> Please let me know if you have any questions or concerns - I'd be happy to pass them on to the applicant!  
>  
> Best,  
>  
> Nishita Kandikuppa  
> Associate Planner  
> Planning and Development Services Department  
> (650) 838-2806 | nishita.kandikuppa@cityofpaloalto.org  
> www.cityofpaloalto.org  
>  
>  
> -----Original Message-----  
> From: Terry Shuchat [REDACTED]  
> Sent: Wednesday, November 22, 2023 2:28 PM  
> To: Kandikuppa, Nishita <Nishita.Kandikuppa@CityofPaloAlto.org>  
> Subject: 310 California Ave.  
>  
> [You don't often get email from [REDACTED]. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]  
>  
> CAUTION: This email originated from outside of the organization. Be cautious of opening attachments and clicking on links.  
> \_\_\_\_\_  
>  
> Hi,  
>

> I am writing regarding the CUP request for 310 California Ave.

>

> It is important that Printers Cafe and Moods Wine Bar remain at their present address. Please make sure that the requestor of the CUP understands that they are to be included in the project. Too many applicants have applied for permits and when the project is completed not all requirements have been met.

>

> Thank you for your understanding.

>

> Terry Shuchat

>



**From:** [REDACTED]  
**To:** [Kandikuppa, Nishita](mailto:Nishita.Kandikuppa@CityofPaloAlto.org)  
**Subject:** Re: 23PLN-00304; 310 Calif Ave; Printer's Cafe  
**Date:** Tuesday, December 5, 2023 9:37:47 AM

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Wow- so glad you followed up! I really appreciate your effort. I am a 'regular' at Printers and know that the owner (AI) and staff want to keep Printers beyond the April 2024 time and are negotiating with the new owner to do just that. Like many small business owners Printers is trying to survive and the short term lease/reduced rent was the only way at that time. Hopefully, the owner and Printers can find the right rent to satisfy both. Losing the Printers tradition from Cal Ave would be disappointing.

I am very pleased you took the initiative to follow-up on my first email- I really enjoy that the town and people like you are responsive to the thoughts of residents. Thank you again! Happy Holidays

Andy Protter

On Dec 5, 2023, at 9:12 AM, Kandikuppa, Nishita <[Nishita.Kandikuppa@CityofPaloAlto.org](mailto:Nishita.Kandikuppa@CityofPaloAlto.org)> wrote:

Hi Andrew,

I hope this finds you well – I am following up on your email regarding Printer's Café.

I reached out to the applicant last week to confirm whether Printer's Café would continue to rent the 320 California Avenue space beyond this year. Please see the applicant's response in green below:

*Printers Cafe voluntarily shortened its lease earlier this year. The lease was originally scheduled to terminate on October 31, 2025. The parties mutually agreed to reduced rent during the Covid pandemic and for a period of time afterward, but when the original rent was to be reinstated, Printers Cafe indicated a preference to shorten the lease term in exchange for a reduced rent for that shortened term. The new lease termination date, as requested by Printers Cafe, is April 6, 2024.*

Please let me know if you have any questions or concerns – I'd be happy to pass them on to the applicant!

Best,  
Nishita

<image001.png> **Nishita Kandikuppa**  
Associate Planner  
Planning and Development Services Department  
(650) 838-2806 | [nishita.kandikuppa@cityofpaloalto.org](mailto:nishita.kandikuppa@cityofpaloalto.org)  
[www.cityofpaloalto.org](http://www.cityofpaloalto.org)

<image002.png>

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**From:** ANDREW PROTTER [REDACTED]  
**Sent:** Sunday, November 26, 2023 12:34 PM  
**To:** Kandikuppa, Nishita <[Nishita.Kandikuppa@CityofPaloAlto.org](mailto:Nishita.Kandikuppa@CityofPaloAlto.org)>  
**Subject:** 23PLN-00304; 310 Calif Ave; Printer's Cafe

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Dear Ms Kandikuppa,

With a new owner for the building on 310 California Avenue we have been waiting to see what will happen to Printer's Cafe. Printer's Cafe has been a Palo Alto/California Avenue eatery for decades- I remember when it was part of the former Printer's Book Store. Printer's Cafe remains a place to go for coffee, breakfast and lunch. There are many regular daily customers- including myself (4 to 5 mornings a week!). Like so many others, the Cafe went through many difficult times during COVID yet under the leadership of the owner Al it managed to survive. The employees are hardworking women who offer so much to the Cafe experience. I have watched so many stores and restaurants on California Avenue go away- the florist, the bakery, Antonio's Nut House, the camera store, the comic book store and so many more (Country Sun?). All establishments went for different reasons of course but we believe stores like Printer's Cafe contribute to what makes the street and even the town livable, pleasurable. The popularity of Mood's Bar which has become a part of Cal Ave with its late afternoon and evening hours is an important reason to preserve Printer's Cafe as well. We hope the town will keep these thoughts in mind as it works with the new building owner on the plan for this corner building. Our hope is that Printer's Cafe gets an opportunity under Al's leadership (and with the wonderful women who make it all happen) to be a part of California Avenue for years to come.

Sincerely,

Andrew Protter

[REDACTED]

**From:** [REDACTED]  
**To:** [Kandikuppa, Nishita](#)  
**Subject:** Savings Printer's Inc Cafe  
**Date:** Sunday, November 26, 2023 7:53:17 AM

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I am writing to support the conditional use permit to the extent, as I understand it, it will help preserve Printer's Inc. Cafe, a long-time locally-owned institution that our breakfast group has met at for many, many years.

Joe Bankman

**From:** [REDACTED]  
**To:** [Kandikuppa, Nishita](#)  
**Subject:** Re: 310 and 320 California Ave, file 23PLN-00304.  
**Date:** Tuesday, December 5, 2023 9:58:06 AM

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Hi, Nishita,

Thank you for acting on our concerns and for replying in such detail. (I did get your phone message, also.) You have been very generous with your time!

- Gray

On Dec 5, 2023, at 9:16 AM, Kandikuppa, Nishita  
<[Nishita.Kandikuppa@cityofpaloalto.org](mailto:Nishita.Kandikuppa@cityofpaloalto.org)> wrote:

Hi Gray,

I hope this finds you well – I am following up on your email regarding Printer's Café. I tried reaching you via telephone last week but was directed to your voicemail.

I reached out to the applicant to confirm whether Printer's Café would continue to rent the 320 California Avenue space beyond this year. Please see the applicant's response in green below:

*Printers Cafe voluntarily shortened its lease earlier this year. The lease was originally scheduled to terminate on October 31, 2025. The parties mutually agreed to reduced rent during the Covid pandemic and for a period of time afterward, but when the original rent was to be reinstated, Printers Cafe indicated a preference to shorten the lease term in exchange for a reduced rent for that shortened term. The new lease termination date, as requested by Printers Cafe, is April 6, 2024.*

Please let me know if you have any questions or concerns – I'd be happy to pass them on to the applicant!

Best,  
Nishita

<image001.png> **Nishita Kandikuppa**  
Associate Planner  
Planning and Development Services Department  
(650) 838-2806 | [nishita.kandikuppa@cityofpaloalto.org](mailto:nishita.kandikuppa@cityofpaloalto.org)  
[www.cityofpaloalto.org](http://www.cityofpaloalto.org)

-  
<image002.png>

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**From:** Gray Clossman [REDACTED]  
**Sent:** Tuesday, November 28, 2023 9:42 AM  
**To:** Kandikuppa, Nishita <Nishita.Kandikuppa@CityofPaloAlto.org>  
**Subject:** 310 and 320 California Ave, file 23PLN-00304.

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To the Palo Alto Planning Department, attn Nishita Kandikuppa,

Regarding the proposed project at 310 and 320 California Ave, file 23PLN-00304.

Printers Cafe, at 320 California Ave, is a valuable community space. It has a large and flexible seating space that welcomes groups of friends, book clubs, civic groups, and others that meet there for breakfast, lunch, and talk.

Please assure that the cafe is not "priced out" of this space. The owner of the cafe, Al Ghafouri, should receive fair terms for his new lease, so that the cafe can continue to operate in that building.

Sincerely,  
Gray Clossman

[REDACTED]

**From:** [REDACTED]  
**To:** [Kandikuppa, Nishita](#)  
**Subject:** RE: 310 California Street. File # 23PLN-00304  
**Date:** Monday, February 26, 2024 3:42:36 PM

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Hi, Ms. Kandikuppa,

Would you kindly add me to your email list pertaining to upcoming project meetings re:

310 California Street. File # 23PLN-00304

Thank you.

Suesan

---

[REDACTED]

**From:** [REDACTED]  
**To:** [Kandikuppa, Nishita](#)  
**Subject:** RE: 310 California Avenue  
**Date:** Thursday, December 14, 2023 9:17:55 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)

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Hi Nishita,

Is there any update on this and getting the expansion of the space approved?

Thanks,

**Todd Campbell**

[REDACTED]  
[REDACTED]  
[REDACTED]

---

**From:** Kandikuppa, Nishita <Nishita.Kandikuppa@CityofPaloAlto.org>  
**Sent:** Monday, November 20, 2023 1:18 PM  
**To:** Campbell, Todd [REDACTED]  
**Subject:** RE: 310 California Avenue

CAUTION: External Sender

Hi Todd,

I plan on having my comments in by the first week of December. If any changes are requested, please resubmit them as soon as possible. That way, I can issue an approval before Christmas/New Year's week, and we will not have to push the project into the next year.

Let me know if you have other questions!

Best,  
Nishita



**Nishita Kandikuppa**  
Associate Planner  
Planning and Development Services Department  
(650) 838-2806 | [nishita.kandikuppa@cityofpaloalto.org](mailto:nishita.kandikuppa@cityofpaloalto.org)  
[www.cityofpaloalto.org](http://www.cityofpaloalto.org)

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**From:** Campbell, Todd [REDACTED]  
**Sent:** Monday, November 20, 2023 11:59 AM  
**To:** Kandikuppa, Nishita <[Nishita.Kandikuppa@CityofPaloAlto.org](mailto:Nishita.Kandikuppa@CityofPaloAlto.org)>  
**Subject:** 310 California Avenue

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Nishita,

Hope all is well with you. What do you think the estimated time it will take for the owner to receive the conditional use permit for this site?

Thanks!

**Todd Campbell**  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

**From:** [REDACTED]  
**To:** [Kandikuppa, Nishita](#)  
**Subject:** Re: Please save Printer's Cafe at 320 California Ave.  
**Date:** Tuesday, December 12, 2023 3:50:39 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)

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Thank you for this information, Nishita. Nevertheless, this saddens us, and we now worry about the two wonderful women--Monica and Anna--who have worked there for decades and have young families to feed.

Suesan Taylor

Suesan Taylor



---

On Tue, Dec 12, 2023 at 2:56 PM Kandikuppa, Nishita  
<[Nishita.Kandikuppa@cityofpaloalto.org](mailto:Nishita.Kandikuppa@cityofpaloalto.org)> wrote:

Hi Suesan,

I hope this finds you well – I am following up on your email regarding Printer's Café.

I reached out to the applicant a few weeks ago to confirm whether Printer's Café would continue to rent the 320 California Avenue space. Please see the applicant's response in green below:

*Printers Cafe voluntarily shortened its lease earlier this year. The lease was originally scheduled to terminate on October 31, 2025. The parties mutually agreed to reduced rent during the Covid pandemic and for a period of time afterward, but when the original rent was to be reinstated, Printers Cafe indicated a preference to shorten the lease term in exchange for a reduced rent for that shortened term. The new lease termination date, as requested by Printers Cafe, is April 6, 2024.*

I have also been in touch with Al Ghafouri who is aware of his rights as the existing tenant. Please let me know if you have any questions or concerns – I'd be happy to pass them on to

the applicant!

Best,

Nishita



**Nishita Kandikuppa**

Associate Planner

Planning and Development Services Department

(650) 838-2806 | [nishita.kandikuppa@cityofpaloalto.org](mailto:nishita.kandikuppa@cityofpaloalto.org)

[www.cityofpaloalto.org](http://www.cityofpaloalto.org)

Provide feedback on Planning Development and Administration services

*Note: I will be out of office from December 21-26 and December 29-January 2. I apologize in advance for any inconvenience. Happy Holidays!*

---

**From:** Suesan W. Taylor [REDACTED]  
**Sent:** Friday, December 8, 2023 6:42 PM  
**To:** Kandikuppa, Nishita <Nishita.Kandikuppa@CityofPaloAlto.org>  
**Subject:** Please save Printer's Cafe at 320 California Ave.

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To the Palo Alto Planning Department, attn Nishita Kandikuppa,

Regarding the proposed project at 310 and 320 California Ave, file 23PLN-00304.

We've have been drinking coffee with our "kaffee klatsch" on weekends and sometimes weekdays for over 30

years. Sometimes there are only six of us, but usually there are 8-12 of us and more. Furthermore, Printers is the go-to for meetings, the book club, small conferences, counseling, and of course terrific breakfasts including Izzy's bagels and cream cheese from down the street. I cannot imagine heading into my old age without this institution yet that is a reality if the cost of the lease makes it impossible for Al, the owner to stay. Printers is a neighborhood treasure. Please help us preserve it!

Sincerely,

Suesan & Barr Taylor



**From:** [REDACTED]  
**To:** [Kandikuppa, Nishita](#)  
**Subject:** Re: Printers Ink Cafe, 320 California Avenue  
**Date:** Tuesday, February 27, 2024 10:55:59 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)

You don't often get email from [REDACTED] [Learn why this is important](#)

Thank you for your email.  
Best regards  
Robert Chiles

On Tue, Feb 27, 2024 at 9:08 AM Kandikuppa, Nishita  
<[Nishita.Kandikuppa@cityofpaloalto.org](mailto:Nishita.Kandikuppa@cityofpaloalto.org)> wrote:

Hi Robert,

Thank you for your email. I reached out to the applicant a few months ago to confirm whether Printer's Café would continue to rent the 320 California space. Please see the applicant's response in green:

*Printers Cafe voluntarily shortened its lease earlier this year. The lease was originally scheduled to terminate on October 31, 2025. The parties mutually agreed to reduced rent during the Covid pandemic and for a period of time afterward, but when the original rent was to be reinstated, Printers Cafe indicated a preference to shorten the lease term in exchange for a reduced rent for that shortened term. The new lease termination date, as requested by Printers Cafe, is April 6, 2024.*

In addition, the project has been pushed to Planning and Transportation Commission (PTC) and City Council review. What this means is that you do not have to appeal the project because the Director has recommended this project to City Council on your behalf. The PTC hearing is tentatively scheduled for April 10, 2024, at 6 PM. I will reach out with a formal email before the end of the week.

I have copied the section of our code that discusses Deferral of Director's Actions; subsection (d) applies to this project:

***PAMC Section 18.40.170 Deferral of Director's Action***

*The director shall have the authority to forward projects to City Council for final action in the circumstances listed below. No action by the Director shall be required, and the appeal process and or request for hearing process shall not apply to such referred actions,*

*provided, however, that the Director may seek a recommendation from the Architectural Review Board or Planning and Transportation Commission prior to action by the City Council.*

*(a) In the case of projects having multiple entitlements, where one requires City Council approval, all entitlements may be referred to City Council for final action;*

*(b) Projects involving leases or agreements for the use of City-owned property; and*

*(c) Projects requiring a statement of overriding considerations, pursuant to Section [18.31.010](#); and*

*(d) Projects, as deemed appropriate by the director.*

I also want to share the City's CUP Findings that City Council will base their decision on:

***PAMC Section 18.76.010 Conditional Use Permit (CUP)***

***(c) Findings***

*Neither the director, nor the city council on appeal, shall grant a conditional use permit, unless it is found that the granting of the application will:*

*(1) Not be detrimental or injurious to property or improvements in the vicinity, and will not be detrimental to the public health, safety, general welfare, or convenience;*

*(2) Be located and conducted in a manner in accord with the Palo Alto Comprehensive Plan and the purposes of this title (Zoning).*

I will reach out with more updates soon. Please let me know if you have any questions!

Best,

Nishita

**Nishita Kandikuppa**

Associate Planner

Planning and Development Services Department



(650) 838-2806 | [nishita.kandikuppa@cityofpaloalto.org](mailto:nishita.kandikuppa@cityofpaloalto.org)

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**From:** Robert Chiles [REDACTED]  
**Sent:** Tuesday, February 27, 2024 8:52 AM  
**To:** Kandikuppa, Nishita <[Nishita.Kandikuppa@CityofPaloAlto.org](mailto:Nishita.Kandikuppa@CityofPaloAlto.org)>  
**Subject:** Printers Ink Cafe, [320 California Avenue](#)

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Dear Ms Kandikuppa,

I am a twenty year plus customer of the Printers Ink Cafe. I understand you are considering its removal from the local dining scene as a result of proposed changes to the building where the cafe is housed. I am a retired attorney who previously maintained offices at 2600 El Camino and later on Sheridan. I was a daily customer of the cafe when I had an office in the area and I continue to patronize the restaurant on an ongoing basis since my retirement. I continue to shop at California Avenue establishments and feel I have a vested interest in the well being of this important business district. I understand you will be scheduling a hearing on the status of the Cafe and I request an opposite to voice my concerns and suggestions. Could you please notify me of the date, time and place of the hearing. Thank you.

Robert C. Chiles

**From:** [Peter Lai](#)  
**To:** [Kandikuppa, Nishita](#)  
**Subject:** Supporting Printers Cafe  
**Date:** Sunday, February 11, 2024 12:16:12 PM

---

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---

Hi!

I saw there was an upcoming redevelopment of the gym on California Avenue and wanted to just throw in a voice of support to ensure the plan can allow for Printers Cafe to continue - I understand the retail pressure here but having coffee shops with food there is really great. (Love Backyard and ZombieRunner but they don't have extensive food options.)

Having walkable casual options for me in Midtown is really nice - Cal Ave is walkable for us and it's nicer than driving to downtown or Los Altos/Mountain View. Having a diversity of restaurants walking distance is really great for us!

Thanks for reading!

Peter



**From:** [REDACTED]  
**To:** [Kandikuppa, Nishita](#)  
**Subject:** Re: Conditional use permit/file no 23PLN-00304/310 California Ave  
**Date:** Tuesday, December 5, 2023 10:18:35 AM  
**Attachments:** [image002.png](#)  
[image001.png](#)

---

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Hi Nishita,

Thank you for the detailed response.

I am just a customer of Printers. I wrote you because I was discussing the changes on Cal Ave with the owner of Printers. He was concerned that once the landowner received his conditional use permit he would not provide the Cafe the opportunity to renew the lease. Im not aware of the history nor the appropriate rental rate, but I do think Printers is an important community spot on Cal Ave and has been for a long time, and I would like to see them be able to continue to stay there beyond April 2024. I hope the landowner will provide them an opportunity to extend the lease at a rent that is fair to both of them.

Thanks again for being so responsive.

Barry

On Tuesday, December 5, 2023, 9:29 AM, Kandikuppa, Nishita  
<[Nishita.Kandikuppa@CityofPaloAlto.org](mailto:Nishita.Kandikuppa@CityofPaloAlto.org)> wrote:

Hi Barry,

I hope this finds you well – I am following up on your email regarding Printer's Café.

I reached out to the applicant last week to confirm whether Printer's Café would continue to rent the 320 California Avenue space. Please see the applicant's response in green below:

*Printers Cafe voluntarily shortened its lease earlier this year. The lease was originally scheduled to terminate on October 31, 2025. The parties mutually agreed to reduced rent during the Covid pandemic and for a period of time afterward, but when the original rent was to be reinstated, Printers Cafe indicated a preference to shorten the lease term in exchange for a reduced rent for that shortened term. The new lease termination date, as requested by Printers Cafe, is April 6, 2024.*

Please let me know if you have any questions or concerns – I'd be happy to pass them on to the applicant!

Best,  
Nishita



**Nishita Kandikuppa**

Associate Planner

Planning and Development Services Department

(650) 838-2806 | [nishita.kandikuppa@cityofpaloalto.org](mailto:nishita.kandikuppa@cityofpaloalto.org)

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**From:** barry kramer [REDACTED]  
**Sent:** Tuesday, November 28, 2023 9:54 PM  
**To:** Kandikuppa, Nishita <[Nishita.Kandikuppa@CityofPaloAlto.org](mailto:Nishita.Kandikuppa@CityofPaloAlto.org)>  
**Subject:** Conditional use permit/file no 23PLN-00304/310 California Ave

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Dear Sir,

I dont know whether the granting of the above referenced conditional use permit is appropriate or not (I think the property is better used for retail but I dont know all the factors).

But I do know that the Printers Cafe is a long time valued member of the community and I hope that no action would be taken that did not assure that Printers received a long term lease from the landlord to continue to operate.

Thank you,  
Barry Kramer  
[REDACTED]

**From:** [REDACTED]  
**To:** [Kandikuppa, Nishita](#)  
**Subject:** Printer's Inc. café  
**Date:** Friday, March 15, 2024 5:46:51 PM

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To whom it may concern,

We do love Printer's Inc. on California and would hate to see it replaced by yet another gym that could just as well be located off to the side, one block to the north or south from the "main strip".

It is sad enough that the gallery had to close. We need to maintain community spaces including daytime cafés and restaurants to make sure California Avenue remains an attractive destination.

We know that our friends feel the same, which is why we ask you to make sure Printer's Inc. can stay.

Sincerely,

Friederike Bülow

[REDACTED]

[REDACTED]

**From:** [REDACTED]  
**To:** [Kandikuppa, Nishita](#)  
**Subject:** Printer's Cafe  
**Date:** Friday, March 15, 2024 7:04:09 PM

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Dear Ms Kandikuppa,

I was sorry to see a message on NextDoor saying that Gallery a house has shut down and that there in a proposal to demolish the space still housing Printer's Cafe in favor of expanding the gym next door. I don't know how much weight a resident's opinion can have, but I hope that Printer's Cafe can be preserved.

Regards,  
Susan Cole

[REDACTED]

**From:** [REDACTED]  
**To:** [Kandikuppa, Nishita](#)  
**Subject:** Printer's Inc  
**Date:** Saturday, March 16, 2024 1:31:18 PM

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I'm so sad to lose printers Inc. Please do what you can to save it. We don't need another gym. It only allows the people who are members to go in. Printers Inc. is open to all and is a gem in our community!

---

Janet L. Dafoe, PhD

"Let us put our minds together and see what world we can make for our children."---Sitting Bull.

**From:** [REDACTED]  
**To:** [Kandikuppa, Nishita](#)  
**Subject:** Printer's Cafe  
**Date:** Wednesday, March 13, 2024 4:26:54 PM

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---

Dear Ms. kandikuppa,

Please preserve Printer's Cafe. It is a much needed gathering place with a long Palo Alto history. Our community needs it more than a bigger gym. Thank you.

Elizabeth Lee, LMFT  
[REDACTED]

**From:** [REDACTED]  
**To:** [Kandikuppa, Nishita](#)  
**Subject:** Printer Cafe  
**Date:** Wednesday, March 13, 2024 1:43:20 PM

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Hello,

We live in old Palo Alto and have been a patron of Printers Cafe for a long time. The printer cafe is an asset to the community and a safe gathering place for the residents of this area and visitors. Pal Alto city government needs to do more to preserve such assets that enhance the character of the city.

Regards,  
Yousef Vazir  
[REDACTED]

**From:** [REDACTED]  
**To:** [Kandikuppa, Nishita](#)  
**Subject:** Printers Cafe on California Avenue  
**Date:** Tuesday, March 12, 2024 4:22:08 PM

---

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---

Nishita - I was in Printers Cafe today, and the owner told me of his struggles not to be evicted as the landlord wants to take the space to make a very large gym. I would like to register my support for the cafe and hope the City Council can find a way to keep this longstanding neighborhood resource open and thriving.

Peter O'Riordan

[REDACTED]

**From:** [REDACTED]  
**To:** [Kandikuppa, Nishita](#)  
**Subject:** Please save Printers Cafe on Cal Ave!  
**Date:** Saturday, March 16, 2024 11:21:51 PM

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Hello! I want to chime in to say that I hope Printers Cafe stays on Cal Ave!

There are so few family-owned coffee shops left in Palo Alto these days, and it's the perfect addition to the Cal Ave restaurant scene. I am a local teacher and I've spent many an afternoon grading papers there with a cup of coffee.

Many thanks,  
Kari Nygaard

**From:** [REDACTED]  
**To:** [Kandikuppa, Nishita](#)  
**Subject:** Printers Cafe - Please save it!  
**Date:** Thursday, March 14, 2024 11:53:46 AM

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Hi Nishita,

We love this cafe. Please don't replace it with a gym.

Let me know how I can add my voice to the effort to keep this cafe.

Regards,  
Samina

**From:** [REDACTED]  
**To:** [Kandikuppa, Nishita](#)  
**Subject:** Please save Printers Inc. Cafe  
**Date:** Saturday, March 16, 2024 4:45:48 PM

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Greetings,

I hope you'll consider allowing Printer's Inc. Cafe to continue its long history rather than approving a gym with a larger footprint.

Thanks for your consideration.

Sheila Gholson  
[REDACTED]

**From:** [REDACTED]  
**To:** [Kandikuppa, Nishita](#)  
**Subject:** Please keep Printers Inc Cafe open  
**Date:** Wednesday, March 13, 2024 7:37:12 PM

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Dear City of Palo Alto,

I'm a homeowner in the Ventura neighborhood writing to urge you not to approve expansion of the gym on California Avenue that would force Printers Inc Cafe to close. We have so many gyms in the area but few cafes. Printers Inc has been serving the community for many years and is a wonderful gathering place that serves multiple generations.

Thank you,  
Elaine Johnson

[REDACTED]

[REDACTED]

**From:** [REDACTED]  
**To:** [Kandikuppa, Nishita](#)  
**Subject:** Closure of Printers Cafe  
**Date:** Tuesday, March 12, 2024 5:43:03 PM

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Hello,

I just heard that Printers Cafe might be about to close. Printers Cafe is one of the few nice coffee shops on California Ave. It is such a lovely spot to visit and meet people. I hope the Planning and Transportation Committee will vote to keep the cafe as opposed to a larger gym.

Thank you for your consideration,  
Jeanette Schmidt (Palo Alto resident)  
Sent from my iPhone

**From:** [REDACTED]  
**To:** [Kandikuppa, Nishita](#)  
**Subject:** closing of Printer"s Ink Cafe  
**Date:** Friday, March 15, 2024 3:30:58 PM

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Hi Nishita,

This note is in support of continuing the lease of Printer's Ink Cafe. A group of us has been gathering there on Saturday and Sunday mornings for years. The owner, Al, and his staff have done a wonderful job: they're welcoming, responsive to requests, etc. I believe that Printer's Ink closing would be a loss to the Palo Alto and Stanford community. And, frankly, California Av does not need another gym! There are already several fitness centers there.

Sincerely,

Maria Koretz  
Palo Alto resident

**From:** [REDACTED]  
**To:** [Kandikuppa, Nishita](#)  
**Subject:** Don't put a large gym on California Avenue....this business doesn't belong on a street filled with shops & restaurants  
**Date:** Wednesday, March 13, 2024 10:14:29 PM

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To City of Palo Alto Planning staff:

I learned from Nextdoor that the landlord plan to tear down the building currently housing the Printer's Ink Cafe and transform that corner space into a gym. I totally see no value in parking a "gym" right on California Avenue in such a prominent space. People can go to the YMCA or to another location where there's a 24 hr. open gym. California Ave should be more of a charming shopping street offering a bakery, a bookstore, a toy store, a cookware store, a cheese shop, an Italian Deli, a meat and fish market, an ice cream store, a framing store, a lamp store, a fabric store, augmenting the diversified restaurants presently on California Ave. Having a large gym on California Ave. totally changes the character of the street. You wouldn't think of locating a gym on University Ave. so why would you consider putting a gym on California Ave? Seems like California Ave is relegated to a second class shopping district where anything goes and nobody cares if putting certain business there doesn't make sense at all. I am totally against putting a large gym so prominently on the corner, along a street mainly for shops.

A long time Palo Alto resident,  
Mamie

**From:** [REDACTED]  
**To:** [Kandikuppa, Nishita](#)  
**Subject:** Conditional Use Permit Application 23PLN-00304 for the expansion of the facility at 310California Avenue  
**Date:** Tuesday, November 28, 2023 2:40:20 PM

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We have been going to Printer's Inc. Cafe for the last 15 years as part of a group of friends meeting there. We live in Menlo Park and probably would never have gone to California Avenue except for the warm welcome we have felt there from the owner and workers at the cafe. Coming there has introduced us to other restaurants and stores in the area, which we probably would not have visited on a regular basis.

We urge you to protect this business which helps to keep California Avenue as a thriving business community.

Brooke & Carolyn Taylor

**From:** [REDACTED]  
**To:** [Kandikuppa, Nishita](#)  
**Subject:** Displacement of critical stores on Cal Ave -- please protect Moods and Printers Inc. Cafe!  
**Date:** Wednesday, February 28, 2024 1:26:59 PM

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Nishita—

The new California Avenue is a fantastic place – the street closure creates so much community and interaction, and as the city optimizes around the closed street it can only get better!

I was shocked to hear that two retailers who are a critical part of this community and anchor Cal Ave at the Birch end are being driven out. It was bad enough that the Art Gallery was going, but now Moods and Printers Inc. Café too? These three are a real focus and part of what we want to create and nurture on the new Cal Ave.

I was doubly shocked to hear that this displacement is occurring because the gym wants to expand. The gym detracts from the community and its expansion will only threaten the Birch end of Cal Avenue. With Antonios and Calave closed, that would leave just Gamelandia as a positive force for the walking street – and they aren't even on the closed part!

The city needs to focus on getting retailer into the walking part of the street who really contribute to it as a walking street. Please do what you can to preserve and protect Moods and Printers Inc Café!

Are you the right person for this message, or should I send it elsewhere, perhaps to the City Council?

Best Regards,

David Matheson  
[REDACTED]  
[REDACTED]

**From:** [REDACTED]  
**To:** [Kandikuppa, Nishita](#)  
**Subject:** 310 California Ave/ 23PLN-00304  
**Date:** Wednesday, November 29, 2023 2:12:12 PM

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Hi Nishita,

My name is Jim Bitler and I am the property manager at 290 California Ave. In regards to 23PLN-00304, I would encourage the City to keep the current tenant(s), Printer's Cafe and Moods Wine Cafe, in mind and plan for a viable space for the tenant(s) to operate and thrive. They have been both an advocate for the success of California Ave as well as the overall fabric of the local community for many years. Their consideration should be acknowledged in this process.

Thank you,

Jim Bitler

**From:** [REDACTED]  
**To:** [Kandikuppa, Nishita](#)  
**Subject:** 23PLN-00304; 310 Calif Ave; Printer's Cafe  
**Date:** Sunday, November 26, 2023 11:19:05 AM

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Dear Ms Kandikuppa,

We have been watching, with much interest, the proposed changes to the building at 310 California Ave, following the recent ownership change.

We are pleased to see that the current proposal includes Printer's Cafe and we hope that the existing tenant's lease is renewed (currently set to expire at the end of this year). In the evening it becomes Mood's Wine bar.

We eat breakfast often at Printer's Cafe and enjoy it for many reasons. The first is that the tenant, Al, and the women who work there are consistent, kind, generous, and hardworking. It seems like many coffee shops and restaurants have a lot of turnover. Not so with Al, this team has worked for him for decades, a true sign of a supportive and decent boss. The food is consistent and delicious. The atmosphere is welcoming, with both indoor and covered outdoor seating.

Printer's Cafe is a fixture on California Ave, a landmark that many people love. We don't want to see a different owner take over this charming establishment.

We truly hope that the lease for Al's Printer's Cafe is extended and not increased so much that Al and his staff can't remain.

Much appreciation,

Ann Protter  
[REDACTED]

**From:** [REDACTED]  
**To:** [Kandikuppa, Nishita](#)  
**Subject:** Please keep Printers Cafe open!  
**Date:** Thursday, March 14, 2024 10:34:22 AM

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Dear Nishita,

My wife and I have frequented Printers Inc. and then Printers Cafe for as far back as I can remember (1980ish?). We mourned the passing of the bookstore where I picked up the newspaper on the day our daughter was born, and if it happens we'll deeply mourn the passing of the cafe. The cafe and its outstanding outdoor area add greatly to the charm and conviviality of that second downtown area, where the City just decided to make street closure permanent. We regularly visit this spot, and I or my friends have on many occasions reconnected with others that we've known over the years.

I hardly think a gym will be able to support that feeling of community.

Much has changed on that street over the years, and Printers Cafe along with only a few other businesses remain. Please help the older viable (there aren't many cafes in that area) businesses stay in place!

Thanks,

Jody Glider  
[REDACTED]

**From:** [REDACTED]  
**To:** [Kandikuppa, Nishita](#)  
**Subject:** Please don't close the Printer's Cafe  
**Date:** Tuesday, March 12, 2024 9:33:12 PM

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It's a landmark on Cal Ave and we don't need a bigger gym there. It's a shame the art gallery closed but the cafe is really important to me as a Palo Alto resident.

Thank you,  
Phyllis Klein

**From:** [REDACTED]  
**To:** [Kandikuppa, Nishita](#)  
**Subject:** Keep Printers Cafe  
**Date:** Friday, March 15, 2024 5:01:01 PM

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Hello!

Printers Cafe adds character and interest to California Street. I loved dropping in and seeing what people were creating. It would be a pity for it to close and for a gym enlargement to go there. There's already a gym next door and one down the street on Park; we don't really need more gym there. Diverse merchants make the shopping district much more interesting to visit.

Sincerely,

Lottie Price  
[REDACTED]

**From:** [REDACTED]  
**To:** [Kandikuppa, Nishita](#)  
**Subject:** Support of Printer's Cafe  
**Date:** Sunday, March 10, 2024 9:23:23 PM

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Re: Conditional Use Permit Application 23PLN-00304 for the expansion of the facility at 310 California Avenue

I am writing to support Printer's Cafe remaining at the current location 310 California Avenue. It is a community gathering place where people from both North and South of that location come to gather. Young and old are found there. My breakfast group meets there on Saturday and Sunday morning. The group has a wide range of ages and ethnicities. Some members meet there weekday mornings and others meet for lunch. It adds to the charm and appeal of California Avenue.

Please help us keep the cafe. Thanks for taking the time to read this message.

--

Elizabeth

**From:** [REDACTED]  
**To:** [Kandikuppa, Nishita](#)  
**Subject:** Re: Please save Printer's Cafe!  
**Date:** Wednesday, March 13, 2024 10:29:52 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)

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Hi Nishita  
Ok. Thank you for attaching this email to the others.  
Marion

On Wed, Mar 13, 2024 at 10:26 AM Kandikuppa, Nishita  
<[Nishita.Kandikuppa@cityofpaloalto.org](mailto:Nishita.Kandikuppa@cityofpaloalto.org)> wrote:

Hi Marion,

Thank you for your email, and for showing your support.

As this project has been pushed to Planning and Transportation Commission (PTC) and City Council review, you are welcome to attend the hearing and voice your concerns. The PTC hearing is tentatively scheduled for April 10, 2024, at 6 PM. The goal of this meeting is for the PTC to hear from residents and provide initial comments and recommendations to City Council.

During this time, you will have the opportunity to present your comments (up to 3 minutes per speaker). This could be reduced to a lesser time if there are a significant number of commentors, subject to a decision by the Chair of the PTC. Please know that all comment letters/emails received prior to the hearing date will be attached to the staff report for the PTC's review (such as this email).

The agenda and staff report will be published approximately one week prior to the meeting, here: <https://www.cityofpaloalto.org/Departments/Planning-Development-Services/Planning-and-Transportation-Commission-PTC/Current-PTC-Agendas-Minutes>.

Please let me know if you have any questions!

Best,

Nishita



**Nishita Kandikuppa**

Associate Planner

Planning and Development Services Department

(650) 838-2806 | [nishita.kandikuppa@cityofpaloalto.org](mailto:nishita.kandikuppa@cityofpaloalto.org)

[www.cityofpaloalto.org](http://www.cityofpaloalto.org)

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---

**From:** Marion Beach [REDACTED]  
**Sent:** Wednesday, March 13, 2024 9:27 AM  
**To:** Kandikuppa, Nishita <[Nishita.Kandikuppa@CityofPaloAlto.org](mailto:Nishita.Kandikuppa@CityofPaloAlto.org)>  
**Subject:** Please save Printer's Cafe!

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---

Hello Our book club members would like to help save Printer's Cafe.

What can we do to help?

Thank you,

Marion Beach

**From:** [REDACTED]  
**To:** [Kandikuppa, Nishita](mailto:Nishita.Kandikuppa@cityofpaloalto.org)  
**Subject:** Re: Printer's Cafe  
**Date:** Tuesday, March 19, 2024 11:12:55 AM

---

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Thanks, Nishita. I know AI really appreciates your help and support.

Annette

On 3/19/24 10:57 AM, Kandikuppa, Nishita wrote:

> Hi Annette,

>

> Thank you for your email, and for showing your support.

>

> As this project has been pushed to Planning and Transportation Commission (PTC) and City Council review, you are invited to attend the hearing and voice your concerns. The PTC hearing is tentatively scheduled for April 10, 2024, at 6 PM. The goal of this meeting is for the PTC to hear from residents and provide initial comments and recommendations to City Council.

>

> During this time, you will have the opportunity to present your comments (up to 3 minutes per speaker). This could be reduced to a lesser time if there are a significant number of commentors, subject to a decision by the Chair of the PTC. Please know that all comment letters/emails received prior to the hearing date will be attached to the staff report for the PTC's review (such as this email).

>

> The agenda and staff report will be published approximately one week prior to the meeting, here:

> <https://www.cityofpaloalto.org/Departments/Planning-Development-Services/Planning-and-Transportation-Commission-PTC/Current-PTC-Agendas-Minutes>.

>

> Please let me know if you have any questions!

>

> Best,

>

> Nishita Kandikuppa

> Associate Planner

> Planning and Development Services Department

> (650) 838-2806 | [nishita.kandikuppa@cityofpaloalto.org](mailto:nishita.kandikuppa@cityofpaloalto.org)

> [www.cityofpaloalto.org](http://www.cityofpaloalto.org)

>

>

>

> -----Original Message-----

> From: Annette Isaacson [REDACTED]

> Sent: Monday, March 18, 2024 6:00 PM

> To: Kandikuppa, Nishita <[Nishita.Kandikuppa@CityofPaloAlto.org](mailto:Nishita.Kandikuppa@CityofPaloAlto.org)>; Council, City <[city.council@cityofpaloalto.org](mailto:city.council@cityofpaloalto.org)>

> Subject: Printer's Cafe

>

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> \_\_\_\_\_

>

> Dear Nishita and Pat Burt,

>

> I was saddened to read that Al at Printer's Cafe isn't able to renew his lease. After Printers' Inc closed and Al opened Printer's Cafe, it has been an important business on California Avenue, a great place to stop for coffee with friends or grab a sandwich for lunch.

>

> It's a shame that Al managed to survive the pandemic and now can't continue to serve the community because the new owner of the building has other plans. I'm sorry for Al and his long time employees.

>

> I know Al is grateful for your support.

>

> Sincerely,

>

> Annette Isaacson

>

> [REDACTED]

> [REDACTED]

> [REDACTED]

>

**From:** [REDACTED]  
**To:** [Kandikuppa, Nishita](#)  
**Subject:** Re: Printer's Inc Cafe  
**Date:** Monday, March 25, 2024 10:36:10 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)

---

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Hi Nishita -

Thank you for replying so quickly! I would attend if I could, but I will be out of town that week seeing the total solar eclipse. (Lucky me). I am hoping that my note and position can be recorded in lieu of my actual presence at the meeting. I would appreciate that.

Thank you again, and take care,  
Marianne

On Mon, Mar 25, 2024 at 10:31 AM Kandikuppa, Nishita  
<[Nishita.Kandikuppa@cityofpaloalto.org](mailto:Nishita.Kandikuppa@cityofpaloalto.org)> wrote:

Hi Marianne,

Thank you for your email, and for showing your support.

The Director has requested that the project be reviewed by Planning and Transportation Commission (PTC) due to significant community interest. You are invited to attend the PTC hearing, which is tentatively scheduled for April 10, 2024, at 6 PM. The goal of this meeting is for the PTC to hear from residents and provide recommendations to City Council.

During this time, you will have the opportunity to present your comments (up to 3 minutes per speaker). This could be reduced to a lesser time if there are a significant number of commentors, subject to a decision by the Chair of the PTC. Please know that all comment letters/emails received prior to the hearing date will be attached to the staff report for the PTC's review (such as this email).

The agenda and staff report will be published approximately one week prior to the meeting, here: <https://www.cityofpaloalto.org/Departments/Planning-Development-Services/Planning-and-Transportation-Commission-PTC/Current-PTC-Agendas-Minutes>.

Please let me know if you have any questions!

Best,

Nishita



**Nishita Kandikuppa**

Associate Planner

Planning and Development Services Department

(650) 838-2806 | [nishita.kandikuppa@cityofpaloalto.org](mailto:nishita.kandikuppa@cityofpaloalto.org)

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---

**From:** Marianne Neuwirth [REDACTED]  
**Sent:** Sunday, March 24, 2024 10:30 PM  
**To:** Kandikuppa, Nishita <[Nishita.Kandikuppa@CityofPaloAlto.org](mailto:Nishita.Kandikuppa@CityofPaloAlto.org)>  
**Subject:** Printer's Inc Cafe

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Dear Palo Alto City Council Member -

I recently learned that Printer's Cafe on California Ave may be forced to close, to be replaced by a gigantic gym. I ask that you please use your influence to prevent the closure of this Palo Alto icon. I have been going to Printer's cafe for over 20 years, and feel a sense of "home" there. It is a significant part of what gives Palo

Alto, and California Ave in particular, its charm. It is sad enough that the bookstore closed, but to have the cafe close, too, feels like Palo Alto is selling its soul. Please don't let that happen.

Thank you,

Dr. Marianne Neuwirth

--

[Redacted signature block]

--

[Redacted signature block]

**From:** [REDACTED]  
**To:** [Kandikuppa, Nishita](#)  
**Subject:** Re: Proposed alteration of use for Printers Inc cafe/gallery space  
**Date:** Tuesday, March 19, 2024 11:02:45 AM

---

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Thanks, Nishita - I've since read a bit more about the project and it seems I don't have the facts fully correct. It sounds like the space is a new gym that would also occupy the existing gym space next door. The Palo Alto Weekly also suggests that it would have a cafe, which, depending on how it was designed, might somewhat mitigate the loss of Printers. Still, losing a cafe/wine bar and a gallery to a likely smaller cafe with more limited opening hours and adding yet more gym space still seems like a move backwards in terms of revitalizing California Ave. I hope the PTC considers this when they review the application for a conditional use permit.

If you shared my last message with the PTC, please share this one as well, since it's a bit better informed!

Many thanks,

Simon

> On Mar 19, 2024, at 10:52 AM, Kandikuppa, Nishita <Nishita.Kandikuppa@CityofPaloAlto.org> wrote:

>

> Hi Simon,

>

> Thank you for your email, and for showing your support.

>

> As this project has been pushed to Planning and Transportation Commission (PTC) and City Council review, you are invited to attend the hearing and voice your concerns. The PTC hearing is tentatively scheduled for April 10, 2024, at 6 PM. The goal of this meeting is for the PTC to hear from residents and provide initial comments and recommendations to City Council.

>

> During this time, you will have the opportunity to present your comments (up to 3 minutes per speaker). This could be reduced to a lesser time if there are a significant number of commentators, subject to a decision by the Chair of the PTC. Please know that all comment letters/emails received prior to the hearing date will be attached to the staff report for the PTC's review (such as this email).

>

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> <https://www.cityofpaloalto.org/Departments/Planning-Development-Services/Planning-and-Transportation-Commission-PTC/Current-PTC-Agendas-Minutes>.

>

> Please let me know if you have any questions!

>

> Best,

>

> Nishita Kandikuppa

> Associate Planner

> Planning and Development Services Department

> (650) 838-2806 | [nishita.kandikuppa@cityofpaloalto.org](mailto:nishita.kandikuppa@cityofpaloalto.org)

> [www.cityofpaloalto.org](http://www.cityofpaloalto.org)

>

>

> -----Original Message-----

> From: Simon Firth [REDACTED]

> Sent: Saturday, March 16, 2024 10:09 AM  
> To: Kandikuppa, Nishita <Nishita.Kandikuppa@CityofPaloAlto.org>  
> Cc: Lait, Jonathan <Jonathan.Lait@CityofPaloAlto.org>  
> Subject: Proposed alteration of use for Printers Inc cafe/gallery space

>  
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<https://aka.ms/LearnAboutSenderIdentification> ]

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>  
> Dear Ms Kandikuppa,

>  
> I gather the owners of the gym on the corner of Birch St and California Ave are refusing to renew the lease of the Printers cafe next door with the intention of expanding the gym into that space. Can you please pass on my request to the Planning and Transportation Committee that when they consider this expansion proposal they weigh the public value that Printers has provided for many years and the degree to which it contributes to the vibrancy and success of the California Ave retail district.

>  
> Shutting that space off to public use, in contrast, would stymie the City's laudable efforts to make California Avenue a successful pedestrian destination. It looks like the Calave winebar has already closed, as has Starbucks, and Antonio's is years from reopening. The closure of Printers will only further erode the availability of attractive places for people to meet in that location.

>  
> If the city is serious about creating a successful retail district, as well as supporting the kinds of socially and civically beneficial interactions that cafes enable, I hope that it will see the sense of making planning decisions that are consistent with that intention.

>  
> Sincerely and with thanks for your consideration,

>  
> Simon Firth

> [REDACTED]  
> [REDACTED]

**From:** [REDACTED]  
**To:** [Kandikuppa, Nishita](mailto:Nishita.Kandikuppa@cityofpaloalto.org)  
**Subject:** Re: Printers Cafe  
**Date:** Tuesday, March 19, 2024 11:35:50 AM

---

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Thank you for your responsiveness, Nishita.

> On Mar 19, 2024, at 10:56 AM, Kandikuppa, Nishita <Nishita.Kandikuppa@cityofpaloalto.org> wrote:

>

> Hi Ron,

>

> Thank you for your email, and for sharing your thoughts.

>

> As this project has been pushed to Planning and Transportation Commission (PTC) and City Council review, you are invited to attend the hearing and voice your concerns. The PTC hearing is tentatively scheduled for April 10, 2024, at 6 PM. The goal of this meeting is for the PTC to hear from residents and provide initial comments and recommendations to City Council.

>

> During this time, you will have the opportunity to present your comments (up to 3 minutes per speaker). This could be reduced to a lesser time if there are a significant number of commentors, subject to a decision by the Chair of the PTC. Please know that all comment letters/emails received prior to the hearing date will be attached to the staff report for the PTC's review (such as this email).

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>

> Please let me know if you have any questions!

>

> Best,

>

> Nishita Kandikuppa

> Associate Planner

> Planning and Development Services Department

> (650) 838-2806 | [nishita.kandikuppa@cityofpaloalto.org](mailto:nishita.kandikuppa@cityofpaloalto.org)

> [www.cityofpaloalto.org](http://www.cityofpaloalto.org)

>

>

>

> -----Original Message-----

> From: Ron Katz [REDACTED]

> Sent: Sunday, March 17, 2024 12:44 PM

> To: Kandikuppa, Nishita <Nishita.Kandikuppa@CityofPaloAlto.org>

> Subject: Printers Cafe

>

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> \_\_\_\_\_

>

> If Printers Cafe is replaced by a gym, the city government will have become a parody of itself.

>

> Ron Katz

>

**From:** [REDACTED]  
**To:** [Kandikuppa, Nishita](#)  
**Subject:** Re: Opposing the proposal for a gym replacing Printer's Cafe and Art Gallery  
**Date:** Wednesday, March 13, 2024 10:17:04 PM

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I am writing in support of Printers Cafe and Gallery House on California Avenue. As a 47-year resident of Palo Alto, I've enjoyed this space as a cafe and art gallery for many years. Once it was a book store and then a stationery and gift store. Printers Cafe and the Gallery House are unique tenants. They provide a place that attracts foot traffic and brings neighbors and workers together to enjoy time with friends as well as a space for local artists to display and sell art. In particular, the art gallery is unique to South Palo Alto. Gyms, which are already plentiful in the California Avenue area, do not bring foot traffic in the same way, nor do they contribute local character and culture to an area that needs it. Existing retail establishments on California Avenue probably will not benefit from having another gym in the neighborhood.

I hope the City Council will decide to support the continued use of this space as it is at present.

Thank you,

Kate Feinstein  
[REDACTED]

**From:** [REDACTED]  
**To:** [Kandikuppa, Nishita](#)  
**Subject:** save Printers Cafe  
**Date:** Sunday, March 17, 2024 9:15:24 AM

---

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Hello!

I am a long time resident in the area who has such fond memories of Printer's Ink Cafe and the Gallery as well. My hope is that one or both of these cultural, community gathering spots can be sustained. We need places for people to gather more than ever. A large gym just isn't the same.

thanks,

Susan Hall

**From:** [REDACTED]  
**To:** [Kandikuppa, Nishita](#); [Lait, Jonathan](#); [Burt, Patrick](#)  
**Subject:** Please keep Printers Cafe open along with outdoor patio!  
**Date:** Monday, March 18, 2024 3:46:22 PM

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Hi, Everyone,

My husband and I have been joining our friends here every Saturday/Sunday at the Printers Cafe for decades. Indeed, we are "The Printers Gang" of 12-24 friends and colleagues. We have looked everywhere in Palo Alto for an outdoor, weekend brunch venue but NOTHING including Printers' stellar menu come close or can accommodate us.

And for an expanded gym that every time I walk by is mostly empty?! This is nuts and destroys the California Avenue community ambiance.

Please reconsider your decision.

Sincerely,  
Suesan and Barr Taylor

[REDACTED]

**From:** [REDACTED]  
**To:** [Kandikuppa, Nishita](#)  
**Subject:** Printers  
**Date:** Monday, March 25, 2024 1:27:58 PM

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Hi Nishita,

Writing to express my dissatisfaction in learning about the closing of printers cafe. It's a building with a lot of history and the wine bar easily brings the most atmosphere in the evening. It also has the best looking store front and cal ave will be lacking with its removal. We really don't need another gym there. Country Sun was a massive win that a lot of people in the community were pleased about and I hope the same can happen for Printers. I go there every week and there is nothing else quite like it.

Best,  
Stuart

**From:** [REDACTED]  
**To:** [Kandikuppa, Nishita](#)  
**Subject:** Printer's Ink Cafe on California Ave, PA  
**Date:** Thursday, March 14, 2024 10:58:20 AM

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Hi,

I wish to voice my concerns that Printer's Ink Cafe is being forced out of business for a larger GYM at that location. This cafe [and the vinebar] have been a magnet for California Ave. It is already a travesty that the Gallery House was forced to close and move away. This will already have an impact on the other California Ave businesses.

I am a longtime resident of Palo Alto and I support the small business establishments on California Ave.

Please add my comment to those of other residents who support Printer's Ink Cafe and California Ave as customers.

Respectfully,  
Dr. M. Raeder

**Wisdom begins with wonder. Socrates**

\*\*\*\*\*

[REDACTED]

**From:** [REDACTED]  
**To:** [Kandikuppa, Nishita](#)  
**Subject:** Printers Cafe  
**Date:** Monday, March 18, 2024 12:49:13 PM

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I'm concerned about the potential closing of Printers Cafe. This is a valued California Avenue business which attracts people to the street and encourages walk-in customers. Even if I do not stop by for coffee, a sandwich, or wine, Printers Cafe adds to the ambiance of California Avenue, at a time when the street is in sore need of improvement. Expansion of the neighboring gym will decrease this. The gym is not inviting and does not encourage walk-in traffic. Closing Printers Cafe and expanding the gym will essentially create one more closed door on California Avenue.

--

Michael Eager

**From:** [REDACTED]  
**To:** [Kandikuppa, Nishita](#)  
**Subject:** Printers Cafe  
**Date:** Sunday, March 17, 2024 12:43:51 PM

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---

If Printers Cafe is replaced by a gym, the city government will have become a parody of itself.

Ron Katz

**From:** [REDACTED]  
**To:** [Kandikuppa, Nishita](#)  
**Subject:** Printers Cafe  
**Date:** Thursday, March 14, 2024 5:56:07 PM

---

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---

I am a long time, loyal customer of Printers Cafe - a place with character that stayed open during the pandemic keeping his employees employed. We need places like Printers - independently owned and operated. Please consider these comments when deciding!

Sincerley,  
Gary McSweeney

[REDACTED]

**From:** [REDACTED]  
**To:** [Kandikuppa, Nishita](#)  
**Subject:** Printers Inc  
**Date:** Friday, March 15, 2024 11:35:50 PM

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Hello,

I am writing to support keeping Printers Inc and NOT turning it into an even bigger gym on California Avenue. The whole feel of the street has changed so much with so many businesses leaving over the years.

Who needs more gym space there?

Cal Ave has been such a great gathering place and that is lessening with all the gyms.

Thank you.

Sent from my iPhone

**From:** [REDACTED]  
**To:** [Kandikuppa, Nishita](#)  
**Subject:** RE: Displacement of critical stores on Cal Ave -- please protect Moods and Printers Inc. Cafe!  
**Date:** Thursday, February 29, 2024 8:56:52 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)

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Nishita—

Interesting. You might confirm that with Printers Inc Café, they tell a different story.

The council still needs to take steps to create a vibrant street and optimize for the closure. Expanding the footprint of a business that detracts from the street isn't in the city's interest. (Other expansions, like Zareens, really have contributed).

Best Regards,

David

---

**From:** Kandikuppa, Nishita <Nishita.Kandikuppa@CityofPaloAlto.org>  
**Sent:** Wednesday, February 28, 2024 17:11  
**To:** [REDACTED]  
**Subject:** RE: Displacement of critical stores on Cal Ave -- please protect Moods and Printers Inc. Cafe!

Hi David,

Thank you for your email. I am the Project Planner for the proposed project at 310-320 California Avenue and am the best point of contact so please reach out to me in the future as well.

I emailed the applicant a few months ago to confirm whether Printer's Café would continue to rent the 320 California space. Please see the applicant's response in green:

*Printers Cafe voluntarily shortened its lease earlier this year. The lease was originally scheduled to terminate on October 31, 2025. The parties mutually agreed to reduced rent during the Covid pandemic and for a period of time afterward, but when the original rent was to be reinstated, Printers Cafe indicated a preference to shorten the lease term in exchange for a reduced rent for that shortened term. The new lease termination date, as requested by Printers Cafe, is April 6, 2024.*

In addition, the project has been pushed to Planning and Transportation Commission (PTC) and City Council review. **The PTC hearing is tentatively scheduled for April 10, 2024, at 6 PM.** The goal of this meeting is for the PTC to hear from residents and provide initial comments and recommendations to City Council.

During this time, you will have the opportunity to present your comments (up to 3 minutes per speaker). This could be reduced to a lesser time if there are a significant number of commentors, subject to a decision by the Chair of the PTC. Please know that all comment letters/emails received prior to the hearing date will be attached to the staff report for the PTC's review.

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Please let me know if you have any questions!

Best,  
Nishita



**Nishita Kandikuppa**  
Associate Planner  
Planning and Development Services Department  
(650) 838-2806 | [nishita.kandikuppa@cityofpaloalto.org](mailto:nishita.kandikuppa@cityofpaloalto.org)  
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---

**From:** [REDACTED]  
**Sent:** Wednesday, February 28, 2024 1:27 PM  
**To:** Kandikuppa, Nishita <[Nishita.Kandikuppa@CityofPaloAlto.org](mailto:Nishita.Kandikuppa@CityofPaloAlto.org)>  
**Subject:** Displacement of critical stores on Cal Ave -- please protect Moods and Printers Inc. Cafe!

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Nishita—

The new California Avenue is a fantastic place – the street closure creates so much community and interaction, and as the city optimizes around the closed street it can only get better!

I was shocked to hear that two retailers who are a critical part of this community and anchor Cal Ave at the Birch end are being driven out. It was bad enough that the Art Gallery was going,

but now Moods and Printers Inc. Café too? These three are a real focus and part of what we want to create and nurture on the new Cal Ave.

I was doubly shocked to hear that this displacement is occurring because the gym wants to expand. The gym detracts from the community and its expansion will only threaten the Birch end of Cal Avenue. With Antonios and Calave closed, that would leave just Gamelandia as a positive force for the walking street – and they aren't even on the closed part!

The city needs to focus on getting retailer into the walking part of the street who really contribute to it as a walking street. Please do what you can to preserve and protect Moods and Printers Inc Café!

Are you the right person for this message, or should I send it elsewhere, perhaps to the City Council?

Best Regards,

David Matheson

[REDACTED]  
[REDACTED]

**From:** [REDACTED]  
**To:** [Kandikuppa, Nishita](#)  
**Subject:** Printers Cafe  
**Date:** Thursday, March 14, 2024 6:30:50 PM

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Please help keep the Printers Cafe open on California Avenue for the good of the community. We don't need or want bigger stores, bigger gyms or big chain companies in this pedestrian area. To achieve this goal, and for the good of local residents, we need reasonable planning and zoning rules and decisions that support a diversity of small businesses that serve the community - like Printers Cafe. We already lost Calave down the street.

We are Palo Alto residents who live nearby.

Kevin Feldis  
[REDACTED]

Sent from my iPhone

**From:** [REDACTED]  
**To:** [Kandikuppa, Nishita](#)  
**Subject:** Re Printers Cafe  
**Date:** Wednesday, March 13, 2024 9:31:59 PM

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I was very disheartened to read Printers Cafe may be closed. I also resent that the gallery in the back has already been shut down. Over the years, I have especially enjoyed visiting that gallery.

Since it is probably too late to change the status of the gallery, I will devote the rest of this letter to saving Printers Cafe.

The ambience there is conducive to quiet, friendly meetings. Too often these days if one goes to an eatery, you can't even hear to converse over the loud music or chatter of the crowd.

The food is excellent and the size of the serving well worth it. That too is no longer the norm.

I have also enjoyed indulging in a delivery from there from time to time.

The decor is soothing, and indicative that this cafe is located in the Stanford University area. There are often paintings that are reminiscent of museums adorning the walls.

Please do not replace this welcoming spot with a gym. It would be a shame. I am sure I would not be the only one to miss it.

Sincerely,  
Susan Paluzzi

Sent from my iPhone

**From:** [REDACTED]  
**To:** [Kandikuppa, Nishita](mailto:Nishita.Kandikuppa@CityofPaloAlto.org)  
**Subject:** Re: 310 & 320 California Ave - Printers Cafe Murals  
**Date:** Tuesday, March 5, 2024 11:10:16 AM

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Nishita - So sorry I didn't reply to say - thank you for this. I am relieved.  
Yes, please do put me on the email list for updates for this proposal.

Again - thank you so much.

Winter Dellenbach

On Mar 1, 2024, at 2:56 PM, Kandikuppa, Nishita  
<[Nishita.Kandikuppa@CityofPaloAlto.org](mailto:Nishita.Kandikuppa@CityofPaloAlto.org)> wrote:

Hi Winter,

Thank you for your email, and for expressing your concern regarding the murals at Printer's Café.

The project scope includes expansion of the 310 California space and a minor remodel to the existing cafe/wine bar at 320 California. I spoke to the applicant yesterday who has confirmed that they have no intention to paint over the murals. I will ensure that this is reflected on their proposed plans as well.

If you would like to stay informed about the project, please let me know and I can reach out with updates in the future.

Best,  
Nishita

<image001.png> **Nishita Kandikuppa**  
Associate Planner  
Planning and Development Services Department  
(650) 838-2806 | [nishita.kandikuppa@cityofpaloalto.org](mailto:nishita.kandikuppa@cityofpaloalto.org)  
[www.cityofpaloalto.org](http://www.cityofpaloalto.org)

<image002.png>

[Parcel Report](#) | [Palo Alto Zoning Code](#) | [Online Permitting System](#) | [Planning Forms & Applications](#) | [Planning Applications Mapped](#)

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**From:** Winter Dellenbach [REDACTED]  
**Sent:** Thursday, February 29, 2024 1:30 PM  
**To:** Kandikuppa, Nishita <[Nishita.Kandikuppa@CityofPaloAlto.org](mailto:Nishita.Kandikuppa@CityofPaloAlto.org)>  
**Cc:** Lait, Jonathan <[Jonathan.Lait@CityofPaloAlto.org](mailto:Jonathan.Lait@CityofPaloAlto.org)>  
**Subject:** 310 & 320 California Ave - Printers Cafe Murals

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RE: 23PLN-00304

Request for Conditional Use Permit (CUP) for a commercial recreation use (of greater than 5,000 sq. ft. fronting on California Avenue). The proposed project scope include the ground floor and second floor expansion of the existing tenant space at 310 California Avenue into a portion of the adjacent tenant space at 320 California Avenue (current tenant(s) are eating & drinking service use - Printers Café [92-UP-12] & Moods Wine Café) as well as a 1,150 sq. ft. addition (within the existing building envelope) to the existing second story of the building for new tenant Palo Alto Fit. No changes to the exterior of the building are proposed. Zoning District CC(2)(R)(P) - California Avenue Parking Assessment District. Environmental Assessment: Pending.

Hi Nishita and Jonathan - I understand there are changes coming to 310 and 320 Cal Ave. I am not clear if the owner is going to keep the Cafe as is, make changes, or get rid of it. I have heard that the current Cafe operator is leaving April 1 and Gallery House is leaving - they occupy 5,000SF total. That we could lose 2 good businesses so a current gym could expand pains me. Possibly I saw somewhere that the CUP was denied and this is now slated to go thru City process - PTC etc. Good.

My husband, Gerry Masteller, co-owned of Printers Inc Bookstores (established 1978) until he and his partners retired, selling it to long-time employee in 2000.

I want to alert you to the mural created for Printers Inc. Cafe. It runs the entire width of the Cafe on the inner upper side of the covered outdoor eating area facing customers both inside and outside under the overhang. It can't be seen from the street. Do you know of it? **Will it be protected if Cafe use ceases, rather than painted over or demolished?** There is also a huge mural on the Birch St. side of the store that Printers Inc. commissioned, portraying the Mayfield Railroad which went to Cal Ave. Surely this is protected? A few years ago it was touched-up.

It is unique for Palo Alto murals as to style and the story it portrays. And evokes the wonderful feeling and sensibility created at what was Palo Alto's finest and most beloved international community bookstore.

The in-store coffee bar later moved to a separate Cafe space with an exterior entrance and a cut-through from inside the store. The "Inc." in the name was dropped after the bookstore no longer was operating.

The mural portrays espresso as served to book lovers, authors who wrote their books at the store, and those who just came to hang out in this fun and intellectually stimulating place. From bags of raw beans to finished cups of steaming goodness, employees/workers and customers. It is an odd, charming and evocative of the bookstore's vibe.

Please advise me as to what is happening to this building, and what the status of the murals will be in the future.

Thanks so much.

Winter Dellenbach  
Palo Alto

Mural story:

Photo 1 - A worker in blue jeans carries bags of raw beans to the coffee roaster on the right, with billows of steam coming from the roasting machine. Bags of beans are on 2 stools at the counter, with plumb roasted beans next to the steaming cup of espresso.

Photo 2 - A 2nd worker carries in bags of roasted bean through the Cafe front entrance as a couple at a table kiss. There was once an actual wedding in the Bookstore for a couple who met in the fantasy section.

Photo 3 - Last, an heroic looking barista on the left works the espresso machine near the customary flower bouquet which always was in the Cafe and bookstore. Part of a foreign language newspaper can be seen as if held for reading by a customer just out of sight, referencing the Bookstore as selling international newspapers and magazines. A customer reads at the nearby table. As was the way of Cafe customers, they became engrossed in reading, with time slipping away unnoticed, as shown by the Daliesque-like melting clock sliding off the table edge.

Mural Photos:

<image003.jpg>

<image004.jpg>

<image005.jpg>

**From:** [REDACTED]  
**To:** [Kandikuppa, Nishita](#)  
**Cc:** [Lait, Jonathan](#)  
**Subject:** Proposed alteration of use for Printers Inc cafe/gallery space  
**Date:** Saturday, March 16, 2024 10:09:20 AM

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Dear Ms Kandikuppa,

I gather the owners of the gym on the corner of Birch St and California Ave are refusing to renew the lease of the Printers cafe next door with the intention of expanding the gym into that space. Can you please pass on my request to the Planning and Transportation Committee that when they consider this expansion proposal they weigh the public value that Printers has provided for many years and the degree to which it contributes to the vibrancy and success of the California Ave retail district.

Shutting that space off to public use, in contrast, would stymie the City's laudable efforts to make California Avenue a successful pedestrian destination. It looks like the Calave winebar has already closed, as has Starbucks, and Antonio's is years from reopening. The closure of Printers will only further erode the availability of attractive places for people to meet in that location.

If the city is serious about creating a successful retail district, as well as supporting the kinds of socially and civically beneficial interactions that cafes enable, I hope that it will see the sense of making planning decisions that are consistent with that intention.

Sincerely and with thanks for your consideration,

Simon Firth  
[REDACTED]