

Attachment E

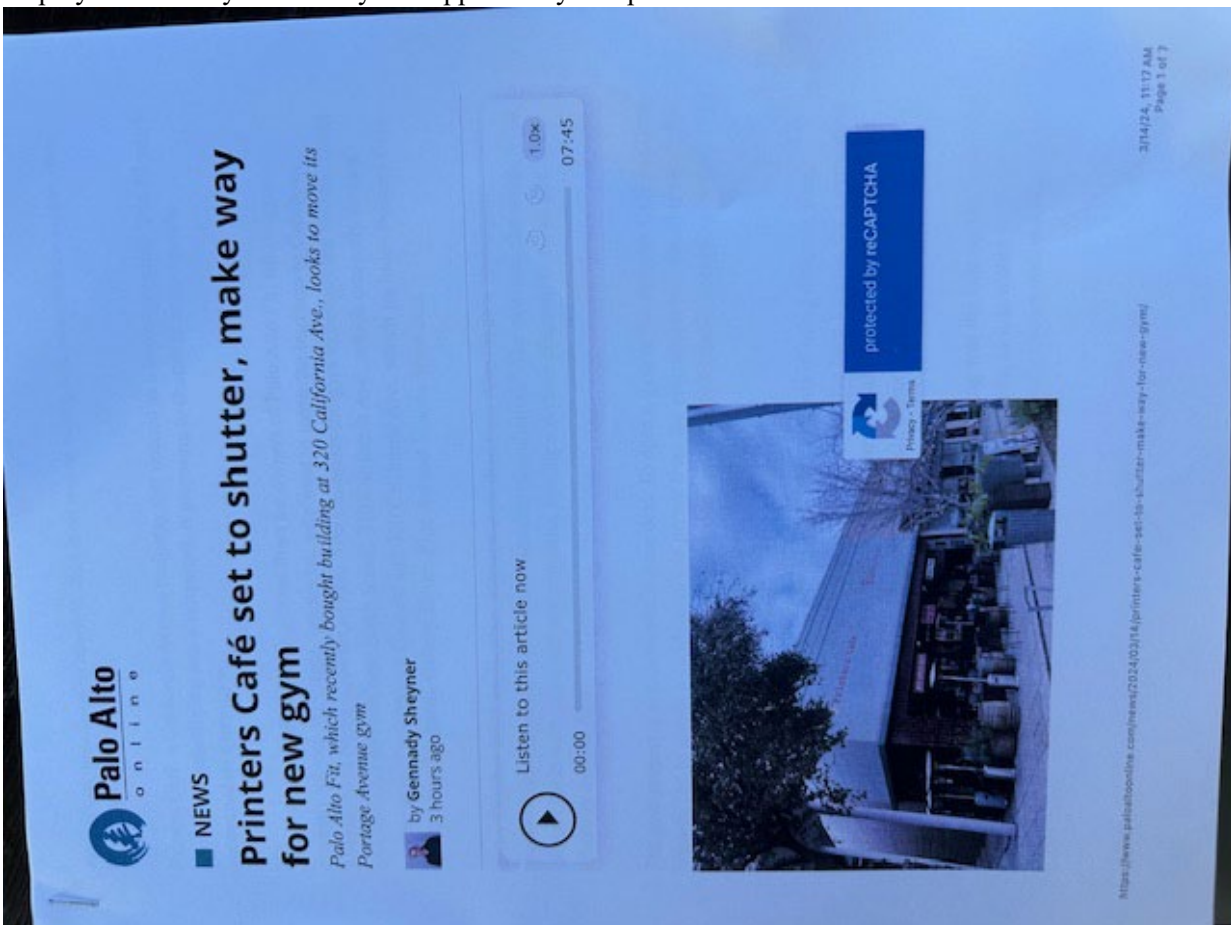
From: [Al Ghafouri](#)
To: [Kandikuppa, Nishita](#); [Lait, Jonathan](#); [Burt, Patrick](#)
Subject: Printers cafe
Date: Friday, March 15, 2024 3:40:18 AM

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Hi Nishita,

Hope all is well with you. It's almost unbelievable how much I was not given the truth over the last few months by continuing landlord telling me we have you on our plan for city approval and we talk about extending my lease after CUP approved . Now I see it was never planning to keep printers cafe after 40 years of history. You know I kept the cafe going during California construction which hurt my business tremendously but I rebuild it again which 2018 , 2019 was the best years sales . Than worse pandemic hit the world my business dropped to zero family and friends told me many times to close the cafe permanently it never come back but I didn't. I applied for SBA loan to help my long time worker they had no other help and to keep the cafe going . Now I cabt survive the new landlord replacing 65 years old gallery in Palo Alto, 40 years old cafe in Palo Alto with larger Gym and new so called Elite Cafe and healthy snack. how that make any sense to anyone? People love printers cafe infact just started bunch of new company for catering this is what I kept the cafe open during pandemic . Now the gallery leaving , moods wine bar leaving, is only leaving me and I am hoping still landlord consider smaller space for printers cafe that I can afford to stay for few more years and keep all my customers happy and my employees. Thank you All for your support see you April 10 th . Al Ghafouri



From: [Al Ghafouri](#)
To: [Kandikuppa, Nishita](#)
Subject: Re: Printers Cafe - 320 California Ave., Palo Alto
Date: Wednesday, December 13, 2023 3:49:18 PM

You don't often get email from alghafouri@gmail.com. [Learn why this is important](#)

Thank you
Sent from my iPhone

On Dec 13, 2023, at 3:26 PM, Kandikuppa, Nishita
<Nishita.Kandikuppa@cityofpaloalto.org> wrote:

Hi Al,

I got your voicemail, but I am emailing you back, so you have it in writing.

If you and your customers want to sign the appeal form, you can add all appellants to the same form or attach another sheet listing their contact information if the form doesn't allow you to type more than a few names. Alternatively, you can include the names of all appellants in the letter.

Let me know if you have other questions!

Best,
Nishita

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

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<[image002.png](#)>

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: Al Ghafouri <alghafouri@gmail.com>
Sent: Tuesday, December 12, 2023 5:44 PM
To: Kandikuppa, Nishita <Nishita.Kandikuppa@CityofPaloAlto.org>
Subject: Re: Printers Cafe - 320 California Ave., Palo Alto

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Hi Nishita,

I'm sorry I wasn't clear, if my customers want to sign an appeal, how can they all sign this 1 form or do you mean they need to file separately?

Obviously my customers are concerned and I want to provide them the correct info and yet keep it simple for them. Please let me know what's the best way, once they receive the card, to proceed?

Again thank you for all your help.

Best,

AL

Sent from my iPhone

On Dec 12, 2023, at 3:19 PM, Kandikuppa, Nishita
<Nishita.Kandikuppa@cityofpaloalto.org> wrote:

Hi Al,

The project is still under review so the notice card will not be mailed out anytime soon. I will keep you posted with updates.

Happy Holidays to you as well!

Best,

Nishita

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

<image002.png>

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: [Al Ghafouri](#)
To: [Kandikuppa, Nishita](#)
Cc: [Lait, Jonathan](#); [Gerhardt, Jodie](#)
Subject: Re: Printers cafe / moods wine bar lease extension
Date: Wednesday, February 14, 2024 10:52:13 AM

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Good morning Nishita,
Just let you know I emailed and voicemail owner so far no response from him . Is so Sad I don't no what happened he was talking all along going to talk about extending our lease after CUP approved he even mentioned he has our entire kitchen equipment and dining room on his plan . Just want to let you know, thank you, Al

On Feb 13, 2024, at 4:37 PM, Al Ghafouri <alghafouri@gmail.com> wrote:

Thank you so very much for your help in this difficult situation. We have been trying to reach out to Landlord. (I sent text last week and just left him a VM). Unfortunately he has not yet responded . Hoping for a good resolution.
Than you,
AL

On Feb 13, 2024, at 4:12 PM, Kandikuppa, Nishita
<Nishita.Kandikuppa@cityofpaloalto.org> wrote:

Hi Al,

Thank you for the update. As I mentioned over the phone, it would be best to have a conversation with the property owner prior to the PTC/City Council hearings. We have communicated the same with the property owner and we hope they get in touch with you soon.

As always, please reach out to me if you have any questions. I will keep you posted with next steps!

Best,
Nishita

<.png> **Nishita Kandikuppa**
Associate Planner
Planning and Development Services Department
(650) 838-2806 |
nishita.kandikuppa@cityofpaloalto.org

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[<image002.png>](#)

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

From: Al Ghafouri <alghafouri@gmail.com>

Sent: Tuesday, February 13, 2024 11:46 AM

To: Kandikuppa, Nishita <Nishita.Kandikuppa@CityofPaloAlto.org>; Burt, Patrick <Pat.Burt@CityofPaloAlto.org>; Lait, Jonathan <Jonathan.Lait@CityofPaloAlto.org>

Subject: Fwd: Printers cafe / moods wine bar lease extension

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Hello Nishita,

Hope you are having a great day. As I promised, keeping you updated. I sent the below email to landlord for lease extension last Monday. i haven't received any response as of today . Per my previous email to you, we only have until April 7, then we need to close and move out. This will devastate to our long time employees and more importantly to our long time customers of Palo Alto. Over the past months my Landlord kept me hopeful to stay, by telling me, after CUP approved we can talk about lease extension. I told him I'm willing to pay market rent. But he has yet to reach out to me.

Anyway just keeping you informed and please keep me updated. Thank you so much, Al

Begin forwarded message:

From: Al Ghafouri <alghafouri@gmail.com>

Date: February 5, 2024 at 5:21:04 PM PST

To: Mirco Horst <mircohorst@me.com>

Subject: Printers cafe / moods wine bar lease extension

Hi Mirco ,

Hope all is well with you. Do you think it's time to sign an 2.5 year lease extension- from April 2024 to September 2026 since your intention is sign us after CUP . It will then be time for me to think of retiring. Of course, Subject to approval of your CUP, Or even extend our agreement for additional 4 months or so, until you have an approved CUP, and at that

time we can sign 2.5 years lease extension..

I've been on California Ave. for over 25 years, 15 years at 320, 10 years at 109 cal ave. (another cafe). I have so many loyal customers, many have helped me financially during pandemic, which I am very grateful too. I've opened 12 cafes and Restaurants all over the bay area for past 40 years, and Never been in this situation. I have done everything you've asked of me last few months and continue to help you in future and I would like to stay, at least for a few more years. I'd appreciate if you would let me know, as soon as possible.

Thank you, Al

From: [Al Ghafouri](#)
To: [Lait, Jonathan](#)
Cc: [Kandikuppa, Nishita](#)
Subject: Re: Printers cafe
Date: Tuesday, March 5, 2024 3:06:51 PM

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Hi Jonathan,

Thank you for your email. Still so many customers and residents want to come to April 10 th meeting they feel cal ave without printers cafe is not acceptable to them with so much history of cafe , bookstore. Hope to see you before I close cafe soon , thank you for your support appreciate it very much, Al

> On Mar 5, 2024, at 1:05 PM, Lait, Jonathan <Jonathan.Lait@cityofpaloalto.org> wrote:

>

> Thank you for sending this update, Mr. Ghafouri. I'm sorry that an amicable resolution between you and the property owner could not be achieved. Thank you for serving the community for the past 15 years. All the best to you and your family.

>

> Take care,

>

> Jonathan

>

>

> JONATHAN LAIT

> Director

> Planning and Development Department

> (650) 329-2679 | jonathan.lait@cityofpaloalto.org

> www.cityofpaloalto.org

>

>

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

> From: Al Ghafouri <alghafouri@gmail.com>

> Sent: Friday, March 1, 2024 12:08 PM

> To: Kandikuppa, Nishita <Nishita.Kandikuppa@CityofPaloAlto.org>; Lait, Jonathan <Jonathan.Lait@CityofPaloAlto.org>; Burt, Patrick <Pat.Burt@CityofPaloAlto.org>

> Subject: Printers cafe

>

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>

> Hello Nishita,

>

> Hope you're having a good day. After many sleepless nights, and at the urging of my family, I've decided to retire and close Printers Cafe, permanently on March 31st.

>

> I, thank you and my wonderful customers for all your support. However, since my landlord made his decision not to renew my lease, I obviously no longer feel welcome. Therefore, I will not be attending any meetings at the City. I will tell my customers that we enjoyed a great ride for the past 15 years on California ave (even thru Covid) but the time has come for me to move on and spend time with my family.

From: [Al Ghafouri](#)
To: [Kandikuppa, Nishita](#)
Subject: Fwd: Printers Cafe
Date: Tuesday, February 27, 2024 9:29:28 AM

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Hi Nishita,

This is last email I send to landlord to remind him of what exactly happened. Thank you, Al

Begin forwarded message:

From: Al Ghafouri <alghafouri@gmail.com>
Date: February 24, 2024 at 9:16:16 AM PST
To: Mirco Horst <mircohorst@me.com>
Subject: Printers Cafe

Mirco ,

Just to clarify and as a reminder, you gave me a 3 days notice in Aug. and threatened to evict us if we don't pay pre pandemic rent . This is the reason I accepted the rent reduction and end of lease date of April 6th. You left me no choice, since our business had not recovered from Covid and we could not afford to pay pre Covid rent. Unfortunately you would not accept the special rent reduction we had been paying from Rick, our previous landlord.

Over the past months, you continued telling me we'd talk about a lease extension. You even have my entire Cafe on your plans you submitted to the City. I maintained my long time employees hoping that a lease extension would happen, until last week when you decided you had no intention to extend.

As far as security deposit, gallery members are very upset. They've requested return of the security deposit before leaving to pay for their move, expenses etc . Same goes for myself. It's costing money to move all equipment etc. Therefore, we'd like you to consider returning our security deposit before we vacate premises or within 14 days after vacating.

Thanks,

Al

From: [Al Ghafouri](#)
To: [Kandikuppa, Nishita](#)
Subject: Printers Cafe - 320 California Ave., Palo Alto
Date: Wednesday, December 6, 2023 6:34:48 PM

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>> Hi Nishita,

>>

>> By way of introduction, my name is Al Ghafouri, owner of Printer's Cafe. Several of my customers have forwarded me your email reply to them. However, I just wanted to clarify our situation a little more. Our new Landlord told us we needed to immediately pay the PreCovid rent, which myself, Gallery & wine bar could NOT afford, as all our businesses are still down over 50%. The new Landlord served us a 3 day notice. If we couldn't make a deal or pay full rent, he was going to evict us . At that point, we hired an Attorney. It was suggested that unless we wanted to vacate immediately we had no real choice but to accept a

>> "slightly " reduced rent - which we negotiated for 9 months, beginning July of this year ending April 6, 2024. Unfortunately the Gallery and Wine bar could not afford to pay the new rent. Therefore, I've had to secure a loan to pay for this additional rent. We ALL want to stay. I've suggested to Landlord many times, let's talk and come to a long term rental agreement. He has indicated he'd be willing to talk to us after he gets the CUP permit. We are really hoping to be included in his long term plans, at fair market rent.

>>

>> Hope this helps to put things in a little better perspective.

>>

>> Thank you for your time.

>>

>> Best,

>> Al Ghafouri

>> Printers Cafe

>> c: 650533.1427

From: [Al Ghafouri](#)
To: [Kandikuppa, Nishita](#)
Subject: Printers cafe 320 calif ave
Date: Wednesday, January 10, 2024 5:26:58 AM

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Hi Nishita,

It was nice to speak with you yesterday and thank you for updating me . Please keep me posted with any updates. So far Landlord has been very helpful to update me and I am hopeful I can continue printers cafe after 35 years in Palo Alto. As I mentioned I have until March 30 th and I asked landlord to extend this date perhaps till end of the year while his getting his CUP and building permit and hopefully we can sign longer lease terms with him later . He still hasn't gotten back to me yet I will keep you posted. Again thank you , Al Ghafouri 650 533 1427

Sent from my iPhone

From: [Al Ghafouri](#)
To: [Kandikuppa, Nishita](#); [Lait, Jonathan](#); [Burt, Patrick](#)
Subject: Printers cafe
Date: Friday, February 16, 2024 2:30:39 PM

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Hi Nishita,

Thank you for your help with my situation. However, sadly my 15 years at Printers Cafe has come to an end. I just received a letter from my Landlords attorney.

At this point I can't get involved. I'll just let the City make its own decision re this location and pending CUP etc. Please don't change any upcoming hearing dates on my behalf.

Regarding my wonderfully supportive customers, they can do whatever they think is best for California Ave. but I can't be involved. Therefore, as of March 31st Printers Cafe will close its doors.
Thank you , Al

Sent from my iPhone