



City of Palo Alto

(ID # 6206)

Architectural Review Board ARB Staff Report

Report Type: New Business

Meeting Date: 10/15/2015

Summary Title: 180 El Camino Real [15PLN-00269] - True Food

Title: 180 El Camino Real [15PLN-00269]: Request by Jason Smith, Land Shark Development, on behalf of the Board of Trustees to the Leland Stanford Junior University, for Minor Architectural Review of the True Food Kitchen exterior storefront façade, outdoor patio dining and signage and Conditional Use Permit to allow for the on-site sale and consumption of alcoholic beverages including beer and wine for the restaurant. The project site is a 7,000 square foot tenant space with 500 square feet of patio area of Building BB at Stanford Shopping Center Environmental Assessment: Exempt from the provisions of the California Environmental Quality Act (CEQA) per CEQA Section 15301. Zone District: CC

From: Jonathan Lait

Lead Department: Architectural Review Board

RECOMMENDATION

Staff recommends that the Architectural Review Board (ARB) recommend the Director of Planning and Community Environment approve the proposed exterior storefront façade and signage, based upon draft Architectural Review findings and Context Based findings (Attachment A) subject to the conditions of approval (Attachment C).

BACKGROUND

The project is the proposed exterior storefront façade at Building BB at Stanford Shopping Center for the retail company True Food Kitchen, as well as:

- installation of new tenant signage,
- outdoor dining area and the consumption of beer and wine,
- interior improvements for the retail space.

Previous Approvals

In 2014, the ARB recommended and the Director of Planning and Community Environment (Director) approved Building BB's basic height, floor area, site improvements, and additional

requirements as part of the larger Phase III Redevelopment project at Stanford Shopping Center. The Phase III Redevelopment project approved the demolition of the former Bloomingdales building and the construction of four new buildings in its former footprint. In 2015, the ARB recommended and the Director approved the Master Tenant Façade and Sign Program for Stanford Shopping Center (MTFSP).

Current Construction

The demolition of the former Bloomingdales building is now complete. Construction is underway on the 'core and shell' of Buildings AA, BB, CC, and DD in the Phase III Redevelopment area. While building tenants are responsible for the build-out of the remainder of the buildings' components and spaces.

Site Information

Building BB is located adjacent to the new Bloomingdales building and the surface parking at the northeast corner of the Phase III Redevelopment area (as mapped on Attachment D). Building BB will be visible from Shopping Center Way and El Camino Real into the Stanford Shopping Center. The existing trees on Portico Way will remain with new planter areas. The approved design of the two-story Building BB includes a prominent, rounded corner that faces El Camino Real.

PROJECT DESCRIPTION

Tenant Facades and Entrances

The overall design of the storefront is a rustic themed restaurant environment. The True Food Kitchen facade would be seen from Portico Way, El Camino Walk, and the Shopping Center parking lot. True Food Kitchen is directly across from Bloomingdales. The storefront consists of black anodized molding, transparent windows, blackened steel planters and reclaimed white oak on the exterior façade and surrounding patio planters. The planters are comprised of blackened steel and wood. The proposed wall sign defines the front entrance to the restaurant. The patio area would provide adjustable umbrellas, table and banquet seating that will allow unrestricted egress into the restaurant maintaining an open airy concept. A portion of the patio would be covered by the building overhang and would therefore be considered FAR.

Signage

Two proposed signs announcing True Food Kitchen would be of various types and materials, as shown on plan sheets 4 and 5. The signs would be located as follows:

- One wall mounted sign above the east facing entrance
- One blade sign adjacent to the storefront

Outdoor Seating and Public Plaza

True Food’s outdoor seating area as shown A1.1 includes the proposed placement of tables, chairs, and raised steel and wood planters. The walkway around the proposed outdoor seating area would be approximately 10 feet wide for shopping center patrons.

Discussion

The proposed project is generally consistent with the master façade program and emphasizes the major characteristics of Building BB that contribute to its cohesive design, such as the meeting the storefront design criteria building finishes and colors, providing canopies over the storefront windows, the size of window and door openings, and lighting. True Food Kitchen restaurant has emphasized their unique branding and colors at the tenant entrances and through material changes at the patio area. The tenant space is located in Building BB adjacent to Vineyard Vines with the entrance across from Bloomingdales.

Signage

The Stanford Shopping Center Master Tenant Sign and Façade Program (MTSFP) allows for a wall, blade/banner, and a canopy sign on a primary tenant façade and one wall or emblem sign on a secondary façade for a maximum of 4 signs for each tenant, as outlined in Table 1.

**Table 1
Stanford Shopping Center Master Sign Program Sign Types, Number, and Locations**

Sign	Requirement	Number	Maximum Size	Location
Primary sign (wall sign)	Required	1	Maximum height 24” and otherwise proportional to logo characteristics; Stacked signs not to exceed 36” in height; no sign closer to 24” from demising wall or building corner.	Primary facade
Banner or blade sign (Projecting sign)	Required	1	Banner: 24” projection x 60” height	Primary facade
Canopy or Awning Sign	(optional)	1	Maximum height is 9” and otherwise proportional to logo characteristics	Primary facade
Super-graphic	(optional)	Not limited	None	Flexible
Secondary sign or Emblem	(optional)	1 where applicable	Secondary sign: Maximum height 18” and otherwise proportional to logo characteristics Emblem: Maximum height is 24” in any direction.	Secondary façade where applicable
Advertising graphics and signs	(optional)	Not limited	None	Only on the inside plane of storefront window (s)
Digital images and digital signage	(optional)	Not limited	42” measured diagonally	Only in storefront window

*Maximum Allowable Sign Area for Wall Signs. Wall signs and sign area are defined in PAMC 16.20.010. Canopy and awning signs erected parallel to a building face are also considered wall signs. The maximum total allowable sign area of a single wall sign or the combined total

maximum allowable area of multiple wall signs per building face shall be consistent with the sign area limits outlined in PAMC 16.20 Table 3. Staff level architectural review is required for any sign at the shopping center exterior that requires approval of an exception to these sign area limits. Logos are considered wall signs and can be utilized as a primary wall sign or can be a component of a primary wall sign. Logos shall not exceed the maximum height of a stacked sign, which is 36-inches. Logos shall be included in calculations of maximum wall sign area limits.

The signage proposed is consistent with the maximum size and location requirements. The project is proposing two signs (wall and blade) which would be mostly consistent with the MTSFP. The wall mounted sign is proposed above the restaurant entrance; the sign is within the wall sign restrictions set forth in the MTSFP except for the height of the letters “T” and “F” in the True Food Kitchen sign. The “T” and “F” are proposed to be 28” tall where 24” is the maximum height allowed in the MTSFP. The remaining letters in the signage are 16-1/2” tall meeting the requirements. The applicant is requesting a deviation from the Master Sign Program for the letter height. The signage is 3” deep halo-lit letterset with a ½” mount from fascia.

The blade sign is proposed to be located adjacent to the entrance. Since the size of the letters is part of the branding of the tenant and the other letters are smaller than what is allowed under the MTSFP, staff supports the height of the letters.

True Food Kitchen East Facing Elevation:

- 1 Wall sign 47.44 square feet (including logo)- Two letters are proposed at four inches greater than the maximum 24” letter height allow. The sign is otherwise consistent with MTSFP
- 1 blade sign 71/16-”, 24” projection - consistent with MTSFP

Implementation of the recommended adjustment would result in one minor deviation from the MTFSP. The deviation would be in regard to having the letters of the wall sign exceed the allowed height according to the MTFSP. In contrast, the letter height would typically be allowed under PAMC Chapter 16.20 Sign Ordinance. Consequently, staff determined that it was not necessary to prepare Sign Exception findings as part of Attachment A.

Municipal Code Compliance

The relevant Community Commercial (CC) zoning district development standards are contained in PAMC Section 18.16.060. The proposed project does not conflict with building floor area, lot coverage, parking, employee showers, and other development standards in the CC zoning district.

Due to its location within the CC zoning district, the project is subject to any relevant performance criteria contained in PAMC Chapter 18.23. The project, as conditioned, will comply with the requirements for lighting and landscaping.

Architectural Review and Context-Based Findings

Consistent with the architectural review findings set forth in PAMC Section 18.76.020 (d) and the context-based findings in PAMC Section 18.16.090 (b), draft findings are included in

Attachment A. The project is also required to be consistent with Comprehensive Plan policies to ensure that these findings are met.

Comprehensive Plan Consistency

The proposed project is consistent with the elements of the Comprehensive Plan, including Goal B-5: Attractive, Vibrant Business Centers, Each with a Mix of Uses and a Distinctive Character and Policy B-22: Work with Stanford University to ensure that the Stanford Shopping Center is sustained as a distinctive, competitive, high quality regional shopping center.

In staff's assessment, the project design meets the Architectural Review Board finding as noted in Attachment A.

Outdoor Seating and Public Plaza

As mentioned above, the walkway around the proposed outdoor seating area would be approximately 10 feet wide. Staff would appreciate discuss by the ARB regarding how the proposed outdoor seating area will affect the walkway for shopping center patrons.

ENVIRONMENTAL REVIEW

This application is exempt from environmental review under provisions of the California Environmental Quality Act (CEQA), per CEQA Section 15301.

COURTESY COPIES

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Prepared by: Margaret Netto, Contract Planner

Reviewed by: Jodie Gerhardt, AICP, Current Planning Manager
Jonathan Lait, AICP, Assistant Director
Cara Silver, Senior Assistant Attorney

Attachments:

- ATTACHMENT A: ARB Draft Findings (DOCX)
- ATTACHMENT B: Conditions of Approval (DOCX)
- ATTACHMENT C: Conditional Use Permit Findings (DOCX)
- ATTACHMENT D: True Food Kitchen- Request Letter for CUP alcohol service (PDF)
- Attachment E: Project Plans (TXT)

ATTACHMENT A
ARB DRAFT FINDINGS FOR APPROVAL
CONTEXT BASED FINDINGS

180 El Camino Real
15PLN-00269

ARCHITECTURAL REVIEW BOARD STANDARDS FOR REVIEW

The design and architecture of the proposed improvements, as conditioned, complies with the Findings for Architectural Review findings as required in Chapter 18.76.020 of the PAMC.

Comprehensive Plan and Purpose of ARB:

Finding #1: The design is consistent and compatible with applicable elements of the Palo Alto Comprehensive Plan.

Finding #16: The design is consistent and compatible with the purpose of architectural review, which is to:

- Promote orderly and harmonious development in the city;
- Enhance the desirability of residence or investment in the city;
- Encourage the attainment of the most desirable use of land and improvements;
- Enhance the desirability of living conditions upon the immediate site or in adjacent areas; and
- Promote visual environments which are of high aesthetic quality and variety and which, at the same time, are considerate of each other.

The project is consistent with Findings #1 and #16 because:

The project is consistent with Goal B-5: Attractive, Vibrant Business Centers, Each with a Mix of Uses and a Distinctive Character and Policy B-22: Work with Stanford University to ensure that the Stanford Shopping Center is sustained as a distinctive, competitive, high quality regional shopping center. The project is compatible with the new Building BB tenant space in a manner that respects the overall base building design, while still incorporating brand elements to make the tenant space distinctive. Providing outdoor dining helps to promote easy pedestrian activity through the Shopping Center.

Compatibility and Character:

Finding #2: The design is compatible with the immediate environment of the site.

Finding #4: This finding of compatibility with unified or historic character is not applicable to the project.

Finding #5: The design promotes harmonious transitions in scale and character in areas between different designated land uses.

Finding #6: The design is compatible with approved improvements both on and off the site.

The project is consistent with Findings #2, #4, #5 and #6 because:

The project respects the overall design of Building BB, creates an attractive street presence, and a welcoming pedestrian access point to the Shopping Center. The design of the tenant façade and signage is integrated on the elevation and helps to promote easy pedestrian access by providing

an outdoor patio area. The project is located within the Community Commercial zoning district and is surrounded by existing commercial buildings, hospital buildings, parking garages, a public park, and residential neighborhoods. The project is a restaurant use that is compatible with the Community Commercial land use designation.

Functionality and Open Space:

Finding #3: The design is appropriate to the function of the project.

Finding #7: The planning and siting of the building on the site creates an internal sense of order and provides a desirable environment for occupants, visitors and the general community.

Finding #8: The amount and arrangement of open space are appropriate to the design and the function of the structures.

The project is consistent with Findings #3 and #7 because:

The tenant façade and signage uniquely identifies the tenant brand, incorporates design elements that identifies the entrance, and promotes an urban design environment that is consistent with modern commercial retail centers. The project is compatible with the new Building BB tenant space in a manner that respects the overall base building design.

Finding #8 is not applicable to the project.

Circulation and Traffic:

Finding #9: Sufficient ancillary functions are provided to support the main functions of the project and the same are compatible with the project's design concept.

Finding #10: Access to the property and circulation thereon are safe and convenient for pedestrians, cyclists and vehicles.

Findings #9 and #10 are not applicable to the project.

Landscaping and Plant Materials:

Finding #11: Natural features are appropriately preserved and integrated with the project.

Finding #12: The materials, textures and colors and details of construction and plant material are an appropriate expression to the design and function and compatible with the adjacent and neighboring structures, landscape elements and functions.

Finding #13: The landscape design concept for the site, as shown by the relationship of plant masses, open space, scale, plant forms and foliage textures and colors create a desirable and functional environment on the site and the landscape concept depicts an appropriate unit with the various buildings on the site.

Finding #14: Plant material is suitable and adaptable to the site, capable of being properly maintained on the site, and is of a variety that would tend to be drought-resistant and to reduce consumption of water in its installation and maintenance.

Findings #11 and #14 are not applicable to the project. The landlord is providing plantings and maintaining trees outside of the tenant's lease line.

The project is consistent with Findings #12 and #13 because:

The project is located within a previously developed commercial area. As conditioned, the project maintains opportunities for pedestrian flow and space for the planter boxes and trees provided by the landlord. The project otherwise does not introduce a traditional landscape design concept with a high percentage of plantings; instead the project provides a companion outdoor seating space and hardscape that is a companion to an adjacent public plaza area.

Sustainability:

Finding #15: The design is energy efficient and incorporates renewable energy design elements including, but not limited to:

- a. Careful building orientation to optimize daylight to interiors
- b. High performance, low-emissivity glazing
- c. Cool roof and roof insulation beyond Code minimum
- e. Use of energy efficient LED lighting
- f. Low-flow plumbing and shower fixtures

The project is consistent with Finding #15 because:

The project proposes new storefront windows and new elements would be energy efficient and of durable materials.

CONTEXT-BASED DESIGN CONSIDERATIONS AND FINDINGS

In addition to the Architectural Review approval findings, the project is subject to the Context Based Design Criteria found in the PAMC Section 18.16.090, the following additional findings have been made in the affirmative:

- (1) **Pedestrian and Bicycle Environment.** *The design of new projects shall promote pedestrian walkability, a bicycle friendly environment, and connectivity through design elements.* This finding can be made in the affirmative because the project outdoor patio area that helps to promote easy pedestrian access and helps pedestrians move through the Shopping Center. The tenant space will have a visually open ground floor façade design and signage that will be noticeable to both pedestrians and cyclists.
- (2) **Street Building Facades.** *Street facades shall be designed to provide a strong relationship with the sidewalk and the street(s), to create an environment that supports and encourages pedestrian activity through design elements.* This finding can be made in the affirmative because the tenant façade and signage creates an attractive street presence, a visually open ground floor façade design, and promotes easy pedestrian access by providing an outdoor patio area.
- (3) **Massing and Setbacks.** *Buildings shall be designed to minimize massing and conform to proper setbacks.* This finding can be made in the affirmative in that the project does not increase the massing of the shopping center and respects the overall design of Building BB.
- (4) **Low-Density Residential Transitions.** *Where new projects are built abutting existing lower scale residential development, care shall be taken to respect the scale and privacy of neighboring properties.* This finding does not apply.
- (5) **Project Open Space.** *Private and public open space shall be provided so that it is usable for residents, visitors, and/or employees of the site.* This finding does not apply.
- (6) **Parking Design.** *Parking needs shall be accommodated but shall not be allowed to overwhelm the character of the project or detract from the pedestrian environment.* This finding does not apply.
- (7) **Large (Multi-Acre) Sites.** *Large sites (over one acre) shall be designed so that street, block, and building patterns are consistent with those of the surrounding neighborhood.* This finding can be made in the affirmative in that the tenant façade and signage fit within the overall design of Building BB and contribute positively toward creating a welcoming pedestrian access point to the Shopping Center.
- (8) **Sustainability and Green Building Design.** *Project design and materials to achieve sustainability and green building design should be incorporated into the project.* The project proposes new storefront windows and new elements would be of durable materials.

ATTACHMENT B
CONDITIONS OF APPROVAL

180 El Camino Real

15PLN-000269

1. The plans submitted to obtain all permits through the Building Division shall be in substantial conformance with the project plans on file with the City of Palo Alto Planning Division dated August 31, 2015, as well as project details and materials reviewed by the Architectural Review Board (ARB), except as modified by these conditions of approval.
2. The approval letter shall be printed on the plans submitted for building permit, including all conditions of approval.
3. Except as expressly specified herein, the site plan, floor plans, building elevations and any additional information or representations, submitted by the Applicant during the Staff review and public hearing process leading to the approval of this entitlement, whether oral or written, which indicated the proposed structure or manner of operation, are deemed conditions of approval.
4. The approved use and/or construction are subject to, and shall comply with, all applicable City ordinances and laws and regulations of other governmental agencies.
5. The project approval shall be valid for a period of one year from the original date of approval. In the event a building permit(s), if applicable, is not secured for the project within the time limit specified above, the ARB approval shall expire and be of no further force or effect. Application for extension of this entitlement may be made prior to the one year expiration.
6. Indemnify and Hold Harmless. To the extent permitted by law, the Applicant shall indemnify and hold harmless the City, its City Council, its officers, employees and agents (the "indemnified parties") from and against any claim, action, or proceeding brought by a third party against the indemnified parties and the applicant to attack, set aside or void, any permit or approval authorized hereby for the Project, including (without limitation) reimbursing the City for its actual attorneys' fees and costs incurred in defense of the litigation. The City may, in its sole discretion, elect to defend any such action with attorneys of its own choice.
7. Illuminated signs require Building department review and permits. Plans shall show sign location, wiring sizes and type, disconnect size and location of panel, conduit type and size, structural elements, etc.

8. Signage attached to structures shall include an engineered design for all load combinations for the attachment and/or support(s) associated with the signage.
9. Interior and Exterior illuminated signs are required to comply with Title 24 Energy requirements as stated in sections 110.9, 130.0, 130.3 for mandatory measures. Submit, at a minimum, Title 24 Energy Form NRCC-LTS-01-E to show compliance.
10. Penetrations of fire resistive construction shall be returned to an equivalent fire resistive condition by using fire dampers, fire caulks, and/or fire resistive construction methods using listed materials and assemblies approved by CPA authorities.
11. Seismic attachment and/or bracing is required for sales and storage shelving, elements of the sales displays, etc.
12. All sales and display areas shall be constructed to meet minimum accessibility requirements.
13. **The project is a non-residential building alteration and has a permit value of \$200,000 or more** and therefore must comply with California Green Building Standards Code Mandatory requirements, as applicable to the scope of work. (2013 CGBC Section 301.3, Chapter 5). The project applicant shall indicate the requirements on the Permit Plans. The requirements are subject to inspection. The submittal requirements are outlined here:
www.cityofpaloalto.org/gov/depts/ds/green_building/default.asp.
14. **The project is a nonresidential projects exceeding \$100,000 valuation** and therefore must acquire an Energy STAR Portfolio Manager Rating and submit the rating to the City of Palo Alto once the project has been occupied after 12 months. PAMC 16.14.380 (Ord. 5324 § 1 (part), 2015). The Energy Star Project Profile shall be submitted to the Building Department prior to permit issuance. Submittal info can be found at:
https://www.cityofpaloalto.org/gov/depts/utl/business/benchmarking_your_building.asp.
15. Illuminated signs require Building department review and permits. Plans shall show sign location, wiring sizes and type, disconnect size and location of panel, conduit type and size, structural elements, etc.
16. Signage attached to structures shall include an engineered design for all load combinations for the attachment and/or support(s) associated with the signage.
17. Name or business name type signs shall not interrupt the accessible paths when mounted and/or be placed or mounted in the required accessible signage locations.

18. Interior and Exterior illuminated signs are required to comply with Title 24 Energy requirements as stated in sections 110.9, 130.0, 130.3 for mandatory measures. Submit, at a minimum, Title 24 Energy Form NRCC-LTS-01-E to show compliance.
19. Provide an analysis that verifies the width of the existing travel path for the common areas of the mall utilizing this proposed dining space area to exit the mall is still adequately sized for the occupant loads utilizing it as a path of required egress (fire exit).
20. The serving of alcoholic beverages shall only be allowed in conjunction with the operation of a bona-fide restaurant. A full service menu shall be provided each operating day. This permit does not allow any operations associated with a nightclub-type use.
21. Alcohol shall not be served beyond the stated hours of operation on any night.
22. In conjunction with the outdoor service of alcohol, the required ABC barrier shall be submitted for Architectural Review and approved prior to starting outdoor service.
23. The operator shall keep the subject property free of litter associated with the business operation.
24. Live or amplified music shall not be permitted.
25. The consumption of alcoholic beverages under this use permit shall be deemed an agreement on the part of the applicant, their heirs, successors, and assigns to comply with all terms and conditions of this Conditional Use Permit.
26. Any intensification of use shall require an amendment to the conditional use permit and any other entitlements as specified in the Palo Alto Municipal Code.
27. The operator shall ensure that the building's occupancy capacity is not exceeded at any time.
28. This use shall comply with all applicable City codes, including Titles 9 (Public Peace, Morals and Safety) and 15 (Fire Prevention/Uniform Fire Code) of the Palo Alto Municipal Code and Titles 4 (Alcoholic Beverage Business Regulations) and 19 (Public Safety) of the State of California Administrative Code.
29. Noise levels emanating from the restaurant shall not exceed the maximum level established in the PAMC Chapter 9.10.
30. If excessive complaints related to nuisances caused by the business or patrons of the business are received, the following may occur:
 - a). The Conditional Use Permit approval shall be re-evaluated such that additional conditions may be imposed; or
 - b). The permit to allow the service of alcohol may be revoked.

31. Revocation or Modification of Approvals: The director may issue a notice of noncompliance for any failure to comply with any condition of this permit approval, or when a use conducted pursuant to a conditional use permit is being conducted in a manner detrimental to the public health, safety and welfare.

ATTACHMENT C
CONDITIONAL USE PERMIT FINDINGS

180 El Camino Real
15PLN-000269

CONDITIONAL USE PERMIT FINDINGS

Conditional Use Permit approval is based on the findings indicated under PAMC Section 18.76.010 and is subject to the Conditions of Approval listed below:

1. *The proposed use, at the proposed location, will 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.*

The proposed eating and drinking use is permitted in the community commercial district [CC], and with the addition of alcohol service, the restaurant would remain compatible and contribute to the active community commercial district. The restaurant will be located in building BB in the Stanford Shopping Center and will be conducted in a manner that will not be injurious to property or improvements in the vicinity or detrimental to the public health, safety, and general welfare, or convenience.

2. *The proposed use will be located and conducted in a manner in accord with the Palo Alto Comprehensive Plan and the purposes of the Zoning Ordinance.*

The proposed restaurant/bar use is compatible with the site's land use designation of Regional/Community Commercial and with its CC zoning designation. Eating and drinking establishments will serve to enliven the mix of businesses in the Stanford Shopping Center and contribute to the area's economic vitality.



September 19, 2015



City of Palo Alto
Planning & Community Environment
250 Hamilton Avenue
Palo Alto, CA 94301

RE: Request for Conditional Use Permit for On-Sale Alcoholic Beverage Service
True Food Kitchen – 180 El Camino Real, Space # 1140 (Stanford Shopping Center)
Palo Alto, CA 94304

To Whom It May Concern:

True Food Kitchen is proposing a full service restaurant to be located at the Stanford Shopping Center within the Phase III Redevelopment area, which was formally occupied by Bloomingdales.

The restaurant will provide a wide and healthy selection of fresh produce, seafood, chicken, and turkey, as well as vegetarian and gluten free dishes. The menu also features organic and gluten free spirits, local and domestic beers as well as a selection of wines that pair well with the menu selections.

The proposed Hours of Operation for the restraint will be as follows: 10:00am-9:00pm Sunday, 11:00am-11:00pm Monday-Thursday, 11:00am-10:00am Friday, and 10:00am-10:00pm Saturday. The restaurant will be operating under a type 47 license type in which alcohol service will be provided within all the areas of the restaurant that provide dining, including the defined outdoor patio area. There will be no live or amplified music or other entertainment.

The subject site is surrounded predominately by commercial development and as the bar use and alcohol service is incidental to on-site food consumption, it is not anticipated that there will be and detrimental effects to the public health, safety, and or welfare in that the primary use is that of a bona fide restaurant.

The granting of this application is consistent with the Palo Alto Comprehensive Plan and falls well within the purposes of Title 18 of the Zoning Code as that alcohol services will be conducted within an eating and drinking establishment as well as the dedicated outdoor patio area with its primary operation to provide the sale of food.

True Food Kitchen looks forward to providing the City of Palo Alto with a high quality dining experience and becoming part of the local community.

Sincerely,

A handwritten signature in black ink, appearing to read "Jason M. Smith", with a stylized flourish at the end.

Jason M. Smith
LandShark Development Services Group
Land Development Consultant for True Food Kitchen

15192.txt

Link for the project plans:

http://www.cityofpaloalto.org/gov/depts/pln/new_projects/commercial_and_mixed_use_projects.asp#E