

To whom it may concern,

Palo Alto Business Group LLC intends to operate a restaurant in the space located at 233 University Avenue in downtown Palo Alto (approximately 2,066 sq. ft.). This space was formally occupied by the restaurant called Workshop Burger and before that Bella Luna, an Italian restaurant.

We plan to operate a restaurant in the existing space without making any changes to the layout or space as it currently exists. We will offer a full service restaurant meal for both lunch and dinner. Proposed lunch hours will be from 11:00/11:30am until 2:00/2:30pm during the week and all day on the weekends. Dinner will be served seven days a week from 5:00pm until 9:30/10:00pm, with the possibility of serving food as late as 11:00pm on Friday and Saturday, provided there is demand.

Our restaurant will be focused on the sale of food with the sales of beer and wine as an accompaniment to the menu. Our hope is for the restaurant to be an added attraction to the food scene in the downtown area. We would also like to request outside seating consisting of two bistro tables, to blend in with the indoor/outdoor dining feel that has emerged on University Avenue. Granting this application would ensure the continuity of use of this site as a restaurant, which it has been for years. Furthermore, in keeping with Palo Alto's comprehensive plan, this business will not be different from what was previously approved as an eating establishment.

Thank you for your consideration of this application. Please feel free to call or email me with any questions.

Kasim Syed

Phone: 650.269.1919

Email: kasim@pacbell.net



233

233
S. W. 1st St.

OR
SEE
OUR
HSCA

236 University
Palo Alto, CA 94301

Street View



Parcel Report for APN: 120-26-018

Net Lot Size: 5,000 sf
 CD-C (GF)(P)
 Zone: 100
 Land Use Designation: CC
 Land Use Designation %: 100

Floor Zone: X
 LOMA: no
 Parking District: University Ave
 Airport Influence Area: no

Historic Status: Deemed potentially eligible for the CRHR in 1998

Homer/Emerson Corridor Frontage: no
 Easements: no
 Underlying Lot Lines: no
 Near Creek Feature: no

Distance between sidewalk and pit (as measured on map):

Substandard: Cannot assess for this zone.

Flag Lot: no

Collage: Cannot assess for this zone.

Max Floor Area: Cannot assess for this zone.

Max Lot Coverage: Cannot assess for this zone.

Max Height to Ridge: Cannot assess for this zone.

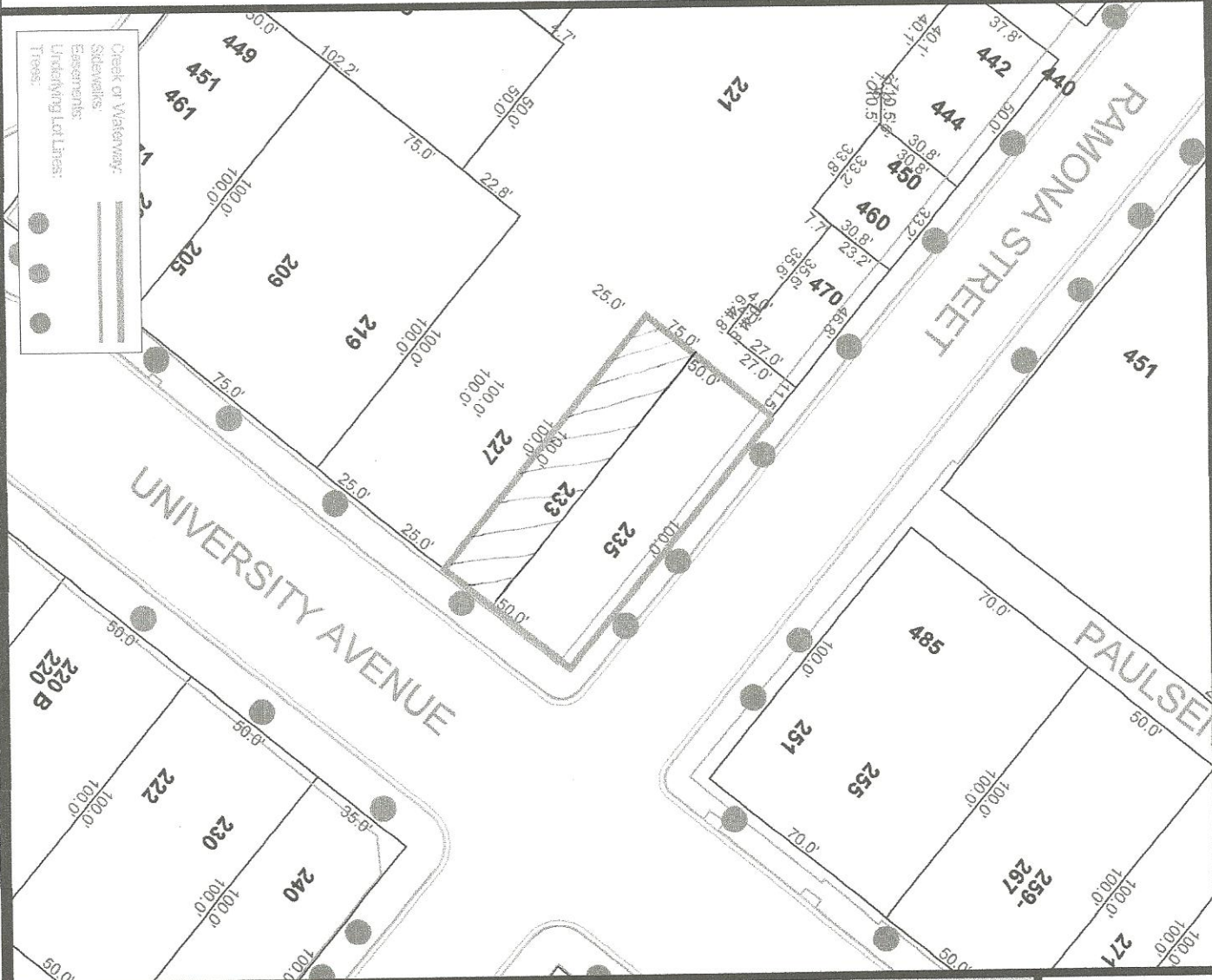
Special Setbacks: none

Minimum Setbacks: Cannot assess for this zone.

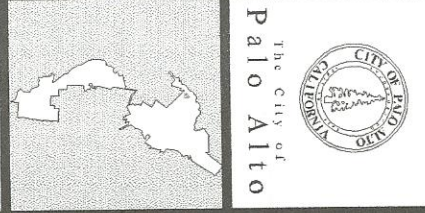
Front: Cannot assess for this zone.

Rear: Cannot assess for this zone.

Interior Sides: Cannot assess for this zone.
 Street Side: Cannot assess for this zone.

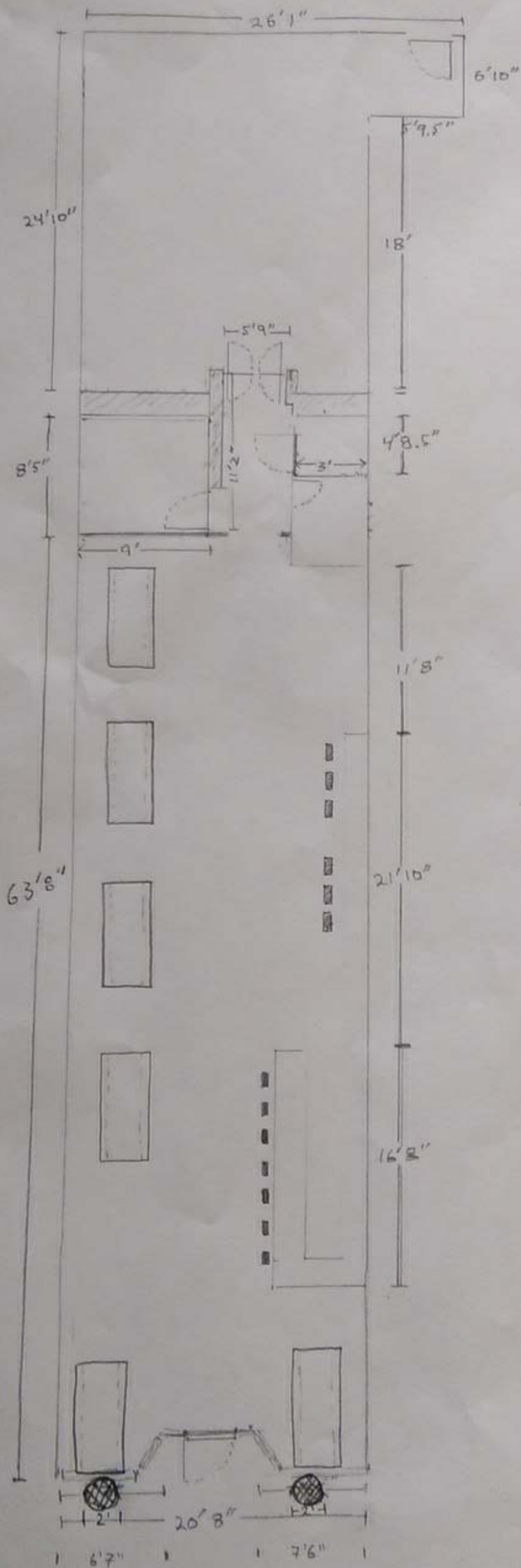


233 University Ave



This map is a product of the City of Palo Alto GIS

Scale 1/8" = 1'



233 UNIVERSITY AVE
PALO ALTO, CA 94301
APN 120-26-018