

Project Narrative
February 3, 2022

Tatte Bakery & Café recently opened its new location at 1241 Centre Street, pursuant to Council Order #58-21, which amended the original Panera Special Permit for the site (Board Order #242-09) to allow expanded cooking and to increase the parking waiver by one stall to account for three additional employees on the largest shift.

Condition 2 of Council Order #58-21 allows a maximum of 80 interior seats and 25 exterior patio seats. When Tatte calculated the number of seats on its floorplan, it counted every 24 inches of banquette seating as one seat. However, when Tatte sought its certificate of occupancy, the Inspectional Services Department explained that for purposes of measuring the number of seats, every *18 inches* of banquette seating counts as one seat. This meant that based on Tatte's floor plan, it was now over the allowed 80 interior seats. Tatte removed 19 chairs from its floor plan in order to comply with the Special Permit and to obtain its certificate of occupancy.

Tatte is seeking to amend the Special Permit to add back the 19 seats, and to allow a total of 99 interior seats. The enclosed First Floor Plan shows the existing seating, as well as the 19 seats that Tatte seeks to add, marked in red.

The parking requirement for restaurants is 1 stall per 3 patron seats, plus 1 per 3 employees. Section 5.1.4. Therefore, 19 additional seats will require an additional parking waiver of 7 stalls.