

**ATTACHMENT D**  
**ZONING COMPARISON TABLE**  
180 El Camino Real (Building E - Space #750A), 23PLN-00323

**Table 1: COMPARISON WITH CHAPTER 18.16 (CC DISTRICT)**  
**Exclusively Non-residential Development Standards**

<b>Regulation</b>	<b>Required</b>	<b>Existing</b>	<b>Proposed</b>
Minimum Site Area, width and depth	No Requirement	52.8 Acres	No Change
Minimum Front Yard	0-10 feet to create an 8–12-foot effective sidewalk width <sup>(1), (2), (8)</sup>	Varied	No Change
Rear Yard	No Requirement	N/A	No Change
Interior Side Yard	No Requirement	N/A	No Change
Street Side Yard	No Requirement	Varied	No Change
Min. yard for lot lines abutting or opposite residential districts or residential PC districts	10 feet <sup>(2)</sup>	N/A	Not Applicable
Build-to-lines	50% of frontage built to setback; 33% of side street built to setback <sup>(7)</sup>	N/A	No Change
Special Setback	24 feet – see Chapter 20.08 & zoning maps	Varied	No Change
Max. Site Coverage	No Requirement	N/A	Not Applicable
Max. Building Height	50 feet <sup>(4)</sup>	Varied	No Change
Max. Floor Area Ratio (FAR)	N/A <sup>(9)</sup>	~1,361,751 net sf	No Change
Daylight Plane for lot lines abutting one or more residential zone districts other than an RM-40 or PC Zone	None <sup>(6)</sup>		

(1) No parking or loading space, whether required or optional, shall be located in the first 10 feet adjoining the street property line of any required yard.

(2) Any minimum front, street side, or interior yard shall be planted and maintained as a landscaped screen excluding areas required for access to the site. A solid wall or fence between 5 and 8 feet in height shall be constructed along any common interior lot line.

(4) As measured to the peak of the roof or the top of a parapet; penthouses and equipment enclosures may exceed this height limit by a maximum of five feet, but shall be limited to an area equal to no more than ten percent of the site area and shall not intrude into the daylight plane.

(6) The initial height and slope shall be identical to those of the most restrictive residential zone abutting the site line in question.

(7) 25 foot driveway access permitted regardless of frontage, build-to requirement does not apply to CC district.

(8) A 12 foot sidewalk width is required along El Camino Real frontage

(9) Stanford Shopping Center shall not be permitted to add more than 80,000 square feet of floor area to the total amount of floor area of the shopping center existing as of June 14, 1996, 1,332,362 square feet, for a total square footage not to exceed 1,412,362. Any hotel or mixed use development for the Stanford Shopping Center shall only be included if approved as part of a Development Agreement for the site.

**Table 1: COMPARISON WITH CHAPTER 18.16 (CC DISTRICT) continued**  
**Exclusively Non-residential Development Standards**

Topic	Requirement	Proposed
Hours of Operation (18.16.040 (b))	Businesses with activities any time between the hours of 10:00 p.m. and 6:00 a.m. shall be required to obtain a conditional use permit. The director may apply conditions of approval as are deemed necessary to assure compatibility with the surrounding uses.	Section 18.16.040(b) is not applicable to the subject project as there is no residentially zoned land within 50 feet of the subject tenant space.
Outdoor Sales and Storage (18.16.040 (h))	Except in shopping centers, all permitted office and commercial activities shall be conducted within a building, except for: (i) Incidental sales and display of plant materials and garden supplies occupying no more than 2,000 square feet of exterior sales and display area, (ii) Outdoor eating areas operated incidental to permitted eating and drinking services or intensive retail uses, (iii) Farmers' markets that have obtained a conditional use permit, and (iv) Recycling centers that have obtained a conditional use permit.	Stanford Shopping Center is a "shopping center" as defined in Title 18, therefore this regulation does not apply.
Recycling Storage (18.16.040 (i))	All new development, including approved modifications that add thirty percent or more floor area to existing uses, shall provide adequate and accessible interior areas or exterior enclosures for the storage of recyclable materials in appropriate containers. The design, construction and accessibility of recycling areas and enclosures shall be subject to approval by the architectural review board, in accordance with design guidelines adopted by that board and approved by the city council pursuant to Section 18.76.020.	Adequate recycling storage is provided within the larger shopping center.
Employee Showers (18.16.040 (j))	Employee shower facilities shall be provided for any new building constructed or for any addition to or enlargement of any existing building as specified in Table 6 of 18.16.040(j))	Not Applicable. Proposed project is renovation of an existing building.
Office Use Restrictions (18.16.050)	Total floor area of permitted office uses on a lot shall not exceed 25% of the lot area, provided a lot is permitted between 2,500 and 5,000 sf of office use. The maximum size may be increased with a CUP issued by the Director.	Not Applicable. Proposed project is a restaurant.

**18.16.080 Performance Standards.** All development in the CC district shall comply with the performance criteria outlined in [Chapter 18.23](#) of the Zoning Ordinance, including all mixed use development

**18.16.090 Context-Based Design Criteria.** As further described in a separate attachment, development in a commercial district shall be responsible to its context and compatible with adjacent development, and shall promote the establishment of pedestrian oriented design.

**Table 2: CONFORMANCE WITH CHAPTER 18.52 (Off-Street Parking and Loading)  
for Retail Services\***

Type	Required	Existing	Proposed
Vehicle Parking	1/275 sf of gross floor area for a total of 5,192 parking spaces	5,256 spaces	No change
Bicycle Parking	1/2,750 sf (40% long term and 60% short term) equals 519 spaces for the site overall.	355 installed spaces (254 short term, 97 long term and 4 bike cargo spaces)	Add one additional short term bike parking space;
Loading Space	29 loading spaces	~25 loading spaces	No change

\* On-site employee amenity space is exempted from the parking requirements

**Table 3: 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 façade (northwest elevation)
Banner or blade sign (Projecting sign)	Required	1	Banner: 24" projection x 15" height	Primary façade (northwest elevation)
Canopy or Awning Sign	(optional)	1	Maximum height is 9" and otherwise proportional to logo characteristics	None proposed
Super-graphic	(optional)	Not limited	None	None proposed
Secondary sign or Emblem	(optional)	1 where applicable	Secondary sign: Max height 18" and otherwise proportional to logo Emblem: Max height 24" in any direction	Primary façade (northwest elevation)
Advertising graphics and signs	(optional)	Not limited	None	None proposed
Digital images and digital signage	(optional)	Not limited	42" measured diagonally	None proposed
Show window graphics	(optional)	Not limited	Vinyl lettering and/or logos may be applied to the face of storefront glazing, provided that the sign communicates the Tenant Trade Name only. Advertising panels, banners or signs with opaque backdrops are prohibited.	Primary façade (northwest elevation)

\*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.