

**ATTACHMENT #**  
**ZONING COMPARISON TABLE**  
180 El Camino Real (Restoration Hardware), 23PLN-00155

**Table 1: COMPARISON WITH CHAPTER 18.16 (CC(2) 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	L-shaped lot, 34,384 sf.	L-shaped lot, 34,384 sf.
Minimum Front Yard (Park Boulevard)	0-10 feet to create an 8-12 foot effective sidewalk width <sup>(1), (2), (8)</sup>		3 ft. to create X sidewalk width
Rear Yard	No Requirement		10 ft.
Street Side Yard (Sherman)	No Requirement		10 ft.
Street Side Yard (Grant)	No Requirement		0 ft. and 13ft adjacent to residential
Min. yard for lot lines abutting or opposite residential districts or residential PC districts	10 feet <sup>(2)</sup>		10 ft. at rear, 10ft on Sherman, 13 ft on Grant
Build-to-lines	50% of frontage built to setback on Park Boulevard; 33% of side street built to setback on Grant Avenue <sup>(7)</sup>		Complies
Max. Site Coverage	No Requirement	15,523 sf	29,681 sf
Max. Building Height	50 feet <sup>(4)</sup>	3 stories	3 stories
Max. Floor Area Ratio (FAR)	2.0:1 (68,768 sf)	15,523 sf	51,945 sf
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

**Table 1: COMPARISON WITH CHAPTER 18.16 (CC(2) 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 nearby residentially zoned property	Not Applicable. Project does <u>not</u> include late night hours.
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.	The proposed project is not adding square footage and 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 retail use.

**18.16.080 Performance Standards.** All development in the CS 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 Office\***

<b>Type</b>	<b>Required</b>	<b>Existing</b>	<b>Proposed</b>
Vehicle Parking	<p>1/250 sf of office gross floor area for 193 parking spaces</p> <p>1/200 sf of retail gross floor area for 20 parking spaces</p> <p>213 total</p>	5,256 spaces	No change
Bicycle Parking	<p>1/2,500 sf (20% long term and 80% short term) equals 20 spaces for office</p> <p>1/2,000 sf (20% long term and 80% short term) equals 2 spaces for retail</p>	410 spaces (97 long term, 313 short)	No change
Loading Space	1 loading spaces for less than 100,000 sf	~25 loading spaces	1 on-street space

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