



CITY OF  
**PALO  
ALTO**

# Architectural Review Board

## Staff Report (ID # 14521)

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**Report Type:** Action Items **Meeting Date:** 6/16/2022

**Summary Title:** 180 El Camino Real: Hummus Mediterranean Kitchen (1st Formal)

**Title:** PUBLIC HEARING / QUASI-JUDICIAL. 180 El Camino Real [22PLN-00070]: Recommendation on Applicant's Request for Approval of a Board Level Architectural Review Application to Allow for a new Storefront Facade and Signage for Hummus Mediterranean Kitchen Restaurant (formerly Cocola Bakery - Space #715, Bldg. E). Environmental Assessment: Exempt from CEQA per Section 15303 (New Construction). Zoning District: CC (Community Commercial). For More Information Contact the Project Planner Tamara Harrison at Tamara.Harrison@mbakerintl.com

**From:** Jonathan Lait

### Recommendation

It is recommended that the Architectural Review Board (ARB) take the following action(s):

1. Recommend approval of the proposed project to the Director of Planning and Development Services based on findings and subject to conditions of approval.

### Report Summary

This report provides details on the newly proposed exterior storefront façade, storefront glazing and signage for a new tenant, *Hummus Mediterranean Kitchen*, located within Building E, Space #715 at the Stanford Shopping Center. The new tenant will replace the former Cocola Bakery. Details have also been provided in this report regarding the proposed project's consistency with the Palo Alto Municipal Code and the Stanford Shopping Center Master Tenant Façade and Sign Program.

### Background

#### Project Information

Owner:

The Board of Trustees of Leland Stanford Junior University

City of Palo Alto  
Planning & Development Services  
250 Hamilton Avenue  
Palo Alto, CA 94301  
(650) 329-2442

Architect:	Rizzo Associates
Representative:	Jason Smith – Land Shark Development Services Group
Legal Counsel:	N/A

Property Information

Address:	180 El Camino Real
Neighborhood:	Stanford Shopping Center
Lot Dimensions & Area:	Various & 52.8 Acres
Housing Inventory Site:	Not Applicable
Located w/in a Plume:	Not Applicable
Protected/Heritage Trees:	Various throughout the site
Historic Resource(s):	Not Applicable
Existing Improvement(s):	1,361,751 sf; 1 to 3 stories; 37' height max.
Existing Land Use(s):	Retail, Personal Service, General/Professional Offices, and Commercial Recreation
Adjacent Land Uses & Zoning:	North: (Caltrain and parkland) PF West: (Multi-Family Housing) CC(L)/PF(D) East: (Medical Offices and Supportive Services) HD South: (Retail) CC

Aerial View of Property:



Source: Google Maps

Land Use Designation & Applicable Plans

Zoning Designation:	Community Commercial (CC)
Comp. Plan Designation:	Regional/Community Commercial
Context-Based Design Criteria:	Yes, applicable
Downtown Urban Design Guide:	Not Applicable
South of Forest Avenue Coordinated Area Plan:	Not Applicable
Baylands Master Plan:	Not Applicable
El Camino Real Design Guidelines (1976 / 2002):	Yes, 1976 Guidelines
Proximity to Residential Uses or Districts (150'):	Not Applicable
Located w/in the Airport Influence Area:	Not Applicable

Prior City Reviews & Action

City Council:	None
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PTC:	None
HRB:	None
ARB:	None

## Project Description

The proposed project is a Board Level Architectural Review application to allow for an exterior tenant improvement, which includes a new storefront façade, storefront glazing and new signage for *Hummus Mediterranean Kitchen* (formerly *Cocola* – Space #715, Bldg. E), a new restaurant tenant at the Stanford Shopping Center. The project also includes a complete interior remodel.

The project is subject to requirements outlined the Master Tenant Façade and Sign Program (MTFSP, 15PLN-00040). The MTFSP for the Stanford Shopping requires a Planning entitlement if any standalone building or tenant space that faces a public right-of-way proposes exterior changes. The requirement for Board Level review involves tenant spaces with outward facing façades greater than 35 ft long, while tenant spaces with façades under 35 ft long are subject to staff level Architectural Review. Tenant spaces with façades not visible from the public right-of-way do not require Planning entitlements for renovation but are still required to comply with the Program for the Shopping Center and obtain any necessary Building permits.

### Requested Entitlements, Findings and Purview:

The following discretionary application are being requested:

- Architectural Review – Major (AR): The process for evaluating this type of application is set forth in PAMC 18.77.070. AR applications are reviewed by the ARB and recommendations are forwarded to the Planning & Community Environment Director for action within five business days of the Board’s recommendation. Action by the Director is appealable to the City Council if filed within 14 days of the decision. AR projects are evaluated against specific findings. All findings must be made in the affirmative to approve the project. Failure to make any one finding requires project redesign or denial. The findings to approve an AR application are provided in Attachment B.

## Analysis<sup>1</sup>

### Neighborhood Setting and Character

The project is located within the Stanford Shopping Center in the northeastern portion of the site, within Building E and adjacent to Building H. The Shopping Center is defined within the Municipal Code as all properties zoned CC and bounded by El Camino Real, Sand Hill Road,

<sup>1</sup> The information provided in this section is based on analysis prepared by the report author prior to the public hearing. The Architectural Review Board in its review of the administrative record and based on public testimony may reach a different conclusion from that presented in this report and may choose to make alternative findings. A change to the findings may result in a final action that is different from the staff recommended action in this report.

Quarry Road, and Vineyard Lane. The site is surrounded by a hospital, retail, and multi-family uses. Stanford Shopping Center has an open-air pedestrian environment defined by a mixture of retail, dining, professional and general business offices, and personal service uses. The proposed project involves a façade over 35 ft in length and faces Building M and Plum Lane, therefore, requiring Board Level Architectural Review.

### Façade Changes

The subject tenant space is located in the central portion of Building E, just east of Building H and will replace one (1) existing tenant space (*Cocola Bakery*). A portion of the façade will face Plum Lane and *Sigona's Farmers*, and is adjacent to the *Pacific Catch* restaurant. This tenant space fronts along the Clarion Court entry into the shopping center and has a standard rectangular façade. The existing façade has a cement finish design in a tan tone with white cement trim, earth toned recesses with architectural detailing and metal canopies over the recessed doorway and windows. The existing façade design extends the full height of the building, consistent with the MTFSP design standards.



The new storefront design maintains the recessed entryway and rectangular shape of the space. The façade will include a white stucco with white oak wood slat accents above two large bi-fold doors that allow visibility into the space a recessed green entry door and metal accents. Signage for

the tenant space will be a brushed bronze metal. The projects design and materials are cohesive and consistent with those found within the Shopping Center, while updating a street facing tenant in the Shopping Center.

### Signage

The proposed signage includes a new wall sign and a new blade sign, both types reading “Hummus Mediterranean Kitchen.” The wall sign consists of halo lit individual metal channel letters with a brushed bronze finish, with the blade sign being double-faced with an aluminum panel with acrylic push-thru letters and a white acrylic logo.

Sheet SI-1



	Dimensions	Location
Wall Signs (1)	133" x 14" 21.7 sf	Façade Wall
Blade Sign (1)	15" x 24"; 3 sf	Suspended from Canopy

Section 16.20 of the Palo Alto Municipal Code and the Master Tenant Façade & Sign Program for the Stanford Shopping Center(MTFSP 15PLN-00040) details the sign limitations for the Shopping Center. The municipal code allows for wall signs up to approximately 75 sf in size for the tenant space which the project complies with as the proposed wall sign is at 21.7 sf. The MTFSP would limit the primary wall sign to 36" maximum heights which the current design meets. Additionally, the proposed blade sign meets the maximum dimension for blades at 15" x 24" per the MTFSP, resulting in the signage being consistent with Shopping Center signage.

Planter Boxes/Landscaping

The project does not propose to disturb any existing landscaping, nor does it propose to add any new landscaping other than potted plants at the entry into the tenant space.



### Consistency with Application Findings

The project is consistent with the required findings as shown in Attachment B. For example, the project will renovate an existing tenant space that will strengthen the Stanford Shopping Center position as a premier regional shopping center with distinctive businesses and an open, appealing pedestrian environment. The improvements contribute to the exclusive retail, dining, and personal service experience of the Stanford Shopping Center.

### Zoning Compliance<sup>2</sup>

The Palo Alto Municipal Code Section 18.16.060(e)(3) states the maximum floor area for the Stanford Shopping Center is limited to 1,412,362 square feet. Staff performed a review of the proposed project's consistency with applicable zoning standards. The proposed project includes two covered outdoor dining areas that total 182 square feet. These outdoor dining areas are not considered an addition to the overall gross floor area for the tenant space as the previous tenant operation included 210 square feet of outdoor dining space that has already been calculated into the overall gross floor area. This proposal would cause there to be an overall reduction of 28 square feet and remains in compliance with the municipal code. This results in no change to FAR access, circulation, and parking. The proposed project complies with all applicable codes within the Zoning Ordinance. Attachment C provides a summary table of the zoning compliance information for this project.

### Consistency with the Comprehensive Plan, Area Plans and Guidelines<sup>3</sup>

The Comprehensive Plan includes Goals, Policies, and Programs that guide the physical form of the City. The Comprehensive Plan provides the basis for the City's development regulations used by City staff to regulate building and development and make recommendations on projects. Further, ARB Finding #1 requires that the design be consistent and compatible with applicable elements of the Palo Alto Comprehensive Plan.

The Comprehensive Plan identifies the Stanford Shopping Center as a regional center with a land use designation of Community Commercial. On balance, the project is consistent with the policies in the Comprehensive Plan and therefore fulfills the goals of the Plan. Attachment B provides a detailed review of the project's consistency with the Comprehensive Plan.

### Multi-Modal Access & Parking

The project site has multi-modal access and parking which can be accessed by pedestrians, bicyclists, private automobiles, and public transit (VTA, Caltrain, and SAMTRANS). The existing buildings within the site are surrounded by surface level parking lots with two multi-level parking structures located at the southern portion of the site along Quarry Road. Throughout the site there are pedestrian amenities such as outdoor seating areas, planters, fountains, interactive maps, pedestrian level lighting, and public art. Staff has reviewed the proposed outdoor dining area to ensure leaves open at least an 8 foot wide walkway to ensure ease of

<sup>2</sup> The Palo Alto Zoning Code is available online: [http://www.amlegal.com/codes/client/palo-alto\\_ca](http://www.amlegal.com/codes/client/palo-alto_ca)

<sup>3</sup> The Palo Alto Comprehensive Plan is available online: <http://www.cityofpaloalto.org/gov/topics/projects/landuse/compplan.asp>

pedestrian movement. While the Shopping Center meets its parking requirements, it is currently short bike parking, therefore, this project will be adding one short term bike rack.

## Environmental Review

The subject project has been assessed in accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the environmental regulations of the City. Specifically, the project is categorically exempt from the provision of CEQA as it falls under a Class 1 or an “Existing Facilities” exemption (Categorical Exemption 15301). This project meets this exemption due to the scope of work that is limited to exterior alterations to the façade of an existing building, including signage.

## Public Notification, Outreach & Comments

The Palo Alto Municipal Code requires notice of this public hearing be published in a local paper and mailed to owners and occupants of property within 600 feet of the subject property at least ten days in advance. Notice of a public hearing for this project was published in the *Daily Post* on June 3, 2022, which is 13 days in advance of the meeting. Postcard mailing occurred on June 2, 2022, which is 14 days in advance of the meeting.

### Public Comments

As of the writing of this report, no project-related, public comments were received.

## Alternative Actions

In addition to the recommended action, the Architectural Review Board may:

1. Approve the project with modified findings or conditions;
2. Continue the project to a date (un)certain; or
3. Recommend project denial based on revised findings.

### Report Author & Contact Information

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 (951) 506-2061

[Tamara.Harrison@mbakerintl.com](mailto:Tamara.Harrison@mbakerintl.com)

### ARB<sup>4</sup> Liaison & Contact Information

Jodie Gerhardt, AICP, Planning Manager  
 (650) 329-2575

[jodie.gerhardt@cityofpaloalto.org](mailto:jodie.gerhardt@cityofpaloalto.org)

### Attachments:

- Attachment A: Draft ARB Findings (DOCX)
- Attachment B: Zoning Comparison Table (DOCX)
- Attachment D: Project Plans (DOCX)
- Attachment C: Draft Conditions of Approval (DOCX)

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<sup>4</sup> Emails may be sent directly to the ARB using the following address: [arb@cityofpaloalto.org](mailto:arb@cityofpaloalto.org)



**ATTACHMENT A**  
**ARB FINDINGS FOR APPROVAL**  
 180 El Camino Real  
 22PLN-00070

In order for the ARB to make a future recommendation of approval, the project must comply with the following Findings for Architectural Review as required in Chapter 18.76.020 of the PAMC.

**Finding #1: The design is consistent with applicable provisions of the Palo Alto Comprehensive Plan, Zoning Code, coordinated area plans (including compatibility requirements), and any relevant design guides.**

The project would need to be found in conformance with the following Comprehensive Plan Goals and Policies.

<i>Comp Plan Goals and Policies</i>	<i>How project adheres or does not adhere to Comp Plan</i>
The Comprehensive Plan land use designation for the site is Regional Commercial.	The project continues the Regional Commercial land use.
<i>Land Use and Community Design Element</i>	
<b>Policy L-4.9:</b> Maintain Stanford Shopping Center as one of the Bay Area's premiere regional shopping centers. Promote bicycle and pedestrian use and encourage any new development at the Center to occur through infill.	The proposed project would modify the exterior storefront of one (1) existing restaurant tenant space and replace it with a new restaurant tenant. The proposed modifications to the exterior of the storefront are cohesive and consistent with designs found throughout the center and would further enhance a corner entry to the interior of the shopping center, helping to maintain the center's regional significance.
<b>Policy L-1.11:</b> Hold new development to the highest development standards in order to maintain Palo Alto's livability and achieve the highest quality development with the least impacts.	The proposal has been reviewed against the Palo Alto General Plan, the PAMC, the Stanford Shopping Center Master Tenant Façade and Sign Program as well as applicable design guidelines to determine consistency with all regulations and standards. Proposed materials and colors have also been reviewed for consistency

	with Palo Alto's design quality standards. The proposal has been found to be consistent with standards and will result in a high-quality development. As previously mentioned, the proposal will replace and existing restaurant tenant with a new restaurant tenant and no new areas of the overall site would be disturbed; thereby, lessening potential impacts from the project.
<b>Program L-2.4.2:</b> Allow housing at Stanford Shopping Center, provided that adequate parking and vibrant retail is maintained and no reduction of retail square footage results from the new housing.	Not applicable as housing is not a part of this proposal.
<b>Policy L-2.9:</b> Facilitate reuse of existing buildings.	The proposed project would modify the exterior storefront of an existing restaurant tenant space and replace it with a new restaurant tenant. Existing buildings would be used, and no new buildings are proposed.
<b>Policy L-2.11:</b> Encourage new development and redevelopment to incorporate greenery and natural features such as green rooftops, pocket parks, plazas and rain gardens.	The proposal does not include any natural features such as green rooftops, pocket parks, plazas, or rain gardens; however, a number of large trees are located in this area of the center and provides greenery during the appropriate seasons. In addition, the Stanford Shopping Center includes multiple landscaped areas throughout the site.
<b>Policy L-4.1:</b> Encourage the upgrading and revitalization of selected Centers in a manner that is compatible with the character of surrounding neighborhoods, without loss of retail and existing small, local businesses.	The proposed project would upgrade existing tenant space within the Stanford Shopping Center and is cohesive and compatible with existing designs found throughout the center. This location was previously a restaurant and will remain a restaurant; therefore, no loss of retail would occur.
<b>Policy L-4.4:</b> Ensure all Regional Centers and Multi-Neighborhood Centers provide centrally located gathering spaces that create a sense of identity and encourage economic revitalization.	The project itself does not propose any gathering spaces nor public amenities such as benches, street trees, kiosks, or public art; however, the project does include two

<p>Encourage public amenities such as benches, street trees, kiosks, restrooms and public art.</p>	<p>outdoor seating areas enclosed by low scale decorative steel panels which can encourage gathering- and furthers the sense of identity for the tenant as well as the overall center. In addition, the Stanford Shopping Center provides multiple gathering spaces and public amenities located throughout the center that are available for use.</p>
<p><b>Program L-4.2.3:</b> Explore and potentially support new, creative and innovative retail in Palo Alto.</p>	<p>The proposed project would bring a new restaurant tenant as opposed to a retail tenant to the Stanford Shopping Center and will provide additional variety to patrons of the center. The center currently boasts a variety of retail options and continues to bring in new retail tenants on a regular basis.</p>
<p><b>Policy B-6.3:</b> Work with appropriate stakeholders, leaseholders, and Stanford University to ensure that the Stanford Shopping Center is sustained as a distinctive, economically competitive and high-quality regional shopping center.</p>	<p>The proposed project has also been reviewed by Stanford University and Simon Mall Management in order to ensure consistency with the Master Tenant Façade and Sign Program as well as ensure consistency with the existing Shopping Center. The project design has been found to be consistent with the Master Program standards and cohesive with the overall Shopping Center.</p>
<p><b>Goal L-6:</b> Well-designed Buildings that Create Coherent Development Patterns and Enhance City Streets and Public Spaces.</p>	<p>The design of the proposed façade is cohesive with existing facades within the Stanford Shopping Center. Improvements have not been proposed to any City Streets or public spaces within the Shopping Center as a result of this project; however, the improved façade will be more aesthetically pleasing to those entering the Shopping Center from Sand Hill Road and for those patrons using the public spaces located near the tenant space.</p>
<p><b>Policy L-5:</b> Maintain the scale and character of the City. Avoid land uses that are overwhelming and unacceptable due their size and scale.</p>	<p>The proposal is located within the Stanford Shopping Center which has previously be found to maintain the scale and character of</p>

	the City. The proposed use is a restaurant tenant that will replace an existing restaurant tenant; therefore, the proposed land use will not be overwhelming and unacceptable due to the size and scale of the operation.
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The project would be required to be consistent with the zoning requirements and the Master Façade and Sign program for the Stanford Shopping Center.

**Finding #2: The project has a unified and coherent design, that:**

- a. creates an internal sense of order and desirable environment for occupants, visitors, and the general community,
- b. preserves, respects and integrates existing natural features that contribute positively to the site and the historic character including historic resources of the area when relevant,
- c. is consistent with the context-based design criteria of the applicable zone district,
- d. provides harmonious transitions in scale, mass and character to adjacent land uses and land use designations,
- e. enhances living conditions on the site (if it includes residential uses) and in adjacent residential areas.

Pursuant to PAMC 18.16.090(b), the following context-based design considerations and findings are applicable to this project. These context-based design criteria are intended to provide additional standards to be used in the design and evaluation of development in a commercial district. The purpose is to encourage development in a commercial district to be responsible to its context and compatibility with adjacent development as well as to promote the establishment of pedestrian oriented design.

<p><b>1. Pedestrian and Bicycle Environment</b>  <i>The design of new projects shall promote pedestrian walkability, a bicycle friendly environment, and connectivity through design elements</i></p>	<p><b>Project Consistency</b>  The project will include a condition of approval for the addition of one new short term bicycle space.</p>
<p><b>2. Street Building Facades</b>  <i>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</i></p>	<p>The project proposes a new façade with a well-designed mixture of colors and materials that would enliven the pedestrian entry for this portion of the Shopping Center while offering an additional dining option to the area as well. The project includes two outdoor dining spaces, totaling 182 square feet along the storefront’s frontage which further lends to increased pedestrian activity. Lastly, this project also</p>

includes doorways (including two large bi-fold doors, windows and signage that are well designed and in scale with the pedestrian environment of the Shopping Center. and would help encourage pedestrian activity at this location of the Stanford Shopping Center while supporting a connection between the interior of the tenant space (restaurant) with pedestrians and patrons on the outside through the use of bi-fold doors.

### 3. Massing and Setbacks

*Buildings shall be designed to minimize massing and conform to proper setbacks*

The proposed project will not change the existing building setbacks or massing.

### 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 the residents and visitors of the site*

This finding does not apply.

### 6. Parking Design

*Parking shall be accommodated but shall not be allowed to overwhelm the character of the project or detract from the pedestrian environment*

The project includes the addition of two outdoor dining areas that total 182 sf; however, the new spaces do not trigger the requirement for a new parking space as the previous tenant operation included 210 sf of outdoor dining space. This project would include a 28 sf reduction in the overall gross floor area.

### 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 does not apply

### 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 will utilize energy efficient LED lighting. The project will also conform to Green Building Energy codes for commercial businesses.

**Finding #3: The design is of high aesthetic quality, using high quality, integrated materials, and**

**appropriate construction techniques, and incorporating textures, colors, and other details that are compatible with and enhance the surrounding area.**

The proposed façade design is utilizing high-quality exterior materials and finishes that are balanced in the design, the proposed stucco façade in white with white oak wood slat accents above two large bi-fold doors and metal accents complements the existing adjacent tenant spaces in this area of the center. The color palette primarily consists of a white stucco, white oak wood slats, green entry door and dark bronze metal signage, providing a high-end appearance. The design includes two (2) large storefront bi-fold doors that separate indoor dining areas from the tenant's outdoor dining space. The outdoor dining space is enclosed by a low-scale decorative steel panel wall which serves as a focal point of the tenant space in addition to the green colored entry door and non-slip mosaic tile flooring at entry. Use of two large bi-fold doors provide views into the tenant space and adds to the aesthetically pleasing storefront design typical of the Shopping Center.

**Finding #4: The design is functional, allowing for ease and safety of pedestrian and bicycle traffic and providing for elements that support the building's necessary operations (e.g. convenient vehicle access to property and utilities, appropriate arrangement and amount of open space and integrated signage, if applicable, etc.).**

The subject building is existing, and the project does not propose any modifications to the Shopping Center's roadways or sidewalks; therefore, the existing circulation improvements will remain in place. The signage as conditioned is well placed and consistent with the MTFS program signage regulations providing signage that is in scale with both pedestrians and automobiles entering the Shopping Center from Sand Hill Road. The dark bronze aluminum channel lettering with halo lighting located on the light colored facade provides excellent contrast and are easily visible to visitors of the Shopping Center. In addition, the bronze aluminum cabinet of the proposed blade sign with clear acrylic push through lettering also provides great contrast and visibility for patrons approaching the tenant space from the interior of the mall.

**Finding #5: The landscape design complements and enhances the building design and its surroundings, is appropriate to the site's functions, and utilizes to the extent practical, regional indigenous drought resistant plant material capable of providing desirable habitat that can be appropriately maintained.**

The subject tenant space will include potted plants at the entry into the tenant space adding to the welcoming design of the tenant space. Many of the surrounding tenants have also used various potted plants and planters to add vegetation to the area. This entry in to the center also includes a number of large trees that run along the sidewalk just where it meets the parking lot. New planter boxes are not recommended as they would further narrow the sidewalk and potentially reduce the area below required standards.

**Finding #6: The project incorporates design principles that achieve sustainability in areas related to energy efficiency, water conservation, building materials, landscaping, and site**



**planning.**

The proposed project includes materials that consist of a tile, wood, metal and plaster, many of which are readily recyclable. The project is also subject to the local energy and recycling codes. The proposed signs are illuminated and made of durable long-lasting materials and are subject to the green building energy regulations.

**ATTACHMENT B  
ZONING COMPARISON TABLE**

180 El Camino Real (Building E - Space #715C), 22PLN-00070

<b>Table 1: COMPARISON WITH CHAPTER 18.16 (CC DISTRICT) Exclusively Non-residential Development Standards</b>			
<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	28 sf reduction as previous tenant operation included 210 sf of outdoor dining space and the proposed project only includes 182 sf of outdoor dining space
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.	Not Applicable
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: <ul style="list-style-type: none"> <li>(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,</li> <li>(ii) Outdoor eating areas operated incidental to permitted eating and drinking services or intensive retail uses,</li> <li>(iii) Farmers' markets that have obtained a conditional use permit, and</li> <li>(iv) Recycling centers that have obtained a conditional use permit.</li> </ul>	Two outdoor dining areas totaling 182 sf will be added to the tenant space as a result of this project and will remain consistent with 18.16.040(h)
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.	Not Applicable
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
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

**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.

<b>Table 2: CONFORMANCE WITH CHAPTER 18.52 (Off-Street Parking and Loading) for Retail Services*</b>			
<b>Type</b>	<b>Required</b>	<b>Existing</b>	<b>Proposed</b>
Vehicle Parking	1/275 sf of gross floor area for a total of	5,265 spaces	0 spaces
Bicycle Parking	1/2,750 sf (40% long term and 60% short term)	351 spaces (97 long term, 254 short term)	Project will be conditioned to provide one bicycle parking space
Loading Space	No loading space required for 0-4,999 sf		Not Applicable

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

## Attachment D

### **Project Plans**

In order to reduce paper consumption, a limited number of hard copy project plans are provided to Board members for their review. The same plans are available to the public, at all hours of the day, via the following online resources.

#### **Directions to review Project plans online:**

1. Go to: [bit.ly/PApendingprojects](http://bit.ly/PApendingprojects)
2. Scroll down to find “180 El Camino Real” and click the address link
3. On this project specific webpage you will find a link to the project plans and other important information

#### **Direct Link to Project Webpage:**

<https://www.cityofpaloalto.org/News-Articles/Planning-and-Development-Services/180-El-Camino-Hummus-Mediterranean-Kitchen>

#### **Materials Boards:**

Color and material boards will be available to view in the display case outside of City Hall, on the exterior elevator near the corner of Hamilton Ave. and Bryant St. For closer examination, this same board will be brought to Chambers during the ARB hearing.

**ATTACHMENT C**  
**CONDITIONS OF APPROVAL**

180 El Camino Real  
22PLN-00070

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**PLANNING DIVISION**

1. **CONFORMANCE WITH PLANS.** Construction and development shall conform to the approved plans entitled, "Hummus Mediterranean Kitchen Architectural Review Board Submittal," stamped as received by the City on April 22, 2022 on file with the Planning & Development Services Department, 250 Hamilton Avenue, Palo Alto, California except as modified by these conditions of approval.
2. **BUILDING PERMIT.** Apply for a building permit and meet any and all conditions of the Planning, Fire, Public Works, and Building Departments.
3. **BUILDING PERMIT PLAN SET.** The ARB approval letter including all Department conditions of approval for the project shall be printed on the plans submitted for building permit.
4. **PROJECT MODIFICATIONS:** All modifications to the approved project shall be submitted for review and approval prior to construction. If during the Building Permit review and construction phase, the project is modified by the applicant, it is the responsibility of the applicant to contact the Planning Division/project planner directly to obtain approval of the project modification. It is the applicant's responsibility to highlight any proposed changes to the project and to bring it to the project planner's attention.
5. **BICYCLE PARKING REQUIRED.** The project shall provide a minimum of one bicycle parking space. The design of the bicycle parking space shall be consistent with the design of the existing bicycle racks found throughout the Stanford Shopping Center site and the Municipal Code. The applicant shall also consult with Simon Mall Management regarding the proposed location for the space.
6. **PROJECT EXPIRATION.** The project approval shall be valid for a period of twelve months from the original date of approval. Application for a one-year extension of this entitlement may be made prior to expiration.
7. **INDEMNITY:** 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.



8. FINAL INSPECTION: A Planning Division Final inspection will be required to determine substantial compliance with the approved plans prior to the scheduling of a Building Division final. Any revisions during the building process must be approved by Planning, including but not limited to; materials, landscaping and hard surface locations. Contact your Project Planner, Tamara Harrison at [Tamara.Harrison@mbakerintl.com](mailto:Tamara.Harrison@mbakerintl.com) to schedule this inspection.

### **PUBLIC WORKS ZERO WASTE**

#### **PRIOR TO ISSUANCE OF BUILDING PERMIT:**

9. REFUSE CONTAINERS: The following comments below are part of the Palo Alto Municipality Code and cut-sheets for the color-coded internal and external containers, related color-coded millwork, it's colored signage, and location on the overall site plan must be included in the building plans prior to receiving approval from Zero Waste. As per Palo Alto Municipal Code 5.20.108 the site is required to have color-coded refuse containers, related color-coded millwork, and colored signage. The three refuse containers shall include recycle (blue container), compost (green container), and garbage (black container). Applicant shall present on the plan the locations and quantity of both (any) internal and external refuse containers, it's millwork, along with the signage. This requirement applies to any external or internal refuse containers located in common areas such as entrances, office, back of the house kitchen, front of the house dining area, and etc. except for restrooms, copy area, and mother's room. Millwork to store the color-coded refuse containers must have a minimum of four inches in height, wrapping around the full width of the millwork. Signage must be color coded with photos or illustrations of commonly discarded items. Restrooms must have a green compost container for paper towels and an optional black landfill container if applicable. Copy area must have either a recycle bin only or all three refuse receptacles (green compost, blue recycle, and black landfill container). Mother's room must minimally have a green compost container and black landfill container. Please refer to PAMC 5.20.108 and the Internal Container Guide. Examples of appropriate signage can be found in the Managing Zero Waste at Your Business Guide. Electronic copies of these signage can be found on the Zero Waste Palo Alto's website, <https://www.cityofpaloalto.org/Departments/Public-Works/Zero-Waste/What-Goes-Where/Toolkit#section-2> and hard copies can be requested from the waste hauler, GreenWaste of Palo Alto, (650) 493-4894.