



CITY OF  
**PALO  
ALTO**

## Architectural Review Board Staff Report

**From: Jonathan Lait, Planning and Development Services Director**  
**Lead Department: Planning and Development Services**

**Meeting Date: March 2, 2023**  
**Report #: 2302-0974**

### TITLE

PUBLIC HEARING / QUASI-JUDICIAL. 180 El Camino Real [22PLN-00237]: Recommendation on Applicant's Request for Approval of a Major Architectural Review Application to Allow for a new Storefront Façade, Outdoor Patios, and Signage for Sushi Roku (Space #700B, Bldg. E-formally Yucca De Lac). The project also includes a request for a Conditional Use Permit for Alcohol Sales. Environmental Assessment: Exempt from CEQA per Section 15301 (Existing Facilities). Zoning District: CC (Community Commercial).

### 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 Community Development based on findings and subject to conditions of approval.

### EXECUTIVE SUMMARY

The proposed project is a request for approval of a Major Architectural Review application to allow for an exterior tenant improvement to an existing tenant space for a new tenant "Sushi Roku" (Space #700B, Building E – formally "Yucca de lac"), a new restaurant tenant at the Stanford Shopping Center.

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. Major Architectural review is required for tenant spaces with outward facing façades greater than 35 ft long. The proposed façade meets both of these thresholds and is therefore subject to Major Architectural Review.

### BACKGROUND

#### Project Information

Owner:	The Board of Trustees of Leland Stanford Junior University
Architect:	Finn Wijatno Architects
Representative:	Jason Smith – Land Shark Development
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, none will be removed with this project
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 Not Applicable

Design Guide:

South of Forest Avenue Not Applicable

Coordinated Area Plan:

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

PTC: None

HRB: None

ARB: None

### **Project Description**

The proposed project is a Major Architectural Review application to allow for an exterior tenant improvement, which includes a new storefront façade, storefront glazing, modified outdoor dining areas and new signage for “Sushi Roku” (Space #700B, Building E – formally “Yucca de lac”), a new restaurant tenant at the Stanford Shopping Center. The project also includes interior improvements as well as a request for a Conditional Use Permit for alcohol service (Type 47).

#### Requested Entitlements, Findings and Purview:

The following discretionary application(s) 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.

The following discretionary application is not subject to the ARB’s purview:

- Conditional Use Permit (CUP) for Alcohol Sales: The process for evaluating this type of application is set forth in PAMC 18.76.010 and 18.77.060. CUP applications are reviewed by staff with a decision from the Director of Planning and Development Services or his/her designee. Any party may request a hearing of the planning and transportation commission on the proposed director’s decision by filing a written request within 14 days

of the decision. CUP projects are evaluated against specific findings. Both findings must be made in the affirmative to approve the project. Failure to make either finding requires project redesign or denial.

## **ANALYSIS**

### Neighborhood Setting and Character

The project is located within the Stanford Shopping Center on the western portion of the site, near the London Plane entrance just off of Sand Hill Road. The Shopping Center is defined within the Municipal Code as all properties zoned CC and bounded by El Camino Real, Sand Hill Road, 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 project is located within an exterior facing tenant space within Building E of the Stanford Shopping Center. The proposed project involves a façade over 35 ft in length and faces Sand Hill Road, therefore, requiring Board Level Architectural Review.

### Façade Changes

The subject tenant space is located at the northwestern corner of Building E, with facades facing California Pizza Kitchen and the parking field located off of Sand Hill Road. The tenant space was formally occupied by “Yucca de lac” and has an existing façade that consists of a yellow and brown stucco with brown metal canopies covering the outdoor dining spaces. In addition, the existing façade includes red drapes and potted plants around the outdoor spaces. There are two existing wall signs on each facade of the building. The existing façade design extends the full height of the building, consistent with the MTFSP design standards.

The new storefront design features a refreshed contemporary design inclusive of smooth troweled stucco, natural Acoya wood slats and decorative porcelain tile façade with specialty metal panel, glass and natural board-formed concrete accents in warm earth tones. The upper portion of the façade (across from the parking field) will consist of a floating wood slat screen and a metal canopy that help to frame areas below. The floating wood screen wraps around the corner of the building and partially extends along the upper portion of the tenant façade along Azmoor Place, just across from California Pizza Kitchen. The balance of the upper portion of the façade along Azmoor Place includes smooth troweled stucco with a portion of the wall being furred out, creating a shelf for pin-mounted signage. Lower portions of each façade include decorative porcelain tiles and specialty metal panels. The proposed façade design will extend the full height of the building, maintaining consistency with the MTFSP design standards.

In addition, the façade updates will maintain and update the outdoor dining spaces. Outdoor dining areas total 1,172 square feet (1,006 square feet covered and 166 square feet uncovered) will have glass barriers used to frame the outdoor dining spaces. The proposed design consists of a more open feel with more window surfaces, allowing more visibility to the interior of the tenant space and a new elevated water feature with a decorative stone pillar will be provided as an enhancement to the entryway. The project’s design and materials appear cohesive and

consistent with those found within the Shopping Center, while updating a corner entry to the interior of the Shopping Center. Staff would appreciate the ARB's comments on the façade revisions.

### Signage

The proposed signage includes new wall/canopy signs and a new blade sign. Each wall/canopy sign will read "Sushi Roku" and the blade sign will display the restaurant's logo. The wall signs consist of ½ inch thick cut out acrylic letters that will be lit by rear LED up-lighting. The front façade will have black and red copy on the acrylic letters. The side façade will have acrylic letters painted with a faux corten finish. The blade sign being a painted acrylic circle with vinyl lettering and is non-illuminated. Staff would like the ARB to discuss the sign materials as they don't seem to currently meet Finding #3 (high quality).

The Master Tenant Façade & Sign Program (MTFSP 15PLN-00040) details the sign limitations for the Shopping Center. As shown in Attachment D, the primary wall sign would be limited to 36" maximum heights, which the current design meets. Additionally, the proposed blade sign meets the maximum dimension for blades at 15" x 24".

### Planter Boxes/Landscaping

The project includes new planter boxes and planted pots on stone pedestals. The pots will contain drought tolerant plants such as Kangaroo Paws, New Zealand Flax, Tamarix Juniper and Golden Bamboo. Small Eastern Redbud trees will be provided in a planter box and act as screening for the nearby water and gas meters. The plants and small trees will be watered by a drip irrigation system. The new landscaping will primarily be placed along the façade of the tenant space that faces the existing parking field; however, new planters and landscaping will also be provided at strategic locations along the façade that faces Azmoor Place.

### 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>1</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 a slight reduction to the floor area of the center as the covered, outdoor dining area has been reduced by approximately 225 square feet. A draft spreadsheet of all Shopping Center building areas is provided on Sheet A001. An updated sheet will be available at the hearing. No site plan changes will occur for the Shopping Center. This results in a slight reduction to FAR and no

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<sup>1</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)

changes to access, circulation, and parking. The proposed project complies with all applicable codes within the Zoning Ordinance. Attachment D provides a summary table of the zoning compliance information for this project.

#### Consistency with the Comprehensive Plan, Area Plans and Guidelines<sup>2</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 for 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. The Landlord recently installed approximately 76 short-term bicycle parking stalls at the Stanford Shopping Center. 18 of those spaces will fulfill bicycle parking requirements from previous ARB approvals at the center, while 2 of the 76 spaces will be used to fulfill the requirement for this Sushi Roku project. 56 excess short-term bicycle parking spaces remain at the center. Throughout the site there are pedestrian amenities such as outdoor seating areas, planters, fountains, interactive maps, pedestrian level lighting, and public art.

### **STAKEHOLDER ENGAGEMENT**

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 February 17, 2023, which is 14 days in advance of the meeting. Postcard mailing occurred on February 15, 2023, which is 16 days in advance of the meeting.

#### Public Comments

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

### **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

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<sup>2</sup> The Palo Alto Comprehensive Plan is available online:  
<http://www.cityofpaloalto.org/gov/topics/projects/landuse/compplan.asp>

provision of CEQA in accordance with the Class 1 (Existing Facilities) exemption (CEQA Guidelines Section 15301) because the scope of work that is limited to exterior alterations to the façade of an existing building.

#### **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.

#### **ATTACHMENTS**

Attachment A: Location Map

Attachment B: Draft Findings for Approval

Attachment C: Draft Conditions of Approval

Attachment D: Zoning Comparison Table

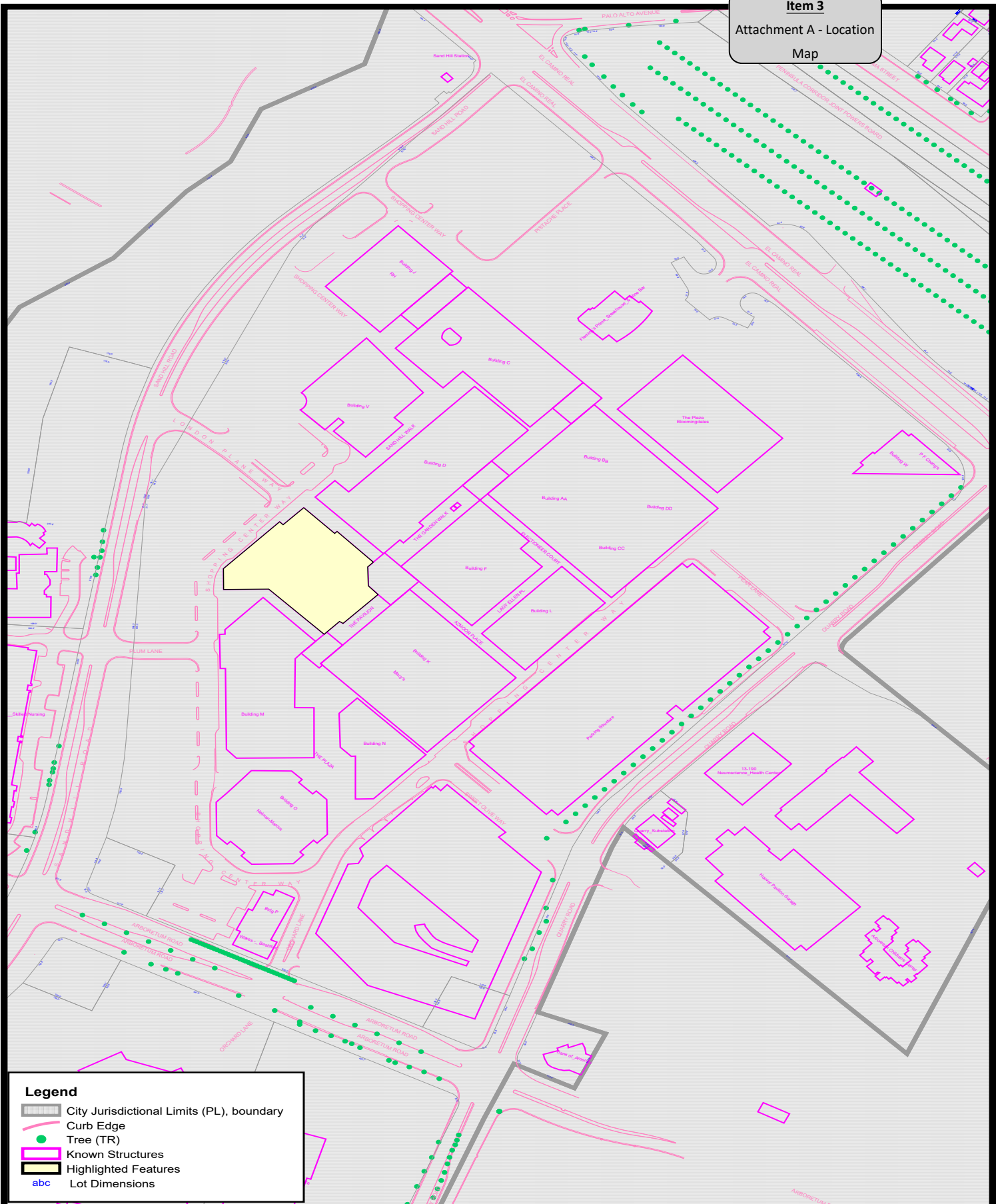
Attachment E: Project Plans

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**Legend**

- City Jurisdictional Limits (PL), boundary
- Curb Edge
- Tree (TR)
- Known Structures
- Highlighted Features
- Lot Dimensions

The City of  
Palo Alto

180 El Camino Real - 22PLN 00227

**Packet Pg. 57**

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



**ATTACHMENT B**  
**ARB FINDINGS FOR APPROVAL**  
180 El Camino Real  
22PLN-00237

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><b>Comp Plan Goals and Policies</b></i>	<i><b>How project adheres or does not adhere to Comp Plan</b></i>
The Comprehensive Plan land use designation for the site is Regional Commercial.	The project continues the Regional Commercial land use.
<i><b>Land Use and Community Design Element</b></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 Sand Hill Road entry into 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 an existing restaurant tenant with another restaurant tenant proposing to modify the exterior façade of the tenant space 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 front and outdoor patio area 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, landscaping at the tenant space will be refreshed with a palette of drought tolerant plants and small trees that will be placed in pots and planter areas. The new pots and planters will contain self-irrigating and drip systems. The updated landscaping has been carefully placed throughout the exterior of the tenant space and outdoor patio area. A water feature is also included in the proposal and will be located at the entryway along the primary façade. 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

	<p>previously a restaurant tenant and will remain a restaurant tenant; therefore, no loss of retail would occur.</p>
<p><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. Encourage public amenities such as benches, street trees, kiosks, restrooms and public art.</p>	<p>The project itself does not propose any gathering spaces nor public amenities such as benches, street trees, kiosks, or public art; however, the modified outdoor patio spaces creates two gathering spaces where customers can also access outdoor dining as desired. 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 replace an existing restaurant tenant by adding a new restaurant to the Stanford Shopping Center and will provide additional variety to patrons of the center.</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><b>Goal L-6:</b> Well-designed Buildings that Create Coherent Development Patterns and Enhance City Streets and Public Spaces.</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>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 via London Plane Way 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 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.</p>
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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.

The project is consistent with this finding. 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.

1. Pedestrian and Bicycle Environment	Project Consistency
<p><i>The design of new projects shall promote pedestrian walkability, a bicycle friendly environment, and connectivity through design elements</i></p>	<p>The project includes only exterior façade and patio improvements. The existing tenant space includes access to pedestrian paseos and walkways surrounding the tenant space including Azmoor Place and along the primary façade of the building. The project has been reviewed for adequate walkway widths and conforms to Palo Alto and Stanford Shopping Center requirements; thereby, maintaining connectivity throughout the area of the tenant space and the center overall. Existing bike racks</p>

provided by the landlord for the shopping center are provided to the south of the tenant space just in front of the Pacific Catch restaurant. Additionally, the center provides a number of seating opportunities including seating at large planter boxes. There is an existing large planter with seating opportunities located along the Azmoor Place pedestrian paseo adjacent to the subject tenant space.

## 2. Street Building Facades

*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*

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. This project also includes doorways, 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 tenant space boundaries with pedestrians and patrons on the outside throughout the use of the modified outdoor patio spaces.

## 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*

This finding does not apply.

## 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*

This finding does not apply

*surrounding neighborhood*

## 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 project is consistent with this finding in that the façade design is utilizing high-quality exterior materials and finishes that are balanced in the design, the proposed smooth troweled stucco, natural Acoya wood lats and decorative porcelain tile façade with specialty metal panel, glass and natural board-formed concrete accents complements the existing adjacent tenant spaces in this area of the center. The color palette consists of warm earth tones including beige, browns and bronzes. Signage will include acrylic painted lack and burgundy lettering with logo accents of red and black and white LED lighting, providing a high-end appearance that is aesthetically pleasing and 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 project is consistent with this finding in that 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 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 black, acrylic pin mounted lettering with LED lighting located on the façade of the building provides excellent contrast and are easily visible to visitors of the Shopping Center.

**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 project is consistent with this finding in that the front façade of the subject tenant space includes refreshed drought tolerant landscaping inclusive of trees, shrubs and plantings located in pots and planters and a new water feature along the facades of the tenant space. Sidewalks along the primary façade and Azmoor Place will maintain a minimum width of 8 feet free and clear with the addition of the new landscaped pots and planters. In addition, existing mall



planters located along the adjacent parking fields will remain and will add to the overall landscaped area of the tenant space.

**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 project is consistent with this finding in that the proposed project includes materials that consist of wood, metals, concrete, and clear glazing, 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. Furthermore, updated landscaping complies with State and City of Palo Alto Landscape water efficiency requirements. Plants specified are rated as low to moderate water requirements and a fully automatic water efficient drip irrigation system will be installed.

**ATTACHMENT C**  
**CONDITIONS OF APPROVAL**  
180 El Camino Real  
22PLN-00237

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**PLANNING DIVISION**

1. **CONFORMANCE WITH PLANS.** Construction and development shall conform to the approved plans entitled, "Sushi Roku," uploaded to the Palo Alto Online Permitting Services Citizen Portal on January 6, 2023, 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, Zero Waste 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. **USE AND OCCUPANCY PERMIT.** A valid Use and Occupancy permit issued by the Building Department is required for the "Sushi Roku" restaurant. The operator shall ensure the building's permitted occupancy is not exceeded at any time.
5. **HOURS OF OPERATION.** Alcoholic beverage services shall not be served beyond the hours of operation for the eating and drinking use, which is allowed to operate from 11:30am-Midnight, Seven days a week.
6. **GENERAL OPERATION.** This conditional use permit allows indoor sales and outdoor dining patio area (only within enclosed areas of outdoor dining patio area) sales and service of alcohol in conjunction with a restaurant use and an ABC License Type 47. The consumption of alcohol shall be consistent with the established hours of operation and permitted functions of the restaurant. A full-service menu selection shall be available during all operating hours.
7. **ALCOHOLIC SERVICE.** This conditional use permit allows the sale of alcoholic beverages, in conjunction with a restaurant use, to be located within an existing building and the associated two (2) outdoor patio areas at the Stanford Shopping Center, as indicated on the approved plans.
8. **KITCHEN FACILITIES.** Suitable kitchen facilities shall be maintained for the eating and drinking establishment.
9. **RECYCLING & GARBAGE.** The Businesses on site must ensure that all service areas have access to garbage, recycling, and compost as required in Municipal Code 5.20.108.

10. GROSS FLOOR AREA, LOT COVERAGE AND PARKING. This approval does not include any changes/increase in gross floor area, lot coverage, or parking on the property. As a result of this project, outdoor patio dining areas at the tenant space will be reduced from 1,231 square feet to 1,172 square feet; thereby, reducing the overall gross floor area of the tenant space by 59 square feet.
11. EXTERIOR ALTERATIONS. Any exterior alteration would require a separate Architectural Review application.
12. INTENSIFICATION. Any intensification of the alcohol sales and service shall require an amendment to the Conditional Use Permit and any other entitlements as specified in the Palo Alto Municipal Code.
13. ENTERTAINMENT. This permit does not allow any operations associated with a nightclub-type use and live entertainment shall not be permitted. There shall be no live entertainment, live music dancing or other amusement facilities or devices. An amendment to this use permit shall be required to permit these uses at the restaurant. This condition does not apply to any standard/background music provided by the Stanford Shopping Center. Maximum decibels shall be no more than 66 dBA at the property line.
14. NUISANCES AND NOISE. The business shall be operated in a manner to protect any nearby residential properties from excessive noise, odors, lighting or other nuisances from any sources during the business hours. Noise levels emanating from the restaurant use shall not exceed the maximum level established in the PAMC Chapter 9.10.
15. CODE COMPLIANCE. The current and proposed uses shall be comply with all applicable City codes, including Titles 9 (Public Peace, Moral and Safety) and 15 (Uniform Fire Code) of the Palo Alto Municipal Code and Titles 4 (Alcoholic Beverage Business regulations) and 19 (Public Safety) of the State of California Administrative Code.
16. AGREEMENT. The consumption of alcoholic beverages under this use permit shall be deemed an agreement on the part of the applicant, their heirs, successors, and assigns to comply with all terms and conditions of this Conditional Use Permit.
17. EXPIRATION. The project approval shall be valid for a period of two years from the original date of approval. In the event a building permit(s) is not secured for the project or the use does not commence within the time limit specified above, the approval shall expire and be of no further force or effect.
18. REVOCATION OR 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.

The director may issue a notice of noncompliance for any failure to comply with any condition of this permit approval, or when a use conducted pursuant to a Conditional Use Permit is being conducted in a manner detrimental to the public health, safety and welfare.

19. 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.
20. 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 inspection. Any revisions during the building process must be approved by Planning, including but not limited to; materials, landscaping and hard surface locations. Contact the Planner-on-Duty at [Planner@cityofpaloalto.org](mailto:Planner@cityofpaloalto.org) to schedule this inspection.

## **BUILDING**

21. Submit Building Permit for the proposed scope of work. Refer to Building Department Submittal checklist for Building Permit requirements. Contact the Building Department for an questions regarding submittal requirements.

## **ZERO WASTE**

22. Locations of trash bins and associated signage shall be shown on building plan sets. Please see requirements below.
- a. 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, and it’s colored signage must be included in the building plans prior to receiving approval from Zero Waste.
    - i. 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, conference rooms, back of the house kitchen, sushi bar, patio 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.

**ATTACHMENT D  
ZONING COMPARISON TABLE**

180 El Camino Real (Building E - Space #700B), 22PLN-00237

**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(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 surrounding uses.	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 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 5,216 parking spaces	5,265 spaces	No change
Bicycle Parking	1/2,750 sf (40% long term and 60% short term) equals 523 spaces for the site overall.	410 spaces (97 long term, 313 short)	Landlord recently installed 76 short term bike parking spaces at the center. 18 of those spaces will satisfy requirements for previous approvals and 2 spaces will be used for Sushi Roku. 56 excess spaces remain.
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 (north elevation)
Banner or blade sign (Projecting sign)	Required	1	Banner: 24" projection x 60" height	Secondary façade (east elevation)
Canopy or Awning Sign	(optional)	1	Maximum height is 9" and otherwise proportional to logo characteristics	Primary façade
Super-graphic	(optional)	Not limited	None	None proposed
Secondary sign or Emblem	(optional)	1 where applicable	Secondary sign: Maximum height 18" and otherwise proportional to logo characteristics Emblem: Maximum height is 24" in any direction.	Secondary façade (east elevation)
Advertising graphics and signs	(optional)	Not limited	None	None proposed
Digital images and digital signage	(optional)	Not limited	42" measured diagonally	None proposed

\*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.

### **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.

### **Environmental Document**

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.

### **Directions to review Project plans and environmental documents 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-Sushi-Roku>

### **Materials Boards:**

Prior to the hearing, 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.