

COMMERCIAL DATA FORM		
NAME: Hillsdale Shopping Center North Block Reconfiguration	PA : PA-2015-024 (Updated in PA-2022-022)	ADDRESS: Sixty 31 st Avenue
LAND AREA: 531,432 sf (12.2 acres)	ZONING: C2-2/Q5 Regional Community Commercial/Sub-Area A, Qualified Overlay District 5	APN: 039-490-170
FLOOR AREA With Parking Demand:		
Retail & Food	177,675 140,064	
Fitness	40,090	
Office	16,656 54,267	
Common Area Circulation	13,655	
SUBTOTAL	248,076	
Cinema (804 seats)	<u>43,945</u>	
SUBTOTAL	292,021	
Without Parking Demand:		
Parking Garage	244,227	
Loading Docks & Tunnel	21,101	
Storage, Mechanical, etc.	<u>83,998</u>	
SUBTOTAL	<u>349,326</u>	
TOTAL	641,347	1,062,864
F.A.R.	1.2 with basement and parking garage	2.0
BLDG. HEIGHT:		
El Camino Real frontage	53'	55'
Interior	60'	60'
Adjacent to residential	35'	35'
STORIES:	2 above grade 1 below grade	
SETBACKS:	PROPOSED El Camino Real: 15' – 20' 31 st Ave: 15' to 20' 80' from Wells Fargo West of Edison: 6' existing parking garage setback East of Edison: 0' existing parking garage setback	MINIMUM REQUIRED Varies: 10' to ½ height of bldg. per 27.30.070(a)(2)(i-iii)
PARKING:		MINIMUM REQUIRED
Standard:	1,192	
Compact (Maximum)	203	
Disabled:	<u>26</u>	
TOTAL NORTH BLOCK	1,421	North Block: 1,029 (868 per 3.6/1000 gfa, 161 per theater seats)
TOTAL SHOPPING CENTER	5,150	Entire Shopping Center: 4,443 (based on total 1,269,505 gfa)
LOADING:	10	2 (10' x 25')
BICYCLE:		MINIMUM REQUIRED
Short Term:	30	25 Short Term (1/10,000 sf)
Long Term:	15	12 Long Term (1/20,000 sf)
	0	20 Short Term (1/40 Seats)
	0	11 Long Term (1/20 Seats)
TOTAL SHORT TERM	30	45 Short Term
TOTAL LONG TERM	15	23 Long Term
FLOOD ZONE:	X Low Risk	