



**JACOBSEN & ASSOCIATES**  
ARCHITECTS

April 1, 2024

Planning Department  
City of Sunnyvale  
456 W. Olive Avenue  
Sunnyvale, CA 94086

RE: Ardez Hotel – Amended Use Permit  
1101 Elko Drive  
Existing Use Permit #2014-7488  
Narrative

The Holiday Inn Express Hotel project on Elko Drive received a Use Permit (2014-7488) in 2014. The project has recently re-branded to “voco” as the “Ardez Hotel”. The “voco” brand includes provisions of amenities the Holiday Inn brand did not. While the Holiday Inn project included limited continental and pre-packaged heated breakfast service, the “voco” brand includes full bar service and light dinner fare for its guests. Consequently, the existing Use Permit needs to be amended and approved by the Planning Commission. Please find the attached drawings and following narrative in support of that Use Permit.

The proposed Use Permit is for “Restaurant/fast food restaurant that has on sale general alcohol beverage service.” The previous “breakfast” servery associated with the “Holiday Inn” brand has been re-tasked as a full service bar area presenting a stronger hospitality relationship with the previous seating/dining area. The Pantry continues to support the continental breakfast with warmed pre-packaged meals. The expanded service will include evening beverage and meal service with general alcoholic beverages and light dinner fare warmed using the same vent-less high-speed impingement ovens used for warming the breakfast items. The balance of the 51-room hotel remains as it has been. The site is currently developed and not proposed to be changed.

The extent of the premises to be licensed by the California Department of Alcoholic Beverage Control includes the bar and dining area, supported by the pantry/kitchen equipment. The premises also include the surrounding public areas, including the meeting room, the golf simulator, the game room, and the lounge area. The intent is as a hospitality service provided for the hotel guests. While there are 51 guest rooms, not all guests are expected to take advantage of the service, and not all at the same time. With the evening service provided over a 5-hour time period, capacity is set at 50 guests as supported by the bar stools and dining tables. Guests may sit with their drink, and even an hors d’oeuvre plate, in the noted surround public areas under the license, however these are seen as the same folks that would eventually be seated for dinner. The meeting room might occasionally be set up as a banquet room with tables and chairs as a special event. Its capacity is also limited to a maximum of 50 people.

- Breakfast/Dining/Bar service is provided as a hospitality amenity for the hotel guests.
- Dining/Bar Capacity: 50 guests total at the bar and dining tables.
- Breakfast Service: Daily (Sun- Sat) 6 AM to 10 AM
- No Lunch Service
- Dinner Service: Daily (Sun-Sat) 4:30 PM to 10:00 PM

Peak shift: 3 employees in the pantry/table service and 2 employees working the bar.

Use Permit – Restaurant & Alcoholic Beverage Service  
Existing Building Permit #2014-7488  
4/1/2024  
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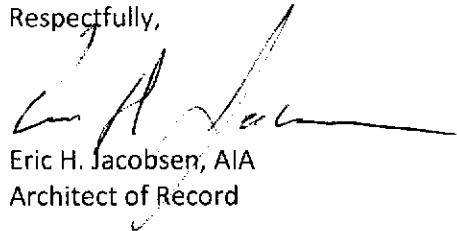
Architectural Sheets include:

- T1.0 Title Sheet – including description of the amended Use Permit
- A1.1 Architectural Site Plan – for reference - no changes are proposed
- A2.2 Second Floor Plan (1/8"=1'-0") depicting the premises under the ABC license
- A2.2a Enlarged Floor Plan of the north section of the Second Floor (3/16"=1'-0") providing more clarity
- A2.2b Enlarged Floor Plan of the south section of the Second Floor (3/16"=1'-0") providing more clarity
- A10.1 Enlarged Plan and Elevations of the Pantry and Bar area (1/4"=1'-0")

The proposed use ensures that the general appearance of proposed structures, of the uses to be made of the property to which the application refers, will not impair either the orderly development of, or the existing uses being made of, adjacent properties as this use is provided as an additional hospitality amenity to the hotel guests of the previously approved hotel use. No changes are proposed to the appearance of the hotel or its site development. The restaurant & alcoholic beverage service are provided as a hospitality amenity for the hotel guests. With this option, hotel guests may stay in for the evening and not need to seek off-site meal service. This is also expected to reduce the number of vehicle trips on to & off of the site.

We trust that the revised drawings, and narrative above, adequately describe the proposed changes for Planning Commission review and consideration.

Respectfully,



Eric H. Jacobsen, AIA  
Architect of Record

encl: Planning Application, Use Permit Justification, Architectural Plans

cc: Hiten Suraj, owner