



September 9, 2015

Ryan Kuchenig  
Senior Planner  
**CITY OF SUNNYVALE – COMMUNITY DEVELOPMENT DEPARTMENT**  
456 W. Olive Ave.  
Sunnyvale, CA 94086

**RE: PROJECT DESCRIPTION – PASTORIA**

Dear Ryan:

Below is description of the main elements of the Pastoria project being proposed at 803 W El Camino Real in Sunnyvale:

Pastoria consists of seven individual buildings on a 123,669 net square foot lot (excluding all easements). The existing buildings on the site will be demolished and the site prepared for: one (1) four-story expansion building to the existing Grand Hotel consisting of an on-grade, open parking garage, conference rooms and 51 hotel rooms; one mixed-use podium building consisting of an on-grade, open parking garage, a 5,234 square foot retail space, 28 residential rental units (condo-mapped) over the parking area, 12 residential rental units (condo-mapped) over the retail area, a fitness room, a basement storage area serving the residential units, and a surface parking lot serving the retail component; one (1) two-story single family detached home for sale; and four (4) two-story detached duets (duplexes) for sale.

The architectural style of the hotel expansion seeks to blend with the existing Grand Hotel employing similar details and colors to complement it. The mixed-use podium building has a contemporary style with flat roofs and parapets at the retail end and a mixture of pitched and flat roofs (standing seam) around the garage perimeter. Stone cladding is proposed around the first floor retail area and along the El Camino frontage. Smooth trowel stucco, horizontal wood siding and glass guardrails add to the contemporary style and richness of the material palette. The project will feature a large, landscaped open space measuring more than 7,000 square feet (35 feet wide) between the mixed-use podium and the hotel expansion. The retail space is set back well from El Camino Real (over 24 feet from back of walk) to provide for an expansive outdoor gathering and seating area at the corner of Pastoria and El Camino Real. There is a covered outdoor seating area on the north side of the retail area as well. All residential units include large decks or patios and each has a large, private storage space in the basement with elevator access. The podium deck is extensively landscaped to provide a beautiful entry sequence for all residents.

The architectural style of the detached residences complements the architecture of the mixed-use building, but respects the massing and style of the adjacent single-family neighborhood. The homes have been situated to enable separate vehicular access while preserving many of the existing redwood trees along the Olive Avenue frontage. The rear yards of the detached homes are designed to be potentially outstanding outdoor living areas—connecting the rear yards to the main interior living spaces allowing the residence to “live larger”.

The project will provide a wonderful opportunity for people who enjoy urban living with all the benefits of easy pedestrian access to businesses along El Camino Real. The new buildings, particularly the mixed-use building at the corner, will enliven this corner and should be an excellent opportunity for businesses.

This concludes the project description for the Pastoria project. Please let me know if there are any additional details you would like.

We appreciate all of your time and attention on this project.

Sincerely,



Brett Bailey  
Associate / Senior Architect