

OWNER

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APPLICANT

Degan Development, Inc.
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(408) 825-2895

ARCHITECT

Steve Yang & Associates
1618 Willowhurst Avenue
San Jose, CA 95125
(408) 694-1618

CIVIL ENGINEER

Carlson, Barbee & Gibson, Inc.
2633 Camino Ramon, Suite 350
San Ramon, CA 94583
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LANDSCAPE ARCHITECT

Todd Kalbfeld
2345 Tulip Road
San Jose, CA 95128
(408) 247-6634

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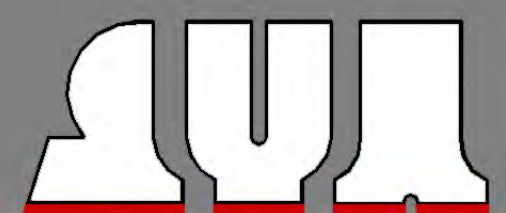
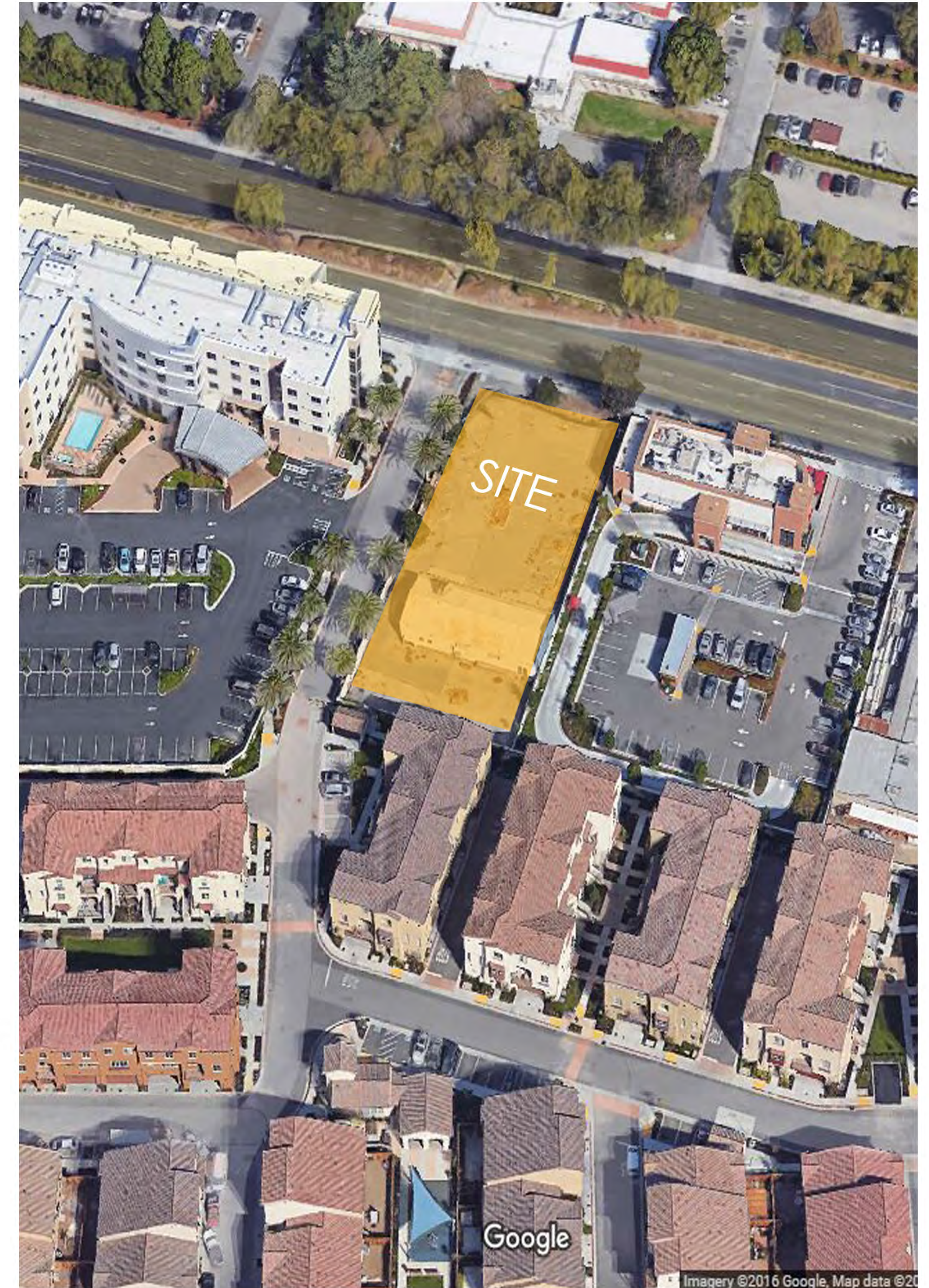
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- L-3 LANDSCAPED BUILDING ELEVATIONS FRONT & REAR (NORTH & SOUTH)
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CIVIL ENGINEERING (AVAILABLE UPON REQUEST)

- C-1.0 EXISTING CONDITIONS
- C-2.0 SITE PLAN
- C-3.0 CONCEPTUAL GRADING & UTILITY PLAN
- C-4.0 CONCEPTUAL STORMWATER MANAGEMENT PLAN





FUTURE



EXISTING

PROJECT DATA

1.GENERAL PLAN DESTINATION
C-2/ECR TO REMAIN UNCHANGE

2.LOT SIZE: 23,760 SQUARE FEET (0.55 AREA)

3.LOT COVERAGE: 13,368/23,760=56%

4.GROSS FLOOR AREA: 53,538 SQUARE FEET

5.FLOOR AREA RATIO (FAR): 2.25

6.BUILDING HEIGHT: 59'-10"

7.NUMBER OF STORY: FIVE (5)

8.SETBACKS:
FRONT- VARIES FROM 15' minimum
SIDES- VARIES FROM 7' TO 12'
REAR- VARIES FROM 51' TO 71'

9.AREA OF LANDSCAPING: 6,865 SQUARE FEET

10.% BASED ON LOT AEA: 29%

11.PARKING LOT AREA SHADING: 64%

12.WATER CONSERVING PLANT: 70%

13.TOTAL NUMBER OF PARKING: 68
STANDARS - 65
HANDICAPPED - 03
COVERED - 58

14.TOTAL NUMBER OF BICYCLE: 06 (CLASS II)

15.IMPERVIOUS SURFACE AREA: 16,896 SQUARE FEET
IMPERVIOUS SURFACE (%): 71%

16.TYPE OF OCCUPANCY:
PARKING ABOVE & BELOW GRADE: S-2
HOTEL GUESTROOMS: R-1
HOTEL LOBBY (ASSEMBLY ROOM): A-3

17.TYPE OF CONSTRUCTION:
S-2: TYPE IB
R-1: TYPE IIA

18.ALLOWABLE BUILDING AREA:
TYPE IB: 7,000 SQUARE FEET PER STORY
TYPE IIA: 24,000 SQUARE FEET PER STORY

19.ALLOWABLE BUILDING HEIGHT:
TYPE I B: 160'/11 STORIES
TYPE IIA: 4 STORIES

20.FLOOR AREA

1ST FLOOR LOBBY	3,075 SF
1ST FLOOR PARKING	12,000 SF
UNDERGROUND	19,374 SF
2ND FLOOR ROOMS	12,621 SF
3RD FLOOR ROOMS	13,409 SF
4TH FLOOR ROOMS	13,409 SF
5TH FLOOR ROOMS	10,491 SF

TOTAL

FLOOR AREA	53,005 SF
AREA OF PARKING	31,374 SF

21.PARKING COUNT

A.GROUND LEVEL

STANDARD	24 (INCLUDING EV STALLS)
HANDICAPPED	01

B.UNDERGRAOUND

STANDARD	41
HANDICAPPED	02

C.TOTAL PROVIDED 68

D.REQUIRED

84 ROOMS X .8	67
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SIZE OF STALL

STANDARD	8.5'X18'
HANDICAPPED	9'X18'

22.GUSTROOM MATRIX

FLOOR	2ND	3RD	4TH	5TH	TOTAL
ROOM TYPE					
END-TO-END	16	20	20	18	74
SIDE-BY-SIDE	02	04	04	00	10
TOTAL	18	24	24	18	84

ROOM SIZE

END-TO-END	VARIES FROM 440 SF TO 570 SF
SIDE-BY-SIDE	VARIES FROM 357 SF TO 674 SF

MOBILITY FEATURES

ROOM NUMBER	TUB	ROLL-IN	TOTAL
84	04	01	05

COMMUNICATION FEATURES

ROOM NUMBER	HEARING IMPAIRED
84	09

PROJECT DESCRIPTION

DEGAN DEVELOPMENT CORPORATION

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Campbell, CA 95008

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F 408.723.1950
arashmoradi@me.com

deganhomes.com

September 26, 2016

RE: Hotel Le Ciel - Project Description

Dear Andrew and Margaret,

We are a local developer with a tradition of excellence based on character and integrity in the residential and commercial industry. We are committed to the community by providing some of the finest new developments in the San Francisco Bay Area, focusing on the South Bay.

Our properties reflect the utmost in quality, using elegant and architecturally outstanding designs. The principals, Kamil Navai and Mack Mohsen, have built a wide array of new communities over the past thirty five years that include single-family homes, townhouses, condominiums in addition to commercial interests; constructing office buildings and shopping centers.

This application is for development of a new 84-room luxury hotel (Hotel Le Ciel) in the heart of Sunnyvale. Hotel Le Ciel will enhance the El Camino Real downtown node with its transitional architecture extending the professional look and feel of the new De Anza Blvd architectural features to this area. This hotel is designed to meet the latest in energy efficiency guidelines under the Gold Leed Standard.

Hotel Le Ciel will have a magnificent view from the perspective of the moving traffic and pedestrian crossing on El Camino Real. The front entry and the operable tall glass windows of the hotel will be designed to incorporate the sidewalk and outdoor seating with the lobby, lounge and breakfast area creating a pleasantly unified feel for pedestrians and hotel guests. In accordance with the City of Sunnyvale Planning staff recommendation, we are providing vehicular and pedestrian access through our property between Chic-Fil-A and Marriott Hotel. There will be ample parking complying with existing City of Sunnyvale parking ratio ordinance. EV charging stations will be available as well. We are also providing shuttle service for guests to and from designated work destinations.

Hotel Le Ciel will encourage more business and tourism to the City. The luxury accommodations will attract businessmen and women and will generate more tax revenue for the City as well. We are currently in contact with multiple national hotel chains in order to bring the best suited and most well-known and trusted franchise to this new development. The franchising will enhance our advertising efforts bringing more business to the City of Sunnyvale.

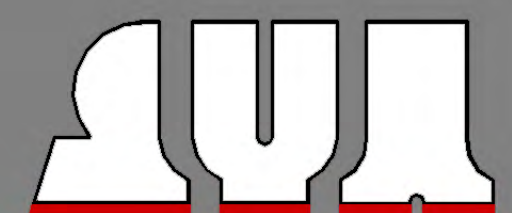
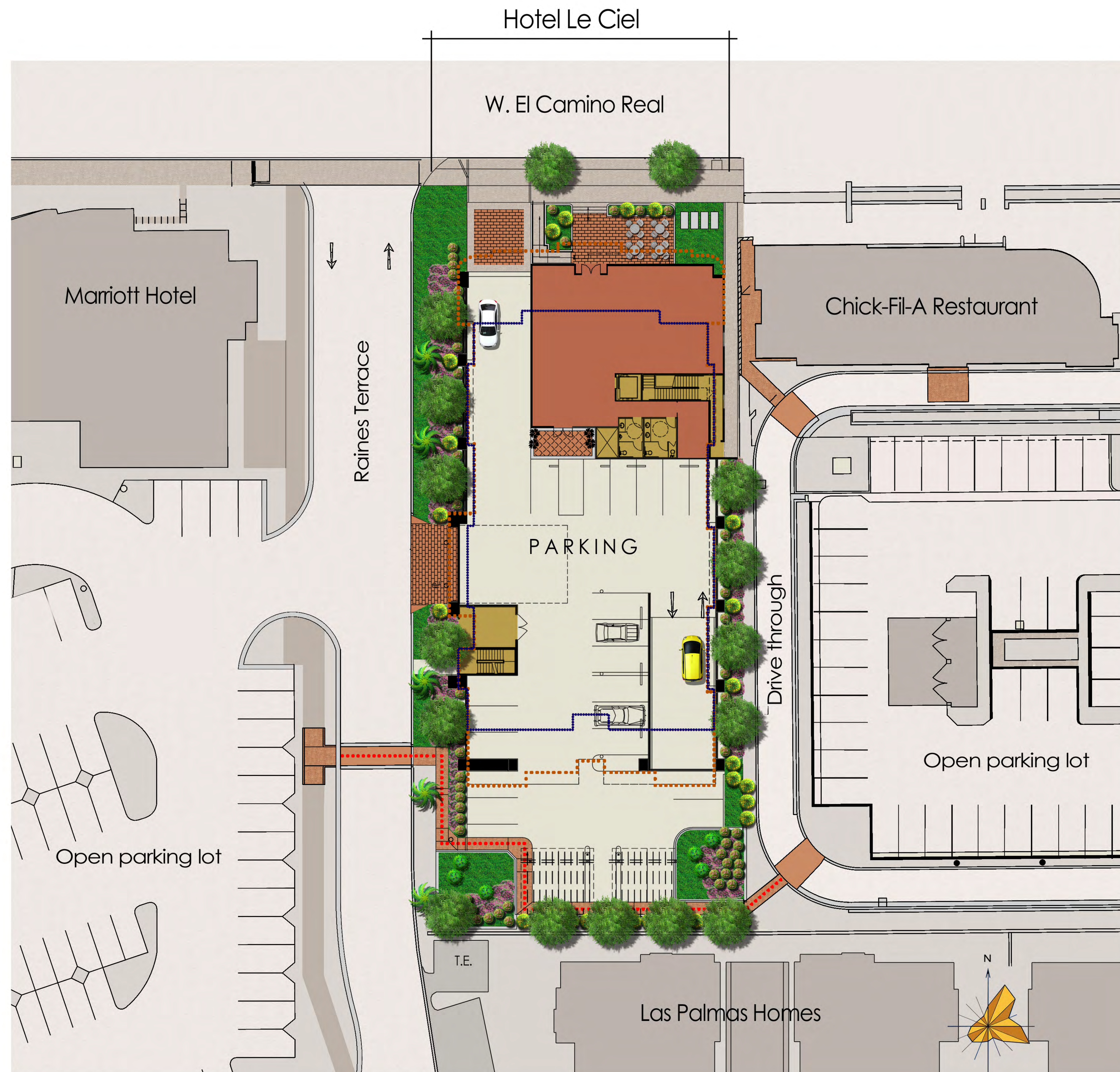
The hours of operation will be primarily from 7am to 7pm with 24-hours a day limited services from a staff of approximately 20 people on shifted schedule. At full occupancy, the hotel can serve between 90-100 guests. Although the existing building is currently vacant, the previous use was a classic car restoration facility.

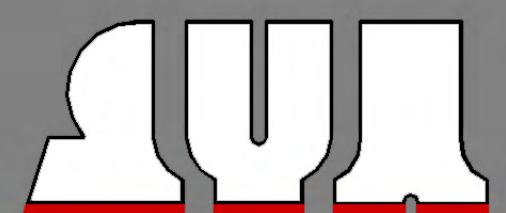
Please feel free to contact me at (650) 444-1933 or through email above if you have any questions.

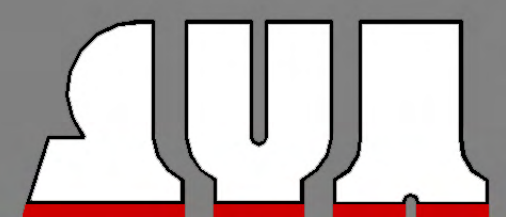
Sincerely yours,



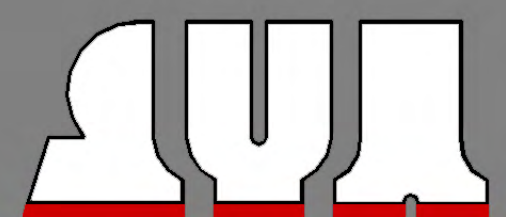
Arash Moradi
Degan Development Corporation



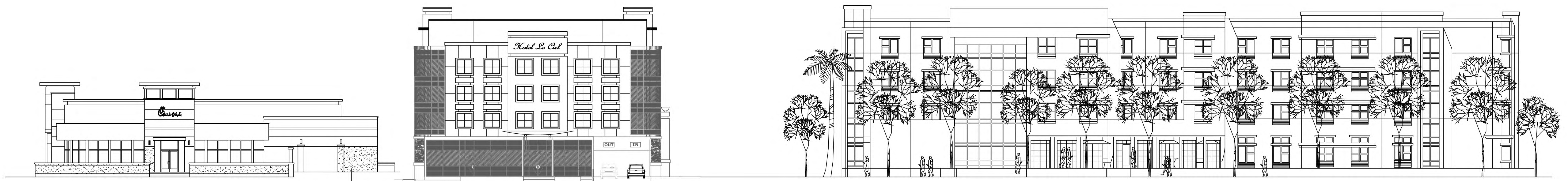
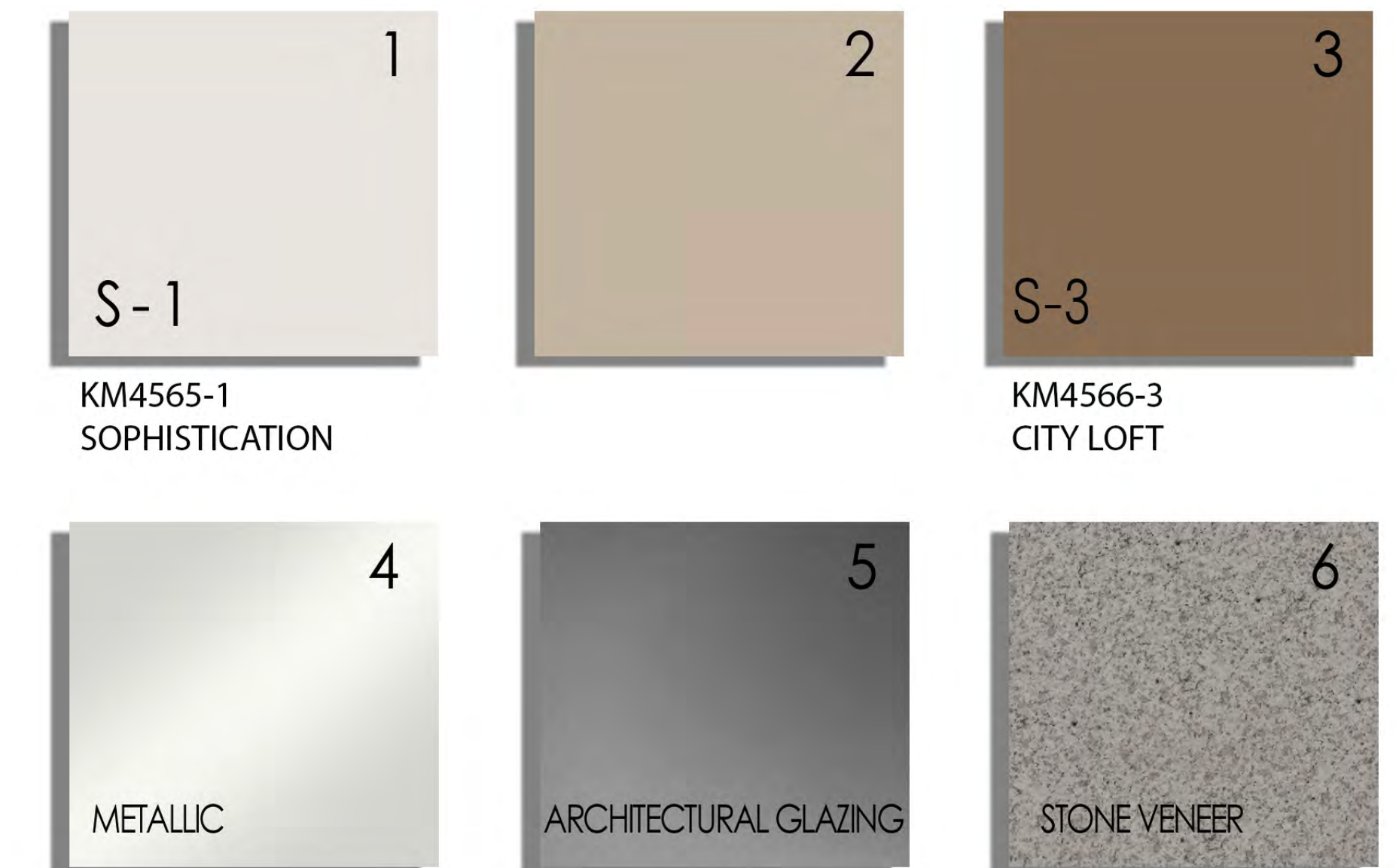








NORTH FRONT
OFF EL CAMINO REAL

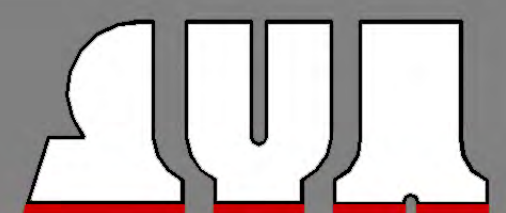


CHICK-FIL-A RESTAURANT

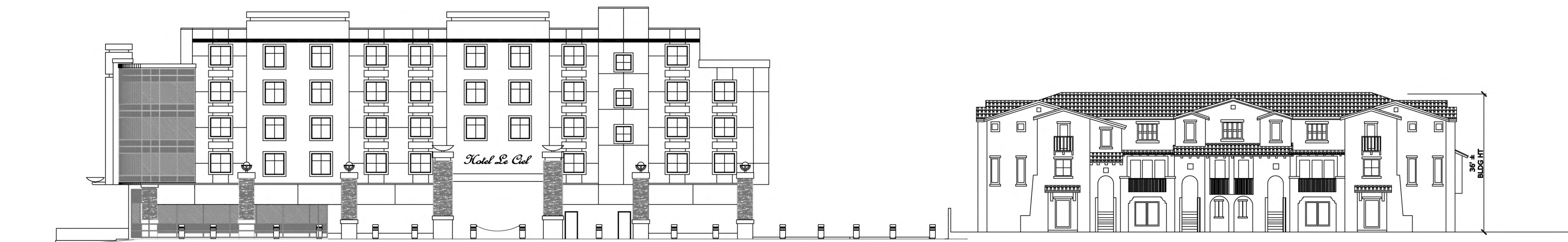
HOTEL LE CIEL

MARRIOTT HOTEL

VIEW FROM WEST EL CAMINO REAL



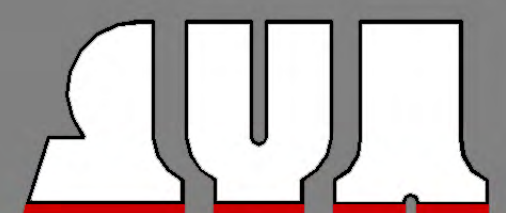
WEST FACING
MARRIOTT HOTEL



HOTEL LE CIEL

Las Palmas (3-story Townhomes)

VIEW FROM RAINES TERRACE



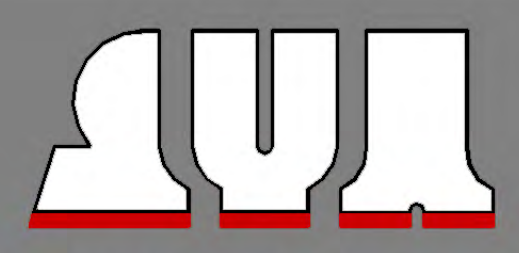
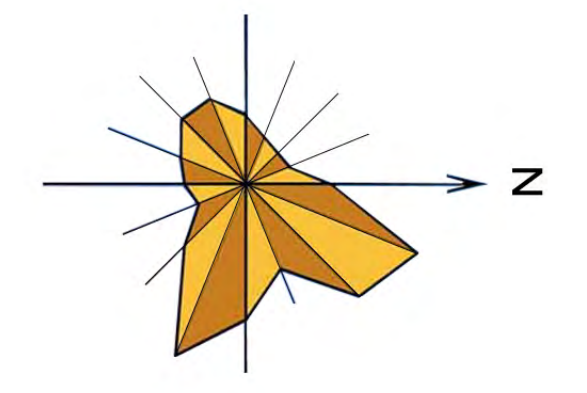
SOUTH FACING
LAS PALMAS

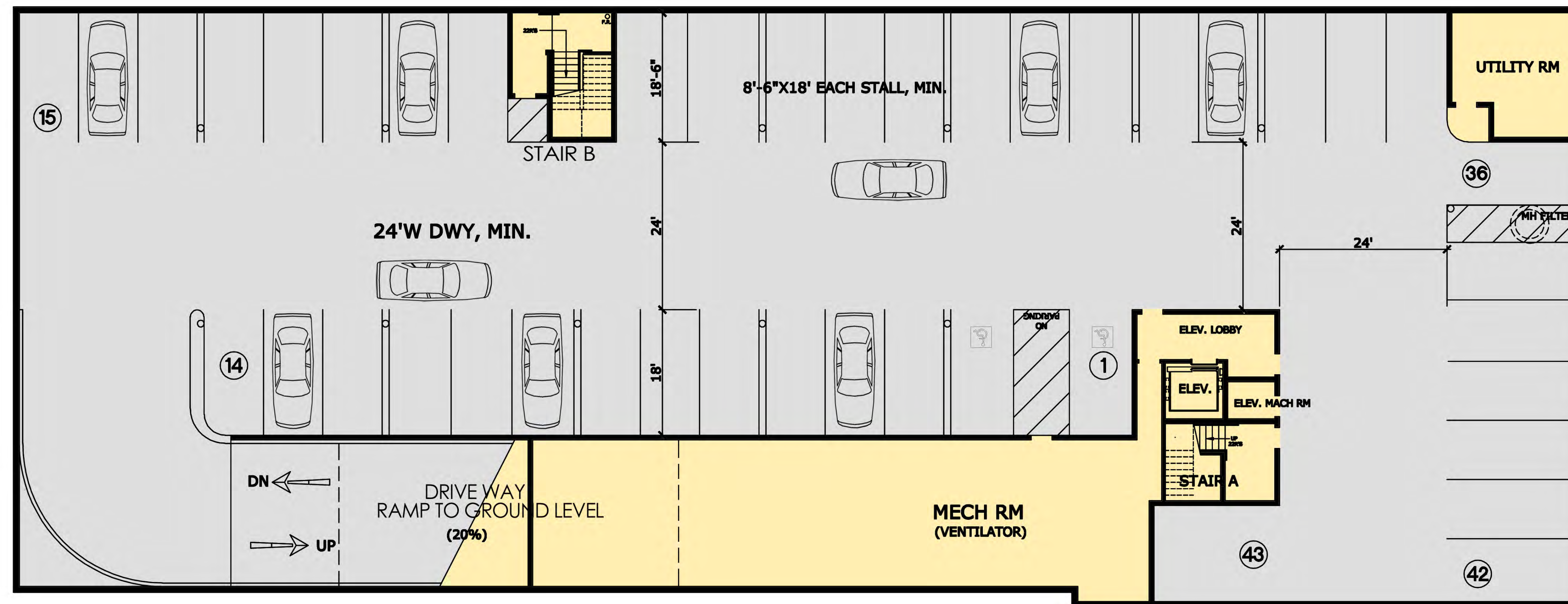


EAST FACING
CHICK-FIL-A

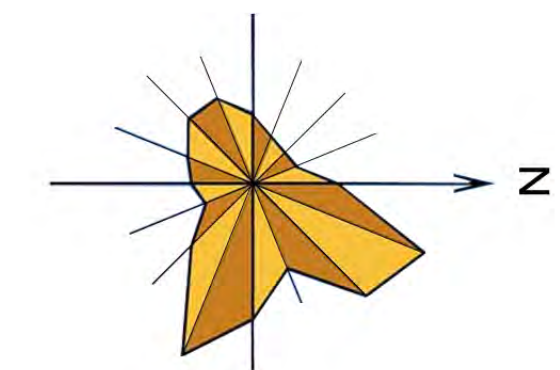


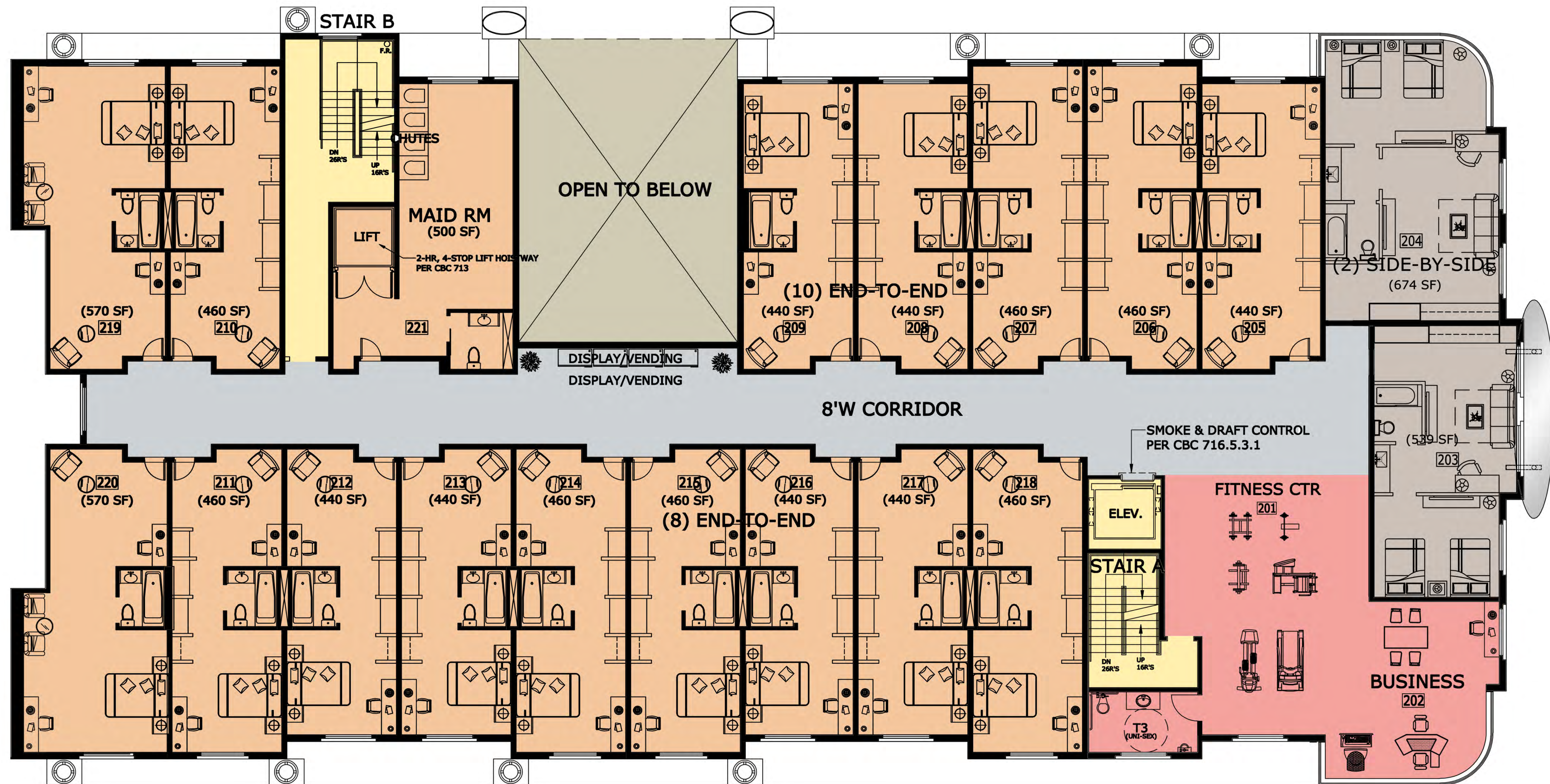
GRAND LOBBY 3360 SQUARE FEET
PARKING ON GRADE 26 STALLS



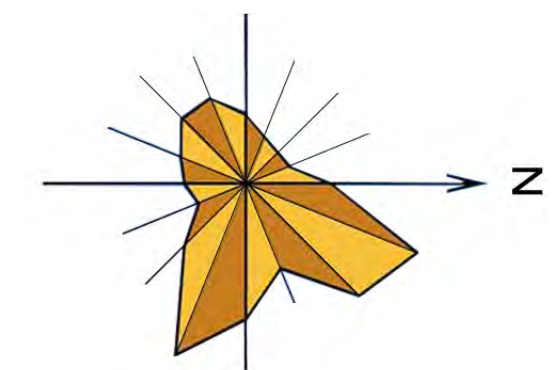


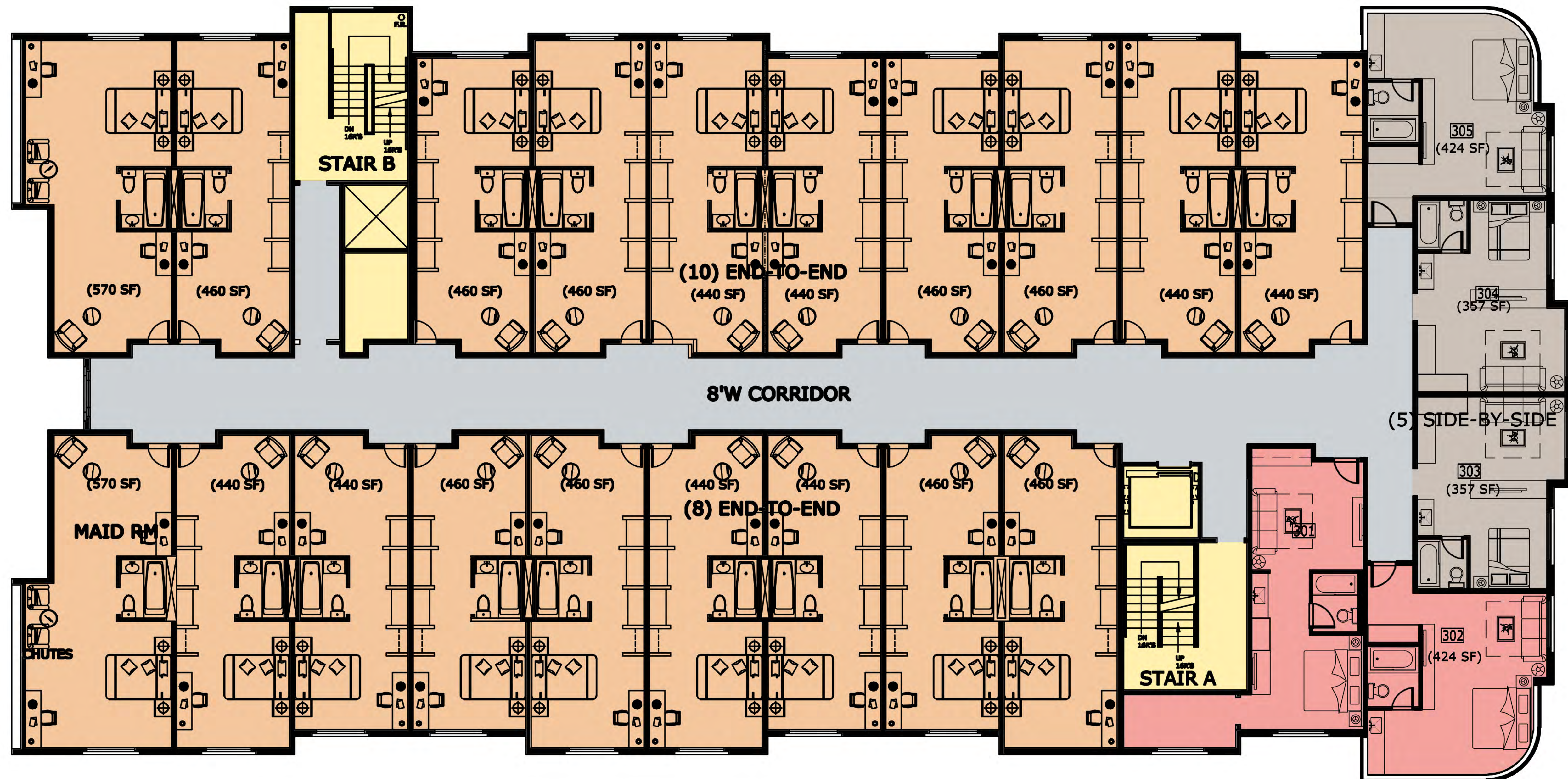
PARKING UNDERGROUND 43 STALLS



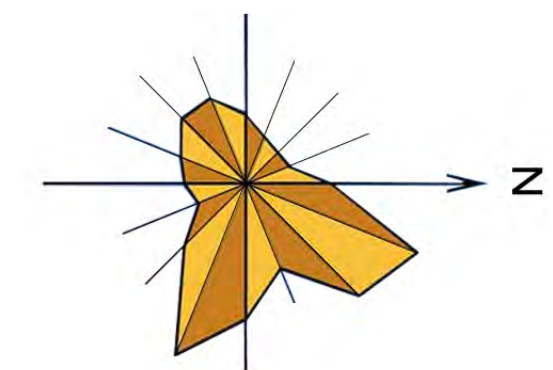


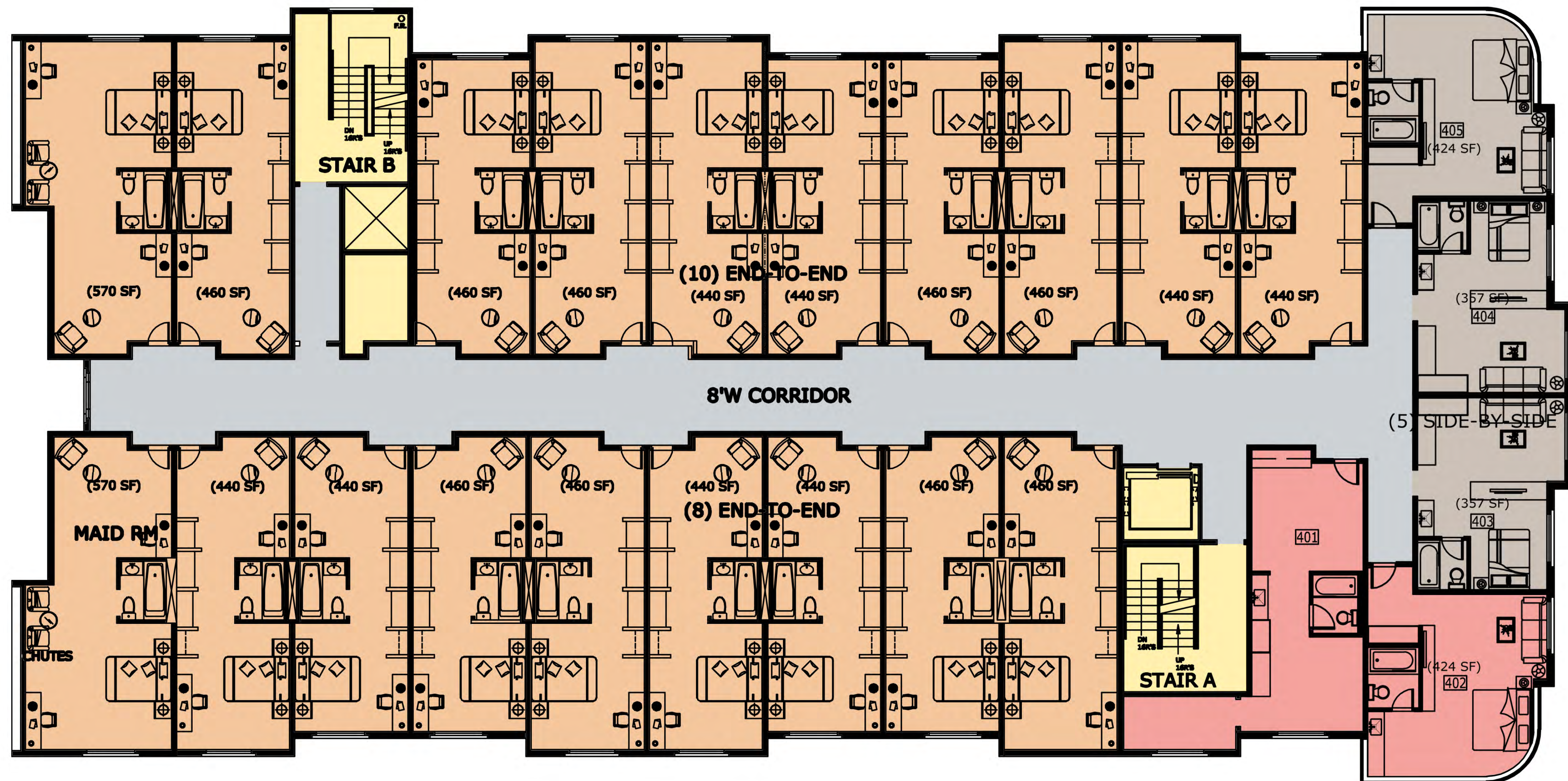
2ND FLOOR GUEST ROOM
END-TO-END ROOMS 16
SIDE-BY-SIDE ROOMS 02
TOTAL 18



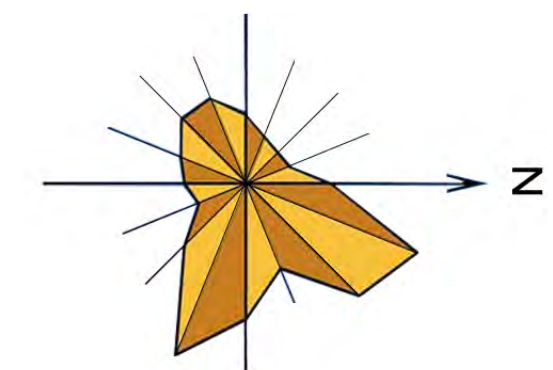


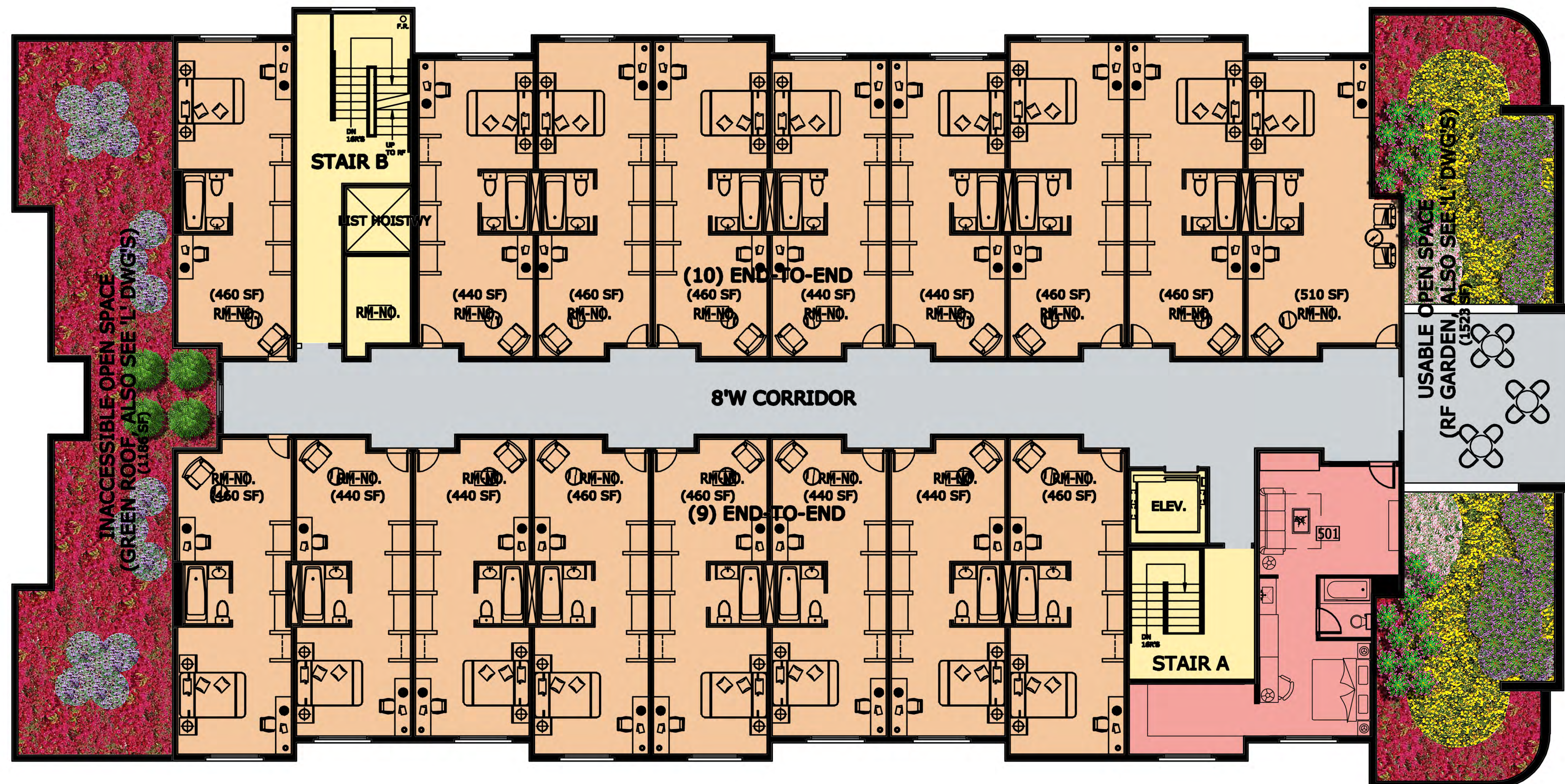
3RD FLOOR GUEST ROOM
END-TO-END ROOMS 19
SIDE-BY-SIDE ROOMS 05
TOTAL 24



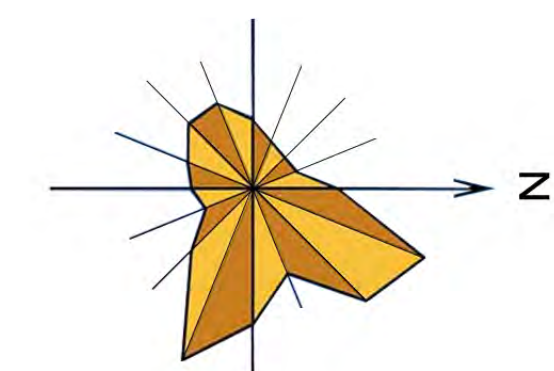


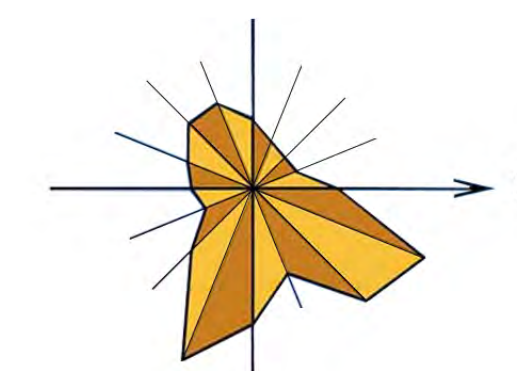
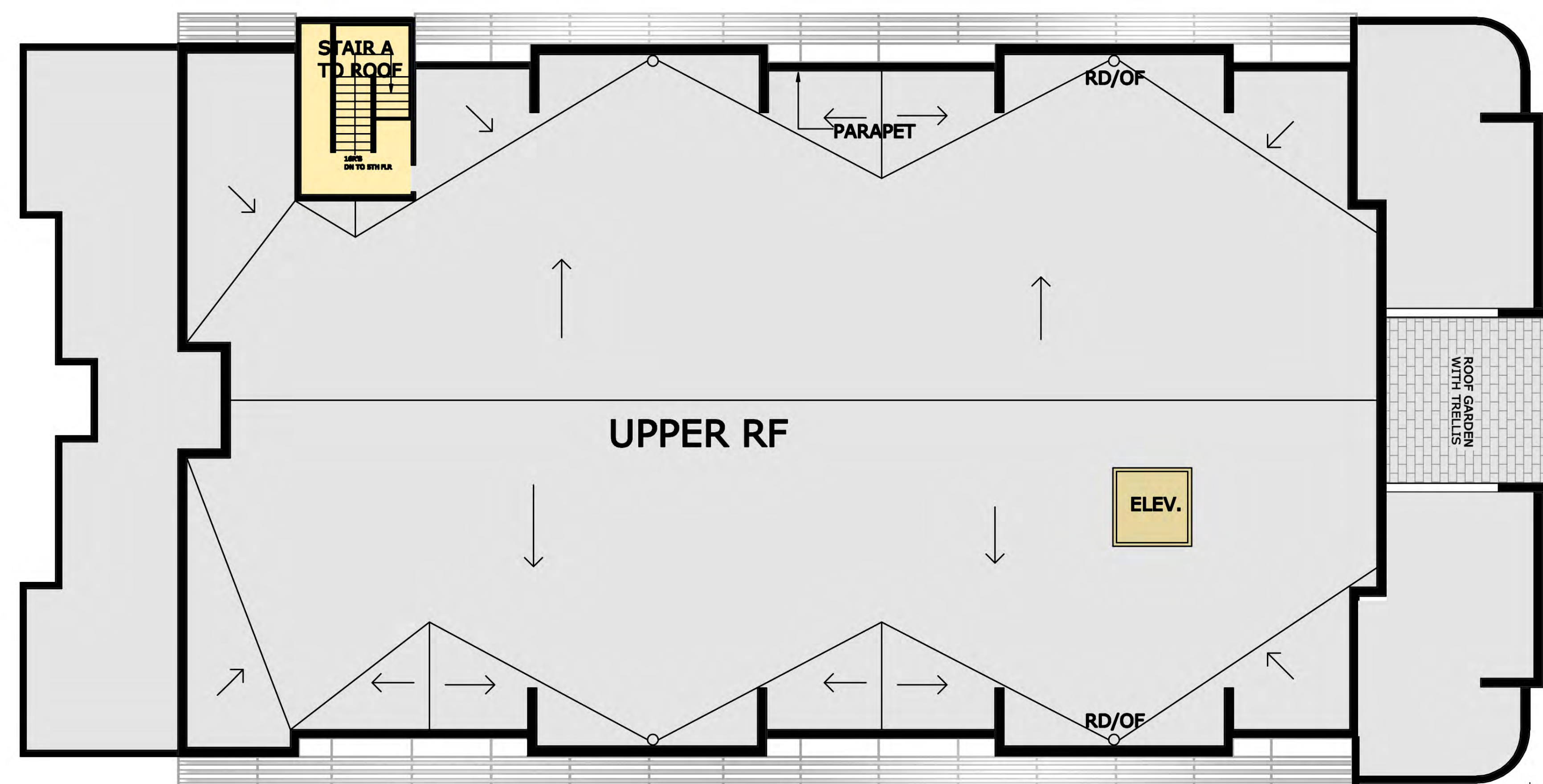
4TH FLOOR GUEST ROOM
END-TO-END ROOMS 19
SIDE-BY-SIDE ROOMS 05
TOTAL 24



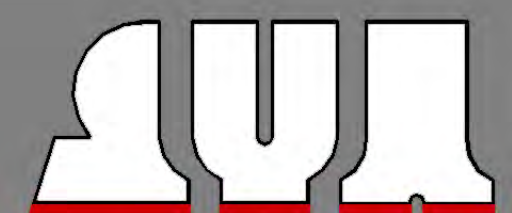
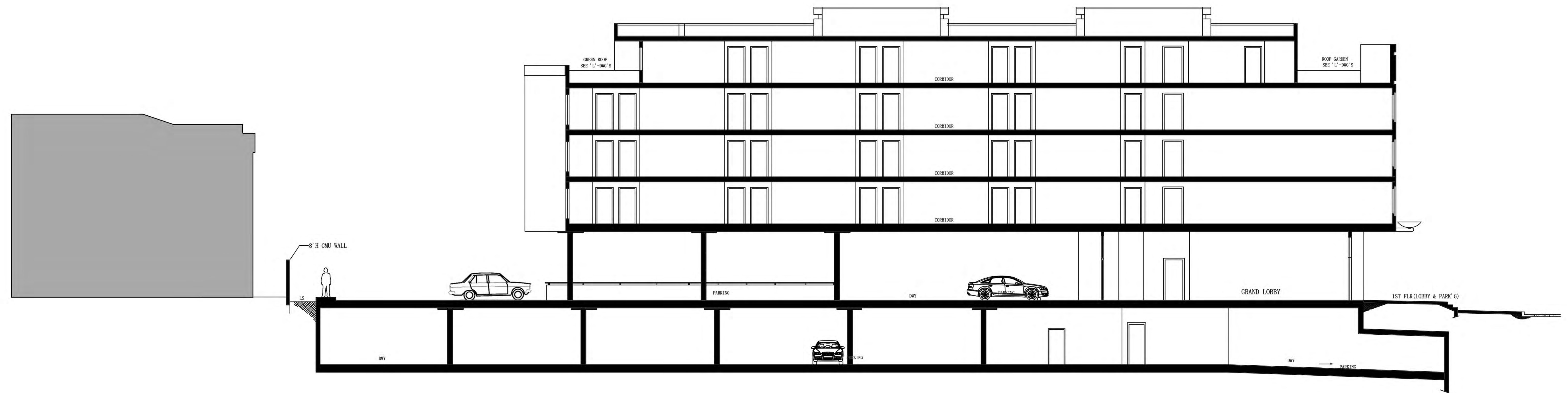


5TH FLOOR GUEST ROOM
END-TO-END ROOMS 17
SIDE-BY-SIDE ROOMS 01
TOTAL 18



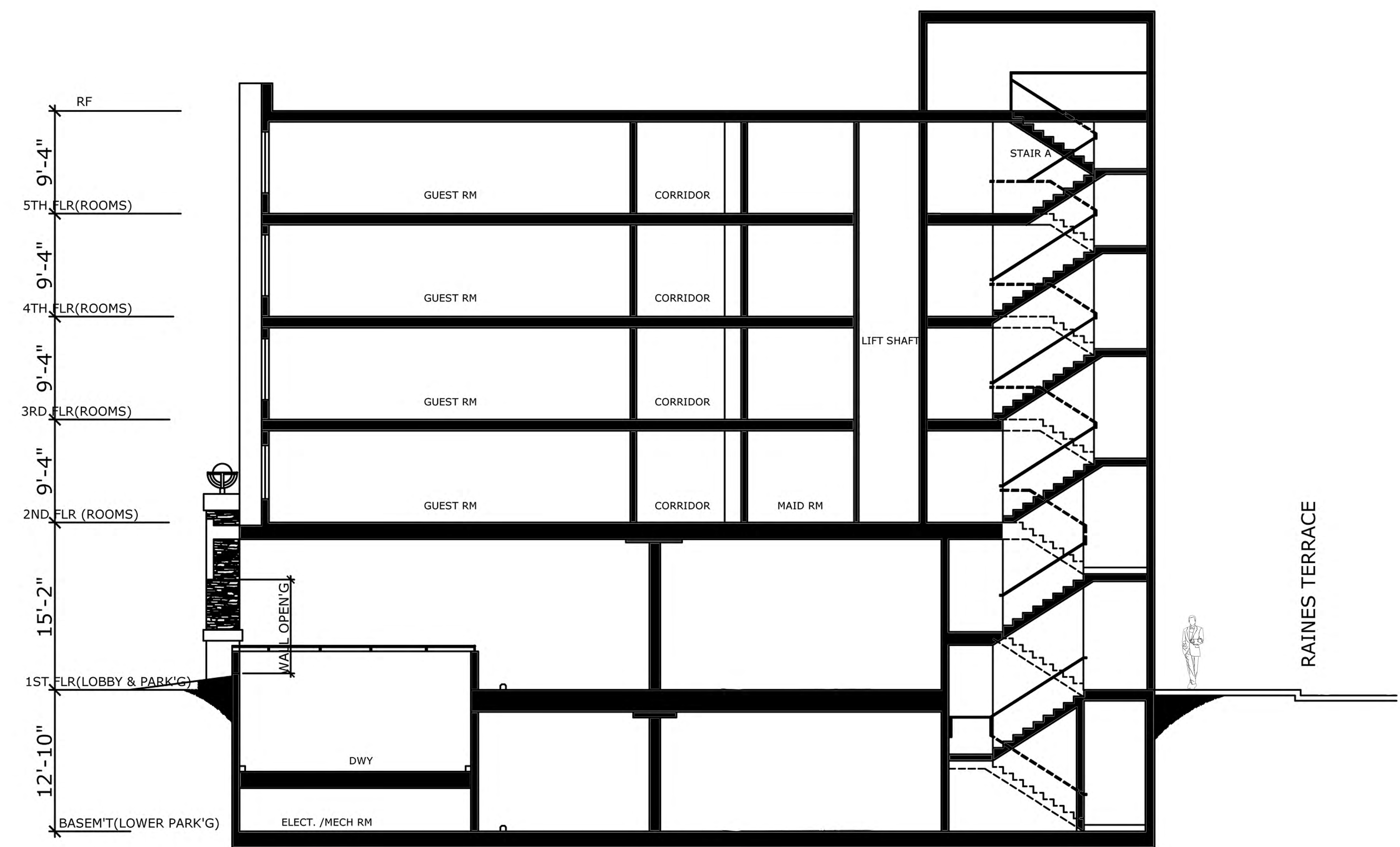


NORTH-SOUTH BUILDING SECTION



EAST-WEST
BUILDING SECTION

Chick-Fil-A



PALMS TREES AND FOLIAGE TREES



TRISTANIA CONFERTA



CYCAS REVOLUTA

FOUNDATION SHRUBS



ESCALLONIA FRADESII



PHORMIUM 'BRONZE BABY'



ALPINIA 'VARIEGATA'



SALVIA LEUCANTHA

PERENNIALS / GROUND COVERS



PENSTEMON



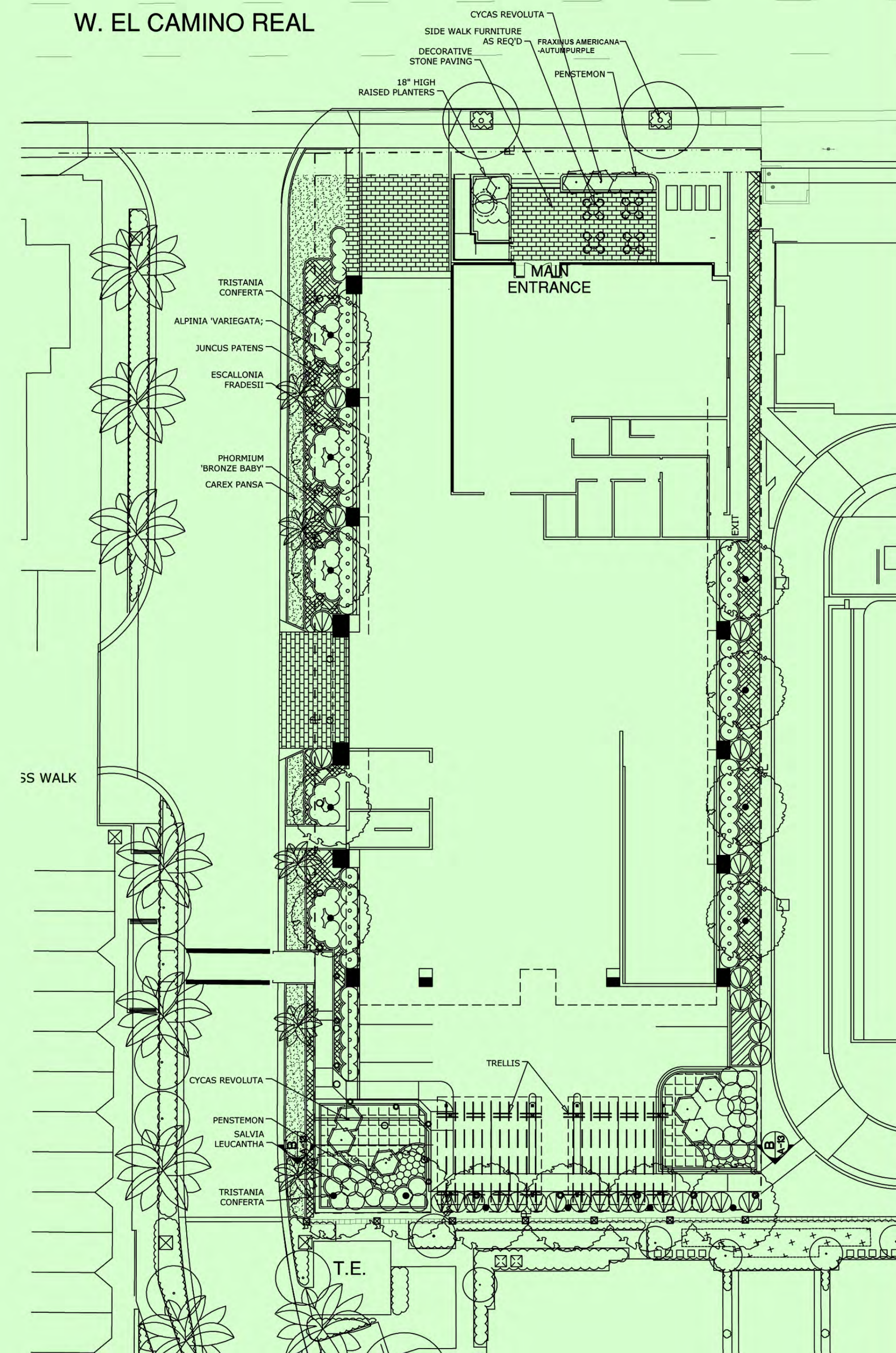
ANIGOZANTHUS



CAREX PANSA



JUNCUS PATENS

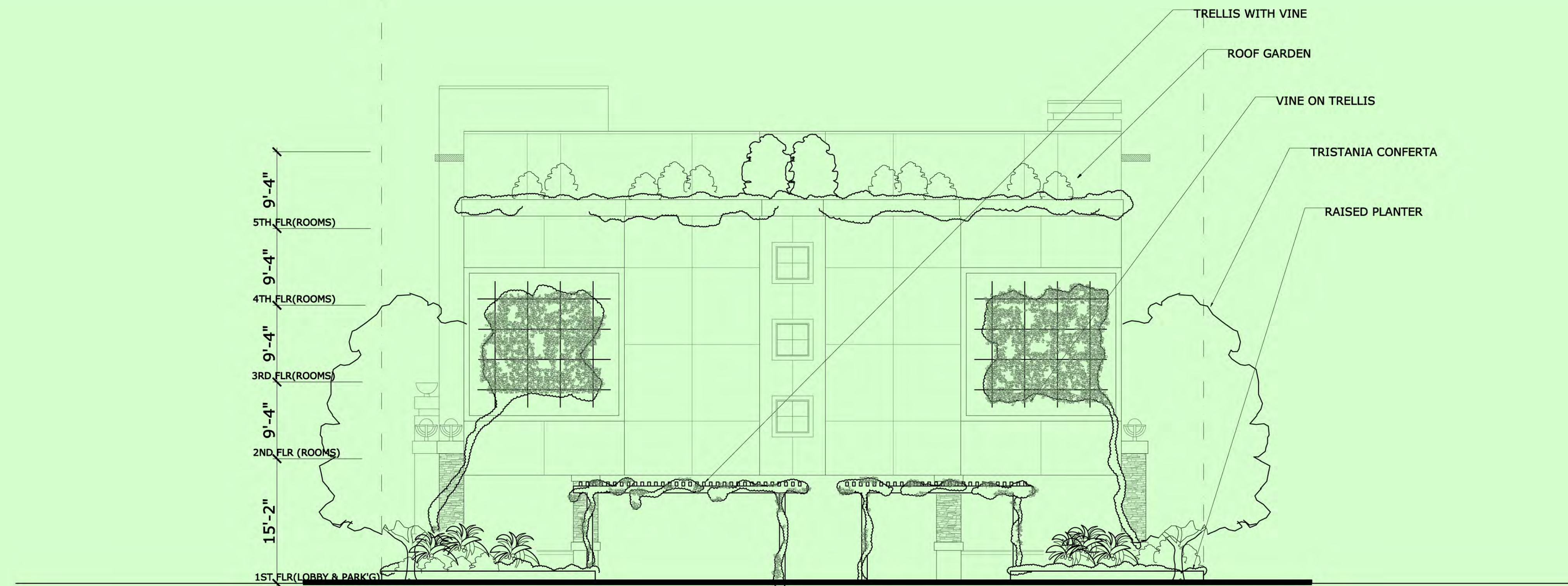


LANDSCAPE PLAN (GROUND LEVEL)

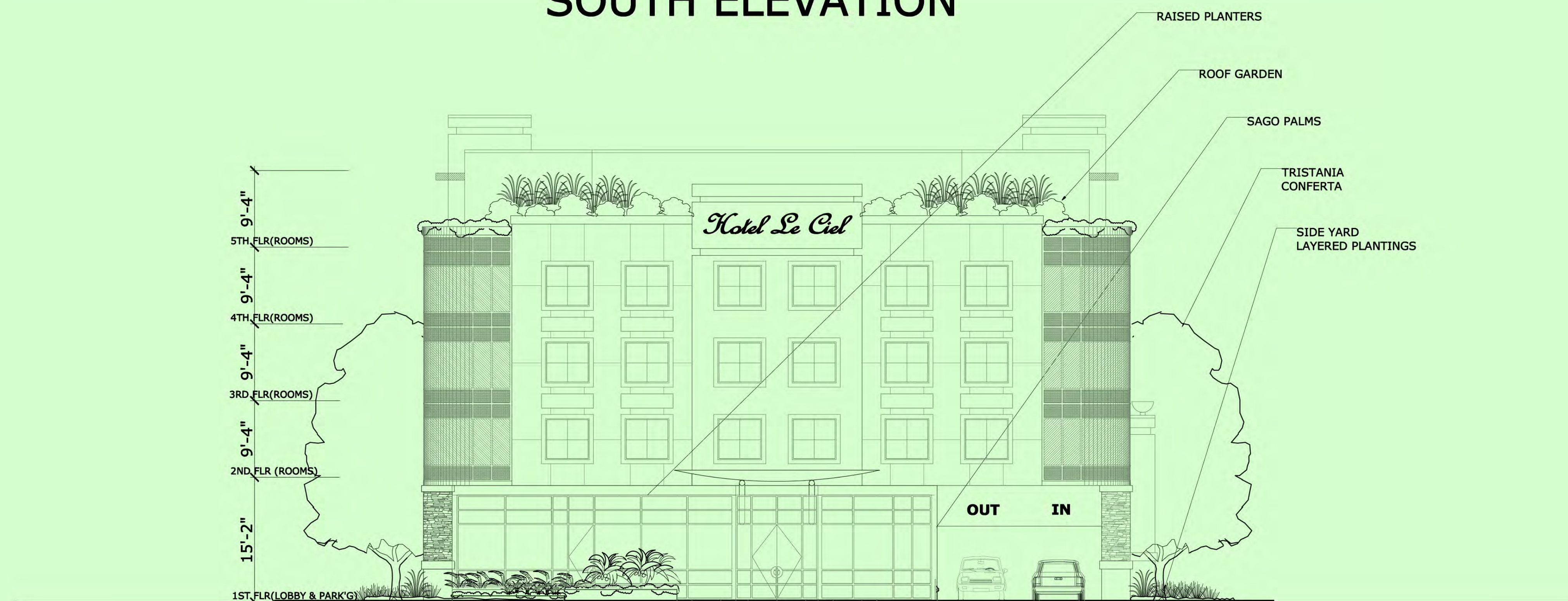
1/16"=1'-0"







SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION