

January 18, 2016



Sheldon S. Ah Sing
579 Clyde Ave. Suite 340
Mountain View, CA 94043

RE: Project request, operations and construction:

The proposed project at 17420, 17430 & 17440 Monterey Road will be a small design oriented boutique hotel with 60 rooms. The project is situated immediately adjacent to the Granada Theater to the east and single family residences to the North. The proposed gross building area is 67,940 SF. The building will rise 55' (feet) above the average grade plane with an architectural projection that rises to 61' feet.

The hotel will include a lobby and reception area, small conference room, vintage wine bar, Spa & Fitness, Meeting/Banquet hall, outdoor pool, communal outdoor living room/lounge, roof vegetable gardens and large kitchen. The ground floor will accommodate a bar with patio, restaurant with outdoor patios, flower shop and a market. We are proposing some minor off-site improvements to accommodate a patio along First Street. The hotel will provide valet for all the guests. Only a limited number of parking spaces (15 total) on the premises will be provided for valet, ADA accessibility and deliveries.

The project will be designed using vintage brick veneer, exterior cement plaster, FSC woods in horizontal and vertical patterns, corten steel, board form concrete, glass, rain screen with translucent panels and materials that reference the local natural palate and reflect the project setting.

The massing of the first two level of the building shares similar forms to the traditional roofline of the typical and more traditional downtown buildings. The upper levels reflect a more contemporary and minimal design which serves as a backdrop to the more traditional design of the lower two level.

Operations

The hotel will operate 24 hours a day, 7 days a week, year round with a maximum of five day shift employees. The staff will be composed of four housekeepers, two valets, two bellman and two desk staff. For the night shift it is expected to have one employee who serves as both valet and night audit. The hotel will have 24 hour staffing. Guests arriving to the hotel will be instructed at the time of reservation to turn into the Granada Hotel driveway located on Second Street. Once in the driveway guests will be greeted by a valet who will instruct guests to pull into one of the holding spaces where luggage will be unloaded and then cars will be parked. If more cars arrive than can be accommodated by the holding spaces they will be lined up and parked in the driveway.

Employee parking will be off-site. There will be some parking spaces along the north side of the site behind the kitchen assigned to kitchen/hotel delivery vehicles. Employees will be encouraged to cycle to work. Adequate bicycle storage will be provided to accommodate both employees and guests.

There will be a fair amount of deliveries due to the onsite food and beverage operations on site. Deliveries to the hotel, restaurant and hotel kitchen will be routed through the service yard along the northwest side of the property off of First Street. Deliveries to the flower shop, market and bar will be



routed to yellow zones along Monterey Boulevard in front of building then transferred to each commercial space through the front doors.

The outdoor green event space, ground level small conference and second floor meeting/ banquet rooms will be used for meeting and social events for guests. The pool and outdoor living/ lounge area on the third level will be available for guest use only and will be used for meeting break outs, wine and cheese hours and movie projections for guests only. There will be a small prep kitchen to service the meeting spaces, pool decks and outdoor living room/lounge while the main kitchen will service the hotel, restaurant, flower shop, market, wine bar and bar. Room service options will be available.

Commercial and hotel trash storage will be combined and receptacles will be located within the service yard along the north side of the property. Pick up will be done as needed with a min. of 3X per week. Monday, Wednesday and Friday between 7-8am.

Construction

The duration of construction is expected to be eighteen months. Constructional staging activities will be onsite as much as the site restrictions allow. The Contractor will make use of the valet drop off area for staging as well as the first level concrete podium construction above and below the elevated slab. Should off-site staging be required, contractor shall use an empty site immediately adjacent to the site.

Best Regards,

