



349 Sutter Street  
San Francisco  
California 94108

October 21, 2016

Randy Tsuda  
Community Development Director  
City of Mountain View  
500 Castro Street  
Mountain View, CA 94039

Re: Gatekeeper Application  
500 and 550 Ellis  
Mountain View, CA

Dear Mr. Tsuda,

Please accept this letter as our Gatekeeper application for review and consideration of a zoning modification regarding the above referenced Project.

The Project site consists of two existing parcels located at 500 and 550 Ellis Street. Portola Land Company, in conjunction with DiNapoli Capital Partners and Vance Brown Builders, is interested in redeveloping the site. Due to the site's proximity to the light rail station, we feel the site is ideally suited for a mixed-use development of hotel and residential uses.

The proposed development shows a signature 126-room hotel occupying the corner of the combined lot, with a parking entrance on National Avenue. The ground floor of the hotel would include active uses, such as a restaurant and coffee house with both indoor and outdoor seating, which would encourage foot traffic from the neighborhood. The hotel's parking would be above grade, with a façade treatment to make it feel like an integral part of the building design. The residential lobby would be on Ellis Street, with a separate parking entrance to a below-grade garage. Between the two uses on the ground floor would be a landscaped plaza available for public uses.

Redevelopment of this site offers significant public benefit. The combined development will generate significant bed tax revenue for the city. In addition, the residential use will provide much needed housing in an area where residents can utilize non-vehicular means of getting to and from their workplaces. As part of this development, we would also make a contribution toward improving the bike and pedestrian path of travel to and from the nearby light rail station.

The project team appreciates your review and positive consideration of this request and look forward to working with the City of Mountain View and its staff towards designing and redeveloping this site.

Sincerely,

A handwritten signature in black ink, appearing to read 'James Sunseri', is written over a light gray rectangular background.

James Sunseri  
Principal

500/550 ELLIS STREET  
MOUNTAIN VIEW, CA

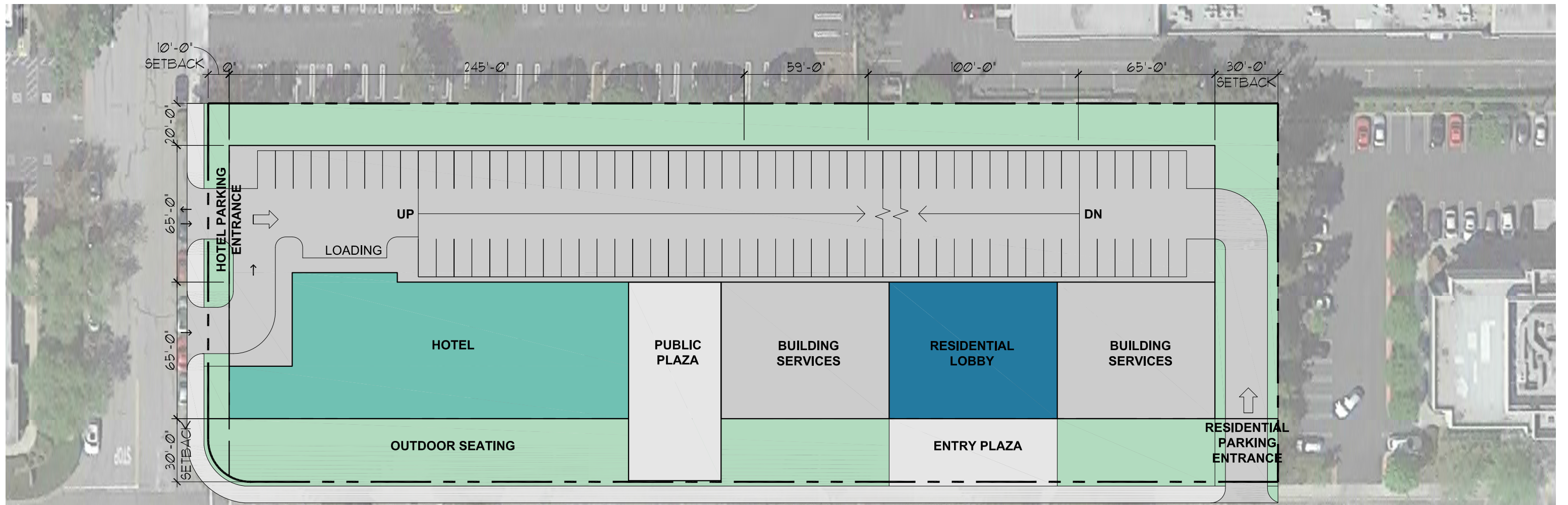




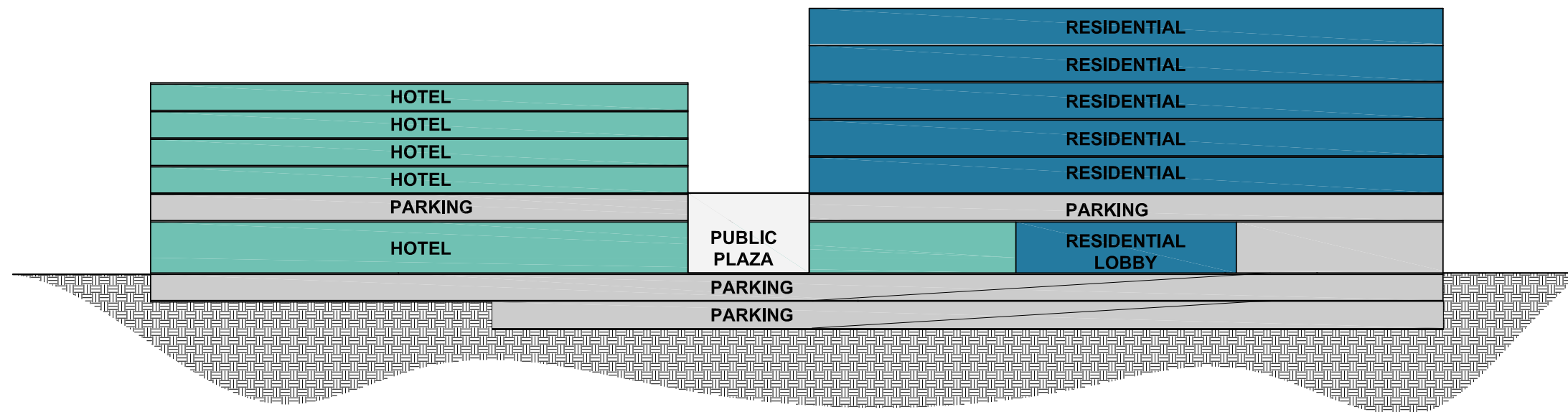
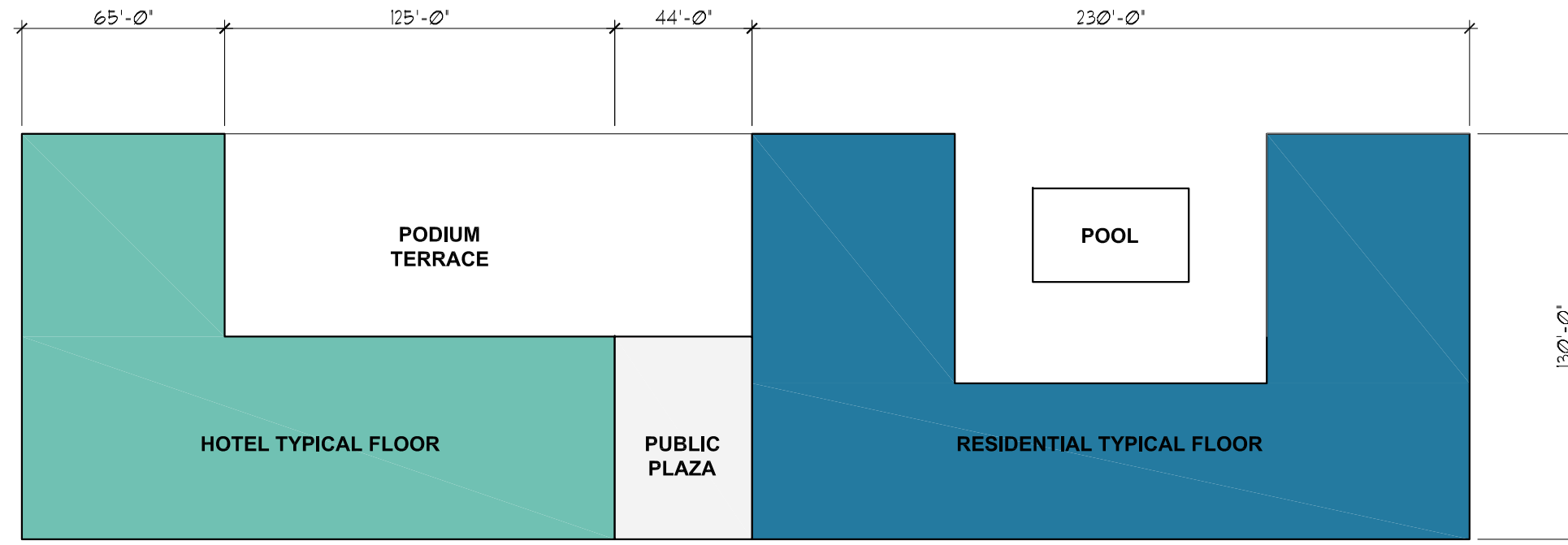


ELLIS STREET

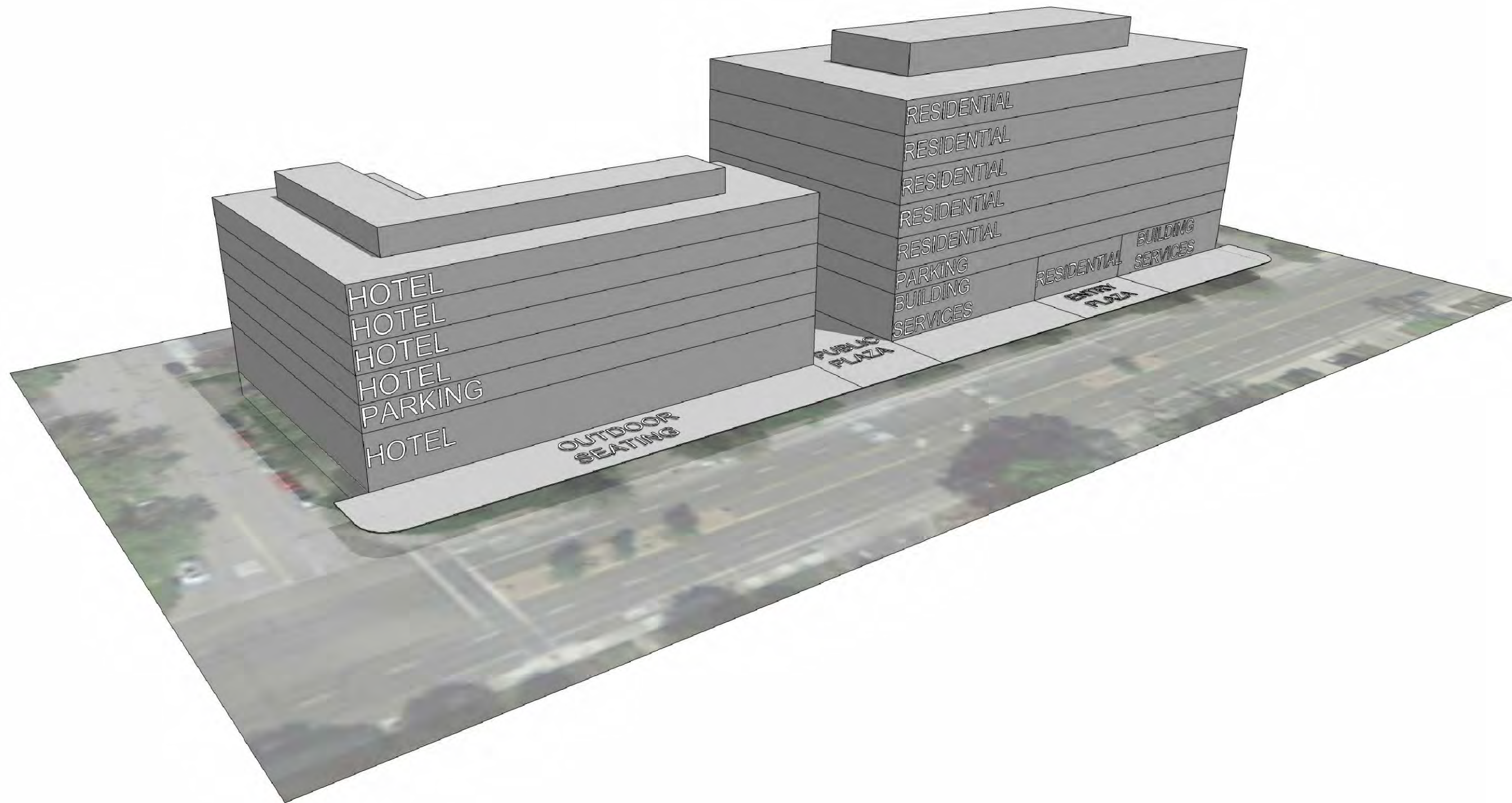




SUMMARY						
<b>RESIDENTIAL</b>		<b>JUNIOR</b>	<b>REGULAR</b>	<b>PLUS</b>	<b>TOTAL</b>	<b>HOTEL</b>
FIRST FLOOR:	15,275 SF	-	-	-	-	FIRST FLOOR: 11,375 SF
SECOND FLOOR:	18,662 SF	4	11	10	25	SECOND FLOOR: 16,575 SF 30 ROOMS
THIRD FLOOR:	18,662 SF	4	11	10	25	THIRD FLOOR: 16,575 SF 32 ROOMS
FOURTH FLOOR:	18,662 SF	4	11	10	25	FOURTH FLOOR: 16,575 SF 32 ROOMS
FIFTH FLOOR:	18,662 SF	4	11	10	25	FIFTH FLOOR: 16,575 SF 32 ROOMS
SIXTH FLOOR:	18,662 SF	4	11	10	25	<b>TOTAL:</b>
<b>TOTAL:</b>	<b>108,585 SF</b>	<b>20 UNITS</b>	<b>55 UNITS</b>	<b>50 UNITS</b>	<b>125 UNITS</b>	<b>77,675 SF 126 ROOMS</b>
<b>PARKING REQUIRED:</b>						
JUNIOR UNITS	(1.5/UNIT)					<b>PARKING REQUIRED (.8/ROOM):</b> 101 STALLS
REGULAR UNITS	(2/UNIT)					
PLUS UNITS	(2/UNIT)					
240 STALLS						
<b>GARAGE</b>						
LEVEL B2:	18,200 SF	55 STALLS				
LEVEL B1:	61,000 SF	185 STALLS				
FIRST FLOOR:	30,500 SF	90 STALLS				
LEVEL P1:	3,630 SF	11 STALLS				
<b>TOTAL:</b>	<b>113,330 SF</b>	<b>341 STALLS</b>				
<b>EXISTING COMBINED SITE AREA FOR 500 AND 550 ELLIS: 90,756 SF</b>						
<b>PROPOSED SQUARE FOOTAGE OF DEVELOPMENT:</b>					<b>186,260 SF</b>	
<b>PROPOSED FAR OF DEVELOPMENT:</b>					<b>2.05</b>	









ALOFT - CUPERTINO



HYATT PLACE - RIVERSIDE



