SAND HILL PROPERTY COMPANY

PROJECT DESCRIPTION

RETAIL USE

This project seeks to further vitalize the streetscape of El Camino Real by joining with the current planned Best Buy/Pet's Mart center and expanding upon a bustling, pedestrian rich shopping center. This 2.34 acre site will contain a single building containing a 15,000 SF major tenant space and 4,200 SF of retail space, totaling 19,200 SF of new construction. The new center shall replace the existing hotel on the site. The addition of a new property line will divide the site, leaving the existing "Crazy B" restaurant to it's on parcel for future development and consideration.

Once inside the center the undulating form and storefronts with vibrant colors of the retail portion will greet the shopper, joined with the color arcade element of the major tenant that accentuates the entrance. Public art will be displayed and landscaping will surround the site and wrap its way around the buildings.

At the rear of the site will be reinforced with a line of trees planted within a 10 foot landscaped area. The building has been located 63 feet off the rear property line which will minimize the building's visual impact on the neighboring single-family residences as well as help to mitigate any sound from the building's loading area.

All of these features combine to make this development a lively shopping experience that will blend perfectly with the adjacent center currently underway and welcomes pedestrians and local residents. The quality of the area and of the El Camino Real streetscape will be thoroughly enriched.

SPECIAL DEVELOPMENT PERMIT JUSTIFICATION

It is the intent of this letter to justify the following issue in regards to this project:

1) The proposed height of the buildings located at the rear of the site, which are adjacent to residential uses, is 22' (20' required) with a 62' building setback provided (70' required).

In regards to the issue, we propose that the layout of the building at the rear of the site will be well received by the homeowners to the south when compared to the existing 30'+ high 2-story hotel with only 43' setback from the property line. With only two houses to the rear of the site being affected and one of them being 2-story, we feel that our choice to increase the building height to 22' is appropriate. The planting of lush trees and the creation of a visually sensitive elevation will provide a pleasing visual and noise buffer from the commotion of El Camino Real, giving the residents a new sense of serenity.

We strongly feel that this project has been designed with the utmost consideration for the adjacent uses while providing a lively, pleasant shopping experience. This development will revitalize the surrounding neighborhood and bring some much-desired energy to the El Camino Real.