

Sobrato Development Company, LLC Sobrato Family Holdings, LLC
Sobrato Builders, Incorporated Sobrato Family Foundation
Sobrato Construction Corporation

City of Sunnyvale
Attn: Shuann Mendrin, AICP
Senior Planner
456 W. El Camino Real
Sunnyvale, CA 94086

Re: 1095 W. El Camino Real
Project Description

The Sobrato Organization is proposing a mixed-use project on an underutilized parcel located at 1095 W. El Camino Real, (APN 161-41-008), that is consistent with the goals of the El Camino Precise Plan and the Consolidated General Plan. The proposed mixed-use project will consist of a commercial medical office building for Palo Alto Medical Foundation, and 156 luxury multi-family apartments.

The tenant of the commercial medical office building, The Palo Alto Medical Foundation, is a non-profit health care organization dedicated to enhancing the health of the community. The office building will be three stories in height with an exterior skin that will be comprised of high performance glazing and metal panels that will compliment the proposed adjacent 156 unit multi-family luxury apartment project. The office building is proposed to be approximately 55 feet in height, and complies with setback requirements.

The high quality 156 unit luxury apartment project will be comprised of 1 and 2 bedroom for rent apartment units that will generally range from 700 to 1050 square feet. The contemplated on-site amenities will include outdoor area for the residents to congregate and socialize, a swimming pool, BBQ area, outdoor fireplace surrounded by seating, fitness center, bike storage, gathering/multi media room, business center, secured parking and onsite leasing management offices.

The exterior skin of the apartment project will be comprised of stucco and glass, and shall be between 3 and 4 stories in height. The geometry of the architecture is such that it is complimentary and of the same architectural vocabulary as the proposed commercial medical office building, contextual with the surrounding uses and vision for the future build out of the El Camino Real.

Along Olive Ave. the face of the building has been articulated to create visual interest and the project will be generously landscaped. The street will be activated with a grand staircase that will provide a window into the common amenity area of the project, and provide direct access to the street for the residents.

The height of the apartment project varies from 4 stories along the El Camino, to 3 stories over a partially submerged podium along Olive Ave.



Access points for the residents will be located both along the El Camino Real and Olive Ave., while access to the commercial medical office component will only be from the El Camino Real.

The parking for the project will be provided by a combination of covered, and uncovered, surface parking, and secured structured parking. The project will provide exclusive parking for both the commercial medical office building and the apartments. The parking requirement is met by providing exclusive parking for each component of the mixed-use development, in combination with a shared parking pool, which compliments peak and off-peak demands of the respective uses.

The proposed architecture is of a high quality, and representative of the high standards of the City of Sunnyvale. The mixed-use nature of the development combines both commercial and residential intensification in an infill location that is proximate to services and amenities that will be valuable to the residents, workers and visitors to the site. Furthermore the infill location is near multi-modal transportation opportunities, and allows the utilization of existing city infrastructure.

The Sobrato Organization appreciates the consideration of the proposed project, and we look forward to working with the City of Sunnyvale to deliver a project of the highest quality.

Best Regards

The Sobrato Organization


Richard Truempler
Director of Development



EXISTING VIEW FROM 447 LOETA AVENUE



VIEW FROM 447 LOETA AVENUE WITH PROPOSED PROJECT



KEY MAP

1095 W. EL CAMINO REAL

The Sobrato Organization
10600 North De Anza Boulevard, Suite 200
Cupertino, CA 95014-2075
408.446.0700 Phone
408.446.0583 Fax

POV FROM 447 LOETA AVENUE

SUNNYVALE, CA
KTGY # 2012-0642

KTGY Group, Inc.
Architecture+Planning
17922 Fitch
Irvine, CA 92614
949.851.2133
ktgy.com





EXISTING VIEW FROM 702 LOIS AVENUE



VIEW FROM 702 LOIS AVENUE WITH PROPOSED PROJECT

1095 W. EL CAMINO REAL

The Sobrato Organization
10600 North De Anza Boulevard, Suite 200
Cupertino, CA 95014-2075
408.446.0700 Phone
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POV FROM 702 LOIS AVENUE

SUNNYVALE, CA
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