



NARRATIVE OF SUBDIVISION

To: City of Sunnyvale

From: Tyler Whaley, P.E.
Kimley-Horn and Associates, Inc.

Date: November 2025

Subject: Essential Information Regarding the Subdivision of 1027 W El Camino Real

The Project is a mixed-use project consisting of: 1) a six-story senior housing building including approximately 12,232 square feet of commercial floor area, 113 independent living units, and 36 assisted living accommodations; and, 2) a three-story convalescent hospital building with approximately 65,000 square feet of floor area and a 52-bed capacity. The Project received planning approvals in September 2024. The project is now proposing a lot split is to create a separate lot for each building. Each building is financed separately, and having two separate lots makes it cleaner for the development lenders and equity partners.

Project Location and Description

The existing subject parcel is approximately 2.42± acres. The parcel is bordered by W El Camino Real to the south and W Olive Avenue to the north. To the west of the site, there is a medical center and apartment complex. To the east of the site, there is an assortment of commercial developments and an apartment complex. The project site is zoned ECR-MU42 and has the Comprehensive Plan Designation El Camino Real Specific Plan. The existing site's use is commercial and is currently partially under construction. The west side of the existing site is occupied by a former car dealership building and large parking lots, the east side of the existing site is under construction per Permits BLDG-2025-0078 and BLDG-2024-3205, as seen in **Figure 1**.

The proposed project includes the demolition of the existing structure and construction of a Senior Living Facility on the west side and In-Patient Rehabilitation Facility on the east side. The existing subject parcel is proposed to be divided into two lots. The proposed western lot has an approximate area of 1.29± acres, the proposed eastern lot has an approximate area of 1.13± acres. The site will remain zoned as ECR-MU42 and under the El Camino Real Specific Plan. The proposed site's use will be Mixed Use and Medical.

Three existing easements are located within the site. A 10' wide Public Utility Easement and a 6' wide Landscape Easement along El Camino Real are to be quitclaimed. A 10' private Storm Drain Easement on the western side of the site is to be amended and reinstated. Proposed easements are noted on the Tentative Map. Additionally, a declaration establishing easements maintenance and cost

sharing obligations for El Camino Real Health & Wellness Campus is noted as Exception #12 in the title report.

Proposed Subdivision Utilities and Site Features

The proposed project includes private Storm Drain, Sanitary Sewer, Domestic and Fire Water, Irrigation, Gas, and Electric facilities. City of Sunnyvale is the utility purveyor for Storm Drain, Sanitary Sewer, and Water utilities. Pacific Gas & Electric (PG&E) is the utility purveyor for gas and electric utilities.

Onsite sewage will be conveyed through two onsite, private sanitary sewer trunk lines. Waste from non-hospital operations will be conveyed directly to the connection to the public Sanitary Sewer main along Olive Ave. Waste from hospital operations will first be routed to the proposed sanitary sewer tank via a diverter manhole, and will subsequently connect to the public Sanitary Sewer main in W Olive Ave.

Onsite stormwater will be treated in accordance with the Santa Clara Valley Urban Pollution Prevention C3 Handbook. All stormwater will be directed via sheet flow or pipe to Stormwater Treatment Measures, including self-treating areas, self-retaining areas, flow-through planters, bioretention areas, and below grade Silva Cells. Treated runoff will subsequently be directed to connect to the public Storm Drain main in W Olive Ave.

Proposed connections into the existing public water main are located along the El Camino Real frontage.

Onsite tree planting includes deciduous and evergreen trees, planted in above grade and at grade planters. Site lighting will light the pedestrian walkways and vehicular road.

Figure 1 – Project Area

