

TOP QUALITY HOUSING

For those who need it most.

732 El Camino Real
San Bruno, CA



When you're watching those YouTube videos, did you ever wonder where the people are who run YouTube? They recently moved their headquarters to San Bruno in the most expensive county for housing on the west coast. In areas like this, developers are leaning in to bring more housing to the rest of the residents who compete with higher paid professionals. 732 El Camino Real is a good example, bringing high-quality housing in reach in record time—with the help of game-changing offsite construction.

Solutions

732 El Camino Real sits on one of San Mateo County's busiest boulevards. Besides the headquarters of YouTube, Walmart Global eCommerce, and other big names, the new multifamily community is just minutes from the San Francisco Airport. It has quickly brought 134 apartments within reach in an area where "low-income" status tops out at \$100,000.



732 EL CAMINO REAL

Developed by The Pacific Companies and AMG & Associates, this property puts super-high-quality living within reach for limited incomes in one of America's three most expensive counties.

Developer: The Pacific Companies/AMG
Design: Architects Orange
Preconstruction: Prefab Logic
Engineering: PFL Engineering
GC: Pacific West Builders
Classification: Affordable Multifamily
Buildings: 1
Units: 134
Unit types: studio, 1 br, 2 br
Amenities: clubhouse, fitness center, playground, bike/car parking, outdoor lounge, 6 laundry centers



Jonathan Schink, supervisor of 732 Camino Real, walks finished units as the project readies for residents.

[Tour the property](#)

Someone who's seen a lot of changes in the Bay Area is Jonathan Schink, the field supervisor on the project for Pacific West Builders. "In the more distant past, San Bruno was made up of people who worked at the airport or in services related to it," Jonathan says. "As the tech boom has continued, the cost to live at this crossroads has skyrocketed. Many have had to live somewhere else and suffer long commutes."

Jonathan began building in the area in the 1970s, so he's seen a lot. One thing he hadn't yet seen was the new approach to offsite construction developed by Autovol, miles away in Nampa, Idaho.

In the battle against the housing crisis, Autovol has added a new silver bullet to Pacific West Builders, the construction arm of The Pacific Companies. The Pacific Companies has tapped Autovol to build the living units for more than 20 multifamily projects in California over the past five years. During that time The Pacific Companies was recognized as America's top producer of affordable housing, and Autovol has become America's top modular producer of multifamily housing.

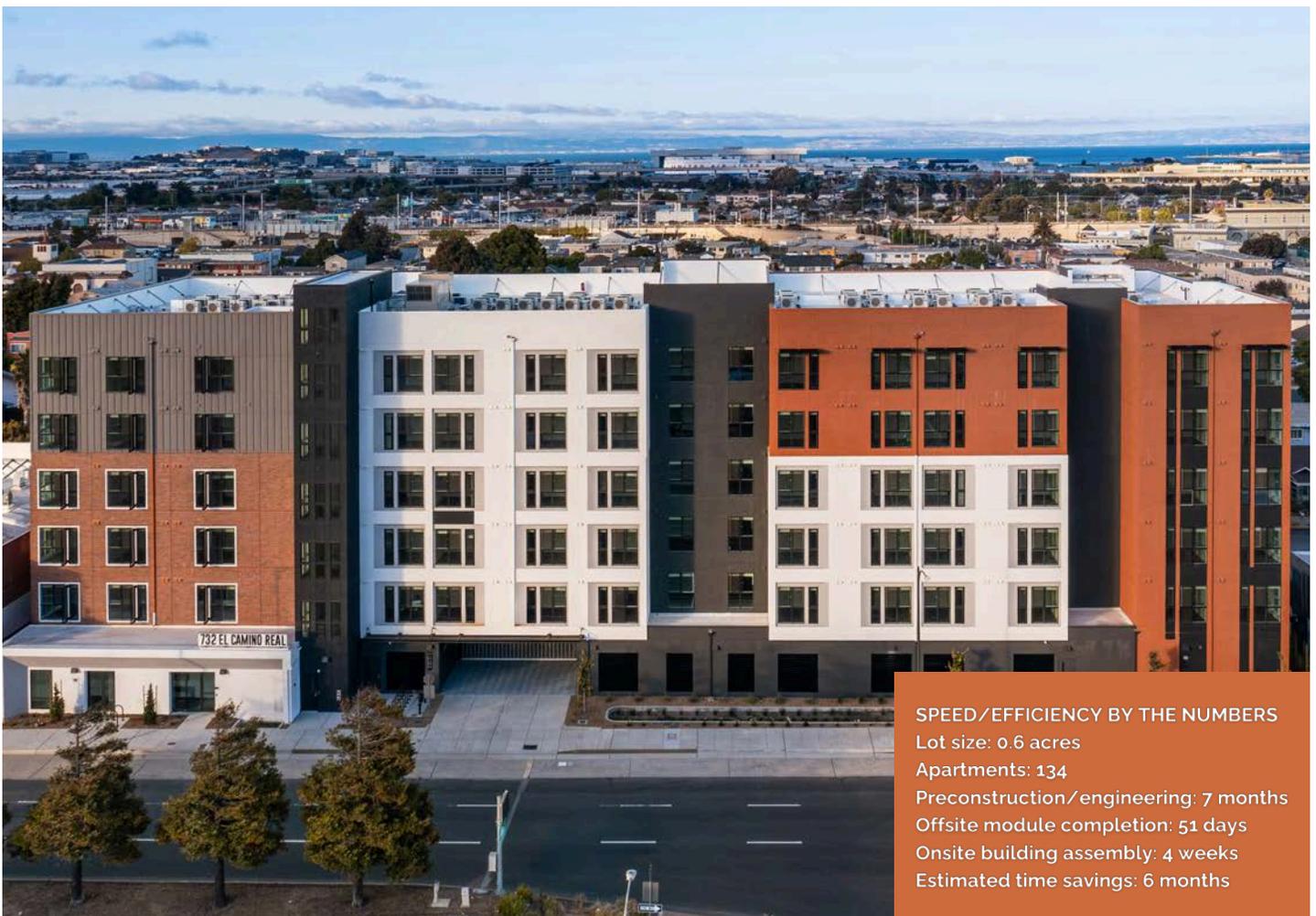
The Pacific Companies added modular construction to its wheelhouse many years ago. This strategic decision has added agility in a time when skilled construction workers and tradespeople are increasingly hard to find.

San Mateo County averages 8,000 people per square mile. Jonathan points out that this compounds the challenge of making enough housing available to meet the need. Building housing in very high density areas like this is especially challenging and expensive, making it impossible for builders to keep up with growth. He says the offsite approach has made the impossible possible.

"You can imagine the logistics of trying to stick-frame this building without any place to put the sticks," Jonathan says. "Two weeks of craning modules in place was much easier than trying to manage all the complex logistics of a high-density site over many weeks."

Each living unit at 732 El Camino Real was built in the Autovol plant by a combination of robots and Autovol's skilled builders who call themselves Solutioneers. Working in a highly efficient, dedicated site where robots do the heavy lifting, Autovol's Solutioneers completed all 134 units in 51 days. The living units left the factory as fully functioning apartments—approved in factory by California inspectors to meet all applicable codes. Major portions of the building's common areas were produced at Autovol during this time as well.

Prior to joining Pacific West Builders, Jonathan spent four decades building thousands of both multifamily and single-family homes in the Bay Area. He started at Construction Systems in the 1970s, the area's largest condo builder at the time. Most recently, he was with construction giant Pulte Homes. Jonathan is a good judge of project quality and efficiency, and he wasn't sure about modular before 732 El Camino Real.



Offsite construction changes the game for small lots in a high density cities with little room for onsite materials or crew parking.

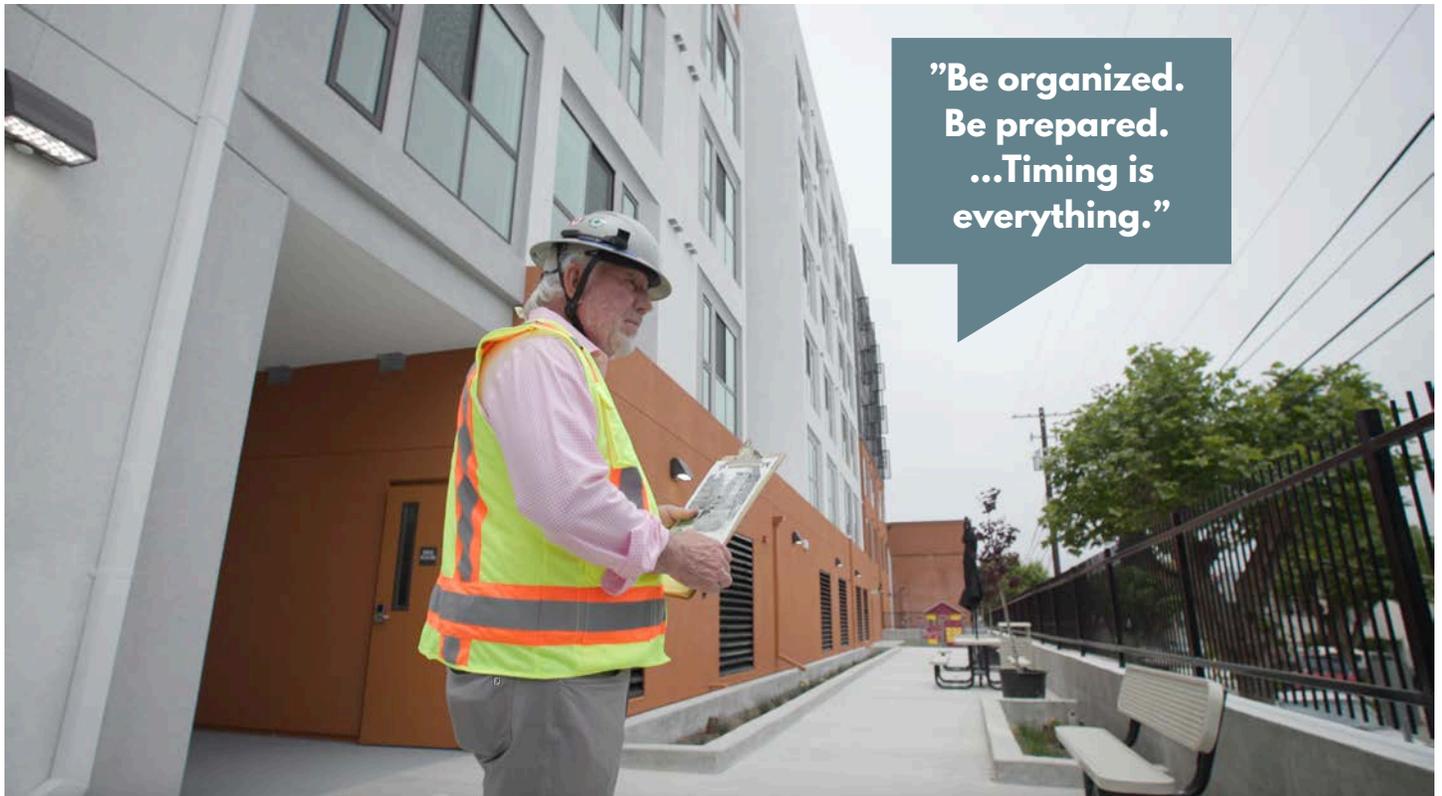
"Going into the project, I was a bit skeptical. But I was very surprised at how efficiently the units went together," he says. "I've built this same type of building 50 times. I'm pretty familiar with some of the typical architectural mistakes, so I was skeptical you could build 100+ boxes 800 miles away and not see architectural errors when it all came together here in San Bruno. We didn't have any of that."

Now that he's seen the impact by doing most of the construction many miles away at Autovol, Jonathan is optimistic based on efficiency and speed—but also quality.

"The site is very very logistically challenged. It's a very tight site," he says. "We're efficiently building 134 residences on a half acre property. With this modular approach, you're certainly going to save 4 to 6 months, but more importantly, the quality of the work is more consistent. These modules are A+ construction, and with such a push to go fast these days, you just don't see this kind of quality."

Jonathan stresses the importance of onsite logistics to a successful completion of a modular project. His advice to other onsite project supervisors gearing up for a major modular project?

"Be organized. Be prepared. The crucial thing is lead times," he says. "To have everything you need in place once you show up for each key phase. We jumped on the roof as soon as modules were all set, and got the parapets framed and the roof on in about a month, before the rainy season. Timing is everything."



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Summing up the sense of satisfaction in wrapping up a project like this, Jonathan echoes the sentiment heard among his many associates across The Pacific Companies, and the many other stakeholders in projects like this.

"It's always gratifying to build housing for people who need it," he says.

So next time you're watching YouTube, seeing a Walmart product in your search result, or landing at the San Francisco Airport, here's a fact to brighten the day: The community that powers these things just put 134 new addresses—and quality places to call home—within reach for the community that surrounds these companies.



*Floor plans for
2 bedroom
1 bedroom
& studio units*



Watch now and
get John's take
on this project.

