



Sunnyvale

1001 S Wolfe Road – Wolfe Road Townhomes PLNG-2024-0639

Shila Bagley, Senior Planner

Planning Commission Public Hearing, January 26, 2026

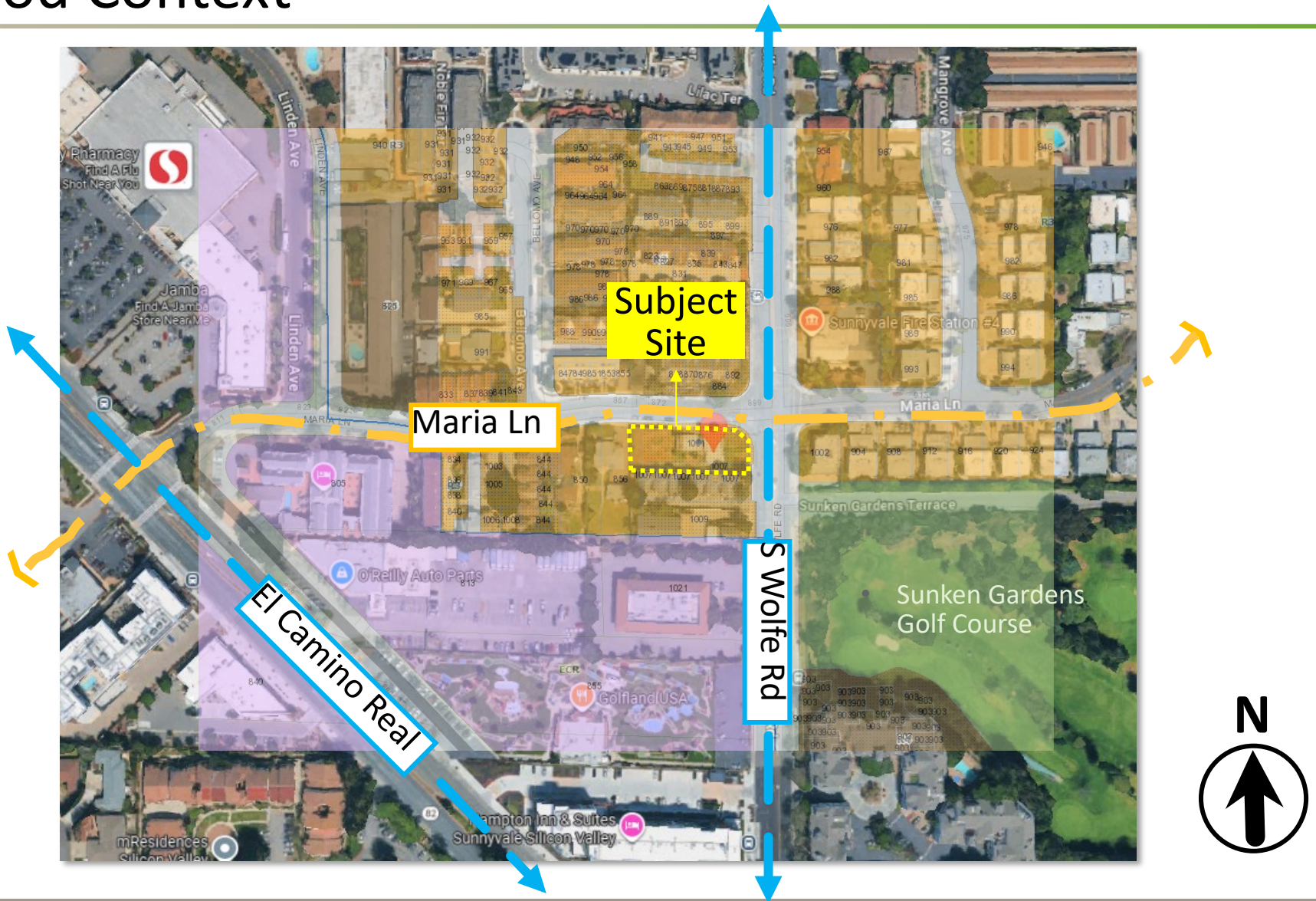
Overview

Required Permits

- **Special Development Permit (SDP)**
Construction of five (5) three-story condominium units
- **Tentative Parcel Map**
Create one common lot & 5 condo units

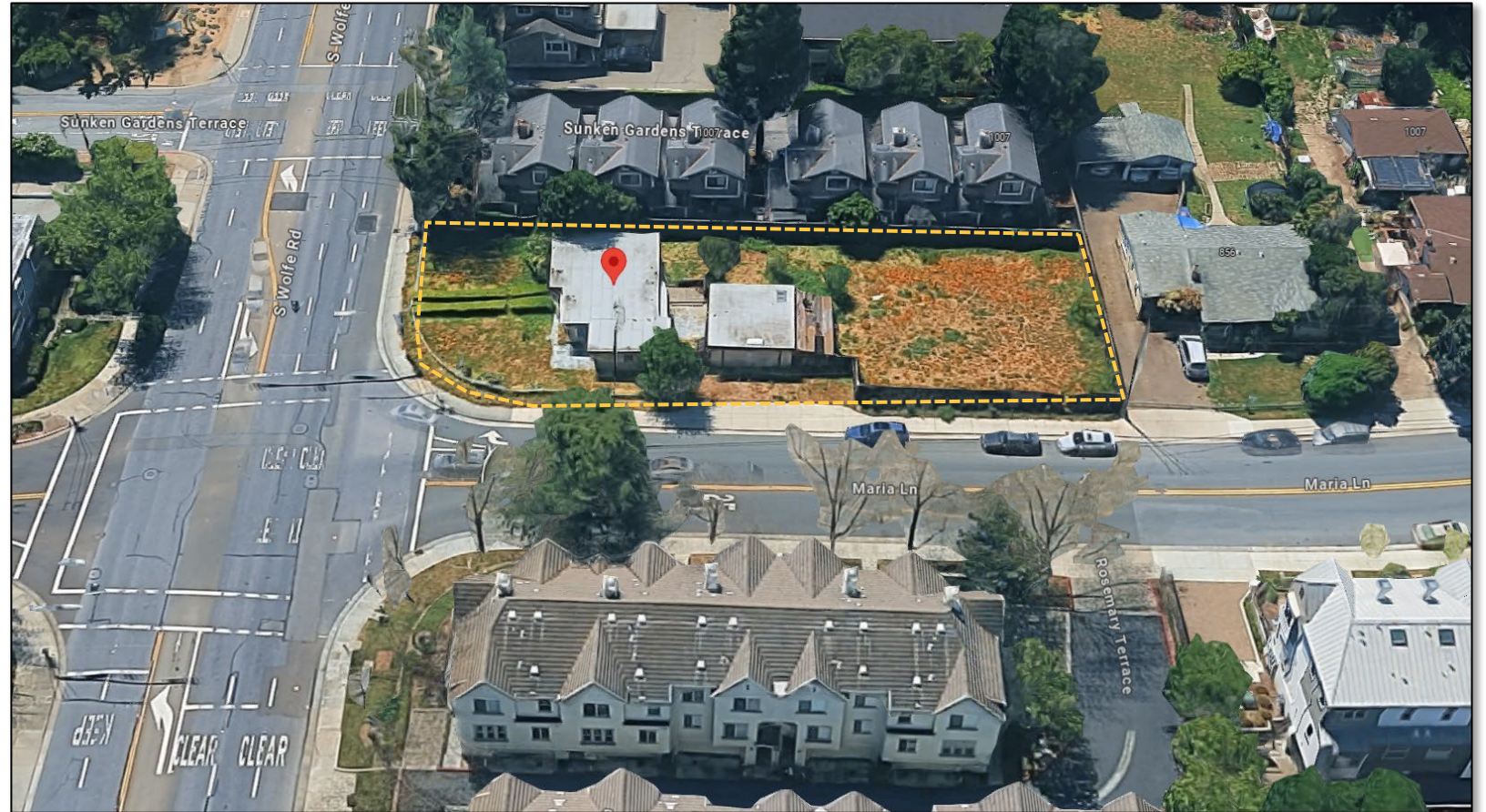


Neighborhood Context

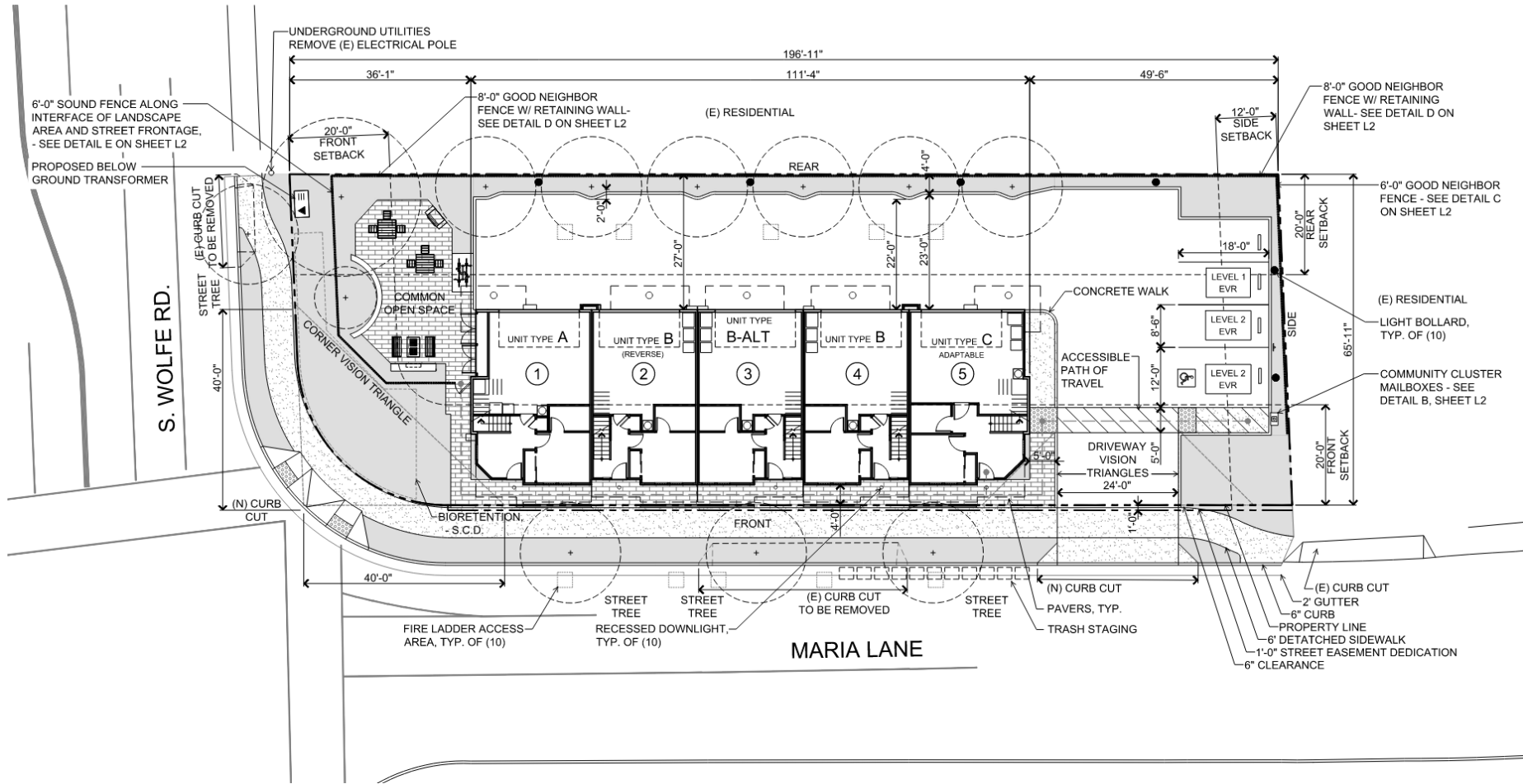


Existing Site – Background

- **Site Area:**
12,813 SF (0.29 Acre)
- **Site History:**
Built – 1947;
Vacant since 2019
- **Zoning:**
R-3/PD (Medium Density
Residential / Planned
Development)
- **Density:**
18-24 DU/AC
 $0.29\text{-acre} \times 18 = 5.22$
Min. 5 units



Site Plan



Elevations



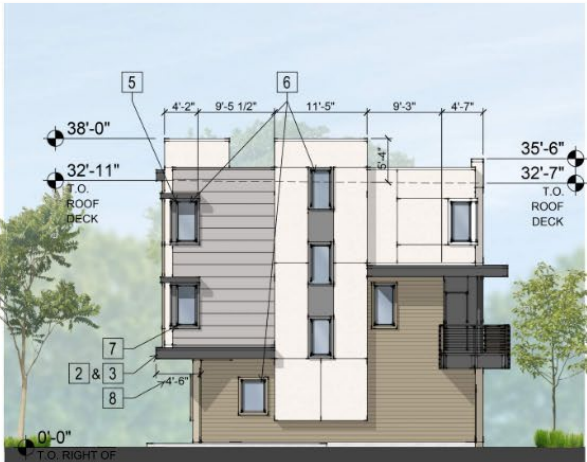
EAST ELEVATION (Wolfe Road)



NORTH ELEVATION (Maria Lane)



SOUTH ELEVATION (Rear Yard)



WEST ELEVATION (Driveway)
SEE SECTION ON SHEET A4.1 FOR HEIGHTS

Streetscape Images



STREETSCAPE FROM MARIA LANE



MARIA LN.

STREETSCAPE FROM SOUTH WOLFE ROAD

Special Development Permit

R-3/Planned Development

	PROPOSED	REQUIRED	REFERENCE
Front Setback	4'-0"	20'-0" (min.)	SMC 19.34.030
Height	38'-0"	35'-0" (max.)	SMC 19.32.020
Usable Open Space	1,122 SF total (224 SF/unit)	2,000 SF total (min.) (400 SF/unit)	SMC 19.37.040
Garage Area	429 SF	435 SF (min.)	Design Guidelines Recycling, Organics, & Solid Waste Services

Deviations Requested

AB 130 – Housing & CEQA Reform (2025)

- Enacted June 30, 2025; effective immediately

Eligibility for CEQA (Statutory) Exemption:

- ☒ Project located in an incorporated city or urbanized area.
- ☒ Consistent with General Plan residential use.
- ☒ Avoids historic resources, hazardous sites, and sensitive environmental areas.
- ☒ Requires tribal consultation to examine potential tribal cultural resource impacts or if consultation results in unresolved concerns.
- ☐ NA Includes air filtration and hazard mitigation if within 500 ft of a freeway.

Recommendation

Staff Recommendation

- Alternative 1: Find the project exempt under CEQA and Approve the Special Development Permit and Tentative Map with the Findings in Attachment 2 and subject to the Conditions of Approval in Attachment 3.