



Sunnyvale

---

# 1001 S Wolfe Road – Wolfe Road Townhomes

## PLNG-2024-0639

---

Shila Bagley, Senior Planner  
Planning Commission Public Hearing, January 26, 2026

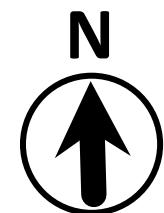
# Overview

## Required Permits

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



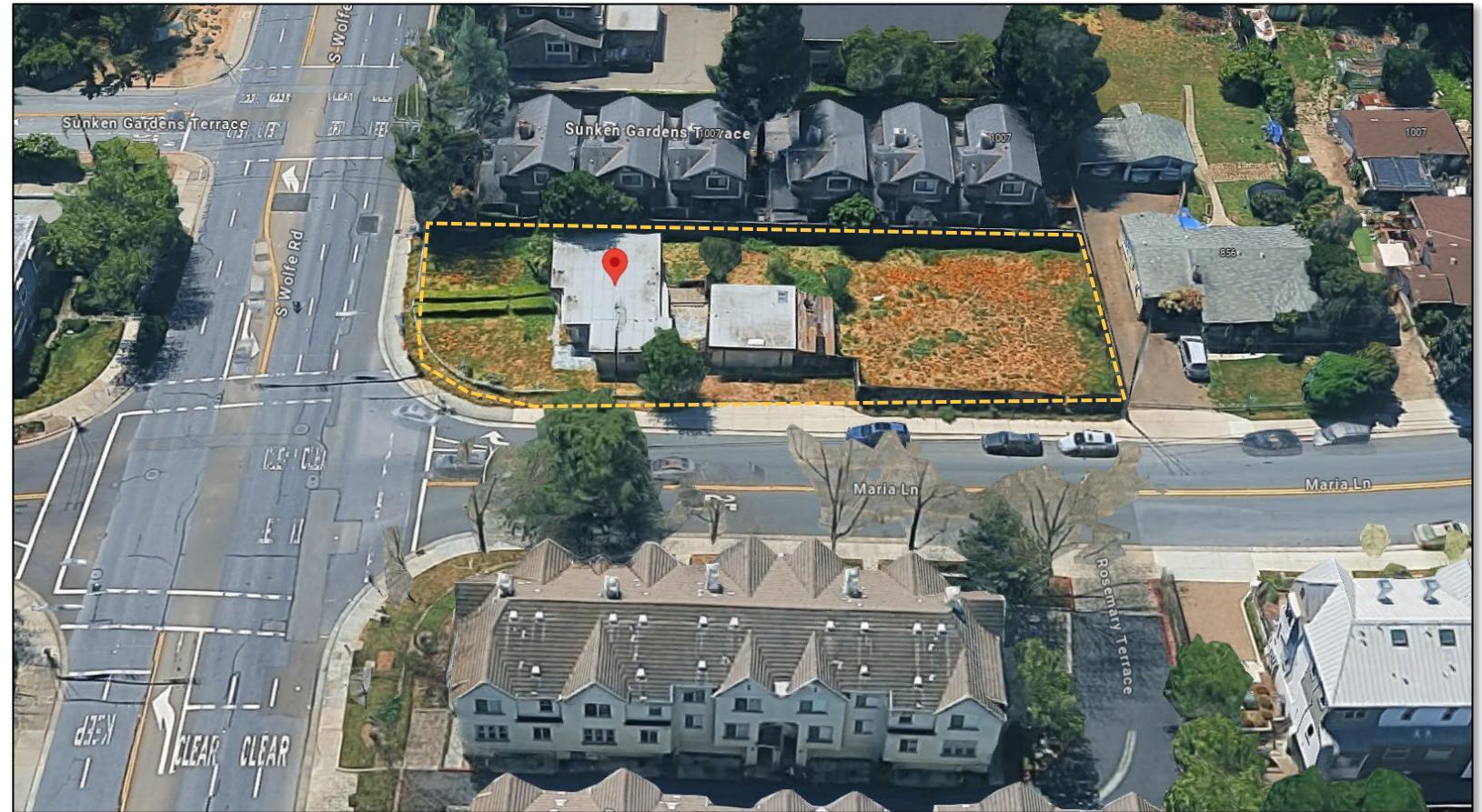
# Neighborhood Context



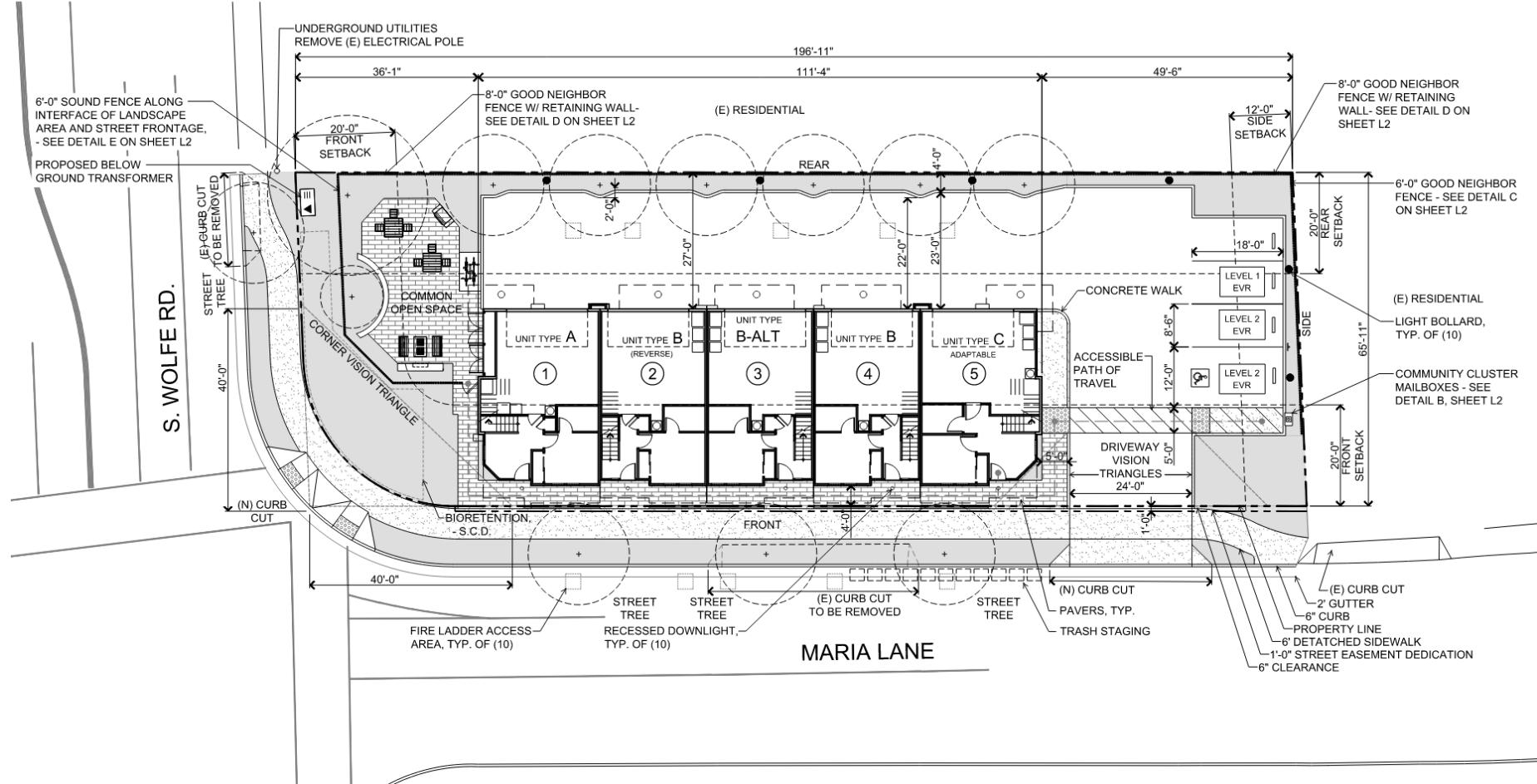
# Existing Site – Background

---

- **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



# Streetscape Images



# Special Development Permit

## R-3/Planned Development

	PROPOSED	REQUIRED	REFERENCE
<b>Front Setback</b>	4'-0"	20'-0" (min.)	SMC 19.34.030
<b>Height</b>	38'-0"	35'-0" (max.)	SMC 19.32.020
<b>Usable Open Space</b>	1,122 SF total (224 SF/unit)	2,000 SF total (min.) (400 SF/unit)	SMC 19.37.040
<b>Garage Area</b>	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.