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VIA EMAIL (avashist@sunnyvale.ca.gov)

Ms. Aastha Vashist
Senior Planner
City of Sunnyvale
456 W. Olive Avenue
Sunnyvale, CA 94086

Re: 781 South Wolfe Road (PLNG-2025-0229)
Requested Waivers from Development Standards

Dear Aastha:

This firm represents California Communities in connection with the proposed project to develop eight single-family homes and one common ownership lot (the “Project”) at 781 South Wolfe Road (the “Project Site”). As you know, the Project Site was identified as a Future Opportunity Site in the City of Sunnyvale’s 2023-2031 Housing Element.

R-2 zoning permits one unit per 3,600 square feet of lot area. With a net lot area of 24,776 square feet, the site can accommodate a maximum of seven units. The City’s Inclusionary Below Market Rate Ownership Housing Program (SMC Chapter 19.67) generally requires at least 15 percent of the total number of ownership housing units in a project to be developed as below-market-rate ownership housing. Fractional units can be rounded up or satisfied through payment of an in-lieu fee. California Communities will comply by: (a) designating one of the seven base units (i.e., approximately 14.3% of the total units) for households earning moderate income and (b) paying a fee for the remaining fraction of a unit.

As a result, the Project also qualifies for the benefits and protections of the State Density Bonus Law (Cal. Gov. Code Sec. 65915; the “SDBL”), including one additional unit. Qualifying projects are also entitled to waivers from development standards that would physically preclude construction at the proposed residential density and one “concession” or “incentive,” as defined by the SDBL.

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As a result of the foregoing, California Communities requests the waivers from local development standards listed on Attachment 1, which would otherwise preclude construction of the proposed eight single-family homes, and reserves the right to request additional waivers as the Project is further refined based on feedback from the City and other approving agencies.

California Communities also now requests a concession: relief from the utility undergrounding requirements of SMC Sections 19.38.090 and 19.38.100. Relief from this requirement would result in cost savings for the project as a whole, enhancing the feasibility of delivering a below-market-rate unit in the City of Sunnyvale.

Thank you for your consideration. Please contact me or Justin Doull at DAHLIN Architecture with any questions.

Sincerely,



Dana Kennedy

DK:hjj

cc: Forrest Mozart
Justin Doull

ATTACHMENT 1

Requested Waivers

1. **Lot Area Per Dwelling Unit:** SMC Section 19.30.020 requires a minimum lot area of 3,600 square feet per dwelling unit, where the Project proposes 2,945 square feet of lot area per dwelling unit. Forcing larger lot areas would necessarily reduce the number of lots created on the Project Site, thereby reducing the number of residential units that can be provided.
2. **Lot Area:** SMC Section 19.30.020 requires a minimum lot area of 8,000 square feet. The average proposed lot size is 3,093 square feet. Forcing larger lot areas would necessarily reduce the number of lots created on the Project Site, thereby reducing the number of residential units that can be provided.
3. **Lot Width:** SMC Section 19.30.020 requires a minimum lot width of 82 feet measured at the front yard setback of a corner lot and 76 feet for an interior lot. The Project proposes a 48-foot minimum setback for corner lots and 47.5-foot minimum setback for interior lots. Without this reduced lot width, the Project would lose residential units because each lot would need to be larger.
4. **Lot Coverage:** SMC Section 19.32.020 establishes a maximum lot coverage of 40% for two-story buildings, where the Project proposes lot coverage of approximately 47.91%. Without this increased lot coverage, the Project would lose residential units because each lot would need to be larger to accommodate a single-family home with sufficient bedrooms and a sensible floorplan.
5. **Front Yard Setback:** SMC Section 19.34.030 establishes a minimum front yard setback of 20 feet at the first floor, where the Project proposes a front yard setback of approximately 5 feet at the first floor. Without this reduced setback, the Project would lose residential units because each lot would need to be larger.
6. **Combined Side Yard Setback:** SMC Section 19.34.030 establishes a minimum “total” side yard (i.e., the combined total of the two side yards added together) of 20% of lot width (measured at the front setback) and no less than 10 feet. The Project proposes a “total” side yard of 8 feet, which is the maximum achievable while maintaining the proposed unit count with sufficiently sized homes.
7. **Reducible Front Yard Setback:** SMC Section 19.34.040(b) allows reduced setbacks of 9 feet on the longer street frontage for lots at the corner of streets intersecting at an angle of sixty degrees or more. The Project proposes setback of approximately two feet from Lusterleaf, which is necessary to preserve proposed lot sizes and unit count.
8. **Second Floor Front Yard Setback:** SMC Section 19.34.030 establishes a minimum front yard setback of 25 feet at the second floor, where the Project proposes a front yard setback

of approximately 10 feet at the second floor. Without this reduced setback, the Project would lose residential units because each lot would need to be larger.

9. **Second Floor Side Yard Combined Setback:** SMC Section 19.34.080(a) requires an additional three-foot setback on each side at the second floor, resulting in an additional six-foot combined setback. As noted above, the Project proposes a side yard setback of approximately four feet at both the first and second floor, for a total of eight feet. Without this reduced setback, the Project would lose residential units because each lot would need to be larger.
10. **Second Floor Rear Setback:** SMC Section 19.34.030 requires rear yard setback of 20 feet at the second floor. The project proposes a rear yard setback of approximately 15 feet. Without this reduced setback, the Project would lose residential units and/or amenities, as each lot would need to be larger to accommodate a sufficiently sized single-family home.
11. **Rear Yard Encroachment:** SMC Section 19.48.050 allows any single-story main structure in any residential zoning district to extend up to ten feet into the required rear yard, so long as the area of such extension does not exceed 25% of the required rear yard area. The Project proposes locating two-story building area within up to 32% of the required rear yard area. Without this larger (and taller) encroachment, the Project would lose residential units because each lot would need to be larger.
12. **Mechanical Equipment Setback:** SMC Section 19.38.020 requires mechanical equipment not be located between the face of building and the street or within required side and rear yard setbacks. The Project proposes locating condenser equipment setback five feet from the rear property line, where ten-foot is the minimum requirement. Otherwise, the Project would need to be reconfigured in a manner that would reduce unit count.
13. **Usable Open Space:** SMC Section 19.37.040 requires at least 500 square feet of usable open space per residential unit in the R-2 zoning district. The Project proposes a minimum of 285 square feet per residential unit. Providing additional usable open space would force a larger lot size or unworkable floorplan, thereby reducing residential density.
14. **Minimum Uncovered Parking Space Dimensions:** SMC Section 19.46.050(a) requires a minimum 17-foot width and 20-foot depth for uncovered parking spaces on a driveway for single-family homes. The Project proposes a minimum 17-foot width and 18-foot depth to allow additional lot area for the proposed homes. Providing larger dimensions would force a larger lot size and/or unworkable floorplan, thereby reducing residential density.
15. **Second Floor Side Yard Setback:** SMC Section 19.34.080 requires that each side yard be increased three feet for each additional story above the first story. The Project proposes a side yard setback of approximately 4 feet at both the first and second floor. Without this reduced setback, the Project would lose residential units because each lot would need to be larger.