



Sunnyvale

781 South Wolfe Road
PLNG-2025-0592

Aastha Vashist, Senior Planner
Planning Commission Study Session, June 8, 2026

Overview

- **Special Development Permit (SDP)**
 - ◆ Demolish existing one-story single-family home
 - ◆ New 8 two-story single-family homes
 - ◆ 65.8% FAR
- **Tentative Map:**
 - ◆ 8 lots
 - ◆ One common lot

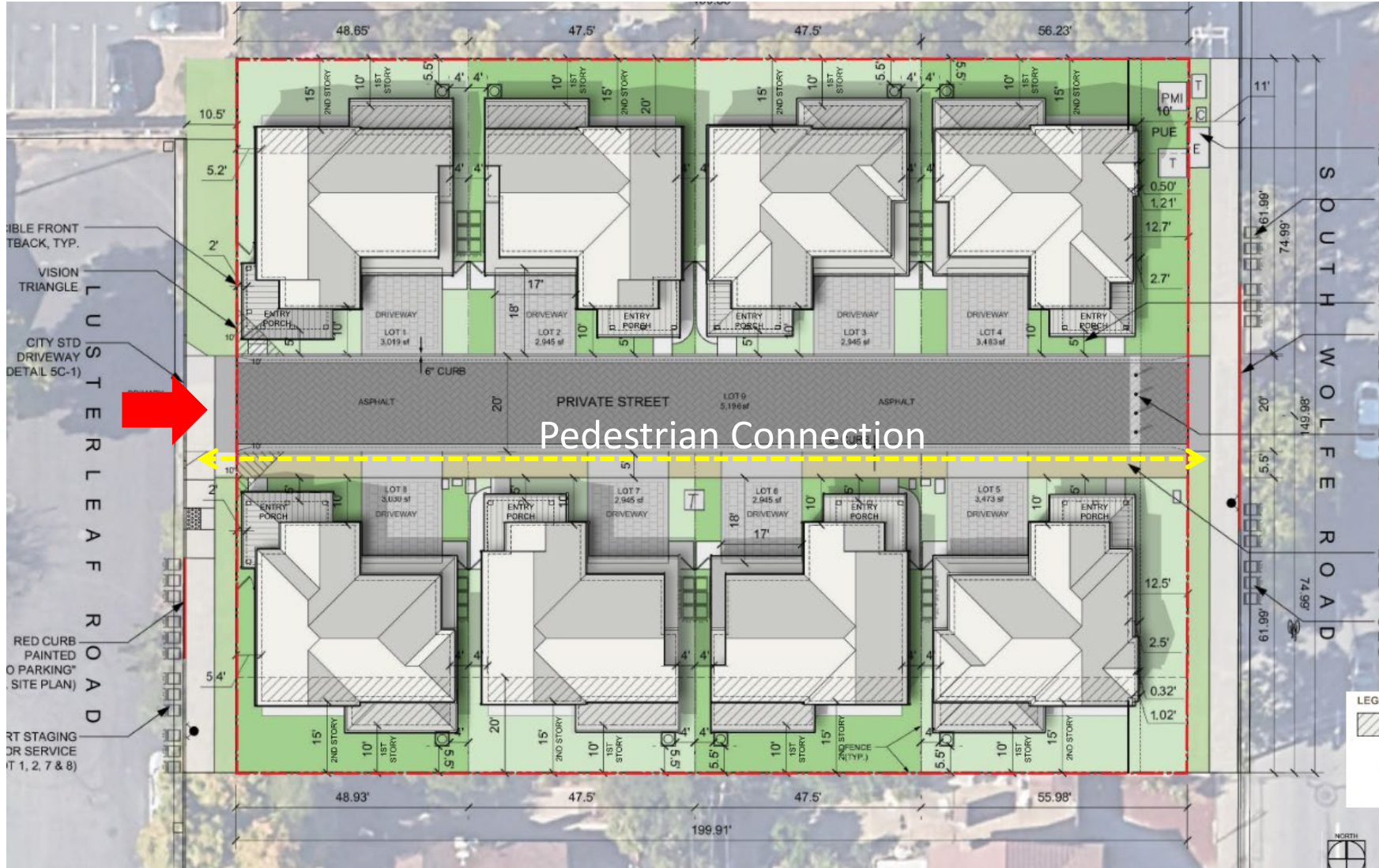
Neighborhood Context



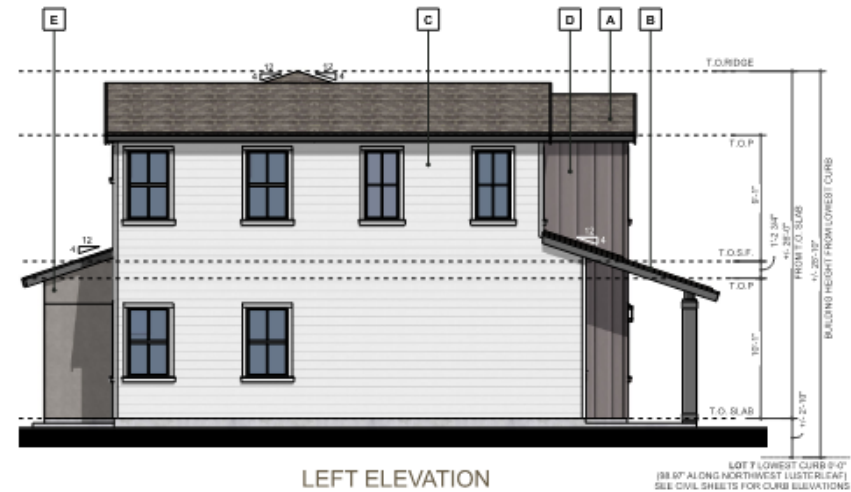
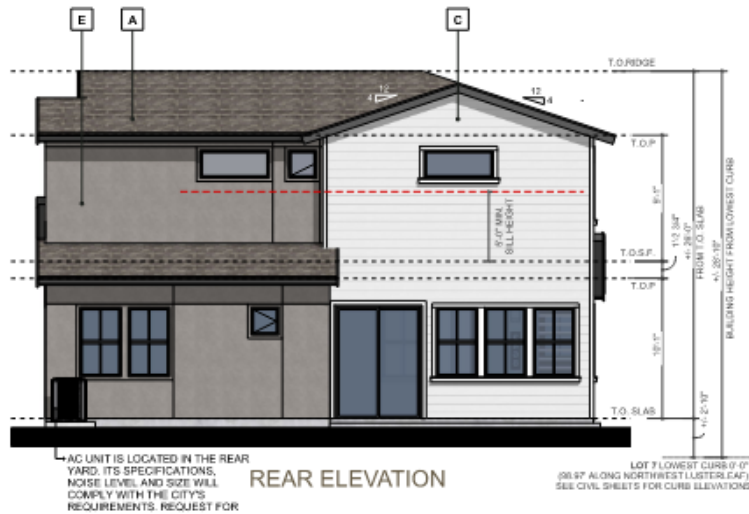
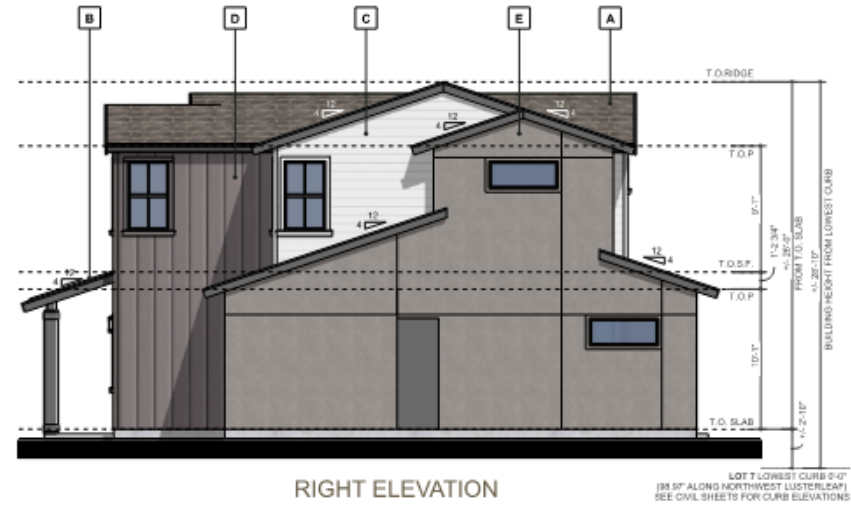
Background

- **General Plan:** Low-Medium Density Residential(RLM)
- **Zoning:** Low Medium Density Residential/Planned Development (R-2/PD)
- **Residential:** 12 du/ac (proposes 11.5 du/ac)
- **Existing:** One-story single-family home

Site Plan



Traditional Architectural Style



Contemporary Architectural Style



FRONT ELEVATION

LOT 4 LOWEST CURB 0'-0"
 (88.45' ALONG NORTHEAST S. WOLFE)
 SEE CIVL SHEETS FOR CURB ELEVATIONS



RIGHT ELEVATION

LOT 4 LOWEST CURB 0'-0"
 (86.45' ALONG NORTHEAST S. WOLFE)
 SEE CIVL SHEETS FOR CURB ELEVATIONS



REAR ELEVATION

AC UNIT IS LOCATED IN THE REAR
 YARD. ITS SPECIFICATIONS,
 NOISE LEVEL, AND SIZE WILL

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 (88.45' ALONG NORTHEAST S. WOLFE)
 SEE CIVL SHEETS FOR CURB ELEVATIONS



LEFT ELEVATION

LOT 4 LOWEST CURB 0'-0"
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View from Wolfe Road



View from Lusterleaf Drive



Elevations from Private Street



North Elevation



South Elevation

Studies

- **Environmental Review:** Addendum to Negative Declaration
- **Traffic Study:**
 - ◆ Conducted by Hexagon Consultants (dated March 5, 2026)
 - ◆ No traffic or safety impacts
 - ◆ Safe Routes to School (SRTS) improvements at Gail & Gladiola Ave

Waivers (Total 16)

	PROPOSED	REQUIRED	NOTES
Lot Area	2,945 s.f.	Min. 8,000 s.f.	SMC 19.30.020
Lot Width	47'-6" (interior) 48'-8" (corner)	Min. 76' (interior) Min. 82' (corner)	SMC 19.30.020
Lot Coverage	50.2%	Max. 40%	SMC 19.32.020

Waivers

	PROPOSED	REQUIRED	NOTES
Rear Yard Encroachment	32%	Max. 25% of required rear yard	SMC 19.48.050
Driveway depth	18'	Min. 20'	SMC 19.46.040
Usable Open Space	285 s.f.	Min. 500 s.f.	SMC 19.37.040

Waivers

	PROPOSED	REQUIRED	NOTES
Front Setback	5'	Min. 20'	SMC 19.34.030
Reducible Front Setback	2'	Min. 9'	SMC 19.34.030
Combined side yard setback	8'	Min. 10'	SMC 19.34.030
2nd Floor Front Yard setback	10'	Min. 25'	SMC 19.34.030
2nd Floor Side Yard Setback	4'	Min. 7'	SMC 19.34.030

Waivers

	PROPOSED	REQUIRED	NOTES
2nd Floor Side Yard Combined Setback	8'	Min. 16'	SMC 19.34.030
2nd Floor Rear Setback	15'	Min. 20'	SMC 19.34.030
Mechanical Equipment Setback	5'-6"	Min. 10' from rear	SMC 19.38.020
Landscape Frontage	4'-6"	Min. 15'	SMC 19.37.040

Waivers

	PROPOSED	REQUIRED	NOTES
Off-Site Stormwater Treatment for Impervious Surface in Public ROW	Treat stormwater offsite	Treat 100% of stormwater onsite	Provision C.3.c.i.(2)(b) of the California Regional Water Quality Control Board, San Francisco Bay Region, Municipal Regional Stormwater NPDES Permit No. CAS612008.

Community Outreach – May 20, 2026

Three participants with the following questions:

- Construction timeline
- Off street parking
- Screening trees
- Construction truck access
- Street Signage

Comments Requested:

- Project Design and Site Planning
- Design details
- Waivers