



Sunnyvale

1313 South Wolfe Road
PLNG-2025-0493

Mary Jeyaprakash, Senior Planner
Planning Commission Study Session, February 9, 2026

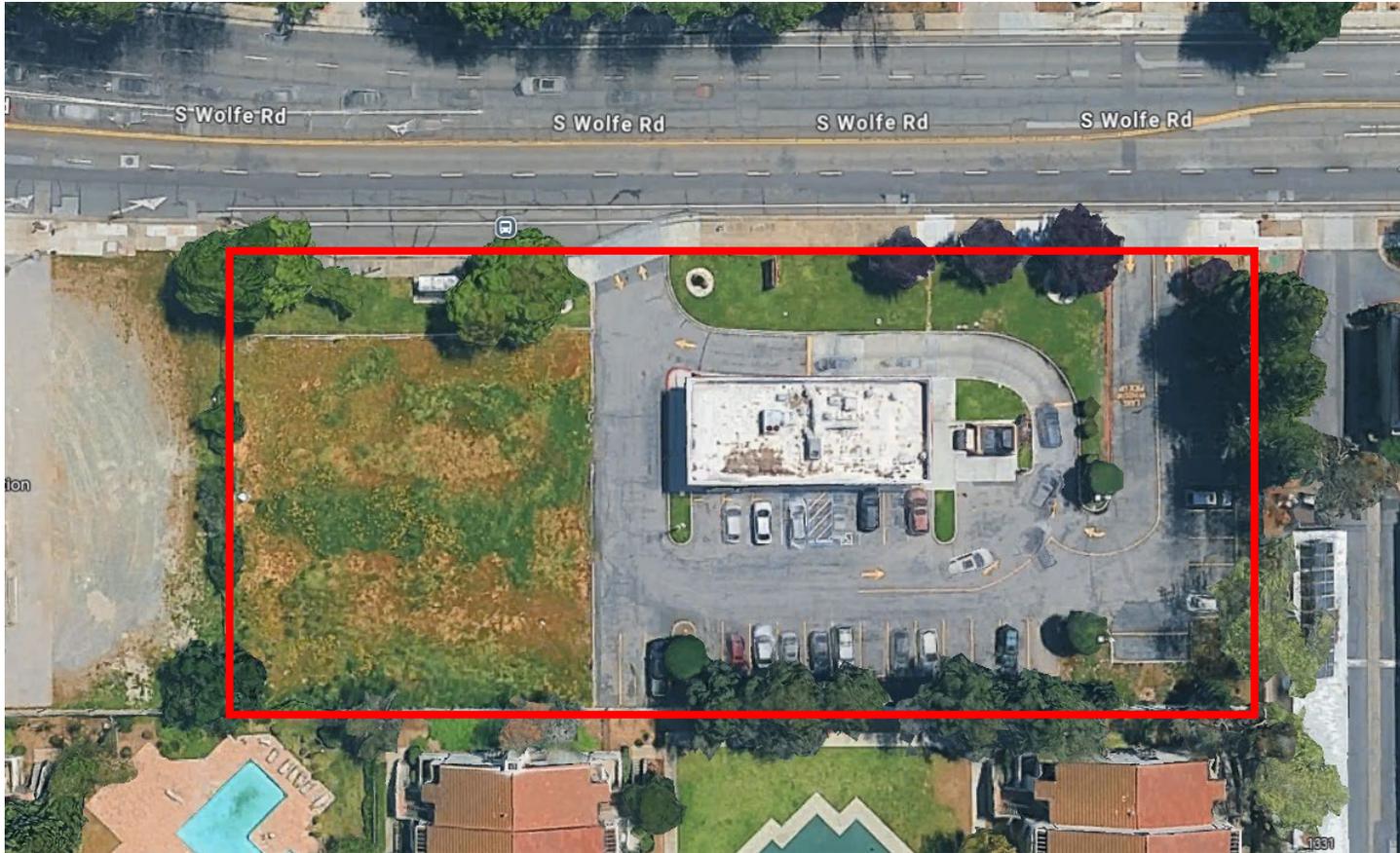
Proposed Project

- Special Development Permit -
 - ◆ 30 townhome-style condominiums (including a live-work unit)
- Vesting Tentative Map -
 - ◆ For condominium purposes

Neighborhood Context

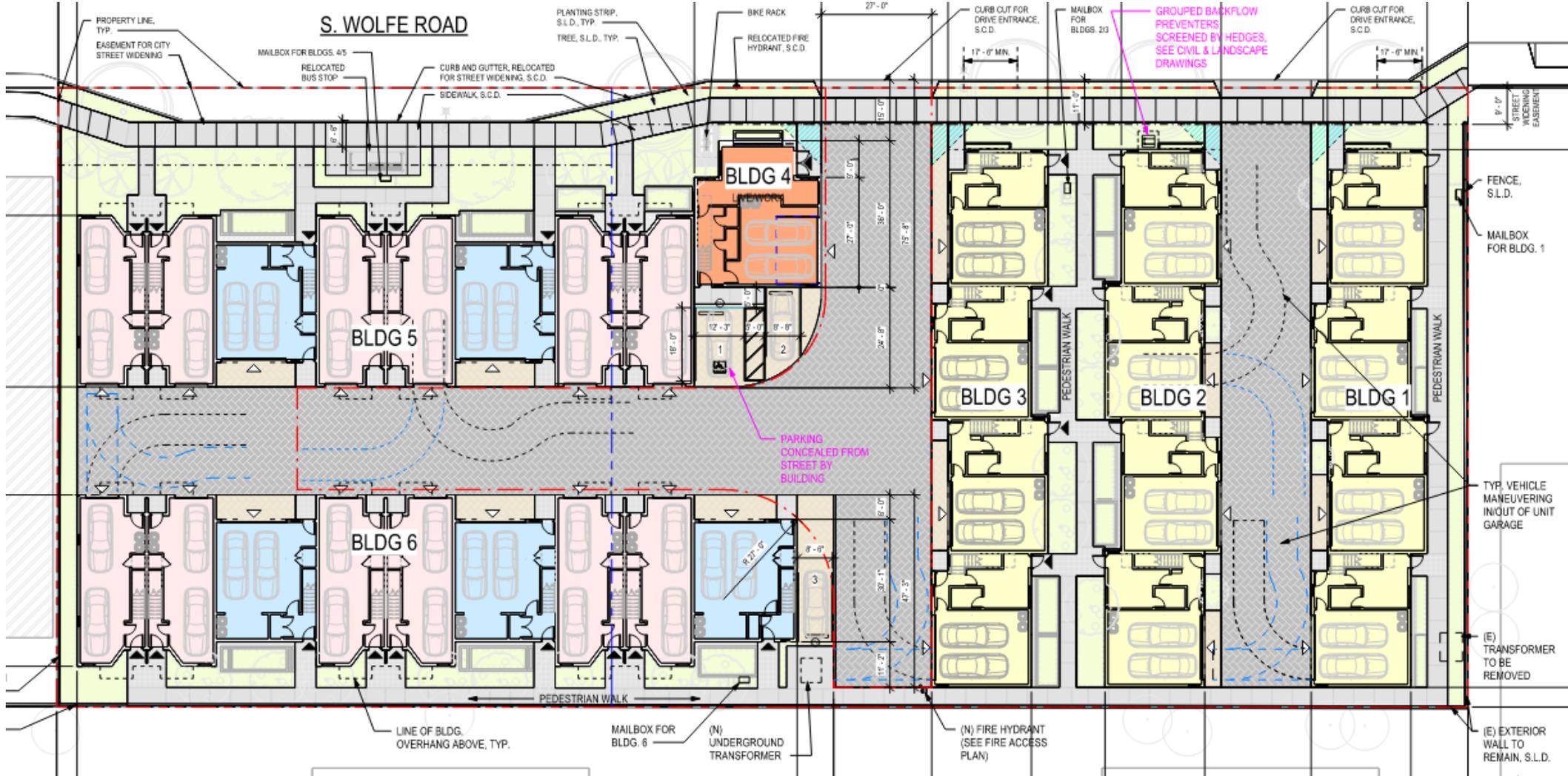


Existing Site - Background



- **Site Area:** 1.2 acres
- **GP Land Use:** Medium Density Residential
- **Zoning:** R-3/MU (Medium Density Residential/Mixed-Use) and R-3/PD (Medium Density Residential/Planned Development)
- **Existing Conditions:** Vacant and Wendy's Restaurant
- **Background:** Rezoned in 2024 from C-1/PD (Neighborhood Business/Planned Development)

Site Plan



Streetscape Elevation - Wolfe Road (From North)



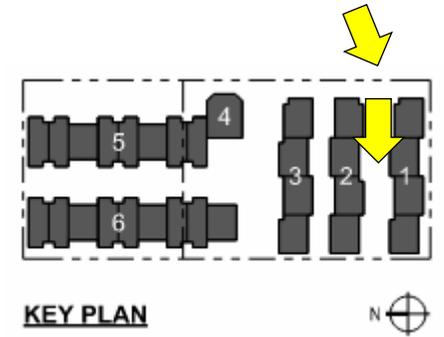
Streetscape Elevation - Wolfe Road (From South)



Perspective Views – Building #2 and #3



View of Building #1 and #2 from Wolfe Road

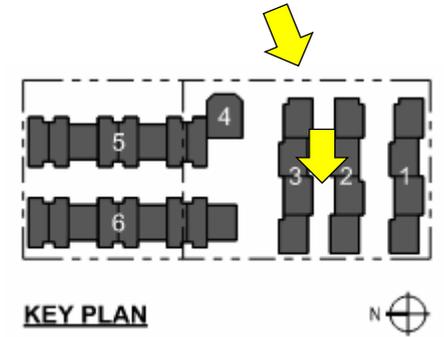


View Between Building #1 and #2

Perspective Views – Building #2 and #3



View of Building #2 and #3 from Wolfe Road

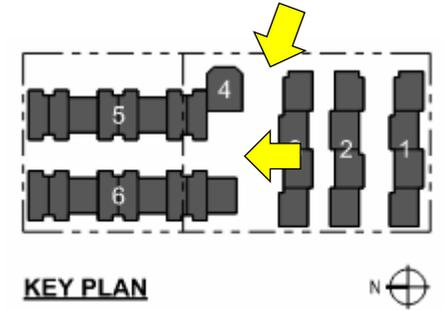


View Between Building #2 and #3

Perspective Views – Building #4, #5 and #6



View of Building #4 from Wolfe Road

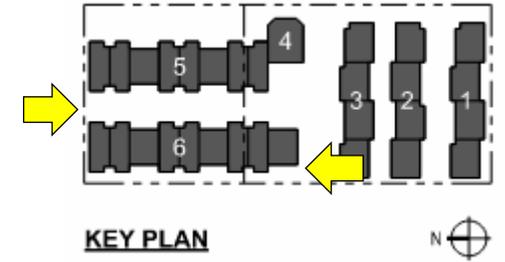


View Between Building #5 and #6

Perspective Views – Building #5 and #6



View Between Building #5 and #6



View Behind Building #6

Requested Waivers

	Requirement	Proposal
1. Minimum Commercial Area	Min. 10 % of lot area (2062 sq. ft.)	7.4 % of lot area (1517 sq. ft.)
2. Distance Between Buildings	Min. 26 ft.	17 ft. to 11 ft. 9 in.
3. Lot Coverage	Max. 40%	43%
4. Setbacks	<ul style="list-style-type: none"> - Front (Wolfe Road): Min. 15 ft. - Side (North/Interior): Min. 12 ft. - Side (South/Interior): Min. 12 ft. - Combined Side: Min. 27 ft. - Rear (Interior): Min. 20 ft. 	<ul style="list-style-type: none"> - Front: 13 ft. - Side - North: 4 ft. 11 in. - Side - South: 10 ft. - Combined Side - 14 ft. 11 in. - Rear: 4 ft. 10 in.
5. Unassigned Parking	<ul style="list-style-type: none"> - Min. 17 spaces for 29 units - Min. 5 spaces for 1517 sq. ft. commercial - Min. 12 additional spaces for 30 units 	3 spaces
6. Loading and Unloading Zone	<ul style="list-style-type: none"> - Min 5 spaces for residential - Min. 1 space for commercial 	None
7. Landscape Frontage Strip	Min. 15 ft.	2 ft.

Community Outreach

- January 29, 2026 – In-Person Meeting
- 11 Neighbors + One City Council Member
- Community Support:
 - ◆ Medium (and not high) density
- Community Concerns:
 - ◆ Loss of commercial,
 - ◆ Traffic at nearby intersection (Wolfe Rd./Fremont Ave.),
 - ◆ Site accessibility, and
 - ◆ Guest parking.

Focus Topics - Feedback Requested

- Architectural Design
- Waivers:
 1. Minimum Commercial Area
 2. Distance Between Buildings
 3. Lot Coverage
 4. Setbacks
 5. Unassigned Parking
 6. Loading and Unloading Zone
 7. Landscape Frontage Strip

Questions & Feedback

Thank you