

California Communities, LLC

1068 East Meadow Circle
Palo Alto, CA 94303

August 11, 2023

Kelly Cha
City of Sunnyvale
456 W. Olive Avenue
Sunnyvale, CA 94086

Re: Projection description letter for GPI - 781 S. Wolfe Road

Project Description: The proposed project consists of the subdivision of the parcel located at 781 S. Wolfe Road into eight single family lots plus one common ownership parcel. Single family homes on the eight lots will be two stories in height and be comprised of 3 or 4 bedroom floorplans ranging between approximately 2,000 and 2,400 square feet. Access to the eight lots will be provided from Lusterleaf Drive.

Future development will propose a Planned Development (PD) combining district to approve development standards consistent with the conceptual plans submitted as part of this application. Consistent with Sunnyvale Municipal Code Section 19.26.020, the project proposes to facilitate (re)development of a site to improve the neighborhood, allow a proposed use that is compatible with the neighborhood but requires deviation from development standards for a successful project, and allows development and creation of lots that are less than the minimum size required in the base zoning district. See conceptual site plan for proposed typical lot sizes and setbacks.

We look forward to working with the city on this project and believe this is a great site to increase the allowed density as was done with the project next door.

Sincerely,

Forrest Mozart