GENERAL PLAN AMENDMENT

781 S. WOLFE RD SUNNYVALE, CA

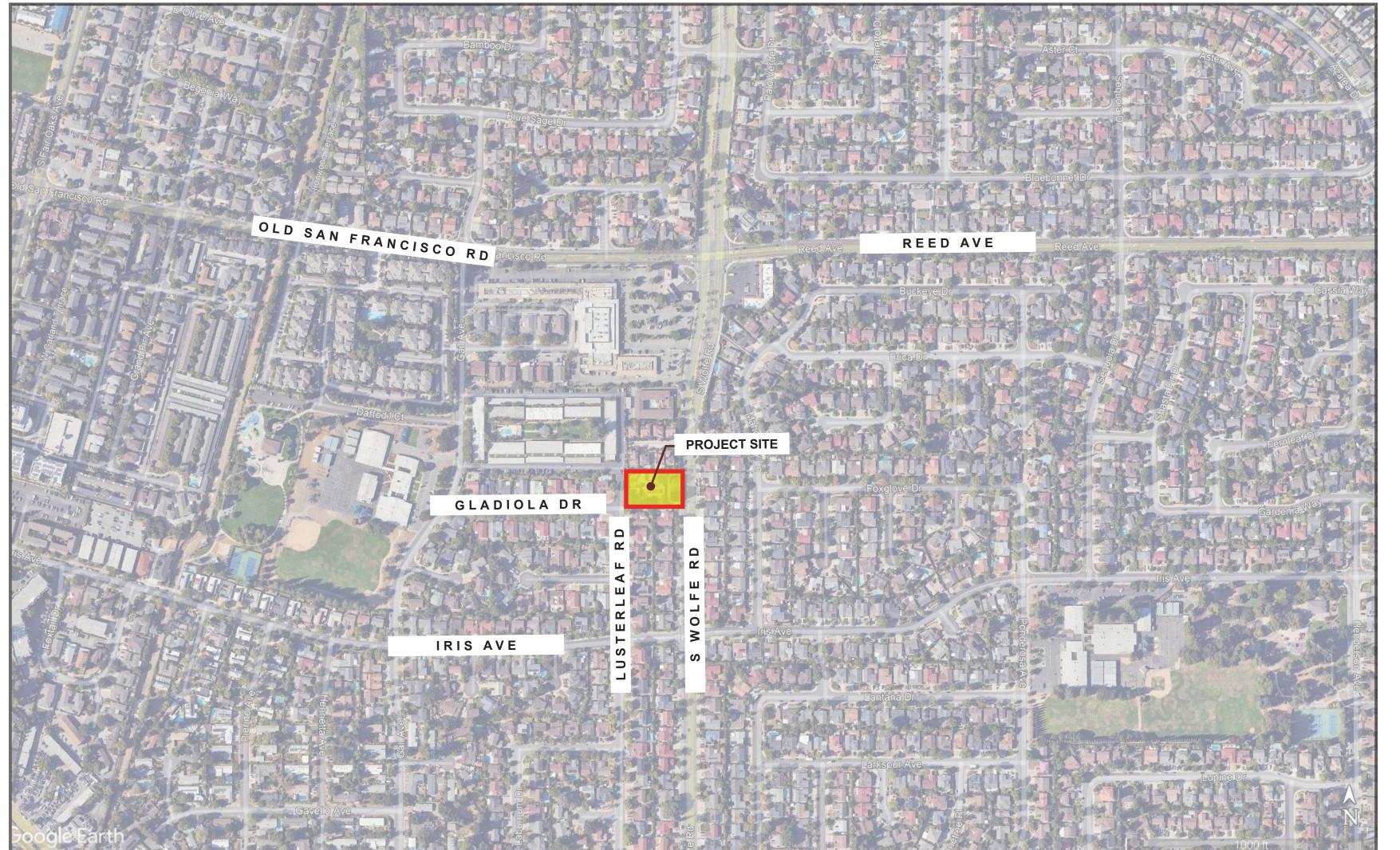
PROJECT NAME:

Front Yard (average)

Side Yards One Side

Side Yards Total

Rear Yard



VICINITY MAP (NTS)

DEVELOPMENT SUMMARY	APN 211-05-009				
Existing General Plan	RLO - Low Density Residential				
Proposed General Plan	RLM - Residential Low Medium Density				
Existing Zoning Designation	R-0 Low Density Residential (up to 7 DU/AC)				
Proposed Zoning Designation	R-2 Low Medium Density Residential (up to 12 DU/AC)				
Site Area	± 29,980 SF (± 0.69 AC)				
Lot Size	± 45'-50' X 60' SF				
Number of Lots	8				
Total Gross Area	± 19,856 SF				
Building Footprint	± 11,200 SF				
	Requirement	Proposed			
FAR	45% FAR or	0.66 OR			
FAR	3,600 SF of GFA	0.80 (EXCL. PRIVATE STREET)			
Density	8.28	11.62			
Lot Coverage	40% (two-story)	37%			
Number of Homes	- 8				
Parking (2 garage spaces/DU)		16			
Building Height					
Height	30'	30'			
Number of Stories	2 2				
Setbacks					
Front Yard (min.)	15' 10'				

781 S WOLFE ROAD

SUNNYVALE, CA

PROJECT ADDRESS: 718 S WOLFE ROAD

Lot#	Lot Area (sf)	1st FI	2nd Fl	Garage	Total Gross Area	Lot Coverage (%)	FAR
Lot 1	3,113	968	1,093	421	2,482	44.62	0.80
Lot 2	2,944	968	1,093	421	2,482	47.18	0.84
Lot 3	2,944	968	1,093	421	2,482	47.18	0.84
Lot 4	3,390	968	1,093	421	2,482	40.97	0.73
Lot 5	3,380	968	1,093	421	2,482	41.09	0.73
Lot 6	2,944	968	1,093	421	2,482	47.18	0.84
Lot 7	2,944	968	1,093	421	2,482	47.18	0.84
Lot 8	3,123	968	1,093	421	2,482	44.48	0.79
Lot 9	5,198						
Total	29,980	7,744	8,744	3,368	19,856	37.06%	0.66

20% of lot width,

no less than 10'

20'

SUMMARY EXC	LUDING LOT	Γ9 (PRIVAT	E STREET,)			
Total	24,782	7,744	8,744	3,368	19,856	44.84%	0.80

PROJECT DESCRIPTION

THE PROPOSED PROJECT CONSISTS OF THE SUBDIVISION OF THE PARCEL LOCATED AT 781 S. WOLFE ROAD INTO EIGHT SINGLE FAMILY LOTS, REQUIRING A GENERAL PLAN AMENDMENT 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.

BUILDING INFORMATION:

OCCUPANCY: R-3
CONSTRUCTION: TYPE V

14'

More than 4

10' (min.)

PROJECT TEAM INFO:

CLIENT:
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Tel: 925-251-7200 Contact: Jaime Matheron jaime.matheron@dahlingroup.com

Justin Doull justin.doull@dahlingroup.com

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A.6 CONCEPTUAL STREETSCAPE ELEVATIONSC1.0 PRELIMINARY FIRE ACCESS PLAN

PROJECT INFORMATION



DEVELOPMENT SUMMARY

211-05-009 SITE AREA: 0.69 ACRES 29,980 SQFT UNITS: 8 DU DENSITY: 11.62 DU/AC

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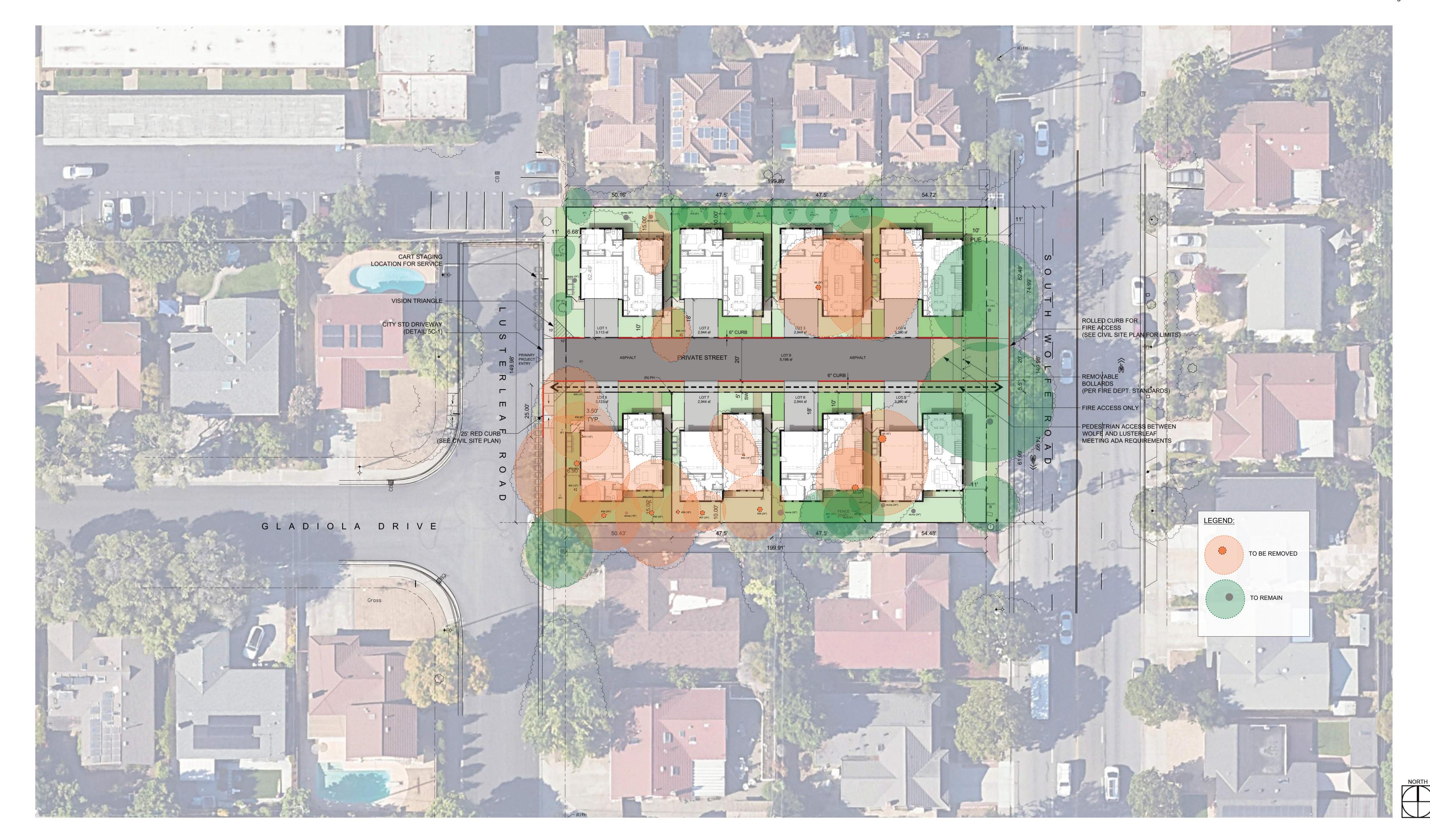
44.84% 0.80 **24,782** 7,744 8,744 3,368



CONCEPTUAL SITE PLAN

781 S. WOLFE ROAD - SUNNYVALE, CA CALIFORNIA COMMUNITY DEVELOPMENT

0	20 40	80
JOB NO.	376-029	9
DATE	11/18/2024	<u>4</u>
		A.2



CONCEPTUAL SITE PLAN WITH TREE OVERLAY

781 S. WOLFE ROAD - SUNNYVALE, CA CALIFORNIA COMMUNITY DEVELOPMENT

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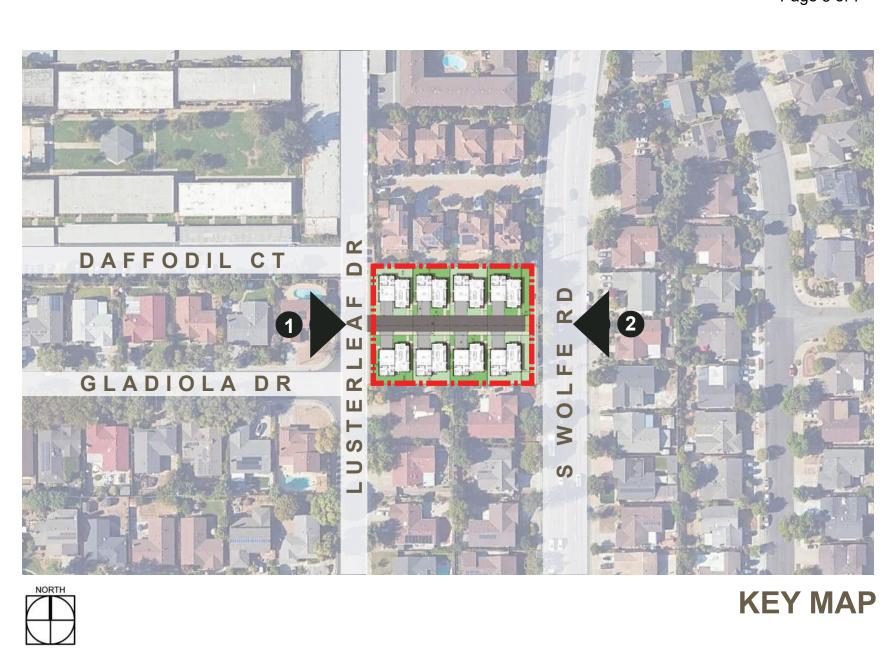
CONCEPTUAL MASSING DIAGRAMS WITH CONTEXT

781 S. WOLFE ROAD - SUNNYVALE, CA CALIFORNIA COMMUNITY DEVELOPMENT

DAHLIN



LUSTERLEAF CONCEPTUAL STREETSCAPE



S WOLFE CONCEPTUAL STREETSCAPE

CONCEPTUAL STREETSCAPE ELEVATIONS



DAFFODIL CT

GLADIOLA DR

WORTH

KEY MAP

CONCEPTUAL STREETSCAPE FROM CENTER OF DRIVE AISLE LOOKING NORTH



CONCEPTUAL STREETSCAPE FROM CENTER OF DRIVE AISLE LOOKING SOUTH

CONCEPTUAL STREETSCAPE ELEVATIONS

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