

GENERAL PLAN AMENDMENT

781 S. WOLFE RD SUNNYVALE, CA



VICINITY MAP (NTS)



PROJECT NAME: 781 S WOLFE ROAD
PROJECT ADDRESS: 718 S WOLFE ROAD
SUNNYVALE, CA

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 3,600 SF of GFA	0.66 OR	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'	
Front Yard (average)	20'	14'	
Side Yards Total	20% of lot width, no less than 10'	8'	
Side Yards One Side	4'	More than 4'	
Rear Yard	20'	10' (min.)	

Lot #	Lot Area (sf)	1st Fl	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

SUMMARY EXCLUDING LOT 9 (PRIVATE 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

PROJECT TEAM INFO:

CLIENT:
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PROJECT INFORMATION

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



DEVELOPMENT SUMMARY

APN: 211-05-009
SITE AREA: 0.69 ACRES
29,980 SQFT
UNITS: 8 DU
DENSITY: 11.62 DU/AC
FAR 0.66

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Lot 1	3,113	968	1,093	421	2,482	44.62	0.80
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Lot 3	2,944	968	1,093	421	2,482	47.18	0.84
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Lot 5	3,380	968	1,093	421	2,482	41.09	0.73
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CONCEPTUAL SITE PLAN

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

DAHLIN GROUP ARCHITECTURE | PLANNING | INTERIORS

WWW.DAHLINGROUP.COM

DAHLIN

JOB NO. 376-029

DATE 11/18/2024

0 20 40 80

A.2




CONCEPTUAL SITE PLAN WITH TREE OVERLAY

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

DAHLIN GROUP ARCHITECTURE | PLANNING | INTERIORS

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DAHLIN

0

20

40

80

1"=40'

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A.3



CONCEPTUAL MASSING DIAGRAMS WITH CONTEXT

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A.4



LUSTERLEAF CONCEPTUAL STREETSCAPE



S WOLFE CONCEPTUAL STREETSCAPE



KEY MAP

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A.5

CONCEPTUAL STREETSCAPE ELEVATIONS



CONCEPTUAL STREETSCAPE FROM CENTER OF DRIVE AISLE LOOKING NORTH



CONCEPTUAL STREETSCAPE FROM CENTER OF DRIVE AISLE LOOKING SOUTH



KEY MAP

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CONCEPTUAL STREETSCAPE ELEVATIONS



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A.6

DRAWING NAME: K:\2023\232160_781_South_Wolf_Road_Sunnyvale\ENG-L\Sheets\C1.0_IFR-ACCESS-PLAN.dwg