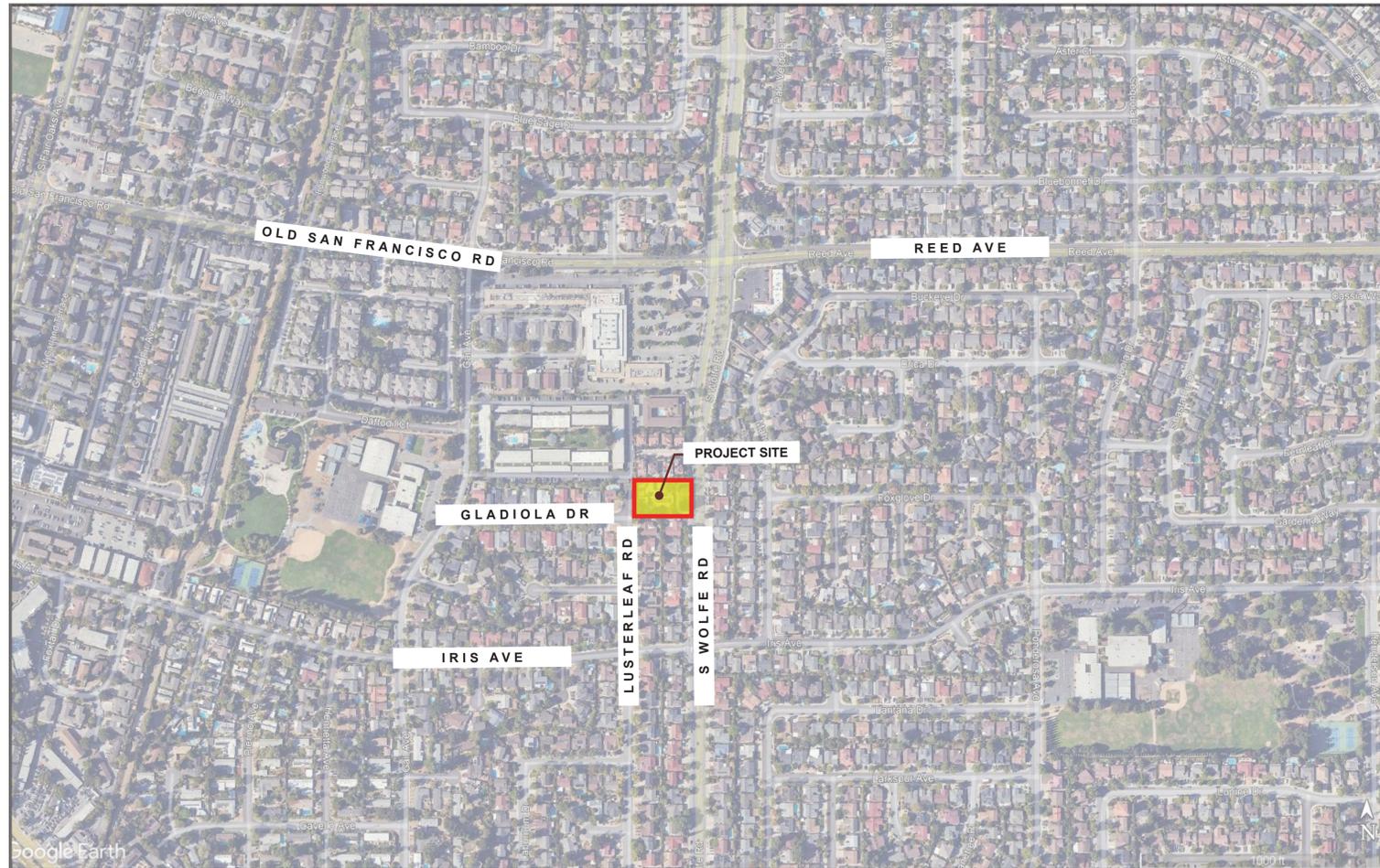


# GENERAL PLAN AMENDMENT

## 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

<b>Existing General Plan</b>	RLO - Low Density Residential
<b>Proposed General Plan</b>	RLM - Residential Low Medium Density
<b>Existing Zoning Designation</b>	R-0 Low Density Residential (up to 7 DU/AC)
<b>Proposed Zoning Designation</b>	R-2 Low Medium Density Residential (up to 12 DU/AC)
<b>Site Area</b>	± 29,980 SF (± 0.69 AC)
<b>Lot Size</b>	± 45'-50' X 60' SF
<b>Number of Lots</b>	8
<b>Total Gross Area</b>	± 19,856 SF
<b>Building Footprint</b>	± 11,200 SF

	Requirement	Proposed
<b>FAR</b>	45% FAR or 3,600 SF of GFA	0.66 OR 0.80 (EXCL. PRIVATE STREET)
<b>Density</b>	8.28	11.62
<b>Lot Coverage</b>	40% (two-story)	37%
<b>Number of Homes</b>	-	8
<b>Parking (2 garage spaces/DU)</b>	-	16
<b>Building Height</b>		
Height	30'	30'
Number of Stories	2	2
<b>Setbacks</b>		
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	<b>2,482</b>	44.62	0.80
Lot 2	2,944	968	1,093	421	<b>2,482</b>	47.18	0.84
Lot 3	2,944	968	1,093	421	<b>2,482</b>	47.18	0.84
Lot 4	3,390	968	1,093	421	<b>2,482</b>	40.97	0.73
Lot 5	3,380	968	1,093	421	<b>2,482</b>	41.09	0.73
Lot 6	2,944	968	1,093	421	<b>2,482</b>	47.18	0.84
Lot 7	2,944	968	1,093	421	<b>2,482</b>	47.18	0.84
Lot 8	3,123	968	1,093	421	<b>2,482</b>	44.48	0.79
Lot 9	5,198						
<b>Total</b>	<b>29,980</b>	<b>7,744</b>	<b>8,744</b>	<b>3,368</b>	<b>19,856</b>	<b>37.06%</b>	0.66

*SUMMARY EXCLUDING LOT 9 (PRIVATE STREET)*

<b>Total</b>	<b>24,782</b>	<b>7,744</b>	<b>8,744</b>	<b>3,368</b>	<b>19,856</b>	<b>44.84%</b>	<b>0.80</b>
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### 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:**  
**California Communities**  
1068 East Meadow Circle  
Palo Alto, CA 94303  
Tel: 650-380-5399  
Contact: Forrest Mozart  
FMozart@m Mozartdev.com

**ARCHITECT:**  
**DAHLIN GROUP, INC.**  
5865 Owens Drive  
Pleasanton, CA 94588  
Tel: 925-251-7200  
Contact: Jaime Matheron  
jaime.matheron@dahlingroup.com  
Justin Doull  
justin.doull@dahlingroup.com

### SHEET INDEX:

- A.1 PROJECT INFORMATION SHEET
- A.2 CONCEPTUAL SITE PLAN
- A.3 CONCEPTUAL SITE PLAN WITH TREE OVERLAY
- A.4 CONCEPTUAL MASSING DIAGRAMS W/CONTEXT
- A.5 CONCEPTUAL STREETScape ELEVATIONS
- A.6 CONCEPTUAL STREETScape ELEVATIONS
- C1.0 PRELIMINARY FIRE ACCESS PLAN

### PROJECT INFORMATION

JOB NO. 376-029  
DATE 11/18/2024

**DAHLIN**

**A.1**

**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

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						
<b>Total</b>	<b>29,980</b>	<b>7,744</b>	<b>8,744</b>	<b>3,368</b>	<b>19,856</b>	<b>37.06%</b>	<b>0.66</b>

**SUMMARY EXCLUDING LOT 9 (PRIVATE STREET)**

<b>Total</b>	<b>24,782</b>	<b>7,744</b>	<b>8,744</b>	<b>3,368</b>	<b>19,856</b>	<b>44.84%</b>	<b>0.80</b>
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**CONCEPTUAL SITE PLAN**

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

DAHLIN GROUP ARCHITECTURE | PLANNING | INTERIORS

WWW.DAHLINGROUP.COM

0 20 40 80

**DAHLIN**

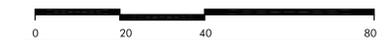
JOB NO. 376-029  
 DATE 11/18/2024

**A.2**





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





CONCEPTUAL MASSING DIAGRAMS WITH CONTEXT

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

DAHLIN GROUP ARCHITECTURE | PLANNING | INTERIORS

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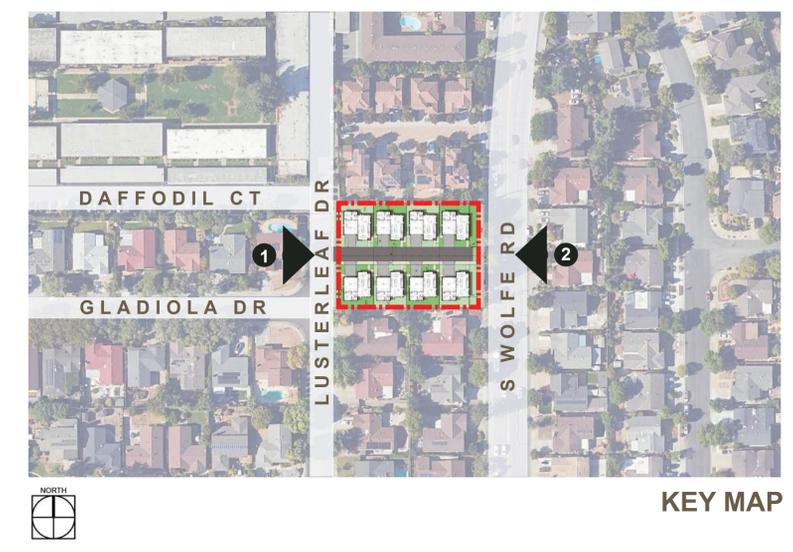


JOB NO.	376-029
DATE	11/18/2024

A.4



LUSTERLEAF CONCEPTUAL STREETSCAPE



KEY MAP



S WOLFE CONCEPTUAL STREETSCAPE

CONCEPTUAL STREETSCAPE ELEVATIONS

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

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JOB NO.	376-029
DATE	11/18/2024

A.5



CONCEPTUAL STREETSCAPE FROM CENTER OF DRIVE AISLE LOOKING NORTH



CONCEPTUAL STREETSCAPE FROM CENTER OF DRIVE AISLE LOOKING SOUTH



KEY MAP

CONCEPTUAL STREETSCAPE ELEVATIONS

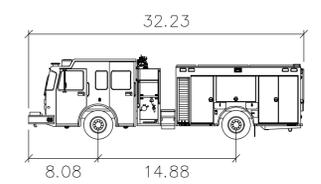
781 S. WOLFE ROAD - SUNNYVALE, CA  
CALIFORNIA COMMUNITY DEVELOPMENT



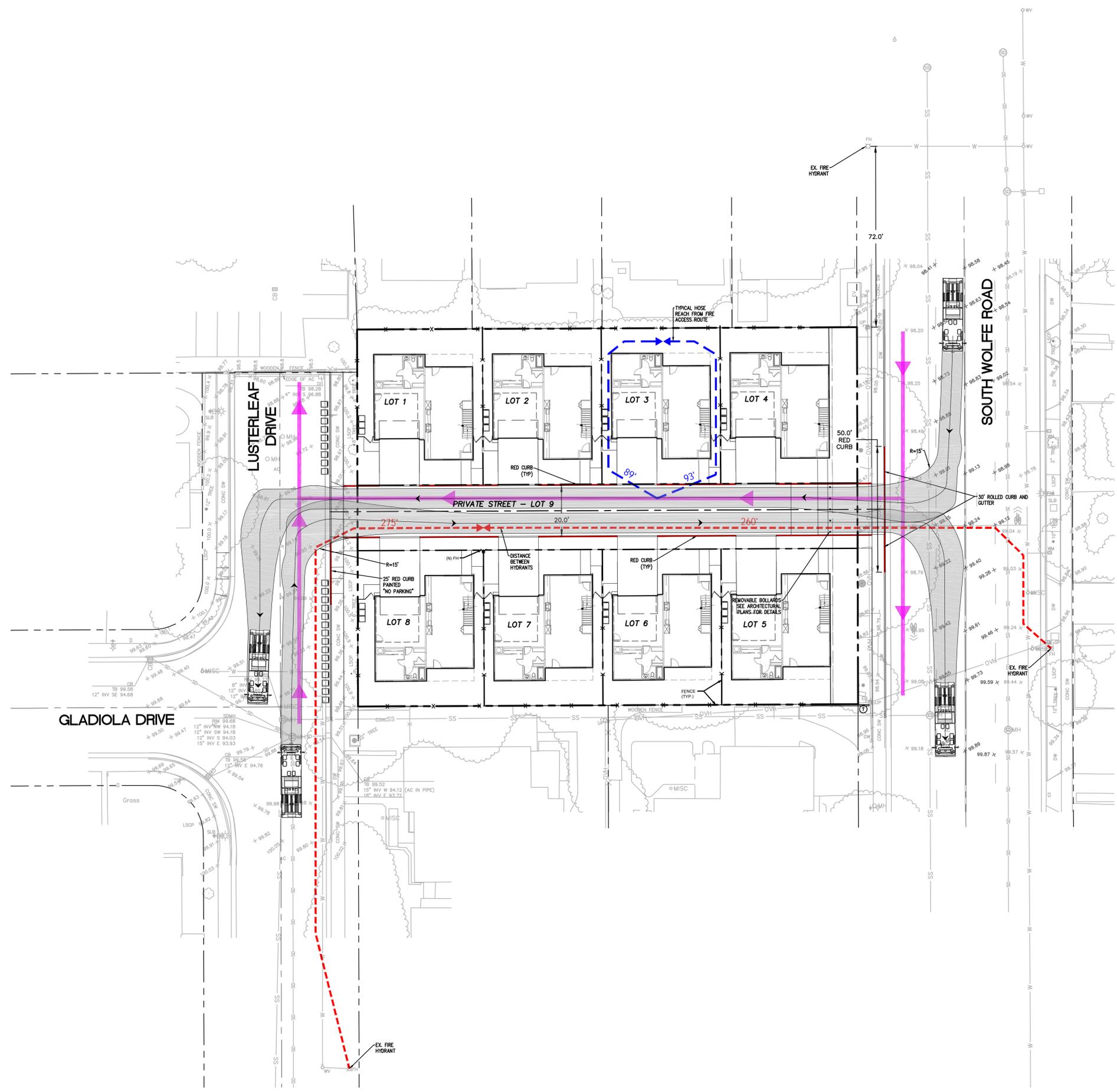
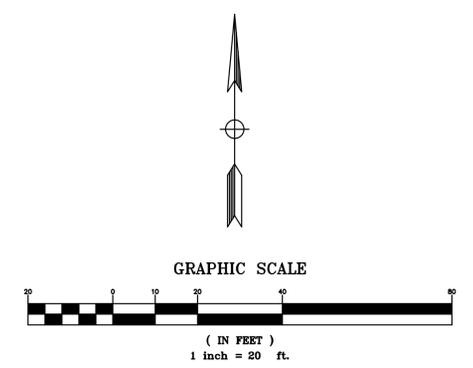
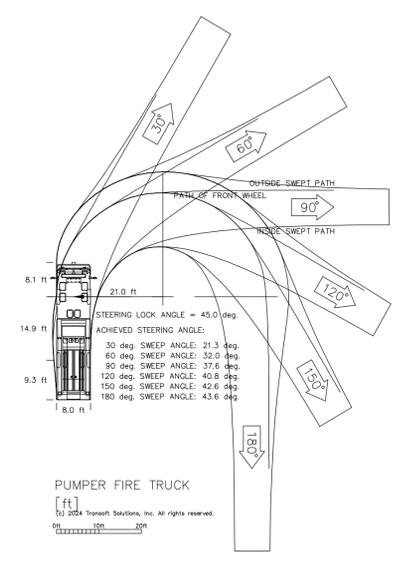
JOB NO.	376-029
DATE	11/18/2024

**LEGEND**

- PROPERTY LINE: ————
- STREET CENTER LINE: ————
- DISTANCE BETWEEN HYDRANTS: - - - - X'
- HOSE REACH FROM FIRE TRUCK: ———— 150' MAX
- FIRE APPARATUS ACCESS ROUTE: ————
- RED CURB: ————



**PUMPER FIRE TRUCK**  
feet  
Width : 8.00  
Track : 8.00  
Lock to Lock Time : 6.0  
Steering Angle : 45.0



DRAWING NAME: K:\2023\232160\_781\_South\_Wolfe\_Road\_Sunnyvale\ENG-L\Sheets\C1\_0\_FIRE-ACCESS-PLAN.dwg  
PLOT DATE: 11-13-24 PLOTTED BY: hois