

SITE SUMMARY

APN: 211-05-009
PROPERTY ADDRESS: 781 S. WOLFE ROAD
SUNNYVALE, CA 94086
SITE AREA: 29,991 SF (0.688 AC)

EXG ZONING: R0 - LOW DENSITY RESIDENTIAL (UP TO 7 DUA)
EXG GENERAL PLAN: RLO - RESIDENTIAL LOW DENSITY

PROP ZONING: R2 - LOW MEDIUM DENSITY RESIDENTIAL (UP TO 12 DU)
PROP GENERAL PLAN: RLM - RESIDENTIAL LOW MEDIUM DENSITY

DEVELOPMENT SUMMARY

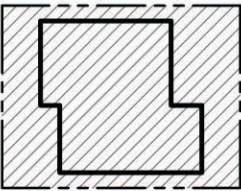
8 UNITS
DENSITY: 11.6 DU/AC
COVERAGE: 47.5%
FAR: 0.86

MIN. LOT AREA: 2,944 SF

FOOTPRINT: +/-1,400 SF


LIVING AREA: +/-2,100 SF

BLDG AREA: +/-2,525 SF
(FOR FAR)



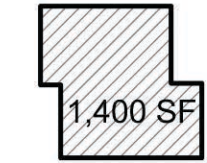
FIRST FLOOR

975 SF




SECOND FLOOR

1,125 SF



FIRST FLOOR

1,400 SF



SECOND FLOOR

1,125 SF

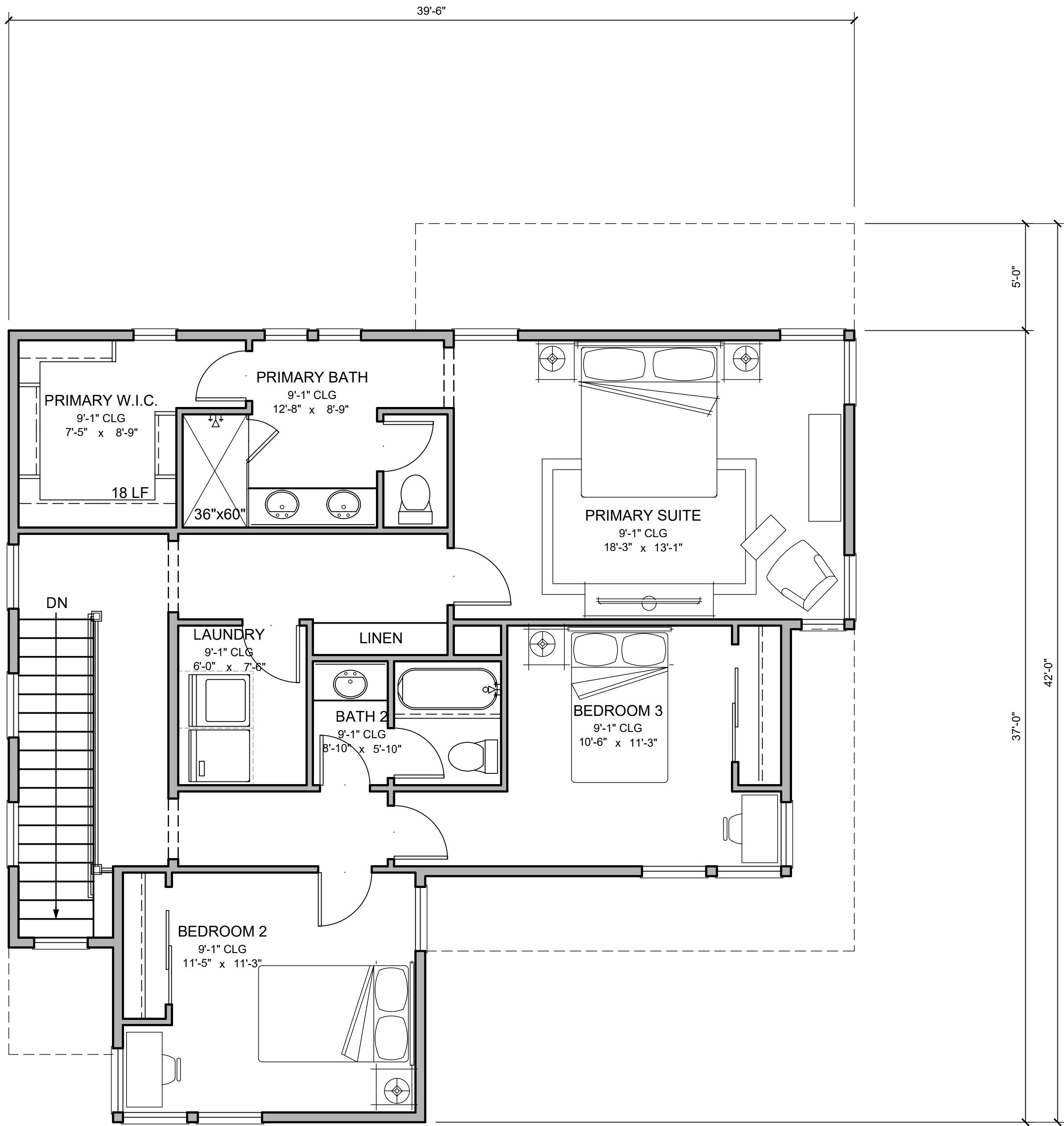
PROJECT DESCRIPTION:

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.

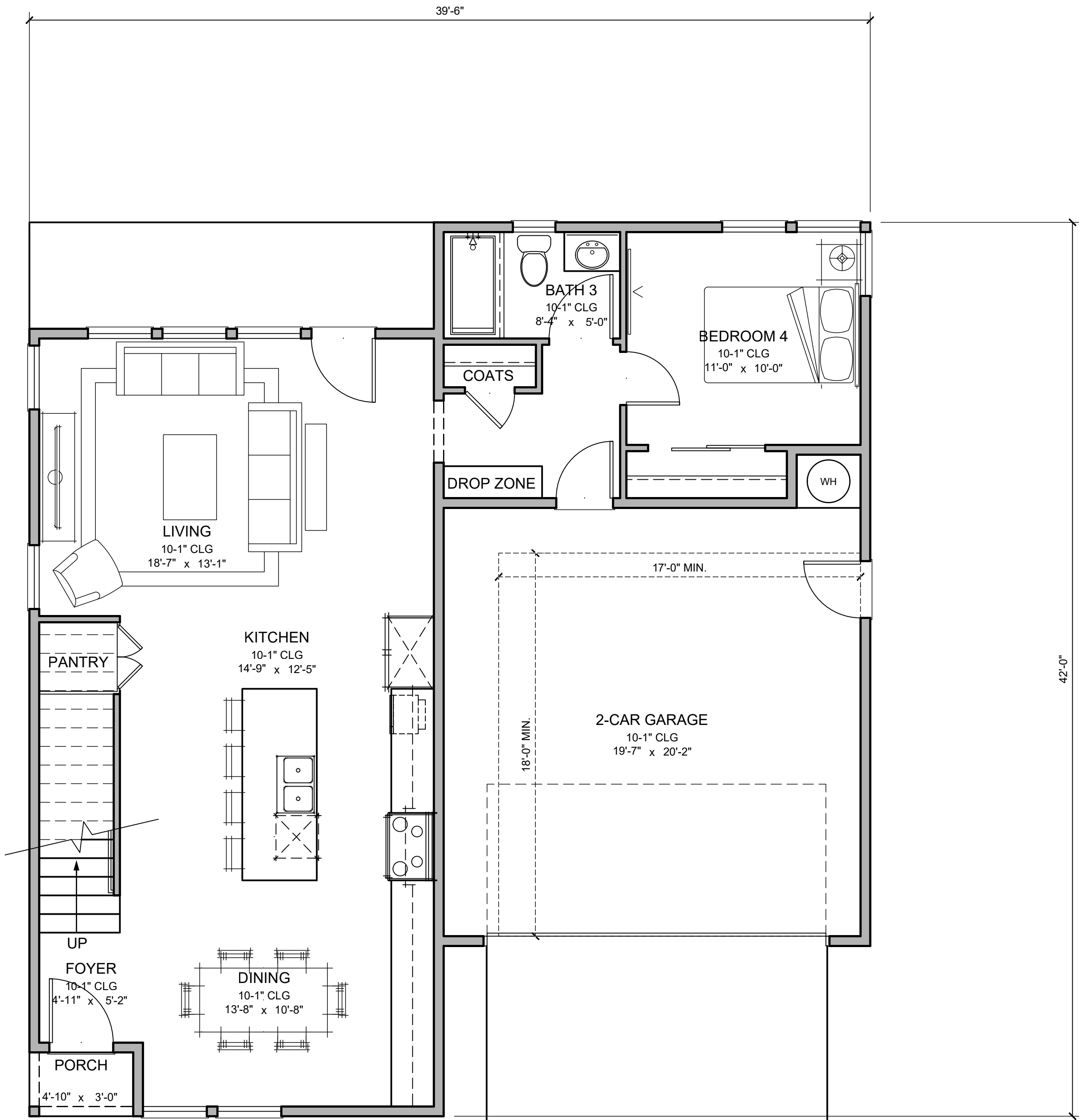


CONCEPTUAL SITE PLAN



SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"



FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

4 BEDROOMS / 3 BATH

FLOOR AREA	
FIRST FLOOR	968 SQ. FT.
SECOND FLOOR	1093 SQ. FT.
TOTAL LIVING	2061 SQ. FT.
GARAGE	421 SQ. FT.
GROSS FLOOR AREA: (LIVING + GARAGE)	2482 SQ. FT.

CONCEPTUAL FLOOR PLANS

781 S WOLFE RD

CLASSIC COMMUNITIES



DATE 07-18-2023
JOB NO. 376.029

DAHLIN

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200