



Sunnyvale

1001 S Wolfe Road  
PLNG-2024-0639

Shila Bagley, Senior Planner  
Planning Commission, November 24, 2025

# Overview

## Required Permits

- **Special Development Permit (SDP)**  
Construction of five (5) three-story condominium units
- **Tentative Parcel Map**  
Create one common lot & 5 condo units

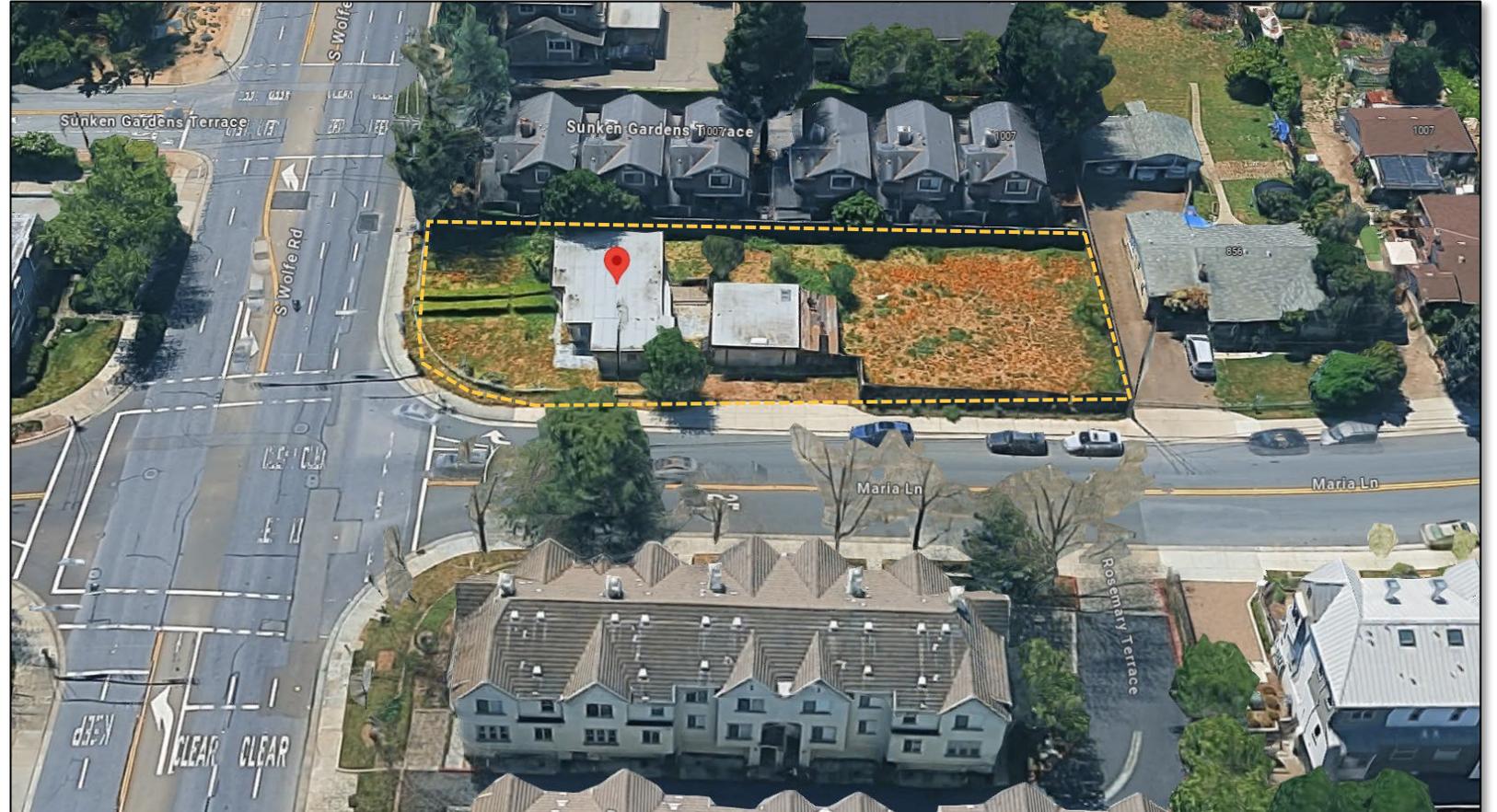


# Neighborhood Context

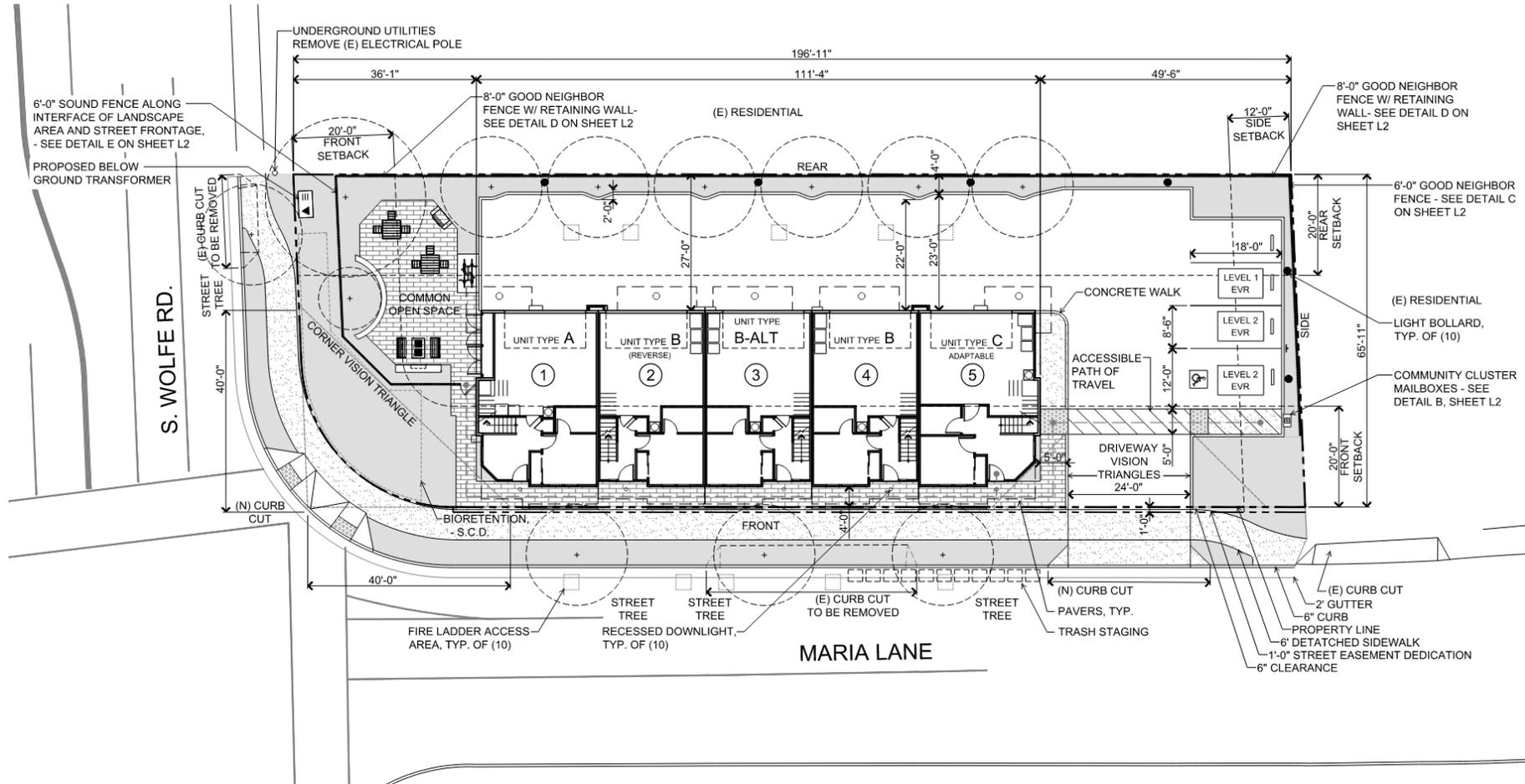


# Existing Site – Background

- **Site Area:**  
12,813 SF (0.29 Acre)
- **Site History:**  
Built – 1947;  
Vacant since 2019
- **Zoning:**  
R-3/PD (Medium Density Residential / Planned Development)
- **Density:**  
18-24 DU/AC  
 $0.29\text{-acre} \times 18 = 5.22$   
Min. 5 units



# Site Plan



# Elevations



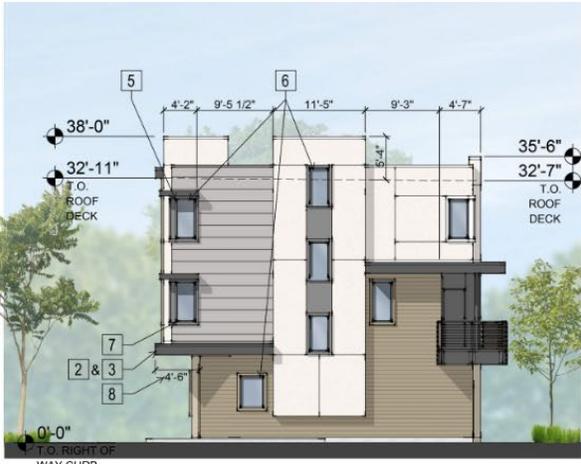
EAST ELEVATION (Wolfe Road)



NORTH ELEVATION (Maria Lane)



SOUTH ELEVATION (Rear Yard)



WEST ELEVATION (Driveway)  
SEE SECTION ON SHEET A4.1 FOR HEIGHTS

# Streetscape Images



STREETSCAPE FROM MARIA LANE



STREETSCAPE FROM SOUTH WOLFE ROAD

# Special Development Permit

## R-3/Planned Development

	PROPOSED	REQUIRED	REFERENCE
<b>Front Setback</b>	4'-0"	20'-0"	SMC 19.34.030
<b>Height</b>	38'-0"	35'-0"	SMC 19.32.020
<b>Usable Open Space</b>	1,122 SF total (224 SF/unit)	2,000 SF total (400 SF/unit)	SMC 19.37.040
<b>Garage Area</b>	429 SF	435 SF	Design Guidelines Recycling, Organics, & Solid Waste Services

Deviations Requested

# AB 130 – Housing & CEQA Reform (2025)

- Enacted June 30, 2025; effective immediately

## Eligibility for CEQA (Statutory) Exemption:



Project located in an incorporated city or urbanized area.



Consistent with General Plan residential use.



Avoids historic resources, hazardous sites, and sensitive environmental areas.



Requires tribal consultation to examine potential tribal cultural resource impacts or if consultation results in unresolved concerns.



Includes air filtration and hazard mitigation if within 500 ft of a freeway.

# Feedback Requested:

- Project Design
- Site Planning
- Deviations Requested

