



Sunnyvale

1142 Dahlia Court – Corn Palace 2017-7451

Project Planner – Shetal Divatia
Planning Commission – March 11, 2019

Background

Existing Site - Corn Palace

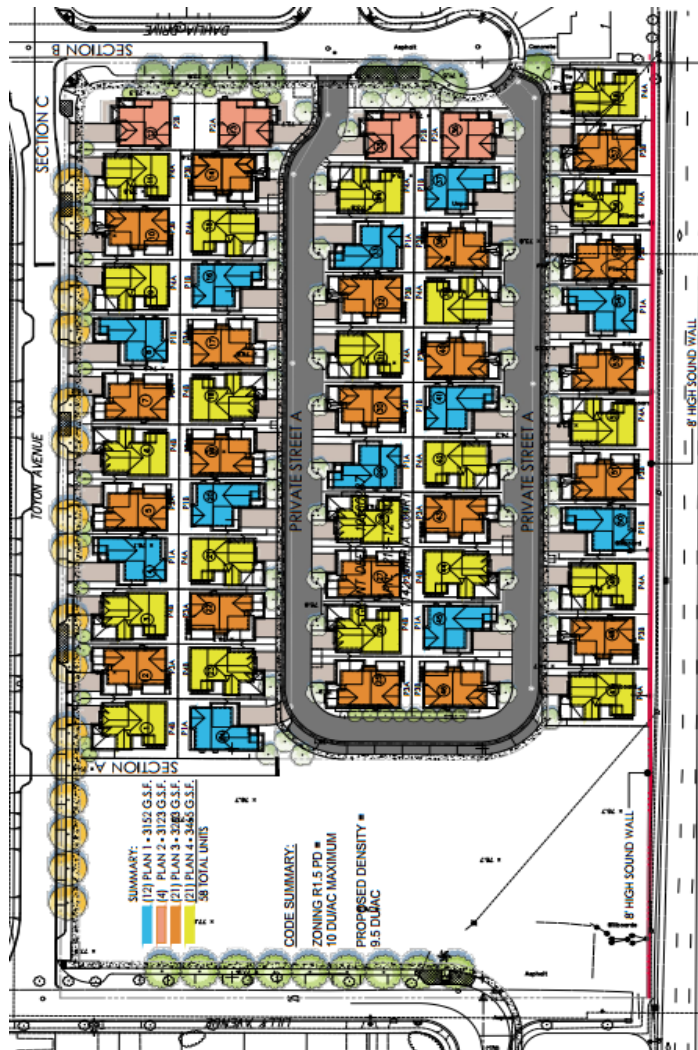
- The 8.8-acre site comprises of farmland, two homes and accessory structures including a farm stand.
- This is one of the last remaining family owned farms in Sunnyvale
- The site is the second half of Corn Palace; the first half on the west was developed with 51 single family homes in 2013.

Existing Site – 8.8 ac



- Homestead on the northeast side
- Fruit stand on the south side
- Pedestrian access to Lawrence Expressway
- 28 mature trees; 2 trees in good condition (Palm, Avocado)

Proposed Project – 8.8 ac site



- Remove existing structures
- Build 58 homes on 6.1 ac of the site
- Provide 2 acres of land for a public park
- Complete half streets along the perimeter of the site
- 12 homes on Toyon Ave
- 46 homes along a private street- loop road

California Environmental Quality Act (CEQA)

- Loss of family-owned farm and potential historic structures required an Environmental Impact Report (EIR)
- CEQA consultant
- A draft EIR was made available for review and comment from Nov 2 to Dec 17, 2018.

View of homes on Toyon Avenue



Project Overview

- Zoning - R-1.5/PD (10 du/ac)
- Proposed density w/58 homes = 9.5 du/ac
- Avg. lot size 3,816 w/o pvt. street; 4,584 w/pvt. street
- Avg. house size is 3,300 s.f. (3,152 -3,465 s.f.)
- 4 Plan types; each with two versions of architectural elevations; total of 8 style of elevations
- Proposed architectural style – agrarian, modern farmhouse
- All homes include a two-car garage and two parking spaces in the driveway; and additional guest parking for homes on the private

Proposal and Zoning Standards – Deviations

- Lot size – Avg 3,816 s.f. w/o private street
 - Avg 4,584 s.f. w/private street
 - Min. 4,200 s.f. required
- Lot Cov – Avg 48% w/o private street
 - Ave 40% w/private street
 - Max. 40% allowed
- FAR – Avg 83% w/o private street
 - Avg 69% w/private street
 - Max. 50% allowed
- Setbacks – Front, rear and combined side setbacks not met for the first story; combined side and rear yard setbacks are not met for the second story

View of homes from Dahlia Drive/Court



View of home along private street



Colors and Materials

STUCCO:
PAINT:
CONCRETE TILE ROOF:
SHINGLE ROOF:
RAISED METAL
SEAM ROOF:
STONE:

KELLY MOORE
KELLY MOORE
EAGLE ROOFING
CERTAINTED PRESIDENTIAL SERIES
CUSTOM BUILT METALS OR EQUAL
EL DORADO STONE

WINDOW FRAME COLORS:



"A" - AGRARIAN FARM

	SCHEME 1	SCHEME 2	SCHEME 3	SCHEME 4	SCHEME 5	SCHEME 6
ROOF MATERIAL FLAT CONCRETE FLAT SLATE PROFILE						
	4679	4697	SCB8827	4883	4884	4880
ALTERNATE ROOF MATERIAL COMPOSITION SHINGLES						
	CHARCOAL BLACK	COUNTRY GRAY	SHADOW GRAY	AUTUMN BLEND	PLATINUM	AUTUMN BLEND
COLOR 1						
	KM4V43 Whitest White	KM4902 Mt. Rushmore	KM4815 Lighthouse View	KM4958 Rushing River	KM5070 Rare Happening	KM4770 In A Pickle
COLOR 2						
	KMW5 Orca White	HL54304 Snow Globe	KM4851 Sea Glass	KM4892 Silver Strand Beach	KM4844 Inviting Veranda	HL54282 Salisbury Stone
COLOR 3						
	KM4V43 Whitest White	HL54262 Gettysburg Gray	KM4V43 Whitest White	KM4V49 Great White	KM4V50 Apollo Landing	KM4877 Night White
COLOR 4						
	KM4953 Natural Pumice	KM5197 Go Bananas	HL54265 Scatman Blue	HL54302 Poodle Skirt Peach	HL54267 Ravennation Rust	KM5036 For The Love of Hue
RAISED METAL SEAM ROOFING						

"B" AGRARIAN FARM

	SCHEME 7	SCHEME 8	SCHEME 9	SCHEME 10	SCHEME 11	SCHEME 12
ROOF MATERIAL FLAT CONCRETE FLAT SLATE PROFILE						
	4679	4697	SCB8827	4883	4884	4880
ALTERNATE ROOF MATERIAL COMPOSITION SHINGLES						
	CHARCOAL BLACK	COUNTRY GRAY	SHADOW GRAY	AUTUMN BLEND	PLATINUM	AUTUMN BLEND
COLOR 1						
	KM4V49 Great White	KM4893 Mischief Mouse	KM4895 Distant Thunder	KM4923 Submarine	KM4853 Shaded Hammock	HL54289 Veranda Green
COLOR 2						
	HL54304 Snow Globe	HL54241 Stocking White	KM4816 Silly Green	KM5766 Whisper Ridge	KM4A5-5 Red Velvet	HL54250 Slate Blue
COLOR 3						
	KM4940 Greybeard	KM4V43 Whitest White	KM4925 Ivory Mist	HL54282 Salisbury Stone	HL54241 Stocking White	HL54286 Ahambra Cream
COLOR 4						
	KM5826 Volcanic Rock	HL54265 Scatman Blue	KM5161 Hi Def Lime	HL54267 Sonora Apricot	KM4A5-5 Red Velvet	HL54261 Tiffany Amber
RAISED METAL SEAM ROOFING						
	ZINC GRAY	OLD TOWN GRAY	STORM GRAY	WEATHERED COPPER	STORM GRAY	WEATHERED COPPER
STONE VENEER						
	COTTONWOOD EURO LEDGE	VINTAGE RANCH DOVERWOOD	VANTAGE 30 WHITE ELM	LEDGE CUT 33 BIRCH	DAYBREAK STACKED STONE	WHITEBARK CLIFFSTONE



Architecture + Planning
The Leamington Building
1814 Franklin St., Ste. 400
Oakland, CA 94612
510.272.2910
ktgy.com

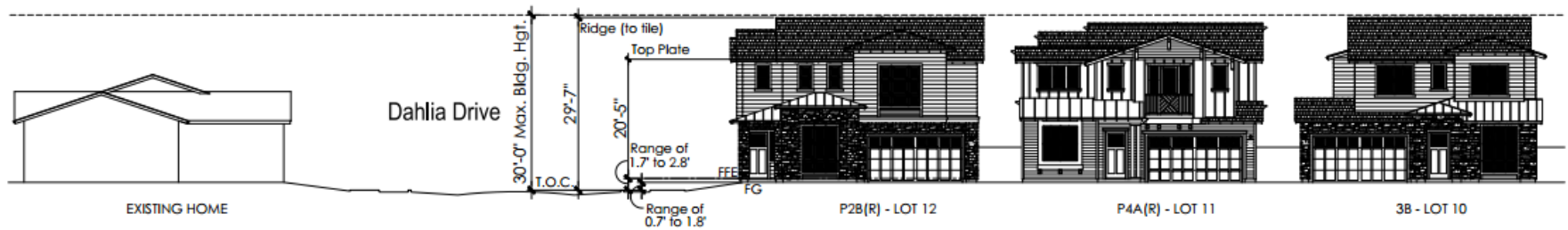
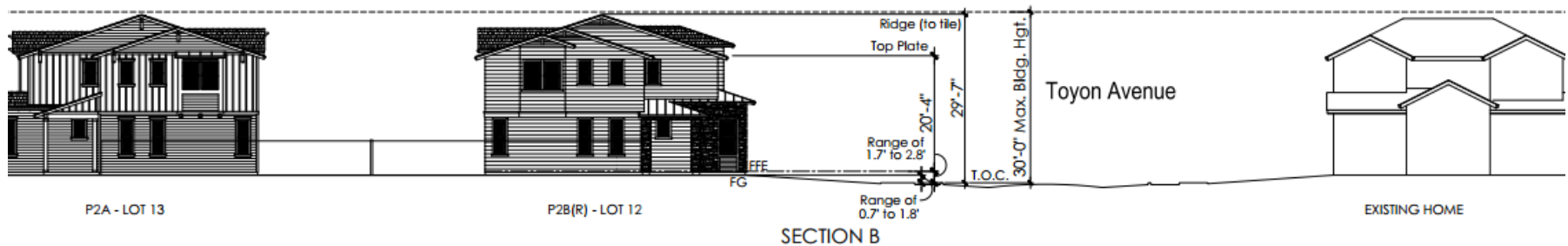
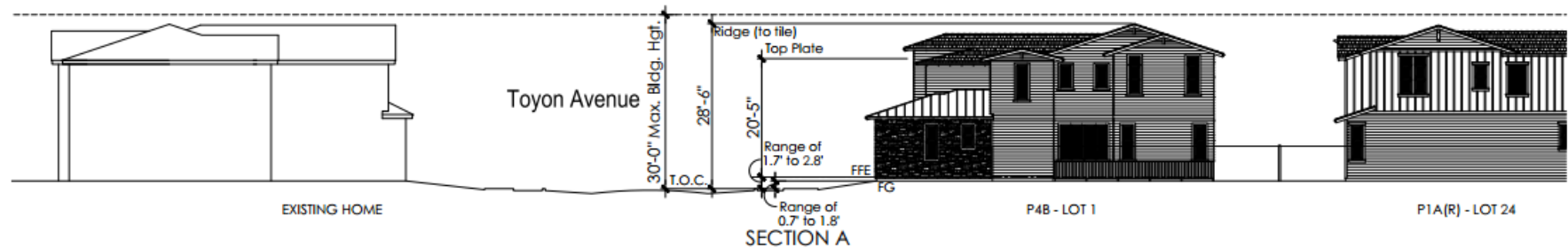
TRUMARK HOMES

JANUARY 5, 2019

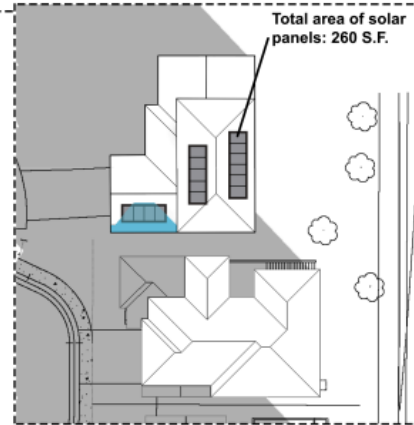
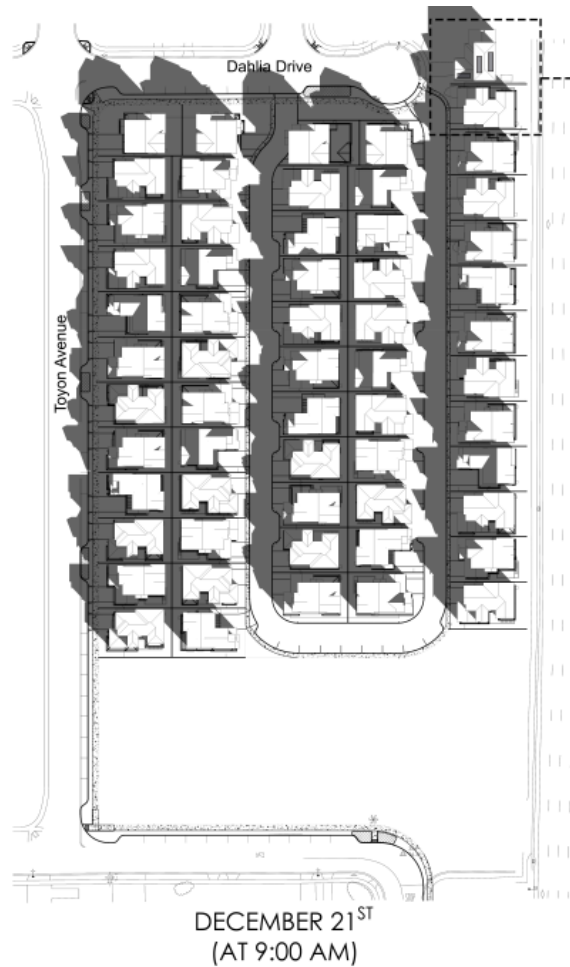
COLOR BOARD

A5.0

Building Height



Solar Access



Additional Shadow Cast by New Residence: 133 S.F.

Jan.	20%
Feb.	2%
March	0%
April	0%
May	0%
June	0%
July	0%
Aug.	0%
Sep.	0%
Oct.	0%
Nov.	10%
Dec.	20%
Avg.	4.30%

Percent of Shadow Cast on neighbor's solar panels on the 21st of each month at 9:00 am.

Average of 12 months on the 21st at 9:00 am: 4.3% < 10%.



3D of Existing and New Residences

Note: Per SMC 19.56.020. Solar energy systems, the provided diagrams and chart indicate that the new homes do not interfere with the cumulative shadow effect in excess of 10% throughout a 365 day solar cycle for the existing home's solar panels.



Architecture • Planning
The Leaning Tower
1814 Franklin St., Ste. 400
Oakland, CA 94612
510.272.5910
ktgy.com

TRUMARK HOMES

CORN PALACE

FEBRUARY 25, 2019



SOLAR STUDY

A0.5.2

Conceptual Landscape Plan



CONCEPT PLANT SCHEDULE

SYMBOL	BOTANICAL SPECIES / COMMON NAME	QUANTITY
	NARROWS TREE	
	GRACIOSA TREE	
	MADROÑO TREE	
	PINYON TREE	
	TRISTANA TREE	
	SMALL ORNAMENTAL TREE	
	ACER TREE	
	CERCIS TREE	
	COTINUS TREE	
	LAURUS TREE	
	PRUNUS TREE	
	STREET TREE - LILY AVE	
	STREET TREE - TOYON AVE	
	STREET TREE - DAHLIA DRIVE	

PLANTING NOTES:

1. ALL LANDSCAPED AREAS WILL MEET CITY OF SUNNYVALE REQUIREMENTS FOR PLANTING AND IRRIGATION IMPROVEMENTS.
2. TREES WITHIN 5' OF A BUILDING, SIDEWALK OR OTHER SURFACE TO BE PROTECTED SHALL BE INSTALLED WITH A ROOT BARRIER.
3. ALL PLANTING AREA SOILS WILL MEET REQUIREMENTS PROVIDED THROUGH AGRICULTURAL SOILS TESTING RECOMMENDATIONS. A LAYER OF BARK MULCH WILL BE APPLIED FOLLOWING PLANTING OPERATIONS.

IRRIGATION STATEMENT

NOTE: OWNER SHALL PROVIDE AN AUTOMATIC IRRIGATION SYSTEM TO EFFECTIVELY WATER ALL PLANTS SHOWN ON THE LANDSCAPE PLAN. THE DESIGN OF THE IRRIGATION SYSTEM SHALL CONSIST OF DRIP IRRIGATION, BUBBLERS AND LOW FLOW SPRINKLERS THAT WILL SUFFICIENTLY IRRIGATE THE PROPOSED PLANT MATERIAL IN COMPLIANCE WITH CALIFORNIA'S UPDATED MODEL WATER EFFICIENT LANDSCAPE ORDINANCE AS 1981 AND CITY OF SUNNYVALE REQUIREMENTS. HYDROZONES WILL BE DESIGNATED BASED ON SOLAR EXPOSURE, PLANT WATER USE REQUIREMENTS, SOIL TYPE, MICROCLIMATES AND COMMON AND PRIVATE AREAS. THIS LANDSCAPE HAS BEEN DESIGNED TO COMPLY WITH THE CITY OF SUNNYVALE WATER EFFICIENCY DESIGN OPTION ONE.

CONCEPTUAL LANDSCAPE PLAN

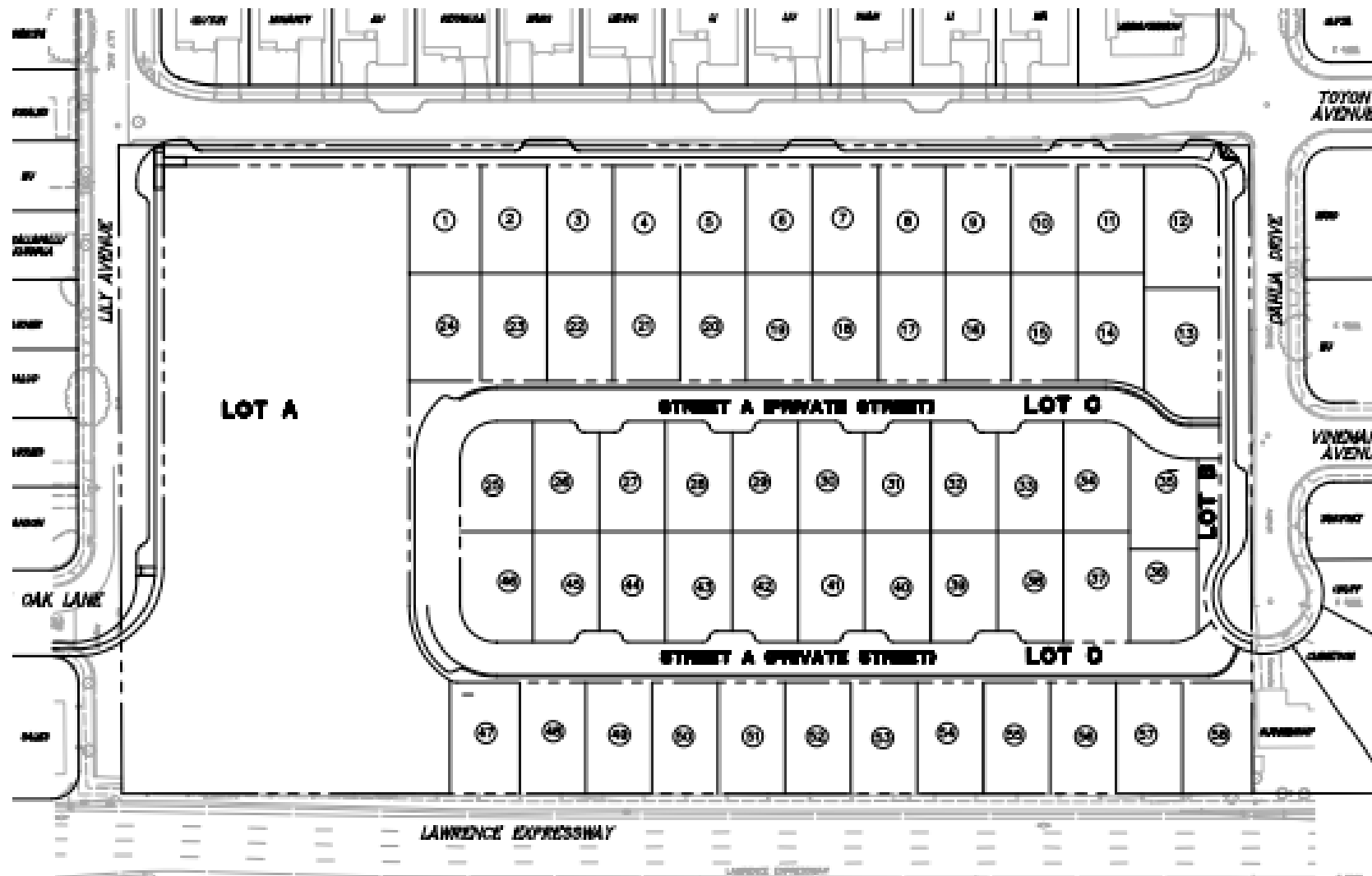


CORN PALACE
SUNNYVALE, CALIFORNIA



- 1"=40'-0"
- 07.26.2018
- L-1.0

Vesting Tentative Map – 61 lots



Alternatives

ENVIRONMENTAL IMPACT REPORT (EIR)

1. Certify the EIR; make the Findings required by CEQA, and adopt the Statement of Overriding Consideration and Mitigation Monitoring Report Program
2. Do not certify the EIR and direct staff as to where additional environmental analysis is required.

SPECIAL DEVELOPMENT PERMIT AND VESTING TENTATIVE MAP

3. Make the Findings for the SDP and Vesting Tentative Map; and Approve the SDP and Vesting Tentative Map subject to recommended Conditions of Approval. The conditions also include that the house plans and architecture be modified to reduce house size and eliminate or reduce lot coverage, setback and floor area ratio deviations, and to require that the modified house plans and architecture be approved by Planning Commission.
4. Make the Findings for the SDP and Vesting Tentative Map; and Approve the SDP and Vesting Tentative subject to modified Conditions of Approval
5. Alternative 3 or 4 with modifications
6. Do not approve the SDP and Vesting Tentative Map

Staff Recommendation

Alternatives 1 and 3:

1. Certify the EIR; make the Findings required by CEQA, and adopt the Statement of Overriding Consideration and Mitigation Monitoring Report Program

3. Make the Findings for the SDP and Vesting Tentative Map; and Approve the SDP and Vesting Tentative Map subject to recommended Conditions of Approval. The conditions also include that the house plans and architecture be modified to reduce house size and eliminate or reduce lot coverage, setback and floor area ratio deviations, and to require that the modified house plans and architecture be approved by Planning Commission.

Environmental Impact Report

Discussion Topics

- Aesthetics
- Air Quality
- Archaeological, Historical, and Tribal Cultural Resources
- Biological Resources
- Energy
- Hazards and Hazardous Materials
- Traffic and Circulation
- Greenhouse Gas Emissions
- Noise and Vibration

Environmental Impact Report

Significant and Unavoidable Impacts

- Aesthetics
- Air Quality
- Archaeological, Historical, and Tribal Cultural Resources
- Biological Resources
- Energy
- Hazards and Hazardous Materials
- Traffic and Circulation
- Greenhouse Gas Emissions
- Noise and Vibration

Environmental Impact Report

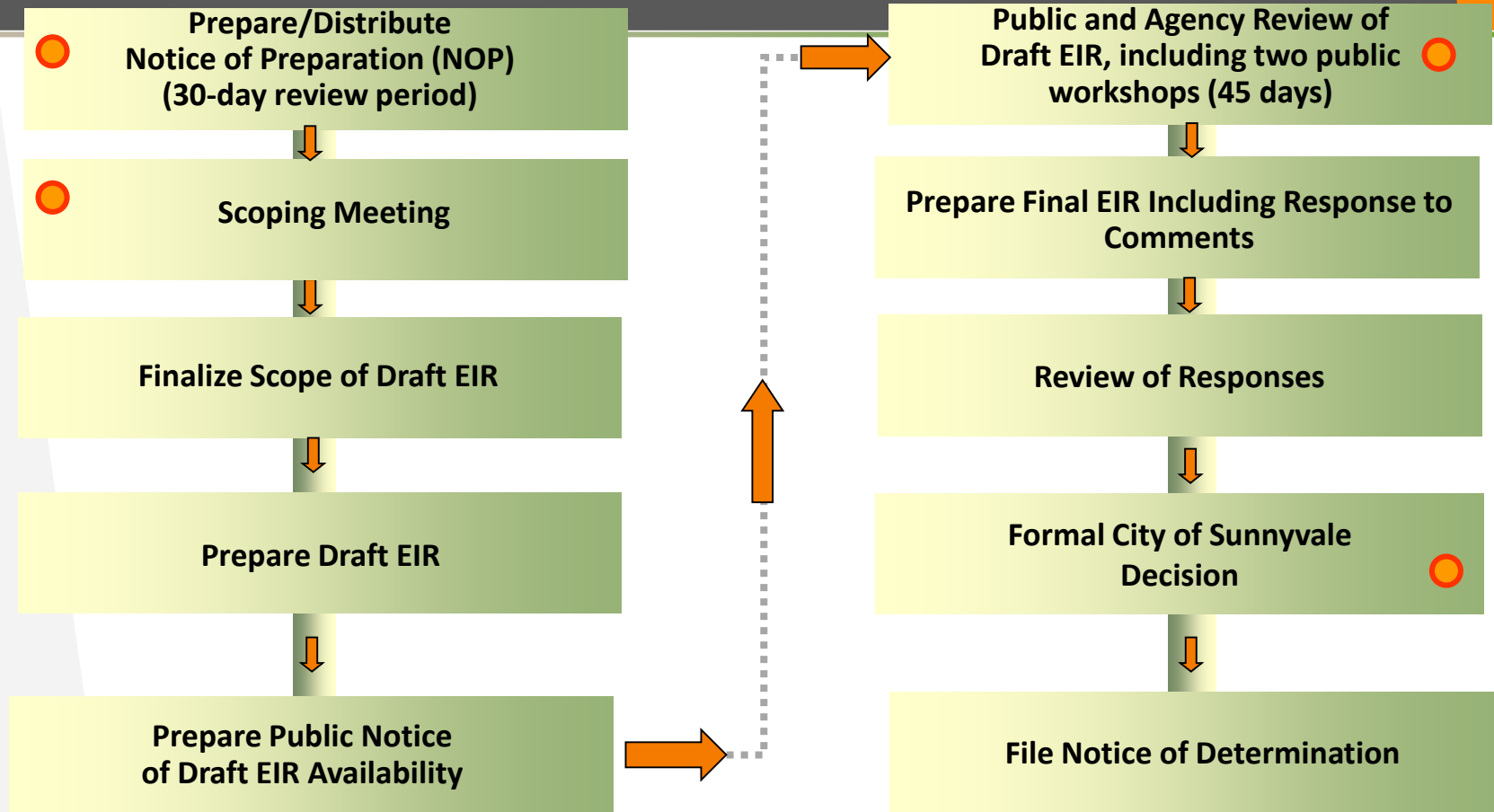
Impacts Mitigated To Less Than Significant

- Aesthetics
- Air Quality
- Archaeological, Historical, and Tribal Cultural Resources
- Biological Resources
- Energy
- Hazards and Hazardous Materials
- Traffic and Circulation
- Greenhouse Gas Emissions
- Noise and Vibration

Final Environmental Impact Report

- Response to Comments (63 comment letters)
- Revisions to the Draft EIR
 - Updates to two regulatory discussions.
 - Add impact statement and mitigation language:
 - Mitigation Measure 4.3-1b (response to Bonnie Montgomery)
 - Mitigation Measure 4.3-2 and Impact 4.3-4 (California Native American Heritage Commission)
 - Impact and Mitigation Measure 4.4-3 (response to Planning Commission)
- Correction to an error found in Energy analysis

Environmental Review Process



● = Opportunities for Public Input

CEQA Schedule

NOP Circulated	April 13 th , 2018
Scoping Meeting	May 10 th , 2018
NOP Review Ended	May 14 th , 2018
Draft EIR Released	Nov. 2 nd , 2018
45-Day Comment Period	Nov. 2 nd to Dec. 17 th , 2018
Public Meetings	Dec. 5 th & 10 th , 2018
Final EIR Released	March 1, 2019
<u>EIR Certification</u>	<u>March 11, 2019</u>