



Sunnyvale

# 1142 Dahlia Court – Corn Palace 2017-7451

Project Planner – Shetal Divatia

Planning Commission Study Session– Aug 26, 2019

# Background

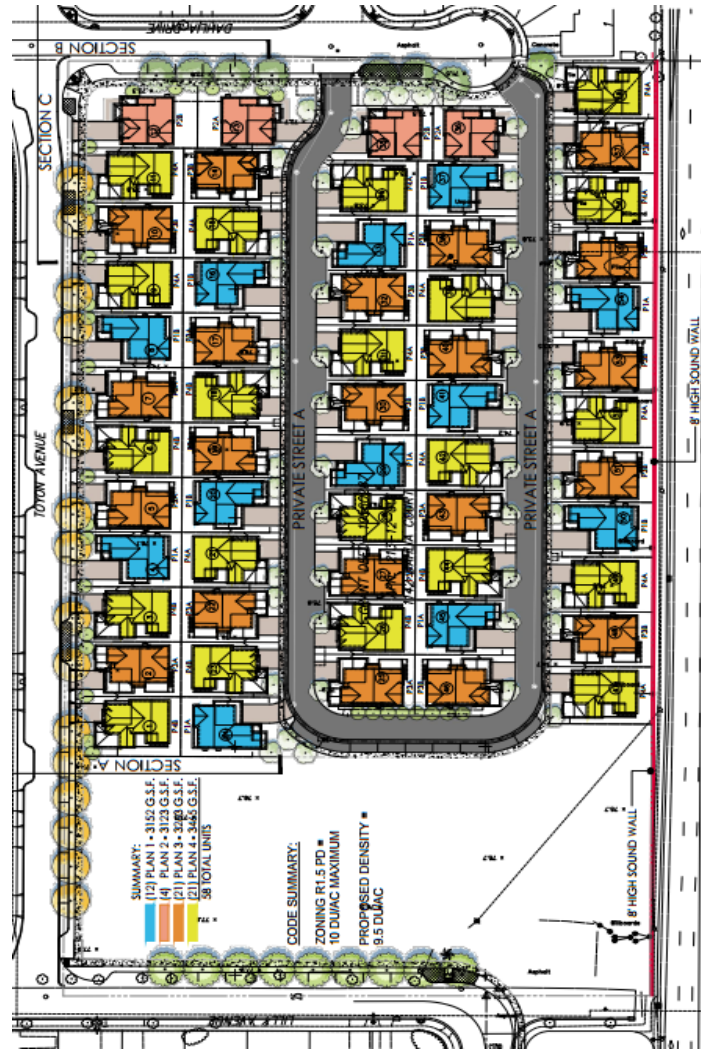
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## Existing Site - Corn Palace

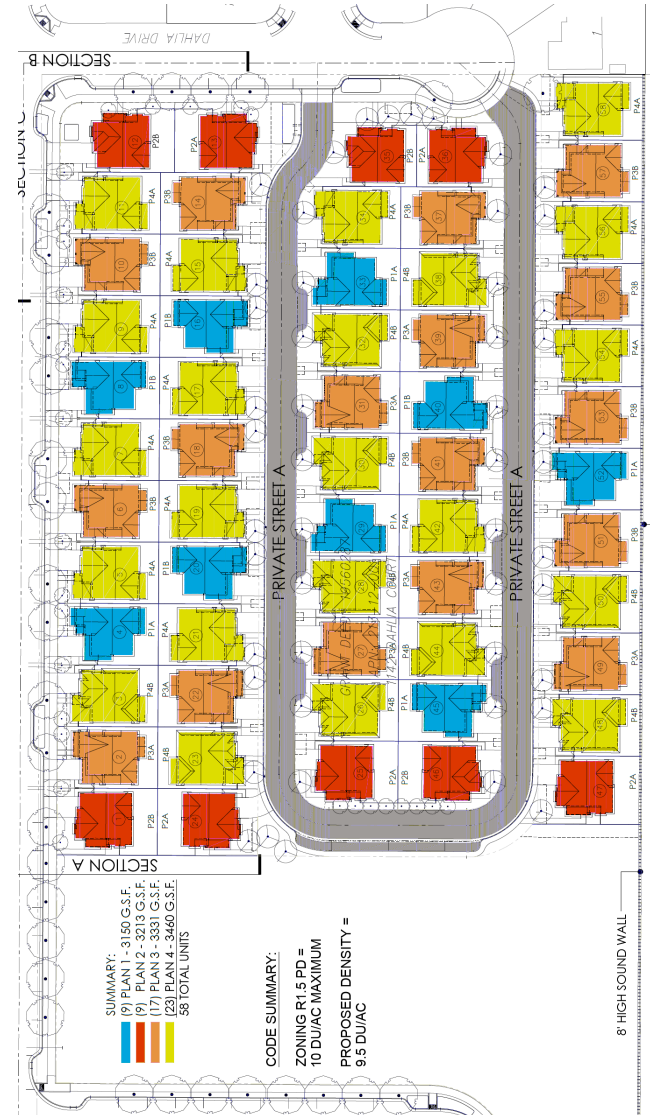
- The project to develop 58 single family homes and provision of land for a 2-acre public was approved by the Planning Commission on March 11, 2109.
- Planning Commission added four conditions of approval that required their review.
  - ◆ Provision of 15' foot rear yards.
  - ◆ Orient homes near/adjacent to the park towards the park
  - ◆ Enhance architectural design
  - ◆ Design of sound wall to be similar to that across the site

# Site Layout

March 2019



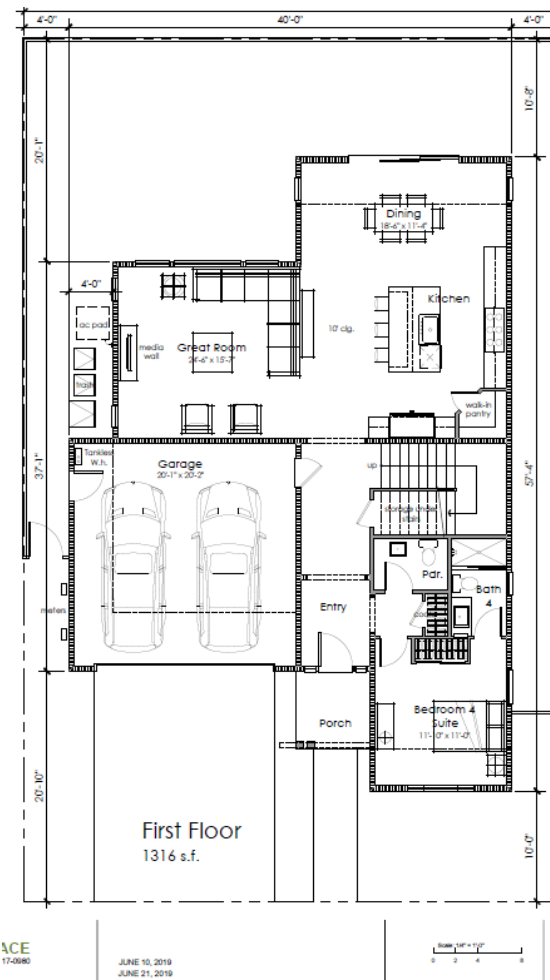
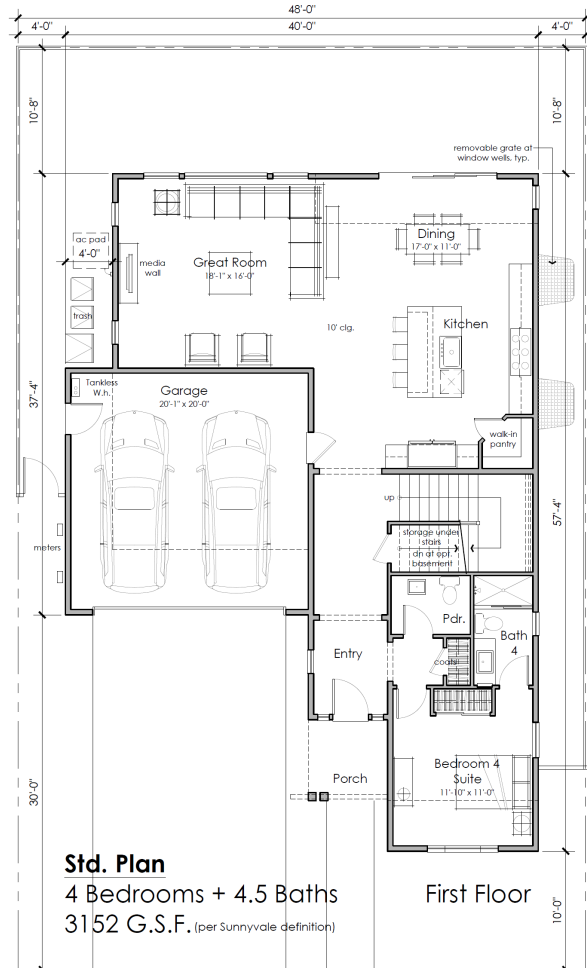
# Current Proposal



# House Floor Plans – Plan Type 1

March 2019

Modification – Aug 2019



**Std. Plan**  
4 Bedrooms + 4.5 Baths  
2618 S.F.

Coverage G.S.F. :  
1820 / 4583 = 39.7%

FAR:  
3075 / 4583 = 67.05%

**PLAN 1**  
FLOOR PLAN

ACE  
17-0980

JUNE 10, 2019  
JUNE 21, 2019

Scale: 1/8" = 1'-0"

# Homes adjacent/across from Public Park



Homes oriented towards public park



# View of homes from Public Park



Architecture + Planning  
The Learning Building  
1814 Franklin St., Ste. 400  
Palo Alto, CA 94303

TRUMARK HOMES

CORN PALACE

PLAN 2  
NEIGHBORHOOD RENDERINGS

## Key Map



- Homes across the Park





# Architectural Enhancement

## Larger side porches along park frontages



Right Elevation

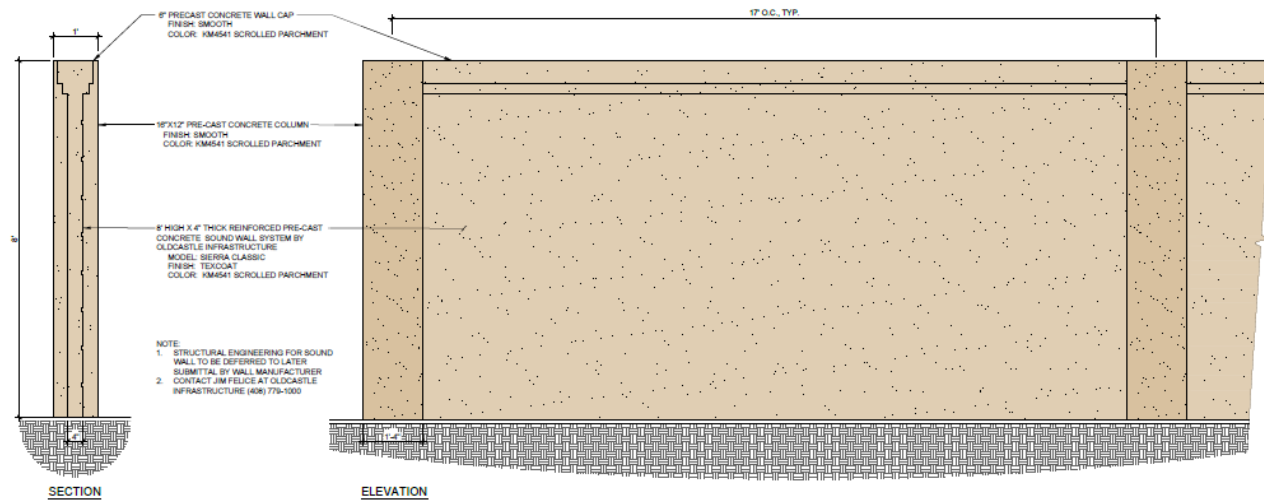


Front Elevation - 2 - Agrarian A

Front Elevation - 2 - Agrarian B



# Design of sound wall on Lawrence Expressway



(E) SOUND WALL AT LAWRENCE EXPRESSWAY

PRECAST CONCRETE WALL BY  
OLDCASTLE INFRASTRUCTURE  
MODEL: SIERRA CLASSIC



## PRECAST SOUND WALL



CORN PALACE - TRUMARK HOMES

SUNNYVALE, CALIFORNIA

- 1" = 1'-0"
- 08.08.2019
- L-01

# Ivy covered sound walls



# Summary

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- The modifications proposed meets the specific COAs.
- Modifications can be considered at staff level,  
OR
- Modifications can be considered by the Planning Commission at a public hearing