



# FACT SHEET:

## Corn Palace – 1197 Lily Ave.

**DATE:** August 2016

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### PARCEL DATA:

- APN: 213-12-001
- Lot Area: Approximately 403,762 square feet (9.26 acres)
- Current Zoning: R-1.5/PD (Low Medium Density Residential/Planned Development)
- General Plan: Residential Low Medium

### HISTORY:

- Records suggest that the site has continuously operated for agricultural purposes.
- The farm house was constructed in the 1920's and the farm stand may be the last original farm stand in the City of Sunnyvale.
- Half of the former farm (west of Toyon Ave.) is zoned R-0/PD and was developed by Toll Brothers in 2013 into 51 single-family homes at 7 units per net acre.

### GOAL:

- Redevelopment with small lot single-family homes up to 14 units per acre with dedication of a 2-acre park.

### PERMITTED USES:

- Permitted and conditionally permitted uses are listed in SMC 19.18.030 (Residential Zoning Districts). The preferred use of the site is residential.

### FACTS/ISSUES:

- The site is currently zoned R-1.5/PD, which allows up to 10 units per acre. A maximum of 96 single-family homes on small lots (4,200 square feet per lot) could be considered based on gross acreage of the site.
- With dedication of a 2-acre park, R-1.7/PD zoning can be considered, which allows up to 14 units per acre. A maximum of 101 single-family homes on small lots (2,600 to 4,000 square feet per lot) could be considered.
- Public improvements, such as street dedications, may reduce the number of units.
- Environmental issues, such as the potential for historic resources, soil contamination, and traffic impacts, are unknown at this time.
- Williamson Act Contract non-renewal and notice for cancellation will be required.
- Do not expect to gain direct vehicular access to Lawrence Expressway.
- New development must respect the surrounding single-family neighborhood.
- Existing billboard signs are required to be removed.
- Shared driveway and cluster style development is allowed.

**DEVELOPMENT PROCESS:**

- As a first step, a Preliminary Review application is highly recommended for staff to review conceptual plans.
- The formal application will require a Special Development Permit (SDP), which is subject to approval by the Planning Commission.
- A Tentative Map would also be required for a subdivision of 5 or more lots.
- If a Rezone is requested, the project would be subject to approval by the City Council.
- R-1.5/PD and R-1.7/PD zones are consistent with the current General Plan designation.
- The level of environmental review will depend on the project impacts. At a minimum, a Phase I/II, noise, arborist, air quality, and cultural/historical resource studies are required. A traffic study also is likely to be required.
- A focused sanitary sewer analysis will be required.
- A neighborhood outreach meeting will be required before the project can be scheduled for public hearings. An outreach meeting is also recommended before submittal of a formal application.
- Coordination with other agencies, such as Santa Clara County Roads, may be required.

**GENERAL DEVELOPMENT REQUIREMENTS:**

- Developmental and impact fees will apply, including but not limited to Transportation Impact Fee and Park Dedication or In-lieu Fee.
- Public improvements, such as street dedications, right-of-way upgrades and undergrounding utilities, will be required.
- Below Market Rate inclusionary housing requirement is 12.5%.
- The project will be subject to stormwater and water-efficient landscaping requirements.
- A minimum of 80 Build-it-Green points are required.
- Key zoning standards listed in the table below.

**MINIMUM DEVELOPMENT STANDARDS (R-1.5 AND R-1.7)**

Front Setback Minimum (1 <sup>st</sup> story/2 <sup>nd</sup> story):	20 ft/20 ft
Side Setback Minimum (1 <sup>st</sup> story/2 <sup>nd</sup> story):	4 ft/7 ft
Side Setback Combined (1 <sup>st</sup> story/2 <sup>nd</sup> story):	12 ft/18 ft
Rear Setback Minimum (1 <sup>st</sup> story/2 <sup>nd</sup> story):	20 ft
Lot Coverage Maximum:	40%
Floor Area Ratio:	50%
Height Maximum:	30 ft and 2 stories
Minimum Lot Size:	4,200 sf max for R-1.5 2,500 sf min to 4,000sf max for R-1.7
Parking:	2 covered (400 square foot garage) plus 2 uncovered driveway parking spaces