

**REPORT TO HERITAGE PRESERVATION COMMISSION****Hearing Date:** April 3, 2013**File Number:** 2013-7120

**SUBJECT:**           **2013-7120:** Application for a project located at **193 South Murphy Avenue** in a DSP – 2 (Downtown Specific Plan – Block 2) Zoning District. (APN: 209-06-016)

Motion                   **Landmark Alteration Permit** to allow exterior modifications including new window and door placement, new awning, and repainting of the facade

**REPORT IN BRIEF:**

**Existing Site Conditions**           Two-Story Commercial Building

**Surrounding Land Uses**

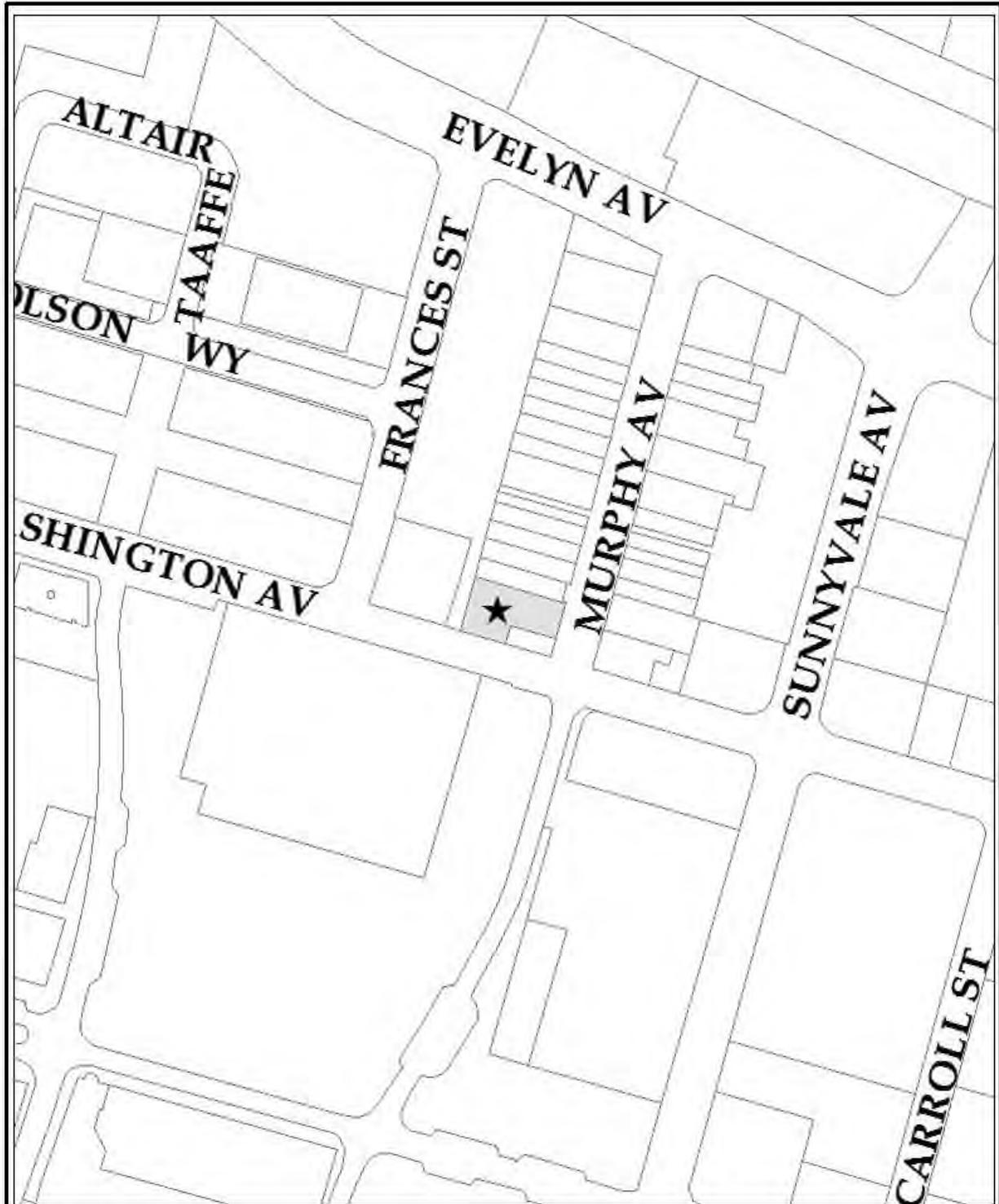
North	Restaurant & Bar
South	Vacant (Commercial)
East	Various Commercial (across S. Murphy Avenue)
West	Multi-Tenant Commercial Building

**Issues**                               Design Consistency with Murphy Avenue Design Guidelines

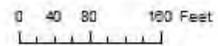
**Environmental Status**           A Class 1 Categorical Exemption relieves this project from California Environmental Quality Act provisions and City Guidelines.

**Staff Recommendation**           Approve with Conditions

VICINITY MAP



2013-7120  
193 S. Murphy Ave. (APN: 209-06-016)  
Landmark Alteration Permit



**PROJECT DATA TABLE**

	<b>EXISTING</b>	<b>PROPOSED</b>	<b>REQUIRED/ PERMITTED</b>
<b>General Plan</b>	Downtown Specific Plan	Same	Downtown Specific Plan
<b>Zoning District</b>	DSP-2	Same	DSP-2
<b>Lot Size (s.f.)</b>	7,875	Same	No min.
<b>Gross Floor Area (s.f.)</b>	16,625	Same	No max.
<b>Lot Coverage (%)</b>	89%	Same	No max.
<b>Floor Area Ratio</b>	211%	Same	No max.
<b>Building Height (ft.)</b>	32'	Same	36' max.
<b>No. of Stories</b>	2	Same	2 max.

**BACKGROUND:**

The proposed project is for a Landmark Alteration Permit for façade improvements to an existing commercial building located at 193 S. Murphy Avenue. The property includes 189-195 S. Murphy and 121 W. W. Washington Avenue. A Landmark Alteration Permit is required for any exterior modification to buildings in the Local Landmark District. Architectural review in the district is the responsibility of the Heritage Preservation Commission.

**Previous Actions on the Site**

The following table summarizes previous planning applications related to the project site.

File Number	Brief Description	Hearing/Decision	Date
1993-0503	Landmark Alteration Permit for Exterior Modifications	Heritage Preservation Commission / Approved	10/6/1993
1993-0225	Use Permit for retail, restaurant, office and nightclub uses	Planning Commission / Approved	10/26/1993

The subject site is occupied by two buildings – one facing W. Washington Avenue and one facing Murphy Avenue. The building had been vacant before being purchased in 1993 by the present owner. The above noted permit (1993-0503) consisted of more significant façade modifications to the W. Washington Avenue building, which is currently occupied by Il Postale restaurant. As part

of that same 1993 permit, minor exterior improvements were made to the Murphy Avenue building. The modifications included bringing the windows closer to the property line along Murphy Avenue. As discussed further in the staff report, the subject proposal would return these windows similarly to the layout that had previously existed. The subject building facing S. Murphy Avenue was once occupied by the Edythe Hotel before being converted to multiple tenants (restaurant, bar and lounge, billiards hall, and private offices) in the early 1990s.

## **DISCUSSION:**

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### **Landmark Alteration Permit**

The scope of the Landmark Alteration Permit consists of exterior modifications to an existing commercial building that includes new window and door placement, new awning, and the repainting of the façade. The building is currently occupied by four tenants. The uses (restaurant, lounge, billiards hall, and professional office) of the building will remain the same. An adjoining building on the property that faces W. Washington Avenue will not be modified.

- **Site/Floor Plan**

The building, which includes a basement and second story, lies adjacent to a smaller commercial building at the corner of S. Murphy Avenue and W. Washington Avenue. The modifications to the site will be located entirely at the front of the building facing S. Murphy Avenue. The proposal does not include modifications to the W. Washington Avenue building facade. There are no planned modifications to the interior layout of the second floor, which is occupied by office uses. The billiards hall is located in the basement. (A site & partial floor plan of the affected area is provided in Attachment C.)

- **Architecture**

The existing storefront elevation contains projecting and recessed areas for windows and doors. The proposed changes open up the front of the building by recessing the windows further in line with the main entrance doors. Depth is still provided by maintaining the location of the center and side beams of the building at their current location. The proposed recessed front windows allow for additional outdoor seating to be provided in front of the building, similar to other restaurants along S. Murphy Avenue. A separate outdoor dining permit reviewed by staff would be required for use of the area and sidewalk in front of the building.

The entrance doors to the billiards hall and office uses, which lead to stairs to the basement and second floor of the building, will be left mostly unchanged. A double door storefront replaces a single door for the portion of the building directly accessing the bar/lounge use. The door accessing the restaurant will be located in a similar location as existing, but modified in appearance. The aluminum material of the window and door framing will be painted brown to appear more like wood. The proposal would continue the use of transom windows. A decorative wood panel will be positioned above the first story windows.

The stucco façade material of the building will not be modified while a new paint color incorporates warmer shades of brown and tan. A dark brown awning will replace the burgundy canvas awning that currently exists. The awning will project a similar distance from the building and maintain the general shape as the current awning but may extend a few more inches to ground. The cornice at the roof line will be also re-painted from white to colors that complement the rest of the building. Hanging light fixtures are planned to be added underneath the canopies and at one location at the center of the building façade. Additionally vertical detailing is provided within the column beams at the center and sides of the façade adjacent to the windows. (Reference Page 2 of Attachment C for more detail)

The photos of the front of the building, provided in Attachment D, differ from the existing elevations provided by the applicant. The photos indicate a portion of the window at the left side of the building as a solid wall. A small counter facing the sidewalk is also shown. To clarify, this area would be removed in place of new glass windows as part of the proposal. Staff has added Condition of Approval BP-6 to require that the storefront windows remain clear (without tint) to ensure visibility into the building.

The provided plans have preliminarily indicated signage on the elevations. Signs will require a separate application to be reviewed by staff as noted in the Conditions of Approval. As a building located in the Local Landmark District, new signage will be required to conform to Murphy Avenue Design Guidelines.

**ANALYSIS:**

The proposed exterior modifications are not considered significant to warrant a historical impact analysis. The general form of the building would remain as currently exists. The proposed modifications are intended to update the façade and create additional area for outdoor seating. New paint color would improve the appearance of the building which is has deteriorated in recent years.

**Applicable Design Guidelines and Policy Documents**

<b>Design Guideline</b>	<b>Goal or Policy</b>	<b>Comments</b>
<b>Murphy Avenue Design Guidelines (Colors)</b>	<i>"Beige, muted yellows, pale peach colors, blue-grays, ocher and dusty rose colors are part of the palette that could be coordinate to enhance Murphy Avenue's image."</i>	The proposed colors are darker than the current palette but are also consistent with the Murphy Avenue Design Guidelines. Other buildings on Murphy Avenue have used richer colors in recent years. The final palette will be coordinated with staff.
<b>Murphy Avenue Design Guidelines (Materials)</b>	<i>"Generally, materials are expected to be appropriate if they express or enhance the character of a building."</i>	The materials of the building would not be modified and are currently considered compatible with the character of other buildings in the Murphy Avenue Landmark District.
<b>Murphy Avenue Design Guidelines (Awnings)</b>	<i>"Many of the Murphy Avenue buildings were designed to have a retractable 45-degree angle awning."</i>	The proposed awning introduces a new color to complement the repainted façade. The shape and size is similar to the existing awning.

**Environmental Review**

A Class 1 Categorical Exemption relieves this project from California Environmental Quality Act provisions. Class 1 Categorical Exemptions include minor alterations to existing private structures.

**FISCAL IMPACT**

No fiscal impacts other than normal fees and taxes are expected.

## **PUBLIC CONTACT**

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<b>Notice of Public Hearing</b>	<b>Staff Report</b>	<b>Agenda</b>
<ul style="list-style-type: none"> <li>• Published in the <i>Sun</i> newspaper</li> <li>• Posted on the site</li> <li>• 75 notices mailed to the property owners and tenants within 300 ft. of the project site</li> </ul>	<ul style="list-style-type: none"> <li>• Posted on the City of Sunnyvale's Website</li> <li>• Provided at the Reference Section of the City of Sunnyvale's Public Library</li> </ul>	<ul style="list-style-type: none"> <li>• Posted on the City's official notice bulletin board</li> <li>• City of Sunnyvale's Website</li> </ul>

## **CONCLUSION**

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**Findings and General Plan Goals:** Staff is recommending approval for the Landmark Alteration Permit because the Findings (Attachment A) could be made.

**Conditions of Approval:** Recommended Conditions of Approval are located in Attachment B.

## **ALTERNATIVES**

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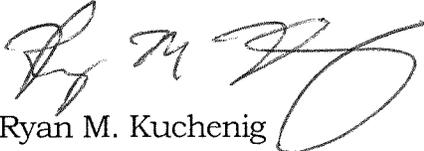
1. Approve the Landmark Alteration Permit with attached conditions.
2. Approve the Landmark Alteration Permit with modified conditions.
3. Deny the Landmark Alteration Permit.

**RECOMMENDATION**

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Alternative 1.

Prepared by:



Ryan M. Kuchenig  
Project Planner

Approved by:



Gerrit Caruso  
Principal Planner

Attachments:

- A. Recommended Findings
- B. Recommended Conditions of Approval
- C. Site and Architectural Plans
- D. Photos of the Existing Building

## RECOMMENDED FINDINGS

### **Landmark Alteration Permit**

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#### **Community Character Chapter - Heritage Preservation**

Policy CC-5.2: Enhance the visual character of the city by preserving diverse as well as harmonious architectural styles and design preferences which reflect various phases of the City's history and cultural traditions of past and present residents.

1. The proposed project will be consistent with the purposes of the Heritage Preservation Ordinance. (*Finding Met*)

The proposed façade modifications are consistent with City ordinances and the Murphy Avenue Design Guidelines. The modifications update the façade without changing the overall character of the building. The proposal improves the storefront window area and activates the frontage along Murphy Avenue by allowing for increased outdoor seating area. New paint color and awnings update the façade and blend in with the design of nearby businesses. The proposed modifications respect the character of the historic Murphy Avenue commercial district.

2. The proposal will not be detrimental to the significant historical features of the building.

The project enhances the general appearance of the site as well as the surrounding area. The improvements promote activity in front of the building similar to nearby business along Murphy Avenue. Conditions of Approval require that the window area remain clear without tint to allow for visibility into the building. The updated façade blends in with existing and newer commercial development in the area.

**RECOMMENDED  
CONDITIONS OF APPROVAL AND  
STANDARD DEVELOPMENT REQUIREMENTS  
APRIL 3, 2013**

**Planning Application 2013-7120**

193 S. Murphy Avenue

Landmark Alteration Permit for exterior modifications including new window  
and door placement, new awning, and repainting of the façade

The following Conditions of Approval [COA] and Standard Development Requirements [SDR] apply to the project referenced above. The COAs are specific conditions applicable to the proposed project. The SDRs are items which are codified or adopted by resolution and have been included for ease of reference, they may not be appealed or changed. The COAs and SDRs are grouped under specific headings that relate to the timing of required compliance. Additional language within a condition may further define the timing of required compliance. Applicable mitigation measures are noted with "Mitigation Measure" and placed in the applicable phase of the project.

In addition to complying with all applicable City, County, State and Federal Statutes, Codes, Ordinances, Resolutions and Regulations, Permittee expressly accepts and agrees to comply with the following Conditions of Approval and Standard Development Requirements of this Permit:

**GC: THE FOLLOWING GENERAL CONDITIONS AND STANDARD  
DEVELOPMENT REQUIREMENTS SHALL APPLY TO THE APPROVED  
PROJECT.**

GC-1. CONFORMANCE WITH APPROVED PLANNING APPLICATION:

All building permit drawings and subsequent construction and operation shall substantially conform with the approved planning application, including: drawings/plans, materials samples, building colors, and other items submitted as part of the approved application. Any proposed amendments to the approved plans or Conditions of Approval are subject to review and approval by the City. The Director of Community Development shall determine whether revisions are considered major or minor. Minor changes are subject to review and approval by the Director of Community Development. Major changes are subject to review at a public hearing. [COA] [PLANNING]

GC-2. PERMIT EXPIRATION:

The permit shall be null and void two years from the date of approval by the final review authority at a public hearing if the approval is not exercised, unless a written request for an extension is received prior

- to expiration date and is approved by the Director of Community Development. [SDR] [PLANNING]
- GC-3. TITLE 25:  
Provisions of Title 25 of the California Administrative Code shall be satisfied with dependence on mechanical ventilation. [SDR] [BUILDING]
- GC-4. SIGNS:  
All new signs shall require a separate Sign Permit and shall be in conformance with development standards and the Murphy Avenue Design Guidelines. [PLANNING] [COA]
- GC-5 AWNINGS:  
Fabric awnings shall be replaced at least every five years. Any future changes of color, materials or design are subject to review and approval by the Heritage Preservation Commission. Minor modifications may be approved by the Director of Community Development. [COA] [PLANNING]

**PS: THE FOLLOWING CONDITIONS SHALL BE MET PRIOR TO SUBMITTAL OF BUILDING PERMIT, AND/OR GRADING PERMIT.**

- PS-1. EXTERIOR MATERIALS REVIEW:  
Final exterior building materials and color scheme are subject to review and approval by the Director of Community Development prior to submittal of a building permit. [COA] [PLANNING]

**BP: THE FOLLOWING CONDITIONS SHALL BE ADDRESSED ON THE CONSTRUCTION PLANS SUBMITTED FOR ANY DEMOLITION PERMIT, BUILDING PERMIT, GRADING PERMIT, AND/OR ENCROACHMENT PERMIT AND SHALL BE MET PRIOR TO THE ISSUANCE OF SAID PERMIT(S).**

- BP-1. CONDITIONS OF APPROVAL:  
Final plans shall include all Conditions of Approval included as part of the approved application starting on sheet 2 of the plans. [COA] [PLANNING]

BP-2. RESPONSE TO CONDITIONS OF APPROVAL:

A written response indicating how each condition has or will be addressed shall accompany the building permit set of plans. [COA] [PLANNING]

BP-3. BLUEPRINT FOR A CLEAN BAY:

The building permit plans shall include a "Blueprint for a Clean Bay" on one full sized sheet of the plans. [SDR] [PLANNING]

BP-4. ROOF EQUIPMENT:

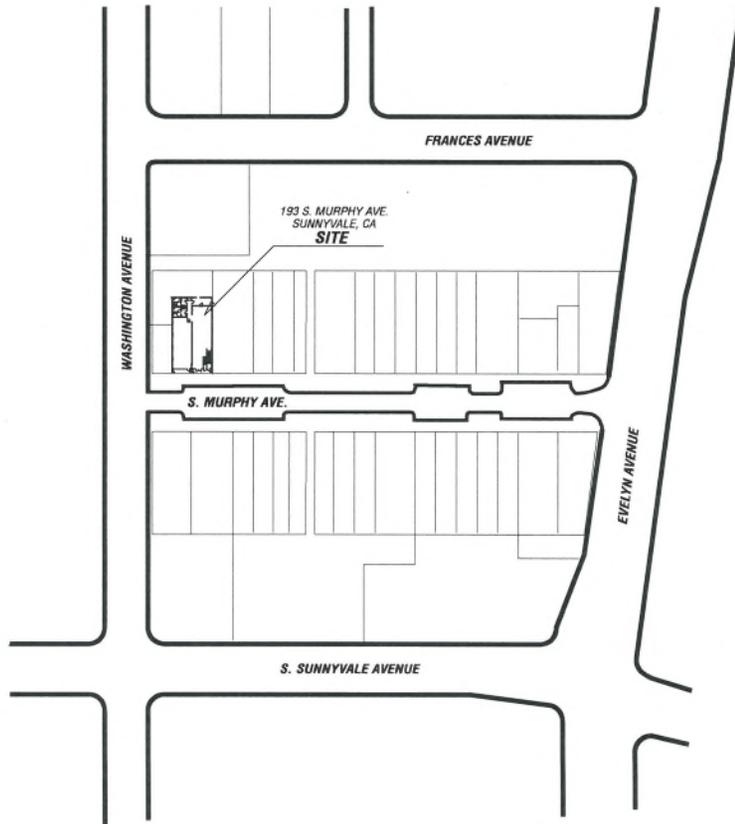
Roof vents, pipes and flues shall be combined and/or collected together on slopes of roof or behind parapets out of public view as per Title 19 of the Sunnyvale Municipal Code and shall be painted to match the roof. [COA] [PLANNING]

BP-5. SIDEWALK:

Any damage to the existing sidewalk, fixtures or utilities as a result of construction work shall be restored to conditions prior to or better than conditions at the commencement of work. Instruments of bond and certificate of insurance may be required prior to issuance of Building permit. [COA] [PUBLIC WORKS]

BP-6 STOREFRONT WINDOWS AND DOORS:

All window and door glass shall remain clear and without tint so that visibility into the building interior is possible from the sidewalk and street.



1 SITE MAP  
A-1

**KENG'S DESIGNS**

One Jo-Lin Court  
 El Sobrante, California 94803  
 Tel: 510 223-8077  
 Fax: 510 222-8978  
 www.kengsdesigns.com

**CLIENT**

NARENDER K.  
 RAMARAJU

**SHEET TITLE**

SITE MAP

**PROJECT**

ICHAAT CAFE &  
 LOUNGE

**LOCATION**

193 S. MURPHY AVENUE  
 SUNNYVALE, CA 94086

DATE: \_\_\_\_\_

REVISION: \_\_\_\_\_

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

JOB NUMBER: 03-3001

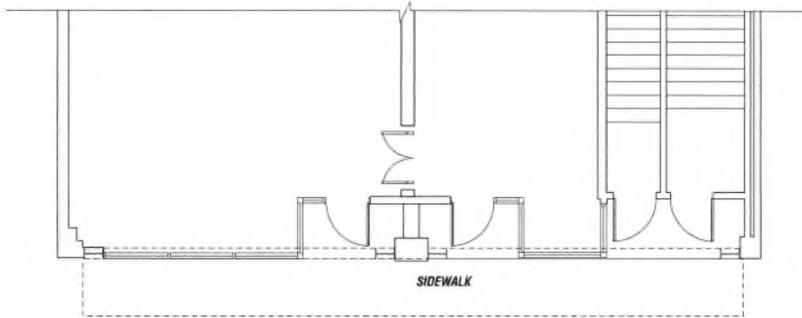
DATE: FEBRUARY 04

DRAWINGS: ROBERT KENG

CHECKED BY: RK

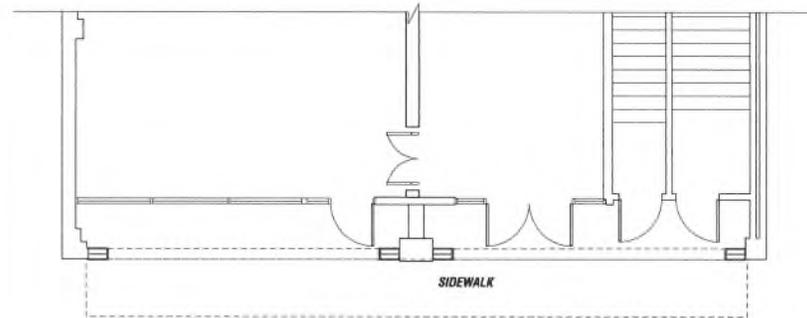
SHEET

ATTACHMENT C  
 PAGE 1 OF 4  
**A-1**



193 S. MURPHY AVE.

1 EXISTING STOREFRONT FLOOR PLAN  
1/4" = 1'-0"



193 S. MURPHY AVE.

3 PROPOSED STOREFRONT FLOOR PLAN  
1/4" = 1'-0"



2 EXISTING STOREFRONT ELEVATION  
1/4" = 1'-0"



4 PROPOSED STOREFRONT ELEVATION  
1/4" = 1'-0"

K KENG'S DESIGNS

One Jo-Lin Court  
El Sobrante, California 94803  
Tel: 510 223-8077  
Fax: 510 223-8978  
www.kengsdesigns.com

CLIENT  
NARENDER K.  
RAMARAPU

SHEET TITLE  
EXISTING &  
PROPOSED  
STOREFRONT

PROJECT  
ICHAAT CAFE &  
LOUNGE

LOCATION  
193 S. MURPHY AVENUE  
SUNNYVALE, CA 94086

DATE

Replace Existing Awning Canvas with New

REVISION

NO.

SIZE

1/4" = 1'-0"

JOB NUMBER

KD-33001

DATE

FEBRUARY 04

DRAWINGS

ROBERT KENG

CHECKED BY

RL

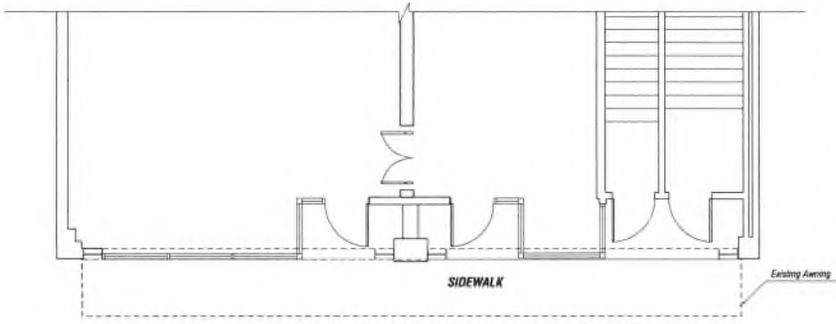
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A-2

C

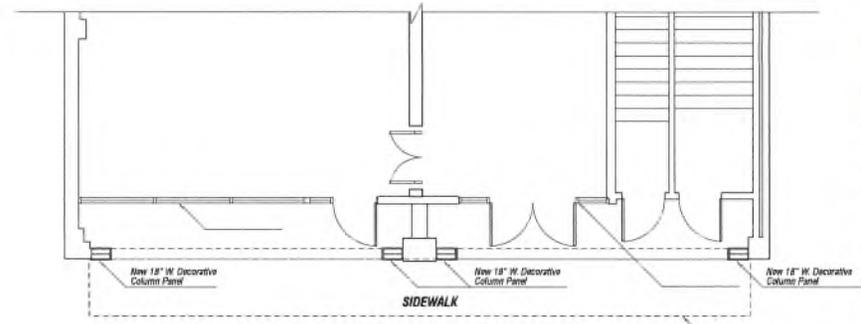
ATTACHMENT C

PAGE 2 OF 4



193 S. MURPHY AVE.

1 EXISTING STORE FRONT FLOOR PLAN  
1/4" = 1'-0"



193 S. MURPHY AVE.

3 PROPOSED STORE FRONT FLOOR PLAN  
1/4" = 1'-0"



2 EXISTING STORE FRONT ELEVATION  
1/4" = 1'-0"



4 PROPOSED STORE FRONT ELEVATION  
1/4" = 1'-0"

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www.kengodesigns.com

**CLIENT**  
NARENDER K.  
RAMARAPU

**SHEET TITLE**  
EXISTING &  
PROPOSED  
STOREFRONT  
DETAIL

**PROJECT**  
ICHAAT CAFE &  
LOUNGE

**LOCATION**  
193 S. MURPHY AVENUE  
SUNNYVALE, CA 94086

**DATE**  
1/11/11

**REVISION**  
1  
2  
3

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

**JOB NUMBER**  
103-33001

**DATE**  
FEBRUARY 04

**DRAWINGS**  
ROBERT KENG  
ROBERT KENG

**CHECKED BY**  
RK

**SHEET**

**ATTACHMENT C**  
**PAGE 3 OF 4**  
**A-3**



1 EXISTING STORE FRONT FLOOR VIEW  
A-4



2 EXISTING STORE FRONT FLOOR SIDE VIEW  
A-4

POLY-CLASSIC® CRAFTSMAN NON-TAPERED

Nominal Width	Shaft Dimensions		Panel/Flute Spacing †		Panels †		Flutes	
	Net Bottom Width (B)	Inside Bottom Width (C)	Front Bottom of Shaft (D) ±	Front Top of Shaft (E)	Front Side of Shaft (G)	Width of Routed Channel (F)	Number of Flutes	Flute Width
6"	5 1/4"	4 1/4"	16 1/2"	8 1/2"	1 1/2"	1 1/2"	20	3/8"
8"	7 1/4"	6 1/4"	16 1/2"	8 1/2"	1 1/2"	1 1/2"	20	3/8"
10"	9 1/4"	8 1/4"	16 1/2"	8 1/2"	1 1/2"	1 1/2"	20	1"
12"	11 1/4"	10 1/4"	16 1/2"	8 1/2"	1 1/2"	1 1/2"	20	1 1/8"
14"	13 1/4"	12 1/4"	16 1/2"	9"	2"	1 1/2"	24	1 1/8"
16"	15 1/4"	14 1/4"	16 1/2"	9 1/2"	2 1/2"	1 1/2"	28	1 1/8"
18"	17 1/4"	16 1/4"	16 1/2"	9 1/2"	2 1/2"	1 1/2"	32	1 1/8"
20"	19 1/4"	18 1/4"	16 1/2"	9 1/2"	2 1/2"	1 1/2"	36	1 1/8"
22"	21 1/4"	20 1/4"	16 1/2"	10"	3"	1 1/2"	40	1 1/8"
24"	23 1/4"	22 1/4"	16 1/2"	10 1/2"	3 1/2"	1 1/2"	44	1 1/8"

† Dimensions except width also apply to recessed panel shafts.  
‡ Dimension shown is for standard shafts. On custom height columns the panels/flutes start 4" from the top of the base selected, and dimension (G) from the cap for optional necking).

Nominal Column Width	Standard Sizes (A)					Standard Sizes (A)								
	4"	5"	6"	8"	10"	6"	8"	10"	12"	14"	16"	18"	20"	24"
6"	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓				
8"	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓				
10"	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓				
12"	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓				



4 DECORATIVE COLUMN PANEL SPEC  
A-4



3 EXISTING STORE FRONT FLOOR SIDE VIEW  
A-4









