



**CITY OF SUNNYVALE  
REPORT  
Heritage Preservation Commission**

**February 6, 2007**

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**SUBJECT:**           **2005-0154 - Ismail Jan Unlu** [Applicant/Owner]:  
Application on a 2,625 square-foot site located at **124 South  
Murphy Avenue** in a DSP-2 (Downtown Specific  
Plan/Subdistrict 2) Zoning District.

Motion                   Landmark Alteration Permit for a building in the Murphy  
Avenue Historic District to allow the following:

- Remodel of the exterior front façade
- Enclose an existing 232 square foot front outdoor patio
- Add an awning to the front facade

**REPORT IN BRIEF**

**Existing Site Conditions**           One-story commercial building

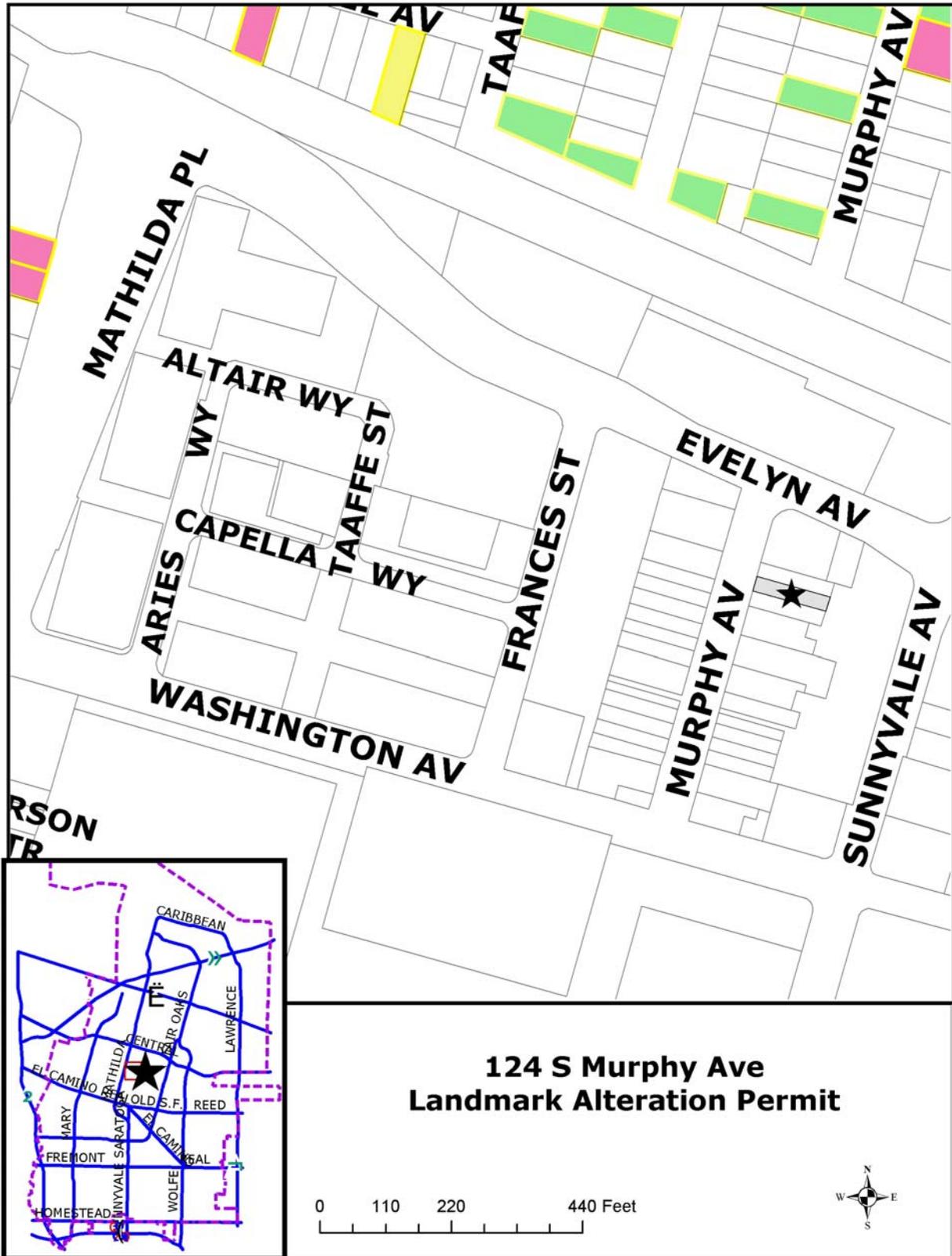
**Surrounding Land Uses**

North	Historic Commercial
South	Historic Commercial
East	Historic Commercial
West	Historic Commercial – across Murphy Avenue

**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**           Approval with Conditions



**PROJECT DATA TABLE**

	<b>EXISTING</b>	<b>PROPOSED</b>	<b>REQUIRED/ PERMITTED</b>
<b>General Plan</b>	Downtown Specific Plan	Same	Same
<b>Zoning District</b>	DSP-2	Same	Same
<b>Lot Size (s.f.)</b>	2,625	Same	No min.
<b>Gross Floor Area (s.f.)</b>	2,375	Same	N/A
<b>Lot Coverage (%)</b>	90%	Same	100% max.
<b>Building Height (ft.)</b>	17'	Same	36'
<b>No. of Stories</b>	1	Same	2 max.

**ANALYSIS****Description of Proposed Project**

This application is for front and rear façade renovations at 124 S. Murphy Avenue (See Attachment C). The proposed changes include: enclosing the existing 232 square foot front patio area; restoring the traditional store front windows to the front elevation; restoring the tile work on the front elevation; adding large commercial windows on the rear elevation; opening up the transom window on the front elevation; adding an awning to the front elevation; painting the building; removing the existing cabinet sign; and creating a solid waste enclosure area in the rear of the building.

**Background**

**Previous Actions on the Site:** The following table summarizes previous planning applications related to the subject site.

<b>File Number</b>	<b>Brief Description</b>	<b>Hearing/Decision</b>	<b>Date</b>
2005-0154	Landmark Alteration Permit for building renovations	Heritage Preservation Commission/Approved	3/23/05
1995-0270	Special Development Permit for new building with restaurant use	Planning Commission/Approved	9/6/95
1995-0384	Landmark Alteration Permit for new building	Heritage Preservation Commission/Approved	6/1/95

### **Environmental Review**

A Class 1 Categorical Exemption relieves this project from California Environmental Quality Act provisions. Class 1 Categorical Exemptions cover additions or alterations to existing buildings.

### **Landmark Alteration Permit**

**Site Layout:** The existing structure is a one story, traditional commercial building with no setbacks from the front or side property lines (See Attachment D - Site Photos). The building covers 90% of the site. In the DSP-2 Zoning District, no setbacks are required and structures can cover up to 100% of the lot. Adjacent uses include commercial/restaurant uses and the City's public parking lot to the rear. No on-site parking or landscaping is required for the DSP-2 Zoning District.

### **Architecture:**

*Front Façade:* The applicant is proposing to enclose a 232 square foot patio area in the front, while returning the front elevation back to its original architectural style and detailing. Currently, the building has a stucco finish with smaller windows at the street level. The original storefront windows on the front façade have been removed and enclosed with a solid wall. The transom window across the entire façade has also been substantially enclosed.

The applicant is proposing to remove the lower, street level windows and wall, and replace them with large, traditional store front windows (See proposed elevations in Attachment C). Below the windows will be a two foot high section with traditional storefront tiles, similar to other building facades currently on Murphy Avenue. The transom window above the street level windows is also proposed to be restored. The intent of the changes proposed by the applicant is to open up the front on the building to be visible from the street. The applicant proposes to maintain the other stucco portions of the façade.

*Rear Elevation:* The back of this building faces towards a City parking district lot. The existing rear elevation is a very plain cinder block wall, with two boarded up windows and one door. The applicant is proposing to remodel this façade by adding larger plate-glass windows, a new door, new solid waste enclosure, and new roofline similar to the front façade.

*Building Colors:* The applicant is proposing a two-tone tan color scheme with the base color a light tan and the trim color a darker tan. The front doors will be glass and painted metal. The tile at the base of the building in the front and back will be a brick color. A condition of approval has been added that states the

final exterior colors for this building shall be approved by the Director of Community Development since the applicant did not specify exact color types.

*Signage:* The original cabinet sign will be removed from the front elevation of the building. The applicant is proposing a new sign in the upper most façade area on the front elevation. This proposed location is consistent with the Murphy Avenue Design Guidelines, which call for new signs in this area. Signs for the front and rear of the building will be reviewed by staff under a separate permit.

*Awnings:* The applicant is proposing a new awning on the front facade. The awning will be a curved two-foot high awning at approximately 10½ feet above the sidewalk. The awning has been reduced in size so that it does not block the transom window but will slightly shade it.

**Landscaping:** No additional landscaping is required for the DSP-2 District.

**Parking/Circulation:** The property is part of the Downtown Parking District and pays annual fees to use public parking lots surrounding the downtown. No on-site parking is required. The parking arrangement will not be affected by the proposed project.

**Trash Enclosure:** The Municipal Code requires all properties to provide an on-site trash enclosure. As properties on the 100 Block of S. Murphy Avenue have been remodeled, they have been required to provide on-site trash enclosures. The City trash enclosures located within the parking district areas are heavily impacted by the high number of restaurants located on this block of S. Murphy Avenue.

The applicant proposes to meet the trash enclosure requirement with an enclosed area constructed into the rear of the building. The trash enclosure doors will face the City parking lot and are proposed to be metal for durability. There will also be metal slats (tubing) that create a trellis feature over the top of the enclosure.

### **General Plan**

The following goals and policies were considered to determine conformance with the General Plan:

General Plan Sub-Element	Policy	Comments
<b>Heritage Preservation Sub-Element</b>	<i>Policy 6.3B.3: 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.</i>	The proposed alteration to the building façade helps enhance the aesthetic quality of the street and meets the Murphy Avenue Design Guidelines.

**Murphy Avenue Design Guidelines:** Staff recommends that the Commission refer to the Murphy Avenue Design Guidelines when reviewing this proposal. Specifically staff recommends that the Commission review the Development Plan found in the Murphy Avenue Design Guidelines, which discusses the character of each individual structure, as well as recommends improvements necessary to restore the structures to their original forms.

The Development Plan describe the subject building as a traditional commercial building with a portion of the original storefront façade existing. The Guidelines call for the transom windows to be restored, as well as opening up the storefront area to the street. Staff considers the proposed project to be in conformance with the Murphy Avenue Design Guidelines.

The following goals and policies were considered to determine conformance with the Murphy Avenue Design Guidelines:

Design Guideline	Goal or Policy	Comments
<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 materials are consistent with the Murphy Avenue Design Guidelines and the final palette will be coordinated with staff. The color scheme needs to be coordinated with the color of the tiles.
<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 proposed materials are compatible with the existing character and materials of the building and of the commercial architecture style of the building.

<p><b>Murphy Avenue Design Guidelines (Awnings)</b></p>	<p><i>“Of greatest importance perhaps to Murphy Avenue is the contribution awnings can make to the overall sense of a pleasant indoor-outdoor environment.”</i></p>	<p>The proposed awnings are consistent with the Murphy Avenue Design Guidelines. The new color of the awnings shall be coordinated with the revised color scheme.</p>
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**Compliance with Development Standards:** The proposed project, as conditioned, is in conformance with the Murphy Avenue Design Guidelines, which call for this building’s front façade to be renovated back to its original condition.

**Expected Impact on the Surroundings:** Staff believes that the proposed façade renovation will improve the Murphy Avenue streetscape and elevation of the building. The proposal will enhance the visual integrity of the historic district.

**Fiscal Impact**

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

**Public Contact**

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Staff received a phone call from a neighbor requesting information about the project in early September. Staff has not been contacted since that time.

Notice of Public Hearing	Staff Report	Agenda
<ul style="list-style-type: none"> <li>• Published in the <i>Sun</i> newspaper</li> <li>• Posted on the site</li> <li>• 10 notices mailed to property owners, residents adjacent to the project site and the Downtown Business Association</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 was able to make the required Findings based on the justifications for the Landmark Alteration Permit. Findings and General Plan Goals are located in Attachment A.

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

**Alternatives**

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1. Approve the Landmark Alteration Permit subject to the recommended Conditions of Approval.
2. Approve the Landmark Alteration Permit subject to modified Conditions of Approval.
3. Deny the Landmark Alteration Permit.

**Recommendation**

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Alternative 1.

Prepared by:

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Steve Lynch  
Project Planner

Reviewed by:

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Gerri Caruso  
Principal Planner

Attachment:

- A. Recommended Findings
- B. Recommended Conditions of Approval
- C. Site Plans
- D. Site Photos

## **Recommended Findings – Landmark Alteration Permit**

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### **Heritage Preservation Sub-Element**

Policy 6.3B.3: 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.

*Action Statement 6.3B.1d:* Encourage ongoing maintenance and appropriate use of heritage properties.

1. The proposed project will be consistent with the purposes of the Heritage Preservation Ordinance.

*As conditioned, the project is compatible with the General Plan and with the Murphy Avenue Design Guidelines.*

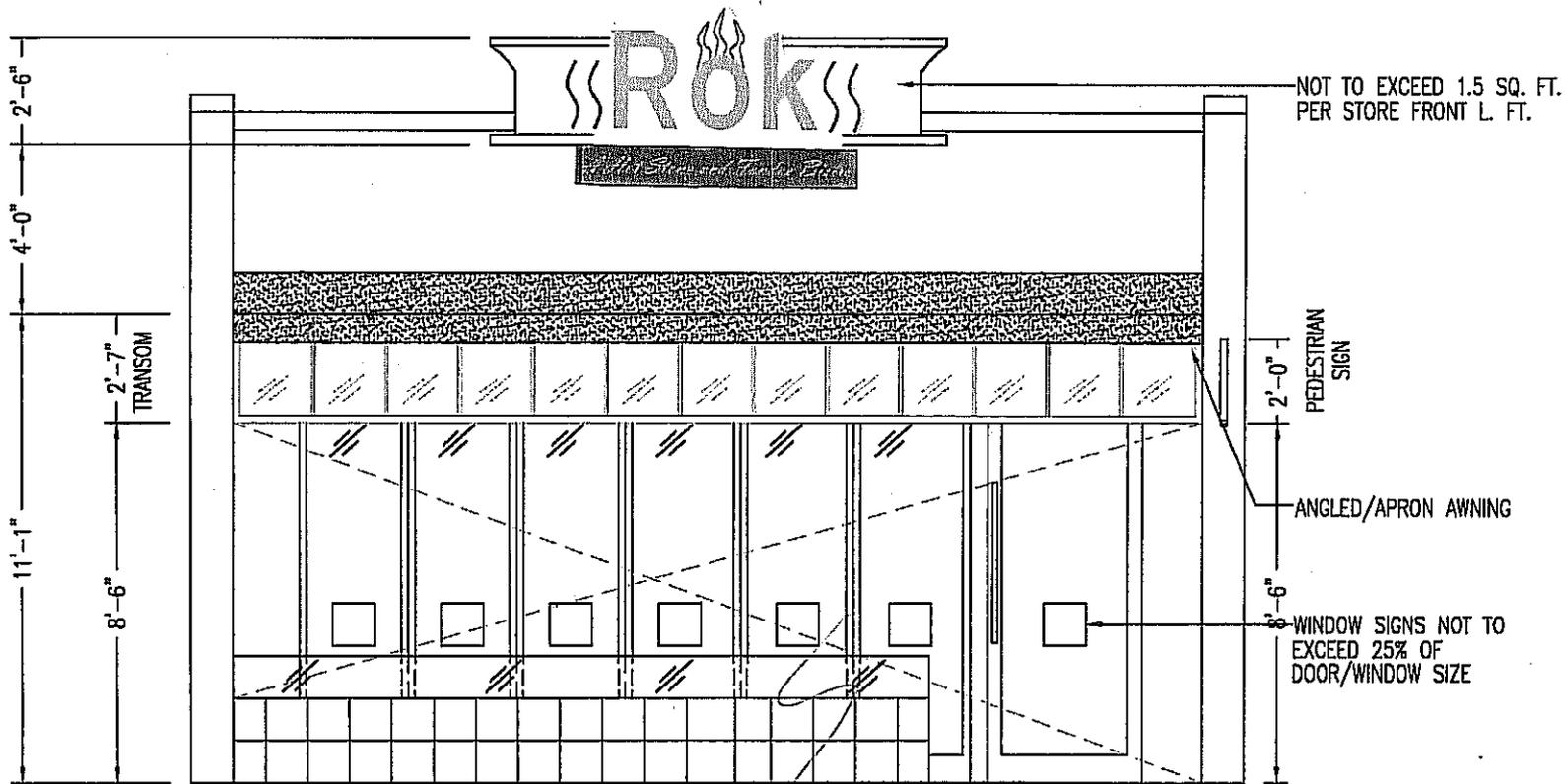
2. The proposal will not be detrimental to the significant historical features of the building.

*The proposed architecture will significantly enhance and restore the historic character of the existing building. The renovated elevation will incorporate the design features called for in the Murphy Avenue Design Guidelines.*

**Recommended Conditions of Approval – Landmark Alteration Permit**

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 of this Permit:

1. The Landmark Alteration Permit shall expire two years from the date of approval by the final review authority if not executed or if the use is discontinued.
2. The Conditions of Approval shall be reproduced on the front page of the building plans.
3. Any future modifications to the building shall be approved by the Heritage Preservation Commission, except that minor changes may be approved by the Director of Community Development.
4. Obtain all necessary Building Permits.
5. The final exterior colors for this building shall be approved by the Director of Community Development.
6. The existing cabinet wall sign shall be removed.
7. The trash enclosure shall have sprinklers.
8. Submit a waste management plan prior to issuance of Building Permit. This plan will be approved by the City's Solid Waste Division to ensure the proposed enclosure is adequate to accommodate solid waste and recycling containers.
9. All windows shall be clear glass. No windows shall be darkly tinted, opaque, or otherwise obstructed so there is no visibility through them.
10. Fabric awnings shall be replaced at least every five years. Any changes in color, material, or design are subject to review and approval by the Director of Community Development.

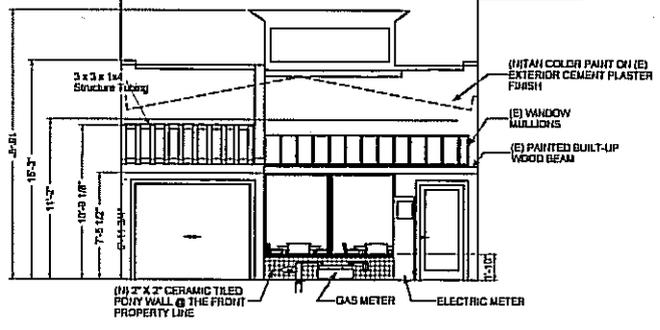


3 FRONT EXTERIOR ELEVATION

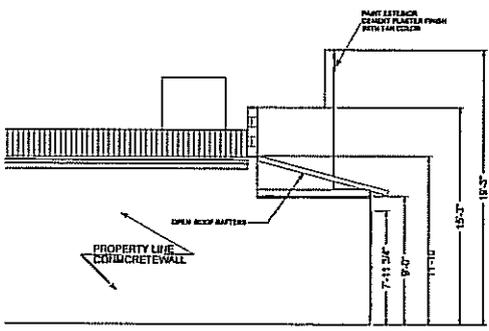
*Bifold doors*



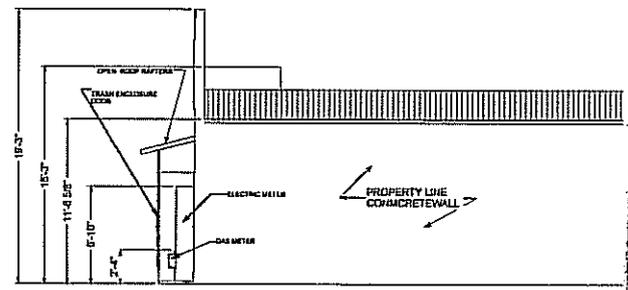
ADJACENT PROPERTY 124 S. MURPHY STREET ADJACENT PROPERTY



**EAST ELEVATION - REAR**  
1/4" = 1'-0"



**SOUTH ELEVATION**  
1/4" = 1'-0"



**NORTH ELEVATION**  
1/4" = 1'-0"

ATTACHMENT  
Page 3 of 4  
C

No.	Revisions	By

AN Engineering  
Commercial & Residential Design  
3633 Rowley Dr.  
San Jose, CA 95132  
(408) 958-1550

Drawing Title:

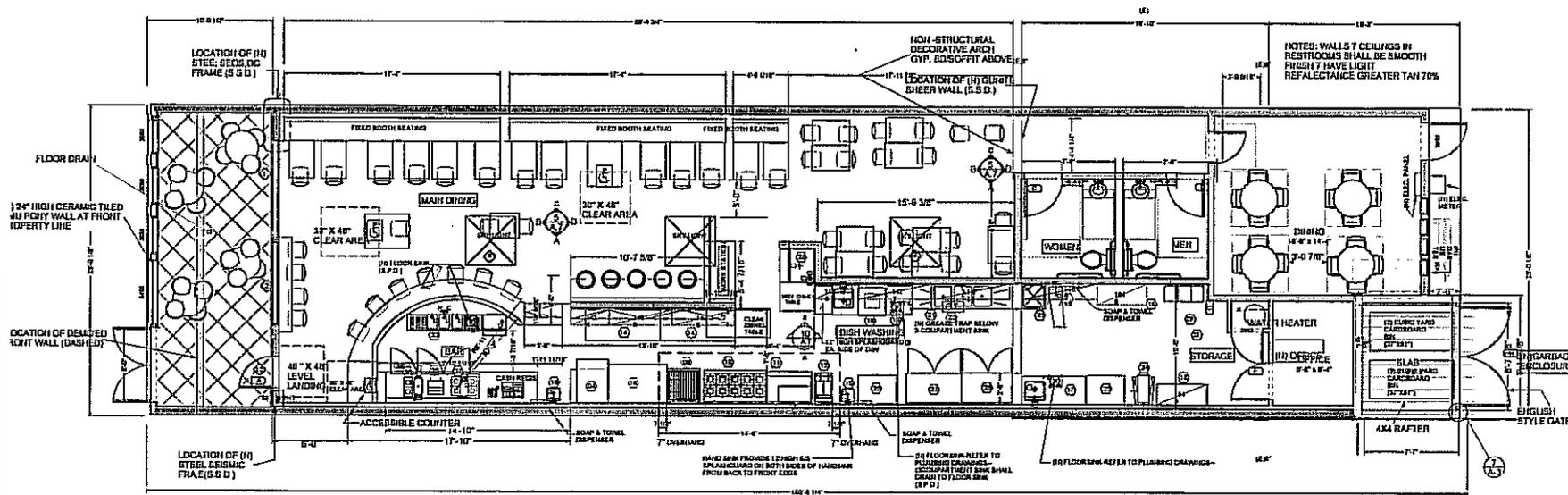
**Elevations**

Job Address  
SCALA MIA  
124 SOUTH MURPHY ST.  
SUNNYVALE, CA

Drawn by: H G  
Checked by: A H  
02/14/07

Project No: 007-003

A-3



- SHEET NOTES:**
1. USE 5LB MULTI-PURPOSE EXTINGUISHER INSIDE FIRE EXTINGUISHER CABINET.
  2. THE ENTIRE FACILITY SHALL BE ADEQUATELY RODENT-PROOFED TO PREVENT ENTRANCE AND HARBORAGE OF RODENTS AND OTHER VERMIN.

ATTACHMENT  
 Page 4 of 4

No.	Revisions	By

AN Engineering  
 Commercial & Residential Design  
 3633 Rowley Dr.  
 San Jose, CA 95132  
 (408) 966-1550

Drawing Title:  
**Site & Existing  
 Floor plan**

Job Address  
 SCALA MIA  
 124 SOUTH MURPHY ST.  
 SUNNYVALE, CA

Drawn by: H U  
 Checked by: A H  
 12/14/07  
 Project No. 2007-001

**A-2**



