



MINUTES

SUNNYVALE HERITAGE PRESERVATION COMMISSION

Wednesday, June 4, 2008 at 7:00 P.M.

Wednesday, November 9, 2005 at 7:00 P.M.
West Conference Room, Sunnyvale City Hall
456 West Olive Avenue, Sunnyvale

CALL TO ORDER

The Pledge of Allegiance was conducted at this time.

ROLL CALL

Present: Chair Rose Kausek; Comm. Jeanine Stanek; Comm. Nancy McDonough;
Comm. Nirmala Vaidyanathan

Absent: Vice Chair Betty Fussell; Comm. Amrit Verma

Staff Present: Steve Lynch, Senior Planner; Ryan Kuchenig, Associate Planner; Joey Mariano, Staff Office Assistant

Chair Kausek stated that Comm. Verma and Vice Chair Fussell have contacted her regarding their planned absence.

Chair Kausek made a motion to excuse Commissioner Verma and Vice Chair Fussell. Motion carried 4-0 with Vice Chair Fussell and Comm. Verma absent.

SCHEDULED PRESENTATION

None

PUBLIC ANNOUNCEMENTS

CONSENT CALENDAR

A) Approval of **March 5, 2008** Draft Minutes

Comm. Stanek made a motion to approve the Minutes of March 5, 2008. Comm. McDonough seconded. Motion carried 4-0 with Chair Fussell and Comm. Verma absent.

B) Approval of **May 7, 2008** Draft Minutes

Chair Kausek noted a correction on page 2 (second to the last paragraph) to change the text to “the original owner” instead of “the successor of”. She then noted a correction on the second paragraph of page 3 to state “Peekskill Drive”. Also, a correction on page 3 (second paragraph, last sentence) to change “waist” to “waste”.

Comm. McDonough made a motion to approve the Minutes of May 7, 2008 with minor modifications. Comm. Vaidyanathan seconded. Motion carried 4 – 0 with Vice Chair Fussell and Comm. Verma absent.

CITIZENS TO BE HEARD

None

PUBLIC HEARINGS/GENERAL BUSINESS

A) **2008-0336**: Application for a Resource Alteration Permit to add a new two car, attached garage to be located in front of an existing Heritage Resource property. The property is located at **1029 Ranere Court** (near Peekskill Dr.) in an R-0 (Low Density Residential) Zoning District. (***Continued from May 7, 2008***)

Steve Lynch, presented the proposal and noted the project history to the public. He noted the changes from its original submittal; which includes a historic evaluation and a garage that is submerged to help show the original architecture of the above. He noted the primary change since the 2006 permit request. He noted staff’s recommendation from the report.

Comm. Stanek asked staff about the 4’ to 12’ tall wall and for clarification regarding its location. She then asked (on page 7 of 11 of the report) about the recommendation to reduce the height to 3 feet.

Comm. Stanek asked about the landscaping, specifically regarding the Oak tree. Staff responded that this issue is certainly under the Commissioners prevue. He stated that the Commission may consider adding a condition to work with a certified arborist during construction.

Comm. Stanek asked about Attachment B (page 1 of 1) regarding curb side parking. She asked about the existing curb. Staff responded that usually 50% of the front of the property can be used for public. He further clarified this condition.

Chair Kausek opened the public hearing

Alexander Moore, architect, clarified the off-street parking. He noted that this proposal benefits the residents by providing parking for guests of the residents on the site. He noted that this permit is not just for the two-car garage. He noted that it is about preserving a heritage resource. He noted that everything is designed to not block the architectural style. He noted that Mrs. Citraro is financing this personally to invest in this property, which will be beneficial to all the surrounding residents. He further noted certain details of the garage's designs and the materials which will be used for the design. He further noted that the garage is located in a way to not interrupt the home, which can be removed in the future. He then noted that many landmarks around the country are dying and that Mrs. Citraro is complying to preserve the architecture. He also noted that if the Commission denies the proposal, they could easily add a garage elsewhere. He then handed out a second set of plans if they do not get approved.

Roger Smith noted that the only issue about the garage is that Mrs. Citraro plans to subdivide the lot and sell the home.

Jean Minette, asked how much of the existing curb space will be taken away due to the garage plan. He referred to page 2 of 11 of the staff report, and asked about the loss of curb space. He noted that the loss of curb space will reduce off street parking, which will move to the opposite side of the street. He asked how much off street parking will be lost due to the garage.

Maxine Freeborn, neighbor, stated that the past report was biased and inaccurate. She pointed out inaccuracies. She noted that the three foot wall is on a graded lot, which will then be higher than three feet tall. She noted that she was opposed to the proposal.

Robert Freeborn, noted that although the new proposed garage is now more acceptable than the last garage plan, he still stands in opposition since it is still located in front.

Mr. Moore noted that the garage is connected by a 10-foot driveway. He noted that the plans are giving additional on site parking which is not required. He noted that there are no plans for a front yard fence. He noted that they may install a front yard fence of three feet without Planning Commission or Heritage Preservation Commission's approval.

Comm. Stanek asked the applicant about the canopy of the Oak tree, and its location to the driveway. She asked where the cut of the driveway would be in relevance to the Oak tree.

Mr. Moore responded the proposed garage is outside the dash line of the Oak tree, which is away from the tree roots. He further stated that a professional landscape architect took tree preservation into account of the design.

Comm. Stanek asked more questions about the garage. Mr. Moore responded.

Chair Kausek asked about the windows with respect to the garage location. She asked if the garage included a basement since the design is below grade. She asked if part of the foundation of the existing house will reinforce the garage. She asked for more clarification on its design. Mr. Moore responded that one window will be replaced by a door. He noted that not physically connecting the garage to the home would keep the homes historic integrity and that if the garage were to be removed in the future, the home would keep its historic architecture.

Comm. Vaidyanathan referred to the site plans and asked for clarification regarding the garage location of the staff recommendation. Mr. Moore explained the layout of the site plans.

Mr. Lynch clarified to the public that two windows along the south elevation would be blocked with the recommended location.

Chair closed the public hearing.

Chair Kausek read the three recommendations from staff's report.

Comm. Stanek made a motion on item #2008-0336 for alternative #1 of the staff report; Deny the Resource Alteration Permit as proposed by the applicant and direct the applicant to design a garage on the south side of the property to preserve visibility of the Heritage Resource and determine that these alternatives are categorically exempt from CEQA using Categorical Exemption #3. Chair Kausek seconded. Motion carried 4 – 0 with Vice Chair Fussell and Comm. Verma absent.

NON-AGENDA ITEMS AND COMMENTS

A) Farewell to Rose Kausek, Chair

Mr. Lynch thanked Chair Kausek for her years of service to this Commission.

C) Introduction of Ryan Kuchenig, Associate Planner as staff liaison

Commission welcomed Ryan Kuchenig to take on the role as the Commission's new liaison.

Mr. Lynch noted the July meeting. He noted that the meeting may include the introduction of newly appointed Commissioners.

Comm. Stanek asked to get a briefing about the Commission's 2008 Study Issues.

Mr. Kuchenig noted the Commissioners inquiry.

ADJOURNMENT

The meeting adjourned at 8:45 p.m.

Respectfully submitted by:

Ryan Kuchenig, Associate Planner