



MINUTES

SUNNYVALE HERITAGE PRESERVATION COMMISSION

Wednesday, February 6, 2008 at 7:00 P.M.
West Conference Room, Sunnyvale City Hall
456 West Olive Avenue, Sunnyvale

CALL TO ORDER/SALUTE TO THE FLAG

ROLL CALL

Chair Rose Kausek; Vice Chair Betty Fussell; Comm. Jeanine Stanek;; Com. Amrit Verma; Comm. Nancy McDonough

Absent: Comm. Nirmala Vaidyanathan

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

Chair Kausek noted that Comm. Vaidyanathan may be running late, and is expected to arrive shortly.

SCHEDULED PRESENTATION

None

PUBLIC ANNOUNCEMENTS

CONSENT CALENDAR

A) Approval of **January 9, 2008** Draft Minutes

Comm. Stanek motioned to approve the Minutes of January 9, 2008. Comm. McDonough seconded. Motion carried 5 - 0 with Comm. Vaidyanathan absent.

CITIZENS TO BE HEARD

PUBLIC HEARINGS/GENERAL BUSINESS

A) **2007-1296 – Ismail Jan Unlu** [Applicant/Owner]: Application for a Landmark Alteration Permit to enclose an existing 232 square foot outdoor patio on the rear of an existing vacant building in the Murphy Avenue Historic District and to add an awning. The property is located at **124 South Murphy Avenue** (near W. Evelyn Ave.) in a DSP-2 (Downtown Specific Plan/Subdistrict 2) Zoning District. (APN: 209-06-038) SL

Steve Lynch, Project Planner, presented the staff report. He stated that this is for front and rear façade renovations. From the staff report, he noted the proposed changes: 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. He said that staff is recommending approval of the Landmark Alteration Permit subject to the recommended Conditions of Approval stated in the report.

Comm. McDonough asked if the patio was located in the front or back of the building.

Mr. Lynch responded that the outdoor seating is planned to be in the front of the restaurant.

Vice Chair Fussell referred to Attachment C page 4 of 4, stating that the existing front wall is removed. She asked if a historic building can have the walls removed.

Mr. Lynch responded that it has been done in the past. He stated that the original wall had a recessed front façade which needed updating. He noted an application in 2005 for a Japanese restaurant which also included a front façade improvement.

Chair Kausek asked staff for clarification about the wall and patio. Mr. Lynch referred to Attachment C of the report, which included a site drawing of the front.

Vice Chair Fussell asked if the patio will protrude outside the side wall. Staff responded no.

Chair Kausek opened the public hearing.

Steve Wright, tenant, stated that their plan is to open a Fondue restaurant. He noted that fondue-style cooking is becoming popular in the main stream as he sells the cooking equipment. He then noted that they would like to open the front wall into the patio. The walls are actual doors that open to make the restaurant welcoming for the public.

Helen Nissan, architect, noted their design to camouflage the trash enclosure.

Steve Wright, noted his intention for the new Hot Rock restaurant to be an upscale, fine dining restaurant.

Vice Chair Fussell asked the applicant about the trash enclosures. Ms. Nissan responded that the roof rafters are open.

Chair Kausek asked if there is signage in the rear of the building. Mr. Wright said yes, it will be identical to the sign in the front, but may be a little smaller.

Chair Kausek asked if they have chosen a color to the front façade.

Mr. Lynch responded that a color elevation has been submitted. He noted that the Commission may suggest a condition regarding the color.

Mr. Lynch stated that the design is within the City's Murphy Avenue Design Guidelines.

The Commission referred to the Murphy Avenue Design Guidelines.

Mr. Wright asked the Commission if they are allowed to put a temporary banner in the front of the building, against the plywood. Mr. Lynch responded yes, through a temporary sign permit application.

Chair Kausek closed the public hearing.

Chair Kausek reiterated the alternatives in the staff report and then noted the recommended conditions of approval in the staff report.

Comm. Stanek noted that Condition of Approval #5 refers to color.

Comm. Stanek noted that she likes their idea and concept of this restaurant.

Vice Chair Fussell stated her compliments to the architect for bringing back the proposed design and transom windows.

Comm. Stanek motioned to approve the Landmark Alteration Permit subject to the recommended Conditions of Approval. Comm. McDonough seconded. Motion carried 5 - 0 with Comm. Vaidyanathan absent.

NON-AGENDA ITEMS AND COMMENTS

A) Staff Follow-up: Thai Basil graffiti

Mr. Lynch noted that Neighborhood Preservation is on top of the issue, and that the graffiti may be cleaned by now.

B) City Council Study Issue Workshop Update

Mr. Lynch noted that they have received a summary of the rankings in draft format in their meeting packet.

He noted that the Onizuka Artifacts were ranked 13th within Community Development's approved list. He stated that he will update the Commission in their March meeting about these rankings.

Chair Kausek asked staff about the Kaiser Hospital in Santa Clara regarding the left turn into Sunnyvale. Mr. Lynch responded that it has ranked second within Public Work's study issues.

Commission and staff spoke about the study issues and its processes.

Comm. Stanek asked staff about the Murphy Avenue Streetscape. Mr. Lynch noted that Public Works has taken over this project. He noted that they have solicited the businesses on what their preferences were regarding the hours of construction. He noted that businesses and residents will be affected one way or another. He noted that 5 million dollars in streetscape improvements have been approved.

ADJOURNMENT

The meeting adjourned at 7:45 p.m.

Respectfully submitted:

Steve Lynch, Senior planner