



APPROVED MINUTES

SUNNYVALE HERITAGE PRESERVATION COMMISSION

Wednesday, January 14, 2009 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

Present: Chair Jeanine Stanek; Vice Chair Nancy McDonough; Comm. Amrit Verma; Comm. David Squellati; Comm. Frenchie Marsolais

Absent: Comm. Nirmala Vaidyanathan (excused)

Staff: Ryan Kuchenig, Associate Planner; Joey Mariano, Staff Office Assistant.

Chair Stanek motioned to excuse Comm. Vaidyanathan as she made aware of her planned absences. Comm. McDonough seconded. Voted 5-0 with Comm. Vaidyanathan absent.

SCHEDULED PRESENTATION

None

PUBLIC ANNOUNCEMENTS

None

CONSENT CALENDAR

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

Comm. Squellati requested a change in sentence structure on page 4 (replace "what" to "to explain").

Comm. Squellati made a motion to approve the Draft Minutes of November 5, 2008 as corrected. Comm. McDonough seconded. Voted 5-0 with Comm. Vaidyanathan absent.

CITIZENS TO BE HEARD

None

PUBLIC HEARINGS/GENERAL BUSINESS

- A. **2008-1042:** Application for a Resource Allocation Permit to consider the potential historic significance of a single family home which is listed as part of the Sunnyvale Heritage Resources Inventory. The property is located at **693 W. McKinley Avenue** (at Waverly St.) in an R-2 (Low-Medium Density Residential) Zoning District. (APN: 165-12-059) RK

Mr. Kuchenig presented the application. He noted that the structure was listed in May of 1987 by the City Council. He summarized the proposal from the report and staff concurred with the provided historical evaluation of the home to recommend that the home remain on the inventory. He noted that there is no evidence that past Mayor Corboline lived in the residence during the time he was the mayor; however, it was his childhood residence.

Mr. Kuchenig clarified that an incorrect address was noted in the report on page four of eight in the first paragraph, and on seven of eight. He also handed out current photos of the residence.

Chair Stanek noted that she made a site visit and met with Mr. Larson regarding the process of the application.

Vice Chair McDonough noted a site visit as well.

Comm. Squellati noted that he conducted a site visit as well.

Chair Stanek noted that if the Commission does decide to remove the home from the Heritage Resource Inventory, environmental review prior to the demolition will be required by staff.

Mr. Kuchenig pointed out that if the Commission decides to keep the home on the Heritage Resource Inventory, then an Environmental Impact Report would be conducted prior to the proposed demolition of the home.

Chair Stanek stated that some of the newer commissioners have not reviewed any applications as this one before them today, and may have questions for staff regarding the process.

Chair Stanek opened the public hearing

Doug Larson, realtor with Coldwell Banker, stated that applicant Isabel Hensley has 2/3 of the responsibility for the Genevieve Corboline House; she is the trustee of the Corboline Family Estate. He noted that Genevieve Corboline, original owner of the house, passed away last year and that trustee, Isabel Hensley, would like the ability to demolish the home. He noted that Genevieve's niece owns 1/3 of the home. He noted that neither of the owners wants to rehabilitate the home; therefore, would like to sell the house. He noted that the benefits from the proceeds of the trust were to be given to the Sunnyvale Church and the Catholic Foreign Mission, which neither party wanted to retain the home. He summarized the current condition of the home and its structural integrity, as well as the small size of the house, as the major reasons to demolish the home. He noted the infestations of the house from subterranean termites according to the submitted termite report. He explained the related costs to rehabilitate the home that make it inadvisable to restore or repair. He further cited the criteria in Title 19.96.050 of the Sunnyvale Municipal Code as reasons to remove the structure from the Heritage Resource Inventory. He noted that past Mayor Corboline lived on a home on Taaffe Street during his time in office and not this home.

Chair Stanek asked staff if the homes on Frances and Taaffe are on the Heritage Resource List. Mr. Kuchenig noted that these streets are part of a Heritage District.

Comm. Squellati asked what defines a small lot as far as square footage.

Mr. Larson responded that 6,000–6,500 square feet is the average size in the neighborhood and that this property was approximately 4,500 square feet.

Mr. Larson noted that Isabel Hensley expressed financial difficulty and would like to demolish the home and sell the property as soon as she can.

Chair Stanek closed the public hearing.

Chair Stanek asked staff if the garage is involved with this proposal.

Mr. Kuchenig responded yes.

Comm. Squellati asked staff if the commission makes a motion to keep the home on the list, what would be the applicant's options to remove the home.

Mr. Kuchenig noted the 15-day appeal period and review by City Council. An Environmental Impact Report would be needed if it was desired to demolish the home under its current designation.

Chair Stanek asked the Commission for a motion.

Comm. McDonough expressed that the home may have historical significance but not enough to keep it on the list.

Comm. Squellati agreed with Comm. McDonough.

Comm. McDonough made a motion for alternative #2 of the report; determining that the home does not have local historic significance. Comm. Squellati seconded. Motion carried 5-0 with Comm. Vaidyanathan absent.

Chair Stanek noted that the appearance of the home seems visually sound; however, the overall integrity of the home is not structurally sound due to erosion and termite infestation. She noted that the Corboline family was one of the first families in Sunnyvale.

Mr. Kuchenig stated that there is a 15 day appeal period of this decision to City Council.

B. Discussion and Adoption of FINAL 2009 Work Plan

Comm. Squellati made a motion to amend the 2009 Work Plan meeting of January 6, 2010 to January 13, 2010 due to the December Holidays. Comm. Verma seconded. Motion carried 5-0 with Comm. Vaidyanathan absent.

Comm. Verma noted that she would not be able to make a February meeting if the special meeting is needed.

C. Review of the Code of Ethics

Mr. Kuchenig commented that there are no major changes to the draft RTC for the Code of Ethics. He noted that the commission may make any recommendations to Council regarding the Code of Ethics.

Chair Stanek noted a typo on page 15 of 19, "chords" should state "boards". She also mentioned that each of the Code of Ethics documents she has been receiving are not dated. She recommended placing a date on the front page on the current Code of Ethics.

NON-AGENDA ITEMS AND COMMENTS

Chair Stanek wanted to report that she had attended the December 2nd LRA meeting regarding Onizuka Air Force Base, and the LRA minutes are posted on their website.

Chair Stanek further stated the January 23rd City Council will be the study issue workshop. She asked staff if she may attend the City Council meeting as the Chair of this Commission and announce the open seat for the Heritage Preservation Commission. Mr. Kuchenig responded that he would contact the City Clerks office if there is a proper request for this.

Mr. Kuchenig noted that there are no applications to the Heritage Preservation Commission at this time and that a February meeting is unlikely. He noted that there will be a March meeting.

Chair Stanek noted that she had a conversation with a citizen who lives near Nimitz school. She mentioned that the neighborhood is approaching 50 years and asked staff how they can get information about the history of the neighborhood, as they are planning to have a celebration.

Mr. Kuchenig noted that they can visit the One-Stop Permit Center in City Hall and ask the Planning Division for such information. He also noted that they may want to contact the Office of the City Manager regarding a "Community Event" application if they plan to have an event.

ADJOURNMENT

The meeting ended at 8:25.

Respectfully submitted:

Ryan Kuchenig, Associate Planner