



## MINUTES

### HERITAGE PRESERVATION COMMISSION

The Heritage Preservation Commission met in regular session in the West Conference Room, City Hall, 456 West Olive Avenue on Wednesday, March 4, 2009 at 7:00 p.m. with Chair Jeanine Stanek presiding.

The meeting was called to order at 7:03 p.m.

#### **ROLL CALL**

**Members Present:** Chair Jeanine Stanek; Vice Chair Nancy McDonough; Comm. David Squellati; Comm. Frenchie Marsolais

**Members Absent:** Comm. Nirmla Vaidyanathan (excused); Comm. Amrit Verma (unexcused)

**Staff Present:** Ryan Kuchenig, Associate Planner, Mariya Hodge, Associate Planner; Joey Mariano, Staff Office Assistant

#### **SCHEDULED PRESENTATION**

None

#### **PUBLIC ANNOUNCEMENTS**

None

#### **CONSENT CALENDAR**

##### **1.A. Approval of January 14, 2009 Draft Minutes**

**Chair Stanek** noted minor changes.

**Comm. Squellati** also noted minor changes.

**Vice Chair McDonough made a motion to approve the Minutes of January 14, 2009 with minor clerical corrections. Comm. Squellati seconded. Motion carried 4-0 with Comm., Vaidyanathan and Comm. Verma absent.**

#### **PUBLIC COMMENTS**

None

#### **PUBLIC HEARINGS/GENERAL BUSINESS**

- 1. A. 2008-0860: Updating the Taaffe-Frances Heritage Neighborhood Design Guidelines** - The City of Sunnyvale is proposing changes to the existing design guidelines for the Taaffe-Frances Heritage Housing District.

**Mariya Hodge**, Associate Planner, presented the report.

**Chair Stanek** clarified with staff regarding the process for demolitions.

**Comm. Squellati** asked staff to clarify the difference between the years that the homes were built (1930s to 1940s) and when the subdivision was created (1920s).

**Chair Stanek opened the public hearing.**

**Assana Fard**, resident, presented her concern regarding the species of replacements noting that the report states Schumard Oak is the City's choice for replacement trees on Frances.

**Joseph Nadalet** commented that the guidelines should include language regarding the maintenance of the trees and would like to see guidelines for trees in the Taaffe-Frances Design Guidelines. He also noted concerns about second-story additions.

**Chair Stanek** asked staff if limits on second stories can be made in the guidelines.

**Ms. Hodge** discussed the design guidelines and two story homes. She noted that there is a process to prevent future two-story additions if the neighborhood wishes to create an overlay district. She also clarified that the guidelines for City street trees are not part of the guidelines.

**Melinda Hamilton**, resident, noted concern about the Magnolia trees. She stated that current building code standards may be a factor in rebuilding a certain characteristic of a home exactly how it was originally built. She then recommended clarification on page five of the guidelines, where it states that lots are 5,000 feet or 7,500 square feet. She noted that the tables in Appendix A state 5,000 or 6,500 square feet.

**Bill Weaver**, resident, discussed street trees in the neighborhood and noted concern about keeping the street closed to El Camino Real.

**Ms. Hodge** noted that second-story additions are addressed in the guidelines, and that the guidelines intention is to keep a one-story appearance of the streetscape.

**Mr. Weaver** noted that the first homes on the street were built in 1920.

**Laurel Ashcroft**, resident, said the majority of the homeowners support the guidelines. She discussed the guidelines implementation. She asked about the notification requirements for homes that are planned to be demolished, and stated that some of the homes included in the guidelines are individual heritage resources as well as being part of the district.

**Chair Stanek** asked that owners be notified of any change by City Council.

**Ms. Hodge** stated that City's Municipal Code requires noticing for demolitions, noting that all public hearings have a notification process.

**Ms. Ashcroft** asked staff about listing a home on the Heritage Resource list, as staff referred to the report regarding the project review process.

**Mr. Kuchenig** noted that page seven of the report addresses questions regarding project review process.

**Ms. Hodge** noted that there is a difference between an individual Heritage Resource and a Heritage District, and that there is an opportunity for designation of a home as an individual Heritage Resource.

**Chair Stanek** asked staff if realtors could notify new homeowners of the guidelines, with staff noting that there are no specific requirements the City can require of realtors; however staff will confirm with the City Attorney.

**Mr. Kuchenig** noted that the Commission may include this as part of their recommendation.

**Ms. Hamilton** asked about page 19 of the report regarding the restrictions for non-heritage properties, with staff replying that many requirements stated on page 19 do not apply to non-heritage homes.

**Greg Chiocco**, resident, noted concerns regarding street parking as tenants from the nearby apartment buildings take up the street parking and asked if it would be possible to have special permit parking. Staff responded that a request can be made to the Traffic Division of the Department of Public Works regarding permit parking, but this would not be part of the guidelines being reviewed tonight.

**Ron Ritucci**, resident, noted that the Magnolias on Taaffe Street drop cones and leaves that create a hazard to pedestrians. He noted safety concerns to pedestrians and that installing lower level lighting beneath the tree canopy can reduce the hazard. Staff noted that a previous pedestrian study was performed; however, there was no funding to make the changes.

**Chair Stanek closed the public hearing.**

**Comm. McDonough** asked about the review process regarding second story additions. Staff noted that the City's Municipal Code specifies requirements for second stories.

**Comm. Squellati** asked staff if there are requirements for a realtor to notify a prospective buyer of the guidelines. Staff responded that the City Attorney's office would be contacted regarding requiring realtors to provide the guidelines to new homeowners.

**Ms. Hodge** noted the Commission's options for their recommendations to City Council.

**Vice Chair McDonough made a motion for Alternative 2 of the staff report with modifications by the Commission: Adopt updated design guidelines for the Taaffe-Frances Heritage Housing District and 1) Upon adoption of the design guidelines, all homeowners within the neighborhood shall be provided by mail with a copy of the adopted guidelines, or provided with notification of the adoption and information on where a copy of the guidelines can be obtained, 2) Perform additional staff research and report to the City Council on whether real estate agents can be required to provide a copy of the adopted guidelines to any buyer of a home in the neighborhood, and 3) Review existing policies on street trees and consider making exceptions as necessary to maintain the historic pattern of street trees in the neighborhood, including preserving the Magnolia trees on South Taaffe Street and addressing tree species selection on South Frances Street. Comm. Squellati seconded. Motion carried 4-0 with Comm. Vaidyanathan and Comm. Verma absent.**

1. **B.** Report on City Council Study Issues workshop from 2009

**Mr. Kuchenig** gave an update of the Council Study Issue workshop that took place in January. He handed out a list of the study issues and their rankings, which included the top 5 study issues that will be budgeted for this year. He further explained how the study issues were ranked.

## **NON-AGENDA ITEMS AND COMMENTS**

1. B/C Members Oral Comments

**Chair Stanek** noted the upcoming recognition event on April 28.

2. STAFF Oral Comments

**Mr. Kuchenig** noted the memorandum from the Office of the City Attorney to all Boards & Commissions regarding the new format of minutes. He also noted another memorandum regarding the opportunity to speak to the City Council regarding the new policy for Boards & Commissions.

**Mr. Kuchenig** also noted the upcoming meeting in April 1 for the Heritage Designation recommendations.

**INFORMATION ONLY ITEMS**

None

**ADJOURNMENT**

**The meeting adjourned at 8:48 p.m.**

Respectfully submitted,

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Ryan Kuchenig, Associate Planner