

PLANNING COMMISSION MINUTES OF APRIL 27, 2009**Heritage Resource Nomination for Southwood and Fairorchard Neighborhoods (2008-0926) MH, DO**

Diana O'Dell, Senior Planner, presented the staff report. She said staff is recommending that the City move forward with the Heritage Resource nomination for the Fairorchard neighborhood and not for the Southwood neighborhood. She clarified that the Fairorchard neighborhood would be zoned R-1 (Low Density Residential) and would still have the Single-story Combining District along with the Heritage Housing Combining District.

Comm. McKenna discussed with staff why a Heritage nomination would be needed when the neighborhood has the Single-story Combining District designation and future Eichler Design Guidelines. **Trudi Ryan**, Planning Officer, commented that in an Eichler neighborhood with a Heritage Housing designation would be expected to have a stronger commitment to retain the Eichler design.

Vice Chair Chang opened the public hearing.

Wilma Anderson, a Sunnyvale resident, discussed some of the history of the residences in her neighborhood providing a handout to the Commissioners. She said she thinks the Eichler homes are part of a unique history in Sunnyvale and that she would like to see something done to preserve this history. She further discussed the value of Eichler homes commenting that she does not think the designation would affect resale value and that the neighborhood still has good location, with access to freeways, and schools.

Norma Marcus, a Sunnyvale resident, said she has lived in Eichler homes and that they are a unique part of Sunnyvale's history. She said Eichler homes were contemporary years ago and still are today. She said the Historical designation alerts those who buy an Eichler to the value of maintaining the façade, integrity and style.

Arthur Schwartz, a Sunnyvale resident, said he lives in an Eichler and loves it. He said Eichler homes maintain their marketability, are unique, and people either love them or hate them. He said anything that can be done to maintain the integrity of the neighborhood is important.

Vice Chair Chang closed the public hearing.

Comm. Hungerford suggested that the public read the report that is available on the Planning Commission page of the City website, as it provides a good history of Sunnyvale.

Comm. Klein moved for Alternatives 1.b and 2.a as staff recommended. Comm. McKenna seconded the motion.

Comm. Klein said this report provides a detailed history for these neighborhoods. He said he agrees with staff's recommendation regarding the Southwood neighborhood due to the residents' negative feelings towards the Heritage designation. He said he is in support of the Heritage designation in the Fairorchard neighborhood due to the Eichler homes and that the designation will help maintain an important architectural resource. He said he lives in a Heritage district and the designation helps maintain the façade of the classic look. He said residents can modify the inside of their homes.

Comm. McKenna said she would be supporting the motion. She said it is remarkable that approximately 69% of the homes in the Fairorchard neighborhood have maintained their original historic character. She said she appreciates the efforts to maintain this history and if the neighbors are willing to participate this adds richness to Sunnyvale's history.

ACTION: Comm. Klein made a motion on 2008-0926 to recommend to City Council that no further action be taken with the Southwood neighborhood and that the Fairorchard neighborhood be designated a Heritage Housing District and added to the Heritage Resources Inventory. Comm. McKenna seconded. Motion carried 6-0, with Chair Rowe absent.

APPEAL OPTIONS: This recommendation will be forwarded to City Council and is scheduled to be considered at the May 12, 2009 Council meeting.