



Approved Minutes

SUNNYVALE HERITAGE PRESERVATION COMMISSION

Wednesday, February 3, 2010 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. Frenchie Marsolais; Comm. David Squellati; Comm. Nirmala Vaidyanathan; Comm. Amrit Verma; Comm. Ted Ringel

Absent: None

Staff: Ryan Kuchenig, Associate Planner; Joey Mariano, Recording Secretary

SCHEDULED PRESENTATION

None

PUBLIC ANNOUNCEMENTS

None

CONSENT CALENDAR

A. Approval of January 13, 2010 Draft Minutes

Comm. Vaidyanathan pointed out that her last name was not included in the Roll Call.

Comm. Squellati noted at the bottom of page two, the word "stated" should be added after Ryan Kuchenig.

Vice Chair McDonough made a motion to approve the Minutes with minor corrections. Comm. Vaidyanathan seconded. Motion carried 6-0 with Comm. Marsolais abstaining.

PUBLIC HEARINGS/GENERAL BUSINESS

A. **2010-7015:** Application for a Resource Allocation Permit to consider the historic significance of a single family home which is listed as part of the Sunnyvale Heritage Resources Inventory. The property is located at **329 Flora Vista Avenue** in an R-2 (Low-Medium Density Residential) Zoning District (APN: 209-24-064).

Mr. Kuchenig, project planner, presented the report and noted a couple of corrections. He noted the architectural evaluation, provided by the applicant, determined that the property is ineligible for the National and State Registry for Heritage Resources. He noted that staff concurred with the historic evaluation and finds that the home does not meet the City's historic criteria and stated staff's recommendation that the property should be removed from the City's Heritage Resource List.

Comm. Vaidyanathan asked staff how the property was included in the list in the first place. Mr. Kuchenig noted that an evaluation was performed in 1990 during an effort to explore new resources. The property was recommended along with a number of homes in the neighborhood in an effort to keep the character of the neighborhood. He noted that the Bayview Neighborhood was proposed to be a heritage district; however, it was not approved.

Vice Chair McDonough asked staff about the proposed addition. Staff replied and further noted that the home had already lost some historic value due to a previous addition according to the historic evaluation. Vice Chair McDonough noted that the City cannot allow more changes to a historic neighborhood.

Chair Stanek asked staff if the original evaluation was performed by non-professional staff and residents of the neighborhood. Staff affirmed that it was the case.

Comm. Ringel asked if the property is in the Bayview/McKinley overlay and if it is in effect. Staff responded that is in this neighborhood but no such overlay is in effect.

Chair Stanek noted that there is one other home on the street that is in the heritage resource inventory.

Comm. Marsolais noted that on page three of the 1990 memorandum, there are seven homes listed, and that three of these homes are on Flora Vista.

Chair Stanek clarified that there are two homes on Flora Vista Avenue in the current Heritage Resource list.

Chair Stanek opened the public hearing.

Jeffrey Casano, applicant, noted that he and his wife are not happy with the two-story home on Carroll Street kitty-corner to his home, which is on the same size lot. His proposal is not similar in size. He noted that they would like to add 300 to 450 square feet at the back of the house for another bedroom and to make the house environmentally efficient. He noted that he is trying to make the home livable and practical for his family.

Mr. Casano noted that the current foundation could not support a second story addition.

Mr. Kuchenig noted that removing the home from the list can subject the property to a second story addition proposal in the future; although, the applicant is not requesting to do that at this time.

Mr. Casano asked the Chair if they sell the house, then would the new homeowner have to re-apply for de-listing the property. Chair Stanek directed staff to respond. Staff responded no, but they will need approval for a second story addition.

Comm. Ringel asked if the setback boundaries will be consistent with the current zoning district and if the front elevation will generally remain consistent.

Mr. Casano noted that the roof line at the back will be extended but the form of the front would stay the same.

Comm. Squellati asked the applicant whether the addition will be in the rear and whether the materials will change but keep the same architectural design.

Vice Chair McDonough asked staff why the property can't remain in the registry if the proposal does not effect the front elevation.

Mr. Kuchenig responded that they have not received construction plans at this stage; however, based on the applicant's description of the proposal, a review by the Heritage Commission would be needed. A historic evaluation could determine whether the home should remain on the list and a request for delisting may be more applicable.

Chair Stanek closed the public hearing.

Comm. Ringel asked staff about the R-2 Zoning in the neighborhood which allows second stories and once considered a heritage area. He noted that there is now a mix of one and two story buildings. He further noted that he understands the applicant's position to want to make changes as others have already done. He noted that the style of the architecture should be kept and understands the applicant's need to make changes. He noted that he sits on the fence with the proposal and would move toward recommending that the property be delisted while following the current setback standards and City requirements for additions.

Comm. Squellati noted that the three alternatives on the staff report are the same as previous applications. Mr. Kuchenig explained the language for the recommendations.

Chair Stanek reopened the public hearing.

Mr. Casano asked for the Commissions' approval. He noted other properties on the street, which are not on the list, can apply for a second story at anytime.

Chair Stanek restated the alternatives from the staff report.

Comm. Ringel made a motion to move for Alternative #2 of the staff report. Comm. Squellati seconded.

Comm. Ringel recommended the applicant to keep his proposed changes in character of the current craftsman character of the home. The Commission concurred.

Chair Stanek clarified the motion and added the recommendation for staff to consider the current character of the home when reviewing a design proposal.

Motion carried 6 - 1 with Comm. McDonough opposing.

Mr. Kuchenig noted that the applicant has a 15-day appeal period.

B. Council Policy Manual: Policy 7.2.19

Chair Stanek asked the Commission for any comments or concerns of the policy. The Commission noted that they have seen this previously and understand the policy.

C. Report on City Council Study Issues Workshop

Mr. Kuchenig handed out the study issue list which summarized the outcome of last Friday's workshop including the rankings of study issues.

Chair Stanek noted they dropped the Onizuka Artifacts study issue.

Mr. Kuchenig noted some study issues for the Community Development Department. He noted that staff will most likely review the top four to five study issues this coming year.

NON-AGENDA ITEMS AND COMMENTS

Comm. Ringel asked staff about the Murphy Street Streetscape project, and for any updates. Mr. Kuchenig responded that it is expected to be completed this May. Comm. Ringel noted that Murphy Avenue is the central location that has the most historical significance, yet millions were pumped in to the adjacent mall project. He also mentioned his concern about the parking plan for Murphy Ave.

Chair Stanek noted that the Commission was able to oversee the newspaper racks for Murphy Avenue.

ADJOURNMENT

The meeting adjourned at 8:17

Respectfully Submitted By:

Ryan Kuchenig, Associate Planner
