



DRAFT MINUTES

SUNNYVALE HERITAGE PRESERVATION COMMISSION
Wednesday, January 12, 2011 at 7:00 P.M.
Lobby Conference Room, Sunnyvale City Hall
456 West Olive Avenue, Sunnyvale

CALL TO ORDER/SALUTE TO THE FLAG

The Pledge of Allegiance took place.

ROLL CALL

Present: Chair Jeanine Stanek; Vice Chair David Squellati; Comm. Frenchie Marsolais; Comm. Ted Ringel; Comm. Nirmala Vaidyanathan; Comm. Amrit Verma

Absent: None

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

Applicants: Des Nolan, Liam Balfe, and Pat Castillo.

Members of the public: None

SCHEDULED PRESENTATION

None

PUBLIC ANNOUNCEMENTS

None

CONSENT CALENDAR

1. Approval of December 1, 2010 Draft Minutes

Comm. Squellati noted minor grammatical changes.

Comm. Ringel asked Chair Stanek to include language that she and Vice Chair Squellati are acquainted with Pat Castillo, applicant of the 182 South Murphy project.

Comm. Vaidyanathan and **Vice Chair Squellati** also made some minor grammatical corrections to the minutes.

Comm. Ringel motioned to approve the December 1, 2010 Minutes, as corrected. Vice Chair Squellati seconded. Motion carried 5 - 0 with Comm. Vaidyanathan abstaining.

PUBLIC COMMENTS

None

PUBLIC HEARINGS/GENERAL BUSINESS

1. **2010-7776:** Application for a Landmark Alteration Permit to consider the redevelopment of a property with a new bar & nightclub on Historic Murphy Avenue. The property is located at 182 S. Murphy Avenue in the DSP-2 (Downtown Specific Plan – Block 2) Zoning District (APN: 209-06-028).

Ryan Kuchenig, Associate Planner, presented the project and noted that most of the Commissioners were present at the study session. He noted that a Landmark Alteration Permit is required for all exterior modifications on the block of South Murphy Avenue. He also noted that the associated Special Development Permit for the proposed use will be reviewed by the Planning Commission on February 14, 2011. He explained that a historic analysis conducted by the applicant's consultant concluded that the building is not eligible for the California Registrar of Historic Resources under any of the four criteria. Staff concurred with this analysis. He further noted that this historic block represents a mix of architectural styles. He said that the project had been scaled back to its current form. The design will keep certain features on the front façade that are unique to the current structure. He also noted that the applicant's plan to add a landscape area in front of the second floor to buffer the window. Staff was able to make the Findings, subject to the Conditions of Approval.

Comm. Ringel referenced the required modification in the Conditions of Approval relating to the seating area. He notes his intention is to make a formal motion to drop the requirement of removing the seating area directly adjacent to the second floor window.

Comm. Squellati agreed with Comm. Ringel, and asked staff if the applicant will be required to maintain the proposed landscaping. Staff confirmed and referenced the Conditions of Approval.

Chair Stanek noted that the Commissioners may make a motion with their proposed changes to the Conditions of Approval.

Comm. Ringel noted that if the applicants modifies the plan to have a safety barrier, then he would support the project with modified Conditions of Approval.

Chair Stanek opened the public hearing.

Comm. Vaidyanathan asked about the irrigation plan for the landscaping upstairs. Chair Stanek noted that this question may be more appropriate for the applicant.

Des Nolan, applicant wished the Commission a “Happy New Year” and thanked Mr. Kuchenig for his assistance with this project. He noted that he hopes the project is an asset to Sunnyvale by bringing in more business to South Murphy Avenue.

Comm. Vaidyanathan asked about the drainage plan for the landscaping on the second floor.

Mr. Nolan responded that they have not fully planned the drainage for landscaping, but mentioned that there are roof drains on the second floor which they could tie into.

Comm. Ringel asked Mr. Nolan if they had an issue of removing the bench on the second floor. Mr. Nolan responded that removing the bench seating is not a concern. Comm. Ringel shared his idea of a safety barrier near the window on the second floor.

Comm. Squellati asked about the hours of operation.

Mr. Nolan responded that they will open 11 a.m. to 2 a.m. and noted that it would not be a restaurant.

Mr. Kuchenig restated that the land use issues will be brought to the Planning Commission hearing of February 14, 2011.

Chair Stanek noted her acquaintance to the applicant’s advisor, Pat Castillo. She noted that Pat Castillo assisted Anthony Kirk, consultant, with materials to the Sunnyvale Historical Society, in which she is a member. Vice Chair Squellati noted his acquaintance as well.

Chair Stanek closed the public hearing.

Chair Stanek pointed out the “Alternatives” from the staff report.

Comm. Ringel motioned to approve the Landmark Alteration Permit with modified Conditions of Approval. PS-1A shall be modified to allow seating area with a barrier between the second floor window and the seating area. Comm. Vaidyanathan seconded. Motion carried 6 - 0.

2. Review of the Code of Ethics

Mr. Kuchenig noted that there are no changes from the previous Code of Ethics from 2010, and that this is a required annual review for all Boards and Commissions.

Chair Stanek asked if the Commission had any suggestions for changes to the Code of Ethics.

Comm. Ringel motioned to approve the review. Comm. Verma seconded. Motion carried 6 - 0.

3. Discussion and Adoption of Final 2010 Work Plan

Mr. Kuchenig noted that the Work Plan is reviewed every January to discuss the work to be done for the year. He noted that the second week of January is chosen instead of the regular first Wednesday of the month to allow time from the holidays.

Comm. Squellati noted that he will not be able to make the July 6 meeting, and asked to change the meeting to July 13.

Comm. Vaidyanathan made a motion to change the July 6 meeting to July 13. Comm. Verma seconded. Motion carried 6 - 0.

NON-AGENDA ITEMS AND COMMENTS

Mr. Kuchenig noted that there was an email from the Deputy City Clerk, Lisa Natusch, to the Boards and Commission members regarding the invitation for applying to the Charter Review Committee.

Comm. Ringel noted to Chair Stanek about the issue regarding the closure of South Murphy Ave to vehicles.

Mr. Kuchenig responded that Comm. Ringel's suggestion was forwarded to City Council through the draft minutes. Mr. Kuchenig noted that the City Council will be voting on the issue at the study issue workshop.

Comm. Ringel asked staff for a copy of the study issue from the Department of Public Works.

Chair Stanek asked about the E Clampus Vitus Historical Marker that was moved during reconstruction to the wrong location across the street. Mr. Kuchenig responded that he will follow up with Public Works for a formal response.

Vice Chair Squellati asked for any updates regarding the Trompe l'oeil artwork proposal on South Murphy Avenue. Mr. Kuchenig responded.

Comm. Ringel asked for an excused absence for the April meeting. Chair Stanek noted that this meeting is a "Special Meeting", and may not occur. Staff took note of his planned absence if a meeting is scheduled.

INFORMATION ONLY ITEMS

Chair Stanek noted that the Technology Timeline poster in the Lobby Conference Room is an exact replica of the one in the Historic Museum, which is on sale. She also noted that the Hendy Stamp Mill poster in the Lobby Conference room is a copy of the photo in the Murphy Building.

Chair Stanek also handed out an informational flyer regarding the Historical Society General Meeting, in which Mary Jo Ignoffo will speak about her new book, "Captive of the Labyrinth: Sarah L. Winchester, Heiress to the Rifle Fortune." This presentation is being held on Tuesday, February 8, 2010 at 7:30 p.m. at the Heritage Park Museum. It is open to the public and admission is free.

ADJOURNMENT

The meeting adjourned at 7:52 p.m.

Respectfully submitted by:

Ryan Kuchenig, Associate Planner
