



DRAFT MINUTES

SUNNYVALE HERITAGE PRESERVATION COMMISSION
Wednesday, July 13, 2011 at 7:00 P.M.
Lobby Conference Room, Sunnyvale City Hall
456 West Olive Avenue, Sunnyvale 94086

CALL TO ORDER/SALUTE TO THE FLAG

ROLL CALL

Present: Chair Jeanine Stanek; Vice Chair David Squellati; Comm. Mark Johnson; Comm. Frenchie Marsolais; Comm. Nirmla Vaidyanathan

Absent: Comm. Amrit Verma (excused)

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

SCHEDULED PRESENTATION

None

PUBLIC ANNOUNCEMENTS

None

CONSENT CALENDAR

1. Approval of Draft Minutes of June 1, 2011

Chair Stanek motioned to approve the June 1, 2011 Draft Minutes with minor modifications. Vice Chair Squellati seconded. Motion carried 4 – 0 with Comm. Johnson abstaining and Comm. Verma absent.

PUBLIC COMMENTS

None

PUBLIC HEARINGS/GENERAL BUSINESS

2. FILE #: 2011-7315
Location: **151 W. Washington Ave.** (APN: 209-06-018)
Proposed Project: Landmark Alteration Permit to allow architectural facade improvements to a multi-tenant commercial building.
Environmental Review: Negative Declaration
Staff Contact: Ryan Kuchenig, 408-730-7431, rkuchenig@ci.sunnyvale.ca.us

Mr. Kuchenig presented the staff report. He further stated that a portion of the existing building is flat with a tile roof to match the previously demolished Town and Country Village development located across the street. Staff noted some conditions of approval which are intended to ensure that the design better matches downtown development.

Comm. Johnson asked staff for clarification regarding the colors for the proposed façade.

Mr. Kuchenig responded that the proposed colors would be consistent with the Murphy Avenue Design Guidelines as noted on page six of the report.

Comm. Johnson questioned staff regarding certain Conditions in Attachment B of the report. Mr. Kuchenig responded that such Conditions are standard development requirements from the Building Division.

Chair Stanek mentioned her site visit and that she noticed the fire damage.

Comm. Vaidyanathan clarified with staff regarding page three and five of Attachment C of the report. Mr. Kuchenig noted the correction. She also asked about the interior modifications. Staff responded, and further clarified that the Landmark Alteration Permit is to consider the exterior changes.

Chair Stanek opened the public hearing.

Wayne Renshaw, architect, presented the proposal on behalf of the owner. He noted that the fire in 1976 required them to match the tile roof of the former Town and Country Village, located across South Frances Street.

Evon Hass, owner, described the history of the building. She explained that the interior mezzanine on the northwest portion of the building was built for a travel agency. She further noted that the architectural style was consistent to the style of the time and that the building was originally a firehouse.

Comm. Squellati noted his desire to see the improvements to the building and asked Mr. Renshaw for more clarification regarding the design.

Mr. Renshaw explained that they are limited due to the building's location on the property line. He said that there is not much he can do in terms of altering the footprint but could use different colors of paint and material. He noted that stone will be used at the base to give some additional interest.

Chair Stanek inquired about the music store and the curved roof at the store's entrance. Mr. Renshaw replied that the vaulted ceiling is planned at this location near Washington Avenue and Frances Street.

Mr. Renshaw described the other architectural features of the proposal, and he provided an example of exterior colors they are considering.

Chair Stanek pointed out that the proposed colors seem to blend in with the adjacent building (Il Postale).

Comm. Squellati stated that it would be nice if there was an enhanced entrance on landscaped areas between the building and Il Postale.

Mr. Renshaw agreed and stated that they are limited on what can be done as the City owns the area behind the building.

Chair Stanek asked staff if they can add a condition to require that a particular type of stone will be used. Mr. Kuchenig responded in the affirmative, and further noted that the example provided by the applicant is called "El Dorado Faux Stone".

Comm. Johnson asked if the color rendering shown to them is the color which will be used.

Mr. Kuchenig responded that, due to the printing options, the color may be slightly different and that the specific colors and materials will be submitted during the Building Division permit process. Mr. Kuchenig suggested that the Commission may clarify a color through a condition of approval, or describe their intent through the Minutes of this meeting.

Mr. Kuchenig also noted that C.O.A. PS-1 of Attachment B may capture the Commissions' concerns.

Chair Stanek asked if any Commissioner would like to make a motion based on the alternatives in the report.

Vice Chair Squellati moved for Alternative 2, to adopt the Negative Declaration and approve the Landmark Alteration Permit with modified Conditions of Approval #PS-1a & 1b, to utilize a similar material, "El Dorado Faux Stone", and color as shown in the rendering presented at this hearing. Comm. Johnson seconded. Motion carried 5 - 0 with Comm. Verma absent.

Mr. Kuchenig stated that the decision is final unless appealed to the Planning Commission with payment of the appeal fee within the 15-day period.

3. Selection of Chair and Vice Chair

Vice Chair Squellati nominated Chair Stanek to continue to serve as Chair. He also noted the excellent job she has done this past year. Comm. Johnson seconded.

Comm. Vaidyanathan nominated Vice Chair Squellati to continue and serve as Vice Chair. Comm. Johnson seconded.

Chair Stanek made a motion to approve the nominations. Voted 5 – 0 with Comm. Verma absent.

Vice Chair Squellati noted his planned absence in case an August 3 special meeting was scheduled.

4. Discussion of Potential Study Issues for 2012

Mr. Kuchenig described some options as far as selecting and ranking potential study issues for 2012.

Commissioners discussed study issues.

Comm. Johnson indicated his interest in converting Historic Murphy Avenue to a pedestrian only street. Mr. Kuchenig noted the current study, and discussed previous and current study issues regarding the downtown area. He explained that this study issue is not within the Heritage Preservation Commissions purview because it is related to the use of the street. Commissioners may attend and speak at Council meetings on their own behalf.

Comm. Johnson noted a study about rebuilding Hangar One in Moffett Field.

Chair Stanek replied that the hangar actually is located in Mountain View. She further pointed out that there are many groups involved with the hangar that can use a helping hand.

Comm. Johnson suggested another idea to preserve the technical innovations that have occurred in the City which contributed to the development of Silicon Valley.

NON-AGENDA ITEMS AND COMMENTS

Chair Stanek noted that the E Campus Vitus that was misplaced on S. Murphy Avenue will be moved to the correct location. She noted that Mark Eckley, member of the group, was informed and has made efforts to have the marker relocated.

INFORMATION ONLY ITEMS

Comm. Johnson asked what part of S. Murphy Ave. is in this Commission's purview. Mr. Kuchenig responded and stated that the Commission may contact him at any time if they had any questions in the future on this issue.

ADJOURNMENT

The meeting adjourned at 8:45 p.m.

Respectfully submitted by:

Ryan Kuchenig, Associate Planner