CALL TO ORDER/SALUTE TO THE FLAG

ROLL CALL

Present: Chair Jeanine Stanek; Vice Chair David Squellati; Comm. Mark Johnson; Comm. Mike Michitaka; Comm. Dale Mouritsen; Comm. Nirmala Vaidyanathan

Absent: Comm. Amrit Verma (excused)

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

City Council Liaison: Councilmember Moylan

SCHEDULED PRESENTATION

None

PUBLIC ANNOUNCEMENTS

None

CONSENT CALENDAR

1. Approval of Draft Minutes of January 9, 2013

Vice Chair Squellati made a motion to approve the Minutes of January 9, 2013. Comm. Johnson seconded. Motion carried 6-0, with Comm. Vaidyanathan absent.

PUBLIC COMMENTS

Chair Stanek introduced Councilmember Moylan, liaison to the City Council.

Councilmember Moylan discussed his role, as the liaison.

PUBLIC HEARINGS/GENERAL BUSINESS

1. FILE #: 2012-7892
   Location: 151 E. Washington Ave. (APN: 209-06-072)
   Proposed Project: Landmark Alteration Permit to modify the awnings and paint color of an existing building (Goodwill) in a Local Landmark District.
   Applicant / Owner: Goodwill of Silicon Valley
   Environmental Review: Categorically Exempt Class 1
Ryan Kuchenig, Associate Planner, presented the project application. He noted that the proposal is for a new paint color and replacement of the awnings for an existing building occupied by Goodwill. He also noted that the applicant would like to add a mural to the front of the building. Staff recommends approval of the project including a Condition of Approval to carry the tile from the original structure along the bottom of the remaining building as shown in Attachment D.

Comm. Vaidyanathan discussed the design on Attachment C, page 4 of 5, with staff.

Comm. Michitaka wanted clarification of how the location relates to the Local Landmark District. Mr. Kuchenig discussed the Local Landmark District. He then asked if the color requirements are specified by an international color system, such as the Munsell Color System. He noted that the color may be subjective. Mr. Kuchenig noted that the Sunnyvale Municipal Code does not require the use of a color system.

Chair Stanek noted that the Murphy Avenue Design Guideline refers to the use of a certain color palette.

Comm. Michitaka asked when the building was constructed. Mr. Kuchenig responded that the last building permit on record was in 1985, for the expansion. Mr. Kuchenig noted that the building is at least 50 years old.

Vice Chair Squellati inquired about the awnings. Mr. Kuchenig said that they would be positioned 18” above the current height. He further inquired about the mural. Mr. Kuchenig responded that the applicant would like to paint a mural of a historic photograph and referred to Attachment E.

Comm. Johnson clarified the proposed awning locations.

Councilmember Moylan noted that the staff report states that the building was not included in the historic district, however; it is in proximity of the district and within the Downtown Specific Plan. He asked why the applicant was not referred to the Planning Commission for a rezone, and if granted, they would not be required a Landmark Alteration Permit. He noted that the building is not part of Murphy Avenue and the option to defer this to the Planning Commission may be viable. He further noted that this is for the Commission to decide.

Mr. Kuchenig responded that the City does not proactively recommend property owners to seek a rezone for projects of this scale.

Councilmember Liaison Moylan, referring to Comm. Michitaka’s comment regarding the Munsell Color System, stated that two numbers could identify any color. He further said that adding such a color system to the Landmark Alteration Permit requirements might be a good study issue for 2014.

Vice Chair Squellati asked if the cost and scope of work for the proposals were put into consideration during staff’s review and recommendations.

Mr. Kuchenig responded that staff evaluates the proposal and considers improvements within the scope of work.
Chair Stanek opened the public hearing.

Brian McCabe, Walker Construction representing Goodwill of Silicon Valley, noted that they wanted to display a mural of a historic photo of Murphy Avenue. He also stated that the building was constructed in the early 1940’s or 1950’s, based on his experience in construction. He also said that the proposal was intended to be in keeping with the area. He noted that expanding the tiles would better keep with the old design, and have a historic feel.

Comm. Mouritsen noted his concerns about the mural and feels it may not be appropriate.

Comm. Johnson supported the idea of a mural, but was unsure about the particular photograph examples that were provided.

Chair Stanek noted that the Historical Society has thousands of historic photos, and they (applicant) may view their collection for a mural.

Mr. Kuchenig noted that the applicant volunteered to install the mural; however, the Commission may add a condition of approval regarding its use.

Comm. Vaidyanathan discussed the photos on Attachment E.

Chair Stanek clarified that the pictures are of the downtown area, but may not be of the exact building.

Comm. Johnson noted that he would have a stronger opinion if the photographs were clearer.

Comm. Vaidyanathan asked if the applicant could produce a better photograph.

Mr. McCabe noted that the idea of a mural came up when staff informed them that the Municipal Code does not address murals. He stated that he intends to obtain a proper photograph from the Historical Society.

Mr. Kuchenig stated that a sign permit would be considered by City staff separately from the Landmark Alteration Permit.

Vice Chair Squellati confirmed that an awning would not be located at the corner of Washington Avenue and Sunnyvale Avenue. Mr. McCabe concurred.

Chair Stanek discussed the conditions of the bricks on the sidewalk in front of the building.

Mr. McCabe confirmed that the red bricks are not the same as the original, and assumed that it was related to previous repairs.

Comm. Vaidyanathan discussed the tiles in the photos, on page two of Attachment D. Mr. Kuchenig further explained Condition of Approval PS-1a.

Vice Chair Squellati further discussed the tile, and if it will extend to the rear of the building. Mr. Kuchenig clarified that it would wrap around the building but not at the rear portion facing the parking lot. Vice Chair Squellati then asked if Goodwill was positive regarding the requirement to add tile.
Mr. McCabe noted that Goodwill always wants to work with cities, but finding the exact tile is a challenge.

Mr. Kuchenig clarified, as part of Condition of Approval PS-1a, that the applicant could use a similar tile if the original cannot be found, subject to staff approval.

Comm. Mouritsen asked if the main entrance is in the front. Mr. Kuchenig clarified that the main entrance is located at the street corner, and the back facing the parking lot is where the public can drop off donations.

Chair Stanek closed the public hearing.

Comm. Mouritsen asked if the proposed mural is commissioned, and whether a particular artist will be contracted to do the mural. Mr. Kuchenig stated that the Commission may add a condition of approval that requires staff and/or the Commission’s approval of the mural.

Comm. Johnson noted that the building would look plain without a mural.

Chair Stanek noted the alternatives on page seven of the report and asked for a motion.

Vice Chair Squellati asked if they could approve the Landmark Alteration Permit with no conditions. Mr. Kuchenig responded in the affirmative. He then asked why the alternatives did not include this option. Mr. Kuchenig responded that any permit has general conditions, and standard conditions are listed as a guide.

The Commission further discussed the Conditions of Approval.

Chair Stanek clarified the options and possible motions.

Vice Chair Squellati made a motion to move with Alternative 2, to approve the Landmark Alteration Permit with modified conditions; to include a condition if a mural were to be displayed, it would have to be reviewed by staff and approved by the Heritage Preservation Commission. Comm. Johnson seconded. Motion carried 6-0 with Comm. Verma absent.

2. Report on 2013 City Council Study Issues Workshop

Mr. Kuchenig summarized the study issue workshop. He passed out the results worksheet, which may be viewed online on the Council Study Issue webpage. He noted five studies from CDD that were ranked. He clarified the rankings from the worksheet.

Councilmember Moylan noted that the Commission should get more feedback; he noted that staff’s recommendations of the study issues should be given. He discussed staff’s recommendations. He encouraged the Commission to generate new ideas and study issues. He then noted that this Commission only had one study issue and it should have been given special consideration. He further noted that, in the past, there were many more study issues that were ranked. He feels that City staff is not overloaded with study issues and in the last couple of years, staff has been taking a position to take on fewer study issues. He noted that he believes that this is coming from the City Manager. He noted his disappointment that the study issue that Heritage Preservation endorsed was not approved.

NON-AGENDA ITEMS AND COMMENTS
• BOARD MEMBERS OR COMMISSIONERS ORAL COMMENTS
• STAFF ORAL COMMENTS

Comm. Johnson presented Cozetta Gray Guinn’s book, which provides history of African Americans in the area, is available at De Anza College’s California History Center.

Mr. Kachenig noted staff’s plans to further work on the “Cultural Heritage” study this summer.

Chair Stanek noted John Mescali, a former pilot in Moffett Field, would be speaking at the Sunnyvale Historic Museum.

Chair Stanek mentioned fundraisers and events coming up at the museum.

Chair Stanek pointed out the upcoming Planning Commission meeting regarding the redevelopment proposal in downtown on Evelyn Avenue. She noted that one of the buildings was once listed as historic, but was de-listed several years ago. She further noted that a representative of the developer for the property at Evelyn and Bayview that was removed from the Resource inventory list had contacted the Historical Society for suggestions of images and content to be included on a historic plaque for the planned building.

Mr. Kachenig mentioned an application that has been submitted for façade improvements at 193 South Murphy Avenue that may be reviewed at the April 3rd meeting.

INFORMATION ONLY ITEMS

ADJOURNMENT

The meeting adjourned at 8:22 p.m.

Respectfully submitted by:
Ryan Kuchenig, Associate Planner