



**APPROVED MINUTES
SUNNYVALE HERITAGE PRESERVATION COMMISSION
Wednesday, December 4, 2013 at 7:00 P.M.
West Conference Room, Sunnyvale City Hall
456 West Olive Avenue, Sunnyvale 94086**

CALL TO ORDER/SALUTE TO THE FLAG

ROLL CALL

Present: Chair Jeanine Stanek; Comm. Mark Johnson; Comm. Mike Michitaka; Comm. Dale Mouritsen

Absent: Vice Chair David Squellati (excused);

Councilmember Liaison: Mayor Tony Spitaleri

Chair Stanek noted that Nirmala Vaidyanathan has resigned due to her employment with the City of Sunnyvale.

Staff Present: Ryan Kuchenig, Associate Planner; Cristina Pfeffer, Administrative Aide; Joey Mariano, Senior Office Assistant

Members of the public: Brian McCabe; Nancy Escalante; Pam Yoshida; Richard Martin

SCHEDULED PRESENTATION

none

PUBLIC ANNOUNCEMENTS

none

CONSENT CALENDAR

1. Approval of Draft Minutes of November 6, 2013

Comm. Michitaka made a motion to approve the Draft Minutes of November 6, 2013 as corrected. Comm. Mouritsen seconded. Motion carried 4-0 with Vice Chair Squellati absent.
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PUBLIC COMMENTS

none

PUBLIC HEARINGS/GENERAL BUSINESS

2. FILE #: 2013-7900
Location: **199 S. Murphy Ave.** (APN: 209-06-017)
Proposed Project: **LANDMARK ALTERATION PERMIT** to allow exterior modifications to the façade of the Ace Loan building, including replacement of awnings, windows, and new paint colors.
Applicant / Owner: Ace loan co. / Nancy G Escalante Trustee
Environmental Review: Categorically Exempt Class 1
Presenter: Ryan Kuchenig, (408) 730-7431, rkuchenig@sunnyvale.ca.gov

Mr. Kuchenig presented the staff report and summarized the proposal for façade improvements. He noted that the applicant is renovating the first floor for a tenant, yet to be determined. He noted that the changes include new paint color, windows, and awnings. He also pointed out Conditions of Approval designed to preserve the “Art Deco” style of the building.

Comm. Johnson asked staff to clarify the term “eyebrow,” as stated in the report.

Comm. Michitaka confirmed the proposed color selection with staff.

Chair Stanek stated her involvement with the Sunnyvale Historical Society, and respectively corrected that the building was built in 1901 and is known as the “Spalding Building”. She then stated that the color seems to match the adjacent building (Il Postale restaurant).

Chair Stanek opened the public hearing.

Pam Yoshida, MBA Architects, noted that the color choice was collaborated with staff member Shétal Divatia, Associate Planner. She noted that the owners are going to lease the space for retail, as it is a prime location, and an anchor to South Murphy Avenue. She handed out a street view exhibit of the site.

Nancy Escalante, building owner, noted that the bottom floor windows do not have divided lights, which she feels are needed to attract more pedestrians. She stated that she is willing to consider divided lights for the upper floor windows.

Ms. Yoshida noted that the owners are willing to paint the “eyebrow” sections with a different color if the Commission feels it would look better.

Comm. Johnson asked for clarification of the casement windows with the applicant.

Ms. Yoshida noted that the casement windows would be able to hinge outwards.

Comm. Johnson asked for clarification of staff’s recommendations.

Richard Martin, Garden City Construction, explained that the current design allows the windows to open; however, it can incorporate a divided light design.

Comm. Mouritsen stated his preference for the proposed color scheme.

Ms. Escalante noted that she understands that the building is a gateway to the Historic Murphy District, and that it will appear much better than its current condition.

Comm. Johnson asked staff to clarify why an Art Deco style was suggested.

Mr. Kuchenig responded that although the building has evolved, the current design can be identified as Art Deco. He noted that the style often includes contrasting colors for the trim detailing.

Chair Stanek closed the public hearing.

Comm. Johnson moved to approve Landmark Alteration Permit #2013-7900 with Alternative 1; approve the Landmark Alteration Permit with the attached Conditions of Approval. Comm. Mouritsen seconded. Motion carried 4-0 with Vice Chair Squellati absent.

APPEAL OPTIONS: This action is final unless appealed to the City Council no later than December 19, 2013.

3. FILE #: 2013-7853
Location: **151 E. Washington Ave.** (APN: 209-06-072)
Proposed Project: **LANDMARK ALTERATION PERMIT** to allow exterior modifications to the façade of an existing commercial building (Goodwill) in the Local Landmark District, including new murals and shorter awnings.
Applicant / Owner: Walker Construction / Goodwill Industries of Santa Clara County
Environmental Review: Categorically Exempt Class 1
Staff Contact: Ryan Kuchenig, (408) 730-7431, rkuchenig@sunnyvale.ca.gov

Mr. Kuchenig presented a brief summary of the proposed modifications. He described the previous Landmark Alteration Permit approval, and that the new proposal includes changes to the awnings and installation of three murals. He said the new proposal will not alter the previously approved paint color for the buildings. He noted that the new approval has three murals depicting Sunnyvale's history. He described the location and size of the murals.

Comm. Mouritsen asked for clarification regarding the position of the murals on the building.

Mr. Kuchenig clarified that the location would be at a second floor level, although the second floor mezzanine no longer exists. He also noted that the location was chosen to prevent damage and alterations to the murals.

Chair Stanek inquired whether the murals would eventually fade over time from the sun, and how that would be managed.

Mr. Kuchenig noted that the Conditions of Approval require maintenance and the owner would be responsible.

Comm. Mouritsen asked if the murals would be viewable from the sidewalk, since they will be on the second story level.

Mr. Kuchenig noted that the murals may be best viewed from across the street.

Chair Stanek opened the public hearing.

Brian McCabe, Walker Construction, pointed out that the awnings would be located approximately 11 feet from the ground and said that the artist, Morgan Bricca, was chosen since she is local and has designed several murals in nearby cities.

Comm. Michitaka inquired when the modifications would be completed.

Mr. Walker noted that his plans were to start after the previous approval; however, they decided to install three murals. Further research and design was then conducted. He also noted that these proposed changes required the applicant to resubmit a Landmark Alteration Permit application.

Comm. Johnson noted that the murals would enhance the Murphy Station Landmark District.

Chair Stanek closed the public hearing.

Comm. Johnson moved 2013-7853 with Alternative 1; to approve the Landmark Alteration Permit with the attached Conditions of Approval. Comm. Michitaka seconded. Motion carried 4-0 with Vice Chair Squellati absent.

NON-AGENDA ITEMS AND COMMENTS

- BOARD MEMBERS OR COMMISSIONERS ORAL COMMENTS

Comm. Michitaka briefed the Commission on last Tuesday's City Council meeting of November 26, 2013 regarding the Sunnyvale Sister City Association. He noted a friendly City MOU to be signed December 19, 2013 in Japan on which date the Iizuka City Councils are scheduled to vote.

Comm. Johnson pointed out that there are other awnings along Murphy Avenue that are torn and in bad shape.

Mr. Kuchenig replied that the Neighborhood Preservation Division would check for any violations.

- STAFF ORAL COMMENTS

Mr. Kuchenig noted the next Commission meeting is January 8, 2014, as January 1 is a holiday.

INFORMATION ONLY ITEMS

Chair Stanek wished everyone Happy Holidays.

ADJOURNMENT

The meeting adjourned at 8:02 p.m.

Respectfully submitted by:

Ryan Kuchenig, Associate Planner