



# City of Sunnyvale

## Notice and Agenda

### Heritage Preservation Commission

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Wednesday, May 4, 2016

7:00 PM

West Conference Room, City Hall, 456 W.  
Olive Ave., Sunnyvale, CA 94086

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#### CALL TO ORDER

#### SALUTE TO THE FLAG

#### ROLL CALL

#### PRESENTATION

#### ORAL COMMUNICATIONS

*This category provides an opportunity for members of the public to address the commission on items not listed on the agenda and is limited to 15 minutes (may be extended or continued after the public hearings/general business section of the agenda at the discretion of the Chair) with a maximum of up to three minutes per speaker. Please note the Brown Act (Open Meeting Law) does not allow commissioners to take action on an item not listed on the agenda. If you wish to address the commission, please complete a speaker card and give it to the Recording Secretary. Individuals are limited to one appearance during this section.*

#### CONSENT CALENDAR

**16-0412** Approve the Draft Heritage Preservation Commission Meeting Minutes of February 3, 2016

**Recommendation:** Approve the Draft Heritage Preservation Commission Meeting Minutes of February 3, 2016 as submitted.

#### PUBLIC HEARINGS/GENERAL BUSINESS

**16-0438** File #: 2015-7117  
Location: 151 S. Murphy Avenue (APN: 209-06-008)  
Applicant / Owner: Nick Gera (Applicant/Owner)  
Proposed Project:  
LANDMARK ALTERATION PERMIT for minor exterior building modifications that include repainting the building and the removal and replacement of existing awnings, storefront

windows and the main front entrance door along the Murphy Avenue street frontage.

Reason for Permit: A Landmark Alteration Permit is required for exterior modifications to buildings in the DSP-2 Local Landmark District.

Project Planner: Cindy Hom, (408) 730-7411,  
chom@sunnyvale.ca.gov

Issues: Design Consistency with the Murphy Avenue Design Guidelines.

Recommendation: Approve with conditions.

**Recommendation:** Alternative 1: Approve the Landmark Alteration Permit with the recommended Conditions in Attachment 3.

## **STANDING ITEM: CONSIDERATION OF POTENTIAL STUDY ISSUES**

## **NON-AGENDA ITEMS & COMMENTS**

### **-Commissioner Comments**

## **INFORMATION ONLY REPORTS/ITEMS**

## **ADJOURNMENT**

*Notice to the Public:*

*Any agenda related writings or documents distributed to members of this meeting body regarding any item on this agenda will be made available for public inspection in the originating department or can be accessed through the Office of the City Clerk located at 603 All America Way, Sunnyvale, CA. during normal business hours and at the meeting location on the evening of the board or commission meeting, pursuant to Government Code §54957.5.*

*Agenda information is available by contacting Joey Mariano at (408) 730-7486. Agendas and associated reports are also available on the City's web site at <http://sunnyvale.ca.gov> or at the Sunnyvale Public Library, 665 W. Olive Ave., Sunnyvale, 72 hours before the meeting.*

*Pursuant to the Americans with Disabilities Act, if you need special assistance in this meeting, please contact the Joey Mariano at (408) 730-7486. Notification of 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. (29 CFR 35.106 ADA Title II)*



# City of Sunnyvale

## Meeting Minutes

### Heritage Preservation Commission



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Wednesday, February 3, 2016

7:00 PM

West Conference Room, City Hall, 456 W.  
Olive Ave., Sunnyvale, CA 94086

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Meeting to be held only if necessary

#### **CALL TO ORDER**

Chair Squellati called the meeting to order.

#### **SALUTE TO THE FLAG**

Chair Squellati led the salute to the flag.

#### **ROLL CALL**

**Present:** 7 - Chair David Squellati  
Vice Chair Dale Mouritsen  
Commissioner Hannalore Dietrich  
Commissioner Dawn Hopkins  
Commissioner Dixie Larsen  
Commissioner Mike Michitaka  
Commissioner Kenneth Valenzuela

#### **PRESENTATION**

None.

#### **ORAL COMMUNICATIONS**

Mary Brunkhorst, asked the Commission for support preservation of some oak trees on the corner of Wolfe Road and El Camino real on the Butchers Corner property. She said that municipal code states that the Heritage Preservation Commission may request the designation of a Heritage Resource if it has a unique location or singular physical characteristic or is a view or vista representing an established and familiar visual feature to the neighborhood, community or the City.

Chair Squellati asked staff for a response.

Comm. Larsen asked about the tree locations, and if it is located in an easement.

Amber Blizinski, Senior Planner, noted that there is an existing application pending

for that site and that generally the City would want the property owner to be involved in the request as the City does not typically add heritage resources to the Heritage Resource Inventory list without the owner's consent. She noted that the Heritage Commission, City Council or owner would need to submit the request and said that since the property is a current development application an interested party may want to voice their concerns about the trees during the future public hearings. Staff noted that the property owner is not required to be involved but that generally we would want their support.

Chair Squellati asked about the specific trees that Ms. Brunkhorst is referring to.

Ms. Blizinski recommended that the Ms. Brunkhorst contact the project planner for the Butcher's Corner project to stay involved in the process and that staff would follow up with her with the contact information.

### **CONSENT CALENDAR**

- 1.A.**      [16-0148](#)      Draft Minutes of the Heritage Preservation Commission Meeting of December 2, 2015

Chair Squellati made a motion to approve the Draft Minutes of December 2, 2016. Comm. Hopkins seconded.

Motin carried by the following vote:

**Yes:** 6 -    Chair Squellati  
                 Vice Chair Mouritsen  
                 Commissioner Dietrich  
                 Commissioner Hopkins  
                 Commissioner Larsen  
                 Commissioner Michitaka

**No:** 0

**Abstain:** 1 -    Commissioner Valenzuela

### **1.B. Review of the Code of Ethics**

The Commission acknowledged that they have received the Code of Ethics for review.

### **PUBLIC HEARINGS/GENERAL BUSINESS**

- 2.**            [16-0130](#)            **File #:** 2015-8046  
                                 **Location:** 175 North Sunnyvale Avenue (APN: 204-49-007)  
                                 **Applicant / Owner:** Robert Devaney  
                                 **Proposed Project:**

**RESOURCE ALTERATION PERMIT** to allow a 275 square foot addition to a heritage resource. The total proposed floor area is 2,107 square feet (30 percent Floor Area Ratio).

**Reason for Permit:** A Resource Alteration Permit is required to allow changes to the exterior appearance of a heritage resource through alteration, construction and demolition.

**Project Planner:** Aastha Vashist, (408) 730-7458, avashist@sunnyvale.ca.gov

**Issues:** Changes to Historic Resource

**Recommendation:** Approve with conditions

Aastha Vashist presented the staff report.

Chair Squellati asked if the Conditions of Approval are standard and Ms. Vashist replied that they were.

Comm. Larsen asked staff if there are changes to the garage proposed. Ms. Vashist confirmed that the applicant is proposing to paint the garage, but that there are no structural changes proposed to that structure.

Comm. Michitaka asked to clarify the location of the addition and if it was visible to the public. Ms. Vashist responded that the addition is in the rear of the home, and clarified the location with the Commission on the site plan.

Chair Squellati asked staff if part of the proposal including demolition of the existing rear porch. Ms. Vashist replied yes, and that the proposed plans include a new rear porch.

Comm. Dietrich confirmed with staff that the proposal is an extension to the rear of the home and includes painting the garage. Ms. Vashist confirmed.

Chair Squellati opened the public hearing.

Robert Devaney, applicant, presented his proposal, noting their intention is to preserve the historical features of the home.

Comm. Dietrich asked about the new windows design. The applicant responded that the windows will have the same design characteristics as the current ones that are proposed to be replaced.

Comm. Dietrich mentioned that she felt the proposal would be an improvement to the neighborhood, and asked about the proposed colors.

Ms. Brunkhorst asked if it is clear in the report that the garage is not part of the proposal. Ms. Blizinski confirmed to the Commission that the garage was not part of the proposal.

Chair Squellati closed the public hearing.

Chair Squellati mentioned staff's recommendation and the alternatives in the report and then called for a motion.

Motion:

Comm. Hopkins made a motion for staff's recommendation of Alternative 1; Approve the Resource Alteration Permit with recommended Conditions in Attachment 4. Comm. Michitaka seconded.

Motion carried by the following vote:

**Yes: 7 -** Chair Squellati  
Vice Chair Mouritsen  
Commissioner Dietrich  
Commissioner Hopkins  
Commissioner Larsen  
Commissioner Michitaka  
Commissioner Valenzuela

**No: 0**

### **STANDING ITEM: CONSIDERATION OF POTENTIAL STUDY ISSUES**

### **NON-AGENDA ITEMS & COMMENTS**

Comm. Mouritsen asked what Ms. Brunkhorst can do regarding the trees that were previously discussed. Ms. Blizinski said that the owner, City Council, or the Heritage Preservation Commission can formally request to nominate the trees to the Heritage Resource List and that she would report back to the Commission and Ms. Brunkhorst regarding the process.

### **-Commissioner Comments**

Comm. Michitaka asked about the progress regarding the previous landmark Alteration Permit (Hoolala Chicken). Ms. Blizinski noted that the appeal period has passed and that staff worked with the applicant in choosing the gray color.

### **INFORMATION ONLY REPORTS/ITEMS**

### **3. Potential Recap of the 2016 City Council Study/Budget Issues Workshop**

Ms. Blizinski reported that the Heritage Commission's proposed study issues were approved for study during the Study Issue/Budget Workshop. She noted that if the Planning Department was able to do both study issues that the Heritage Placards would be completed by staff and that the Murphy Avenue Design Guideline Study Issue would require hiring a consultant.

### **ADJOURNMENT**

Chair Squellati adjourned the meeting at 7:41.



# City of Sunnyvale

## Agenda Item

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16-0438

Agenda Date: 5/4/2016

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### REPORT TO HERITAGE PRESERVATION COMMISSION

#### **SUBJECT**

**File #:** 2015-7117

**Location:** 151 S. Murphy Avenue (APN: 209-06-008)

**Applicant / Owner:** Nick Gera (Applicant/Owner)

**Proposed Project:**

**LANDMARK ALTERATION PERMIT** for minor exterior building modifications that include repainting the building and the removal and replacement of existing awnings, storefront windows and the main front entrance door along the Murphy Avenue street frontage.

**Reason for Permit:** A Landmark Alteration Permit is required for exterior modifications to buildings in the DSP-2 Local Landmark District.

**Project Planner:** Cindy Hom, (408) 730-7411, [chom@sunnyvale.ca.gov](mailto:chom@sunnyvale.ca.gov)

**Issues:** Design Consistency with the Murphy Avenue Design Guidelines.

**Recommendation:** Approve with conditions.

#### **PROJECT DESCRIPTION**

The applicant is requesting a Landmark Alteration Permit to allow minor exterior modifications to the building at 151 S. Murphy Avenue located within the Murphy Station Heritage Landmark District and the Downtown Specific Plan Area (Block 2). The project proposes exterior façade changes that include:

- Repainting the building with a natural gray color and a black accent color for the trim;
- Removal of a metal bracket detail at the parapet level;
- Replacement of existing awnings with a new black canvas awning that incorporates a sign logo for Metro City Restaurant and Bar; and
- Replacement of the existing glass door and transom windows with a new 24-foot wide lift and slide bi-fold door unit.

A Landmark Alteration Permit is required for any exterior modifications to buildings in the Local Landmark District. Architectural review in the district is the responsibility of the Heritage Preservation Commission.

#### **Background**

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Previous Planning Projects related to Subject Application: • 1988-0382 - Amendment to previous Landmark Alteration Permit to allow for various architectural changes. Approval granted on 12/20/88. • 1987-0500 - Amendment to previous Landmark Alteration Permit to revise second floor addition to rear portion of the building. Approval granted on 2/18/87. • 1986-0487 - Landmark Alteration Permit and Use Permit approved on 10/15/86 to expand and remodel building. • 1979-0649 - Miscellaneous Plan Permit approved in 7/1/79.	<b>Yes</b>
Neighborhood Preservation Complaint	<b>No</b>
Deviations from Standard Zoning Requirements	<b>None</b>

### Architecture

The one and two-story stucco building has a simple building form and flat roof. The storefront elevation has a one-story profile on South Murphy Avenue and a two-story profile on the rear elevation that faces the parking lot and Frances Avenue. Currently, the building is articulated with stucco walls, glass storefront doors and windows, angular awnings along the front and rear elevations and a metal bracket element at the parapet level.

The tenant space is being renovated for a new restaurant named Metro City Restaurant and Bar. The purpose of the exterior modifications is to update the exterior and incorporate the restaurant branding. As mentioned, the proposed changes include the following:

- Repainting the building with a natural gray color and a black accent color for the trim;
- Removal and replacement of an existing storefront awning located on the front elevation and two smaller awnings located on the rear elevation at the first and second floor levels. The awnings will be replaced with new black canvas awning incorporated with a sign logo; and
- Removal and replacement of existing storefront windows/doors along the street front elevation with a 24-foot wide lift and slide bi-fold door unit.

**ANALYSIS** The proposed exterior modifications are not considered significant and therefore do not require additional historic analysis. The general form of the building will remain as it currently exists.

**Applicable Design Guidelines and Policy Documents** The following design guidelines from the Murphy Avenue Design Guidelines are applicable to the project:

1. Storefront Areas: The typical storefront consists of a recessed entry with splayed sides. Display windows with metal sash run the full width of the façade with transom windows and/or a signage band above. Almost universally, transom windows were an important storefront element, serving as signage area and providing additional light inside. Transom windows which have been covered over or painted should be opened up again. The sunlight is beneficial for the interior, and the exterior appearance of the façade is improved by restoration of this original design feature.

*Analysis: The existing storefront windows run the full width of the front façade and consist of dark glazing which give the appearance of blacked out windows. The replacement of the dark storefront window and door unit with new bi-fold doors with clear glazing would be in keeping*

*with the above design guideline. The new bi-fold doors would open up the tenant space to the street and provide additional light and visual penetration. The installation of the bi-fold doors at the storefront in conjunction with the potential for outdoor dining opportunities would contribute to activating Murphy Avenue and creating an inviting commercial space. As conditioned, any future outdoor seating shall be subject to the approval of a Miscellaneous Plan Permit.*

2. Colors: Every effort should be made to coordinate all the colors which make up a building's façade, including awnings and signage.

*Analysis: The proposed modifications are in keeping with the above design guideline because the black colored awnings with painted red sign logo are coordinated with the gray building and black trim color. The color scheme and materials are simple and do not overwhelm the building by being too busy, too loud or monochromatic. The color scheme and materials also reinforces the simple commercial architectural style of the building. The red, white and black color on the sign logo provides visual distinction to the building façade which is encouraged by the Murphy Avenue Design Guidelines. Other buildings on Murphy Avenue have used dark/rich colors in recent years and would be compatible with the surrounding buildings.*

3. Awnings: Many of the Murphy Avenue buildings were designed to have retractable 45-degree angle awnings stretching the length of the storefront display windows or across the length of the facade.

*Analysis: The project also entails the replacement of the existing awning with black canvas material that utilizes the same frame. As such, the awning maintains the same shape, size and visual character of the Murphy Avenue Landmark District and therefore, consistent with the above design guideline.*

4. Signage: Traditionally, signage for Murphy Avenue was placed on the valance of the awning within the bands above below transom windows and almost always appeared on the storefront windows. The Murphy Avenue Landmark District encourages storefront signs to be carefully designed to reflect the special quality of the establishment, to fit in with the architecture of the building, and harmonized with the general character of Murphy Avenue.

*Analysis: The project is consistent with the above design guideline because the signage is incorporated on the awning and centrally located over the storefront area. The applicant is proposing a similar awning sign on the rear elevation. Staff recommends limiting the sign logo to the lower awning on the rear elevation to maintain design continuity with other awning signs as a condition approval. The signage is limited to the business identification consisting of the business name and logo only. The awning sign is consistent with other establishment along Murphy Avenue like Pure Lounge, Vino Vino and Roberto's Cantina. The proposed sign area complies with the Sunnyvale Sign Ordinance in terms of sign height, copy height and sign area as summarized in the Table 1 below:*

Table 1: Sign Requirements

Sign Criteria	Required	Proposed	Complies
Sign Area	.66 square feet per lineal feet of street frontage; maximum of 200 square feet.	68.80 sq. ft.	Yes
Sign Height	Cannot extend above the roof line	Incorporated on Awning located below parapet wall	Yes
Copy Height	6-inch minimum 48-inch maximum	Overall height of 27-inches	Yes

**ENVIRONMENTAL REVIEW**

The project is categorically exemption from further environmental review pursuant to California Environmental Quality Act (CEQA) Guidelines Class I, Section 15301 (Existing Facilities). The proposed modifications do not cause a significant change to the building and therefore, do not warrant additional historic analysis as they are limited to cosmetic changes to the exterior façade of the building. The general form of the building shall remain as it is currently.

**FINDINGS**

Staff is recommending approval for the Landmark Alteration Permit based on the attached Findings (Attachment 2).

**PUBLIC CONTACT**

237 notices were sent to surrounding property owners and residents adjacent to the subject site in addition to standard noticing practices, including advertisement in the Sunnyvale Sun Newspaper and on-site posting. No letters or calls were received from the public by staff.

**ALTERNATIVES**

1. Approve the Landmark Alteration Permit with the recommended Conditions in Attachment 3.
2. Approve the Landmark Alteration Permit with modifications.
3. Deny the Landmark Alteration Permit.

**RECOMMENDATION**

Alternative 1: Approve the Landmark Alteration Permit with the recommended Conditions in Attachment 3.

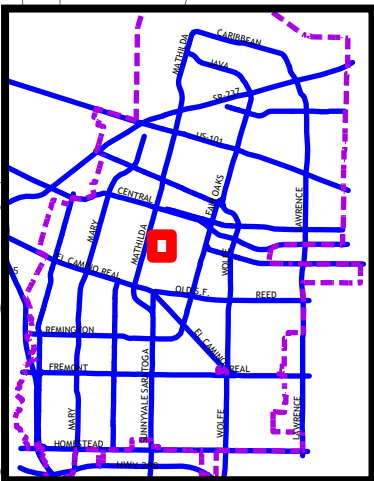
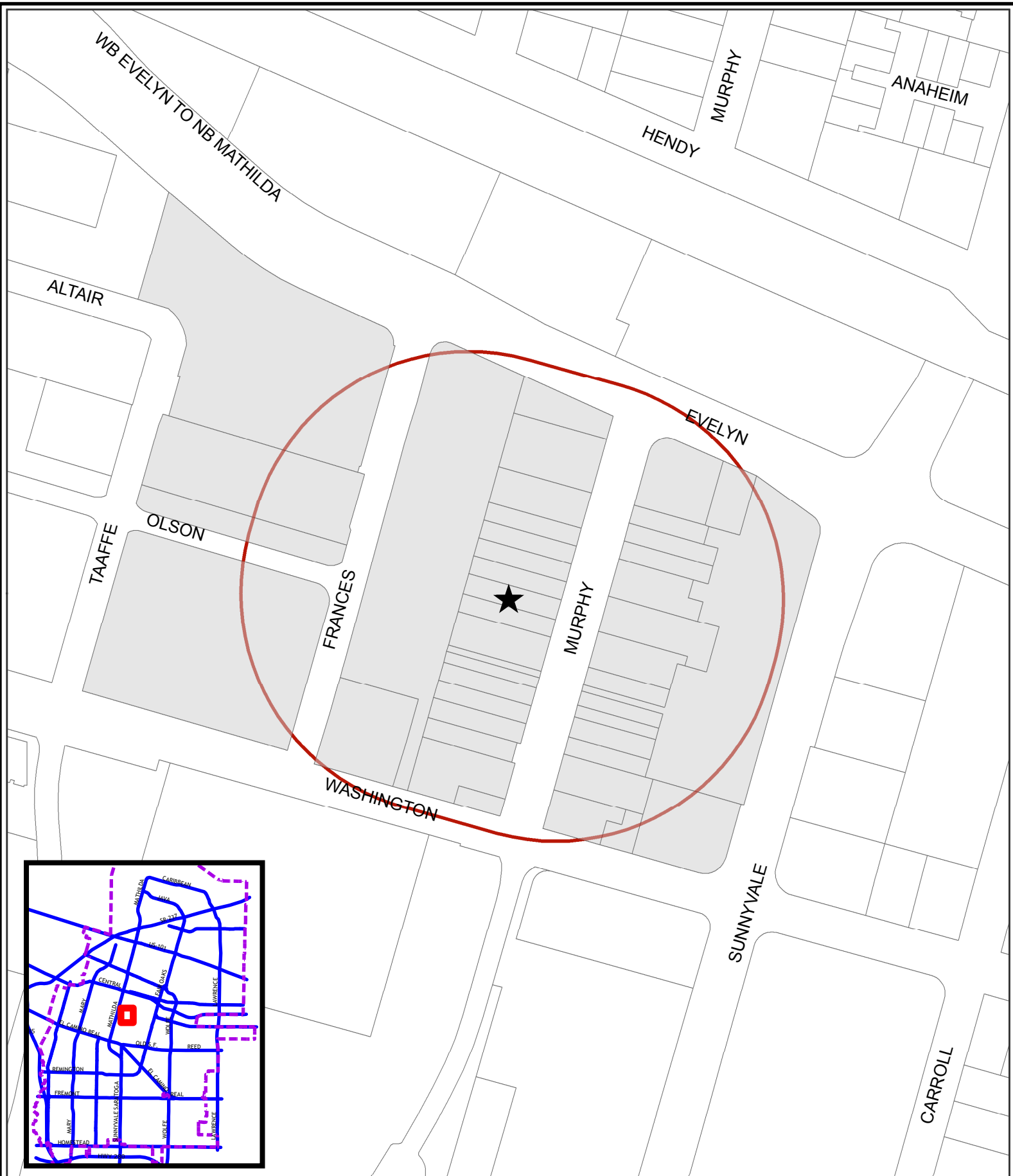
Prepared by: Cindy Hom, Assistant Planner

Reviewed by: Amber Blizinski, Principal Planner

**ATTACHMENTS**

1. Vicinity and Noticing Maps
2. Recommended Findings
3. Recommended Conditions of Approval
4. Project Plans
5. Site Photographs

6. Colors and Materials Exhibit



2016-7172  
 151 S. Murphy Ave. (APN: 209-06-008)  
 Design Review  
 300-ft Area Map

0 55 110 220 Feet





## RECOMMENDED FINDINGS

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1. **Community Character Chapter – Heritage Preservation** Policy CC-5.2:  
Enhance the visual character of the city by preserving diverse as well as harmonious architectural styles and design preferences, which reflect various phases of the City's history and cultural traditions of past and present residents.
  1. The proposed project is consistent with the purposes of the Heritage Preservation Ordinance – Finding Met  

The proposed modifications, as conditioned, are consistent with applicable sections of the Sunnyvale Municipal Code and the Murphy Avenue Design Guidelines. The replacement of the storefront windows to a 24-foot wide lift and slide bi-fold door unit would allow more light into the tenant spaces. The color scheme and materials reinforces the simple commercial architectural style of the building and does not overwhelm the building by being too loud or busy. The red, white and black sign logo provides visual distinction to the building façade which is encouraged by the Murphy Avenue Design Guidelines. As conditioned, the proposed modifications respect the character of the historic Murphy Avenue commercial district.
  2. The proposal will not be detrimental to the significant historical features of the building– Finding Met  

The project, as conditioned, enhances the general appearance of the site as well as the surrounding area. The modifications allow the existing tenant spaces to open up to the street and provide light and visual penetration. The proposed modifications will improve the appearance of the building and will enhance the existing and newer commercial development in the area.



**RECOMMENDED  
CONDITIONS OF APPROVAL AND  
STANDARD DEVELOPMENT REQUIREMENTS  
May 4, 2016**

Planning Application 2016-7172  
151 South Murphy Avenue  
Landmark Alteration Permit for exterior modifications including changes to windows,  
doors, awnings and building color.

The following Conditions of Approval [COA] and Standard Development Requirements [SDR] apply to the project referenced above. The COAs are specific conditions applicable to the proposed project. The SDRs are items which are codified or adopted by resolution and have been included for ease of reference, they may not be appealed or changed. The COAs and SDRs are grouped under specific headings that relate to the timing of required compliance. Additional language within a condition may further define the timing of required compliance. Applicable mitigation measures are noted with "Mitigation Measure" and placed in the applicable phase of the project.

In addition to complying with all applicable City, County, State and Federal Statutes, Codes, Ordinances, Resolutions and Regulations, Permittee expressly accepts and agrees to comply with the following Conditions of Approval and Standard Development Requirements of this Permit:

<b>GC: THE FOLLOWING GENERAL CONDITIONS AND STANDARD DEVELOPMENT REQUIREMENTS SHALL APPLY TO THE APPROVED PROJECT.</b>
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**GC-1. CONFORMANCE WITH APPROVED PLANNING APPLICATION:**

All building permit drawings and subsequent construction and operation shall substantially conform with the approved planning application, including: drawings/plans, materials samples, building colors, and other items submitted as part of the approved application. Any proposed amendments to the approved plans or Conditions of Approval are subject to review and approval by the City. The Director of Community Development shall determine whether revisions are considered major or minor. Minor changes are subject to review and approval by the Director of Community Development. Major changes are subject to review at a public hearing. [COA] [PLANNING]

**GC-2. PERMIT EXPIRATION:**

The permit shall be null and void two years from the date of approval by the final review authority at a public hearing if the approval is not exercised, unless a written request for an extension is received prior to expiration date and is approved by the Director of Community Development. [SDR] [PLANNING]

**GC-3. ENCROACHMENT PERMIT:**

Prior to any work in the public right-of-way, obtain an encroachment permit with insurance requirements for all public improvements including a traffic

control plan per the latest California Manual on Uniform Traffic Control Devices (MUTCD) standards to be reviewed and approved by the Department of Public Works. [COA] [PUBLIC WORKS]

#### GC-4 AWNING MAINTENANCE:

The fabric awning must be replaced at least every five years. Any future minor modifications to the awning color, material, shape or design may be approved by the Director of Community Development. Major modifications are subject to review and approval by the Heritage Preservation.

**PS: THE FOLLOWING CONDITIONS SHALL BE MET PRIOR TO SUBMITTAL OF BUILDING PERMIT, AND/OR GRADING PERMIT.**

#### PS-1. REQUIRED REVISIONS TO PROJECT PLANS:

The plans shall be revised to address the following:

- a. The use of awning signs shall be allowed on the front and rear elevation. The awning sign on the rear elevation shall be limited to the lower level awning to ensure design continuity with other awning signs in the area.

**BP: THE FOLLOWING CONDITIONS SHALL BE ADDRESSED ON THE CONSTRUCTION PLANS SUBMITTED FOR ANY DEMOLITION PERMIT, BUILDING PERMIT, GRADING PERMIT, AND/OR ENCROACHMENT PERMIT AND SHALL BE MET PRIOR TO THE ISSUANCE OF SAID PERMIT(S).**

#### BP-1. CONDITIONS OF APPROVAL:

Final plans shall include all Conditions of Approval included as part of the approved application starting on sheet 2 of the plans. [COA] [PLANNING]

#### BP-2. RESPONSE TO CONDITIONS OF APPROVAL:

A written response indicating how each condition has or will be addressed shall accompany the building permit set of plans. [COA] [PLANNING]

#### BP-3. BLUEPRINT FOR A CLEAN BAY:

The building permit plans shall include a "Blueprint for a Clean Bay" on one full sized sheet of the plans. [SDR] [PLANNING]

#### BP-4. BEST MANAGEMENT PRACTICES:

The project shall comply with the following source control measures as outlined in the BMP Guidance Manual and SMC 12.60.220. Best management practices shall be identified on the building permit set of plans and shall be subject to review and approval by the Director of Public Works:

- a) Storm drain stenciling. The stencil is available from the City's Environmental Division Public Outreach Program, which may be reached by calling (408) 730-7738.

- b) Landscaping that minimizes irrigation and runoff, promotes surface infiltration where possible, minimizes the use of pesticides and fertilizers, and incorporates appropriate sustainable landscaping practices and programs such as Bay-Friendly Landscaping.
- c) Appropriate covers, drains, and storage precautions for outdoor material storage areas, loading docks, repair/maintenance bays, and fueling areas.
- d) Covered trash, food waste, and compactor enclosures.
- e) Plumbing of the following discharges to the sanitary sewer, subject to the local sanitary sewer agency's authority and standards:
  - i) Discharges from indoor floor mat/equipment/hood filter wash racks or covered outdoor wash racks for restaurants.
  - ii) Dumpster drips from covered trash and food compactor enclosures.
  - iii) Discharges from outdoor covered wash areas for vehicles, equipment, and accessories.
  - iv) Swimming pool water, spa/hot tub, water feature and fountain discharges if discharge to onsite vegetated areas is not a feasible option.
  - v) Fire sprinkler test water, if discharge to onsite vegetated areas is not a feasible option. [SDR] [PLANNING]

**BP-5. ENCROACHMENT CONDITIONS:**

The building permit plans shall include all encroachment permit items. [COA]  
[PUBLIC WORKS]

**BP-6. SIGNS:**

All new signs shall require a separate Sign Permit and shall be in conformance with development standards and the Murphy Avenue Design Guidelines. [PLANNING] [COA]

**BP-7. LANDSCAPING:**

Landscaping shall be maintained in good health. [PLANNING] [COA]

**BP-8. SIDEWALK DINING:**

Sidewalk dining shall require a separate Miscellaneous Plan Permit in conformance with development standards and South Murphy Avenue Sidewalk Use Regulations. [PLANNING] [COA]

<b>EP: THE FOLLOWING CONDITIONS SHALL BE ADDRESSED AS PART OF AN ENCROACHMENT PERMIT APPLICATION.</b>
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**EP-1. CONSTRUCTION:**

All construction related materials, equipment, and construction workers parking need to be stored on-site and the public streets need to be kept free and clear of construction debris. [COA] [PUBLIC WORKS]

**EP-2. DAMAGE TO EXISTING PUBLIC IMPROVEMENTS:**

Developer shall be responsible to rectify any damage to the existing public improvements fronting and adjacent to the project site as a result of project construction to City's satisfaction by the Director of Public Works. [COA] [PUBLIC WORKS]

**DC: THE FOLLOWING CONDITIONS SHALL BE COMPLIED WITH AT ALL TIMES DURING THE CONSTRUCTION PHASE OF THE PROJECT.**

**DC-1. BLUEPRINT FOR A CLEAN BAY:**

The project shall be in compliance with stormwater best management practices for general construction activity until the project is completed and either final occupancy has been granted. [SDR] [PLANNING]

**END OF CONDITIONS**

**PRC Date:** 03/16/16  
**Project:** 2016-7172.1 LA  
**Planner:** (none)  
**Applicant:** Nick Gera  
**Address:** 151 S MURPHY AV  
**Desc.:** Replace storefront doors,  
 awning and new exterior colors

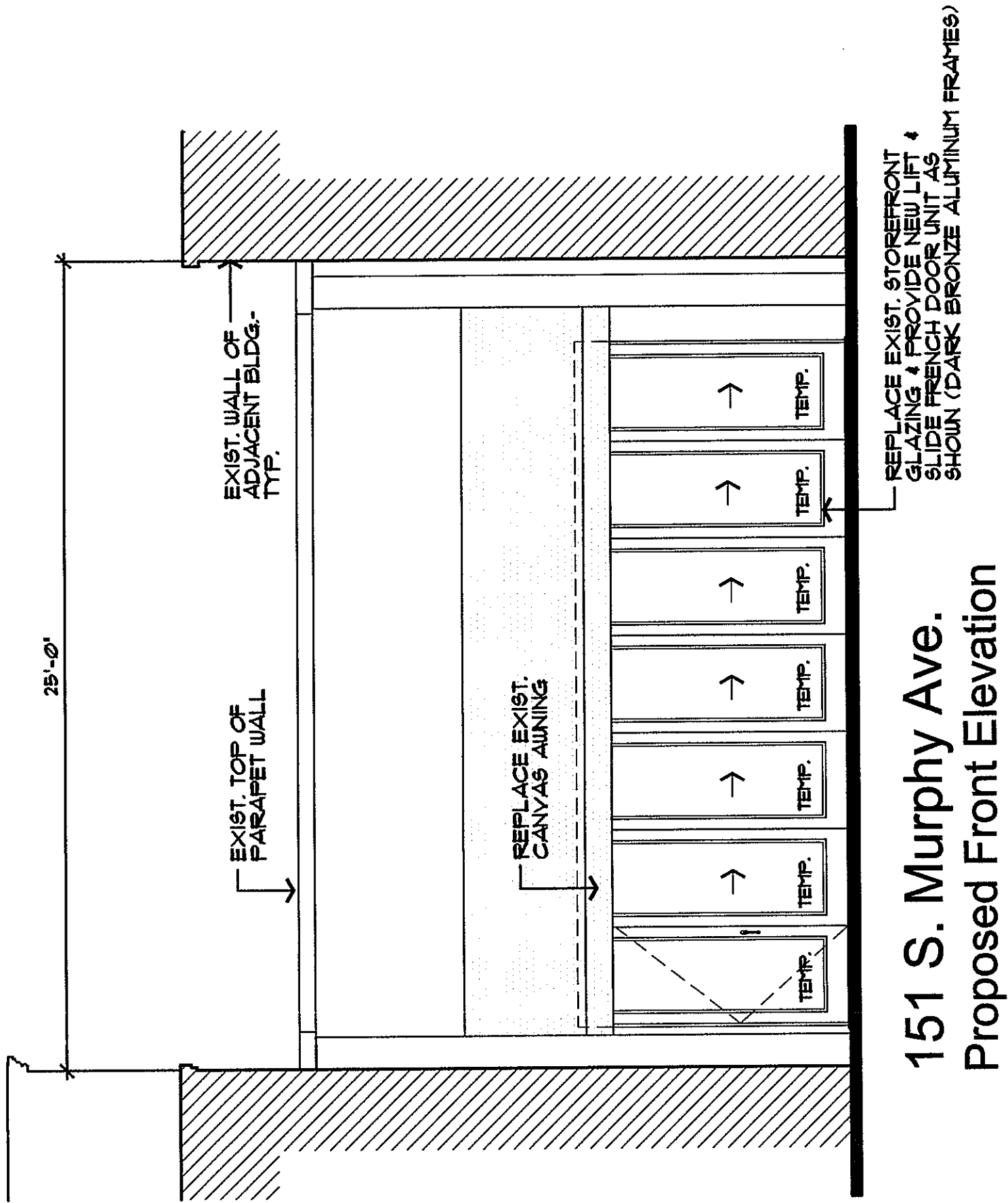
DATE	FEB. 21, 2016
SCALE	1/4"=1'-0"
PROJECT MANAGER	GREG ZIERMAN
DRAWN	GZ
JOB NO.	GERA-2016
SHEET	A1

DRAWING TITLE	
Front Elevation and Streetscape	
JOB TITLE	Storefront Remodel
JOB ADDRESS	151 S. Murphy Avenue Sunnyvale, California

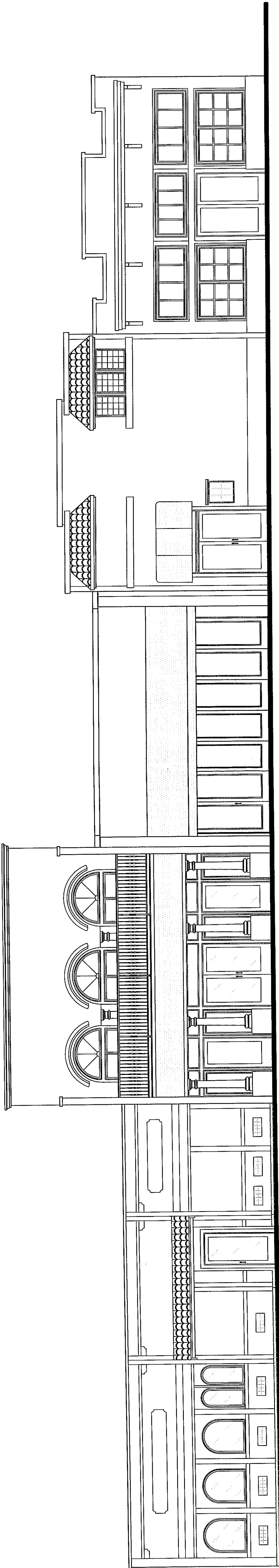
Gera Construction	
100 S. Murphy Avenue Sunnyvale, Calif. 94086	

THESE PLANS ARE INTENDED ONLY FOR THE ORIGINAL SITE FOR WHICH THEY WERE DESIGNED AND ARE THE PROPERTY OF UNIQUE HOME DESIGNS. THESE PLANS ARE PROTECTED UNDER COPYRIGHT LAWS AND MAY NOT BE REVISED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESS WRITTEN CONSENT OF UNIQUE HOME DESIGNS. ANY USE OF THESE PLANS ON OTHER SITES IS PROHIBITED WITHOUT THE CONSENT OF UNIQUE HOME DESIGNS. ANY DISCREPANCY DISCOVERED ON THESE PLANS SHALL BE BROUGHT TO THE ATTENTION OF UNIQUE HOME DESIGNS PRIOR TO COMMENCEMENT OF THE WORK IN QUESTION. ALL WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.

NO./DATE/REVISION



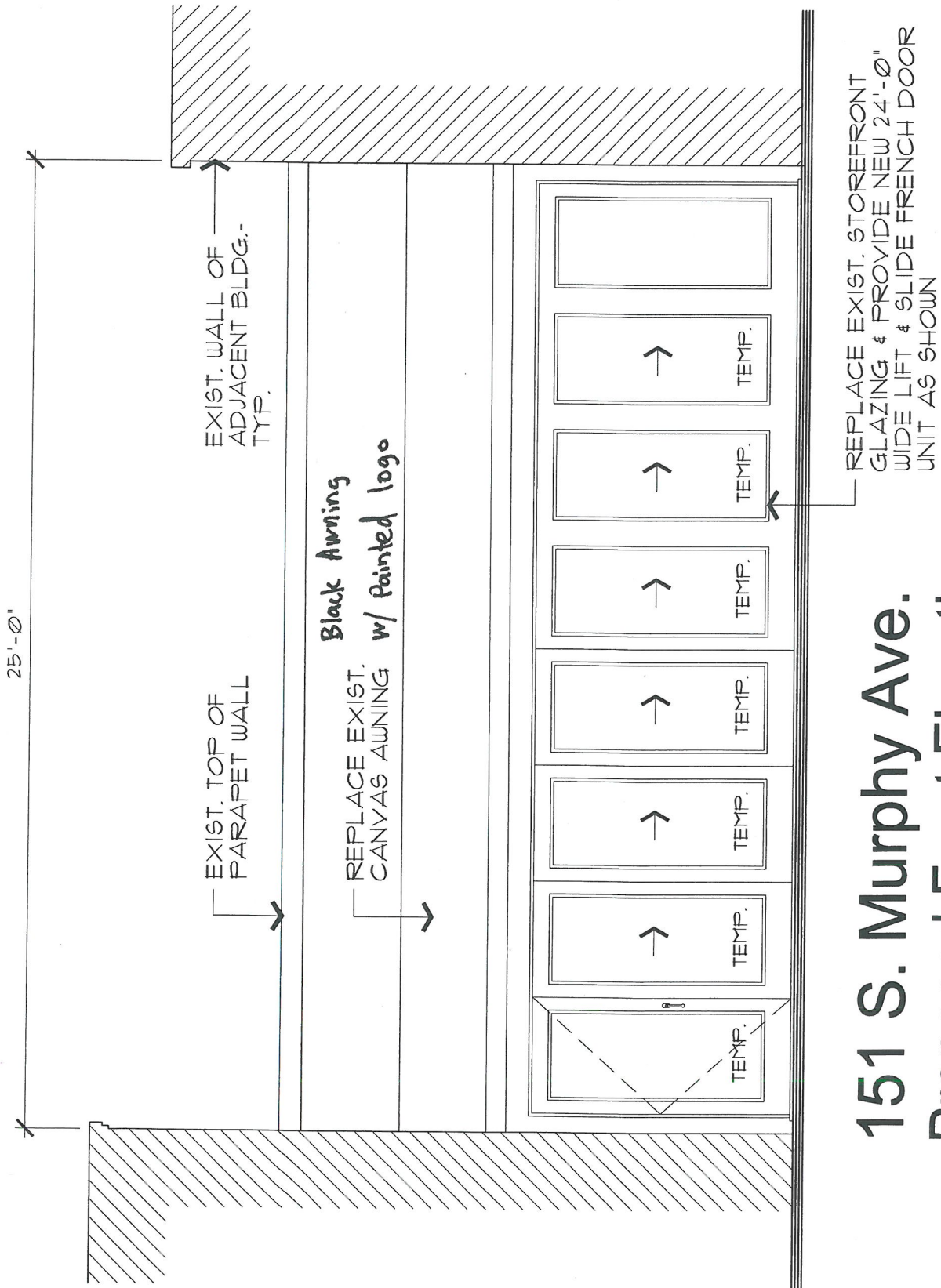
151 S. Murphy Ave.  
Proposed Front Elevation



151 S. Murphy Ave.

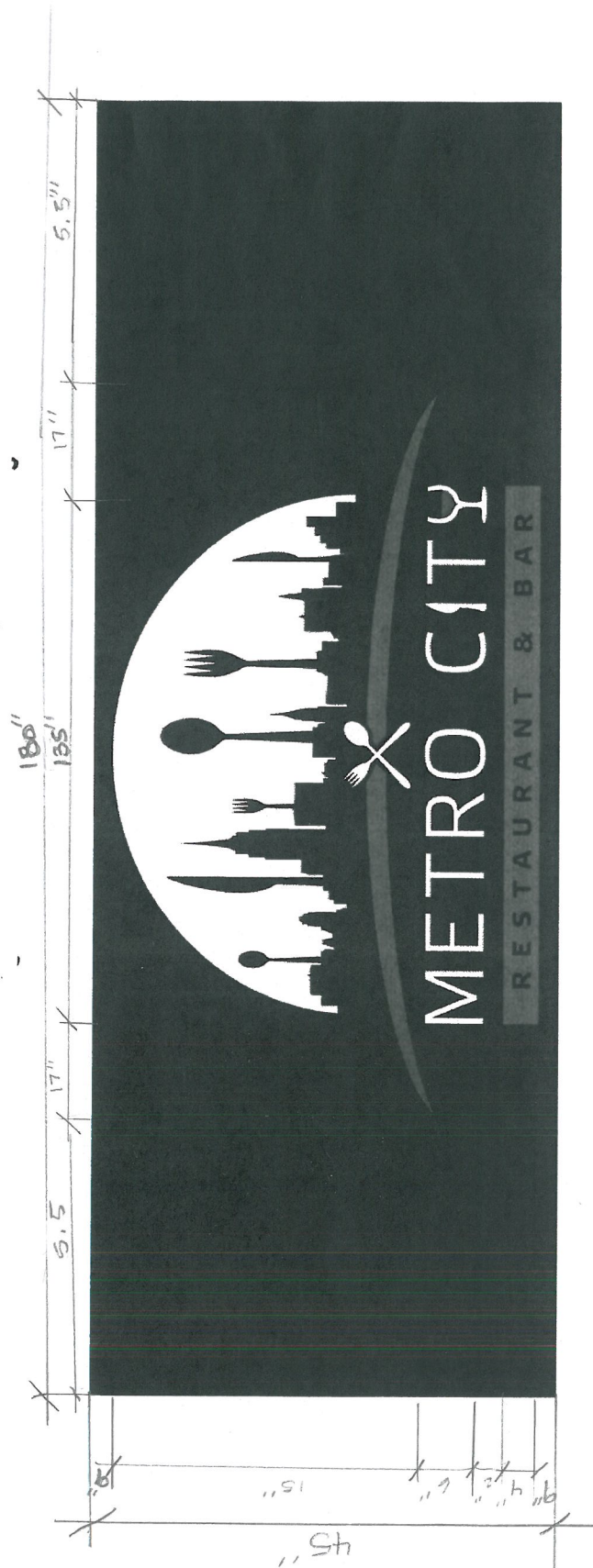
STREETSCAPE S. MURPHY AVENUE

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# 151 S. Murphy Ave. Proposed Front Elevation

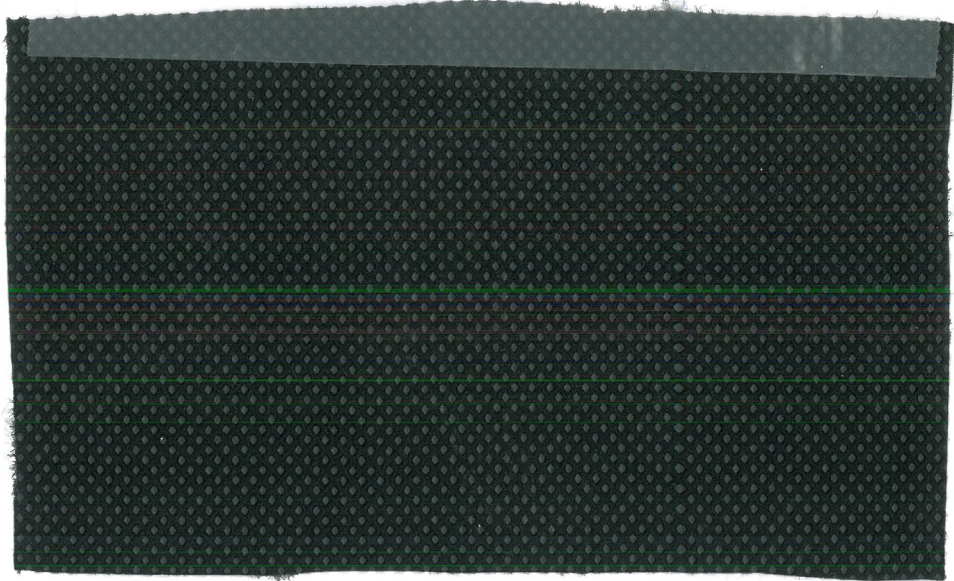




REAR AWNING ELEVATION

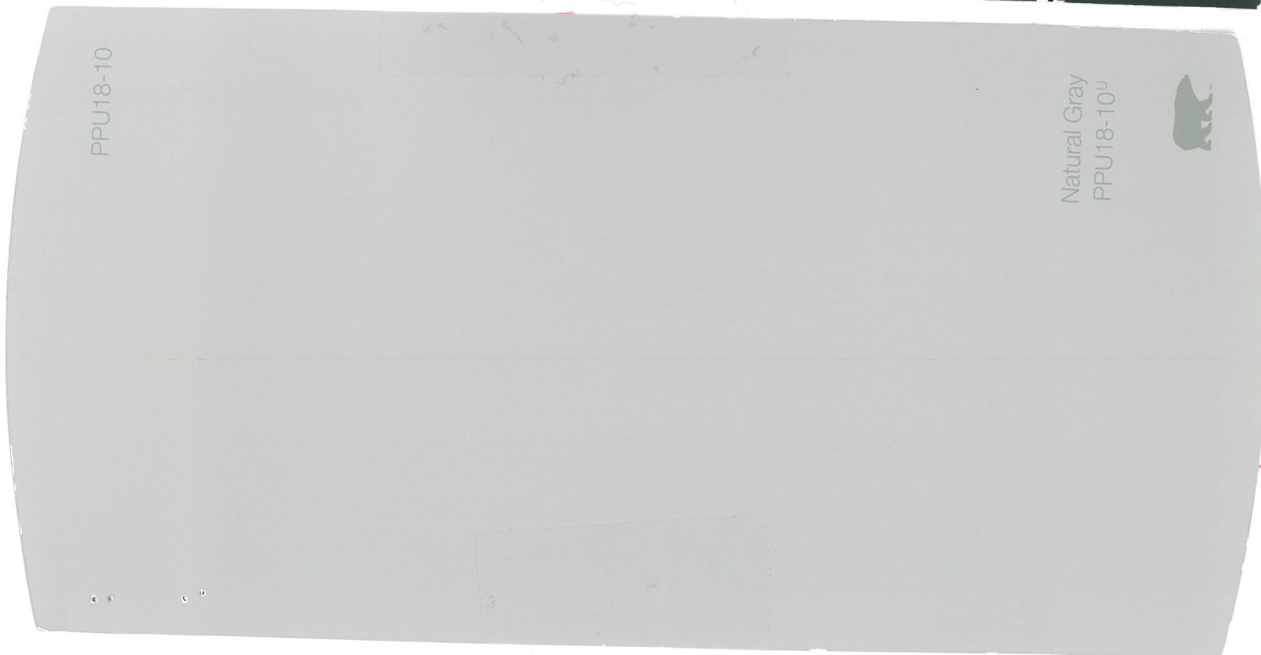
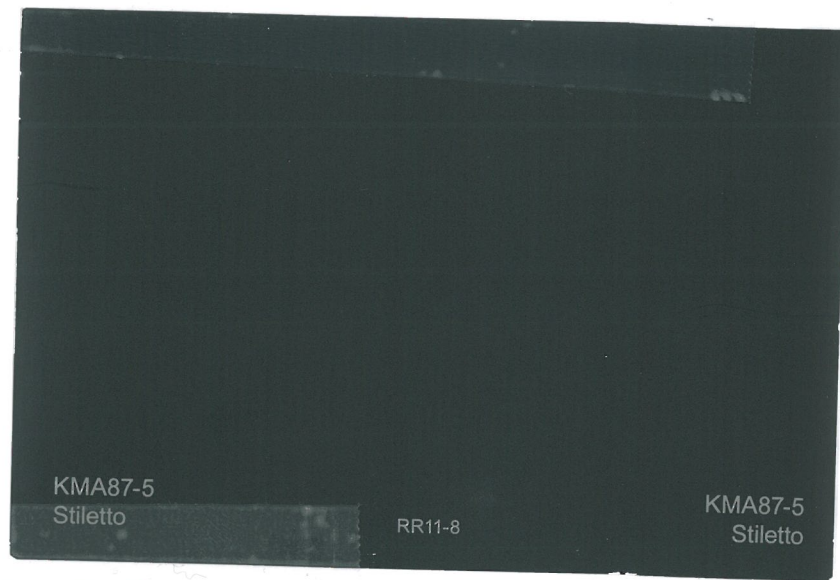






AWNING

TRIM →



→ EXT.  
PAINT  
COLOR

