



City of Sunnyvale

Agenda Item

19-0046

Agenda Date: 2/6/2019

REPORT TO HERITAGE PRESERVATION COMMISSION

SUBJECT

Proposed Project:

LANDMARK ALTERATION PERMIT to allow new color scheme for the building for Fuego Grill and Sports Bar.

Location: 163 S Murphy Avenue (APN: 209-06-010)

File #: 2018-8002

Zoning: Downtown Specific Plan (DSP) Block 2

Applicant / Owner: Fuego Grill (applicant) / Ante Bilic Trustee (owner)

Environmental Review: Categorical Exemption Class 1

Project Planner: Kelly Cha, (408) 730-7408, kcha@sunnyvale.ca.gov

REPORT IN BRIEF

General Plan: Transit Mixed-Use

Existing Site Conditions: Restaurant

Surrounding Land Uses

North: Bar

South: Bar/Night Club

East: Surface Parking Lot

West: Restaurant

Issues: Consistency with Murphy Avenue Design Guidelines

Staff Recommendation: Approve the Landmark Alteration Permit with the recommended Conditions of Approval in Attachment 3.

PROJECT DESCRIPTION

The proposed project is to allow modifications to the exterior colors of the existing commercial building at 140 South Murphy Avenue, located within the Murphy Station Heritage Landmark District and the Downtown Specific Plan (Block 2). The existing building is a two-story building and is currently occupied by Fuego Grill and Sport Bar restaurant. The primary building entry faces South Murphy Avenue and the City-owned surface parking lot is located towards the rear of the building facing South Sunnyvale Avenue.

Sunnyvale Municipal Code Section 19.96.090 requires a Landmark Alteration Permit for substantial exterior modifications to buildings within a Local Landmark District, such as changes to exterior colors or materials. Minor modifications that are consistent with regulations and design guidelines, such as signs and awning replacement, can be approved through a staff-level permit..

BACKGROUND

Previous Actions on the Site

Since the approval of the Special Development Permit (SDP) to construct the two-story restaurant

building, numerous building permits were submitted and have been finalized to improve the interior space. In addition to the original SDP from 1989, two different outdoor seating permits related to the previous tenants (Tarragon) and numerous sign permits were approved for this property. The most recently-approved staff-level permit (2018-7680) included two permanent wall signs and minor modifications to existing awnings.

There have been a few Neighborhood Preservation cases associated with the new business Fuego Grill and Sports Bar, related to temporary signs and smoking, but all cases have been remedied and closed.

Existing Policies

General Plan Goals and Policies: The applicable goals and policies from the Community Character Chapter of the General Plan along with analysis are included as recommended findings in Attachment 2.

Applicable Design Guidelines: The City's Design Guidelines provide recommendations for site layout, architecture, and design. The project is subject to the Murphy Avenue Design Guidelines, which is currently being updated and is expected to be adopted in the summer of 2019. The following design policy from the current Murphy Avenue Design Guidelines is applicable to the project:

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

ENVIRONMENTAL REVIEW

A Class 1 Categorical Exemption relieves this project from the California Environmental Quality Act (CEQA) provisions that include minor additions to an existing facility (CEQA Section 15301).

DISCUSSION

The proposed project includes modifications on the exterior color scheme of the two-story restaurant building. The existing colors are dusty pink with brown accents on the building trims. The proposed colors are light grey with dark grey accent. As shown in the proposed elevations (Attachment 4), the proposed colors contrast well with the previously approved fabric awning and signs, which includes red, white, and black colors.

A historical evaluation was prepared by Antony Kirk on January 7, 2019 (see Attachment 6) to assess the impact of the color change to the overall Landmark District. As stated in the report, the façades of neighboring properties on Murphy Avenue have multiple colors ranging from the cool, dark colors of Metro City to the bright pink and beige of Tumeric restaurant. Other neighboring properties have yellow and orange-red (Paul & Harvey), and another has forest green with light brown and beige trim (K Tea Cafe). The proposed light grey and dark grey combination adds to the eclectic colors of the Murphy Avenue, and are compatible with the District.

FISCAL IMPACT

No fiscal impacts other than normal fees and taxes are expected.

PUBLIC CONTACT

As of the date of staff report preparation, staff has received no comments from the neighbors.

Notice of Public Hearing:

- Published in the Sun newspaper
- Posted on the site
- 132 notices mailed to property owners and residents within 300 feet of the project site

Staff Report:

- Posted on the City's website
- Provided at the Reference Section of the City's Public Library

Agenda:

- Posted on the City's website
- Posted on the City's official notice bulletin board

ALTERNATIVES

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

STAFF RECOMMENDATION

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

Prepared by: Kelly Cha, Associate Planner

Reviewed by: Noren Caliva-Lepe, Senior Planner

ATTACHMENTS

1. Vicinity and Noticing Map
2. Recommended Findings
3. Recommended Conditions of Approval
4. Architectural Plans
5. Applicant's Project Description Letter
6. Historical Evaluation Report prepared by Anthony Kirk