



City of Sunnyvale

Meeting Minutes - Draft Heritage Preservation Commission

Wednesday, December 4, 2019

7:00 PM

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

CALL TO ORDER

Chair Larsen called the meeting to order.

SALUTE TO THE FLAG

Chair Larsen led the salute to the flag.

ROLL CALL

Present: 5 - Chair Dixie Larsen
Commissioner Steve Caroompas
Commissioner Shanna Gaudenti
Commissioner Dawn Hopkins
Commissioner David Wu
Absent: 1 - Vice Chair Melanie Holthaus

PRESENTATION

None

ORAL COMMUNICATIONS

Mike Michitaka, previous Heritage Preservation Commissioner who served the previous two terms spoke about his experience with this Commission. He noted the changes through the eight years of serving the Heritage Preservation Commission. He thanked the Commission and wished them well in their future endeavors and noted his new appointment with the Parks and Recreation Commission.

CONSENT CALENDAR

Chair Larsen moved to approve the Draft Heritage Preservation Commission Minutes of July 10, 2019 and Cice Chair Hopkins seconded.

The motion carried by the following vote:

Yes: 3 - Chair Larsen
Commissioner Gaudenti
Commissioner Hopkins

No: 0

Absent: 1 - Vice Chair Holthaus

Abstain: 2 - Commissioner Caroompas
Commissioner Wu

[19-1254](#) Approve the Draft Heritage Preservation Commission Meeting Minutes of July 10, 2019

Approve the Draft Heritage Preservation Commission Meeting Minutes of July 10, 2019, as submitted.

PUBLIC HEARINGS/GENERAL BUSINESS

[19-1253](#)

Proposed Project:

LANDMARK ALTERATION PERMIT: to repaint an existing building within the Murphy Station Heritage Landmark District, and install a privacy fence in the rear patio.

Location: 111 S. Murphy Avenue (APN: 209-06-077)

File #: 2019-7442

Zoning: Downtown Specific Plan Block 2

Applicant / Owner: Off the Rails (applicant) / Nicholas And Sueanne Gera Trustee & Et Al (owner)

Environmental Review: Categorical Exemption Class 1

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

Associate Planner Kelly Cha presented the report. noted staff's recommendation to approve the Landmark Alteration with the Conditions of Approval in Attachment 3.

Commissioner Caroompas noted his site visit and experience sitting in the rear seating area has lead him to prefer to no see the parking lot from the seating area. He prefers to have more privacy as a patron of the business.

Chair Larsen noted her agreement with Commissioner Caroompas opinion in favoring the fence screening.

Commissioner Hopkins noted that she agrees to allow screening; however, she would opposes artificial turf that is meant for the ground on a fence. Commissioner Caroompas replied that the fence screening is not artificial turf when he visited the restaurant .

Chair Larsen asked to clarify staff's options to allow a privacy fence and Ms. Cha discussed the options stated on the staff report.

Senior Planner George Schroeder clarified that the Commission may recommend additional conditions subject to approval.

Commissioner Caroompas noted that he would impose additional conditions to confirm that the fence and screening material would be properly maintained.

Chair Larsen opened the public hearing

Audrey Rider, applicant, noted that he took over the lease of the business noted that his patrons suggested to have a privacy fence from viewing the parking lot which does not look well maintained. He said that he installed the screening and received compliments from his customers and said that he is willing to install plants inside the fence if the Commission agrees; however, he has concern that natural screening plants may be difficult to maintain.

Chair Larsen and Commissioner Caroompas noted comments that are affirmative with providing a type of screening, whether it is artificial or natural.

Chair Larsen noted that the rear of the buildings have many problems, including garbage and sewage. She noted that the area is not inviting and this screening looks much better than what is currently there.

Commissioners discussed options on how to allow a type of screening that is acceptable and in keeping with the Murphy Avenue Design Guidelines.

Commissioner Caroompas stated that the back side of the artificial material is not pleasant to view from the public side of the fence and noted that if two were applied "back to back" and installed on the inside of the fence, then he feels that this type of installation would be aesthetically pleasing.

Chair Larsen noted that a natural screening would be best although she understands that this approach may take some time and the applicant may not be able to maintain the natural plants for the long term.

Chair Larsen and Commissioner Wu discussed that applying both artificial screening for the time being until the natural plants were grown enough to provide

the screening would be an amendable condition of approval as it would allow the applicant to have screening from the parking lot immediately and the to initiate a natural plant screening to eventually replace the artificial screening.

Senior Planner George Schroeder noted that staff would have difficulty monitoring a transition from an artificial to a natural screening if the Commission were to add a condition to allow this. Mr. Rider noted that he would take full responsibility to remove the screening once the natural shrubs or plants would grow enough to provide the screening.

Commissioner Wu asked staff if the artificial material could be vandalized.

Chair Larsen closed the public hearing.

Vice Chair Hopkins noted that she would agree to add a condition to install natural plants and allow the artificial screening for the meantime until the natural plants grow large enough to provide the screening.

Chair Larsen discussed the exterior color proposal with staff and the Commissioners agreed with the color proposal.

MOTION:

Commissioner Caroompas moved Alternative #2 of the staff report to approve the Landmark Alteration Permit with modifications:

- 1) Add planter boxes with live plants to initiate a natural screening (planters and planting to be determined by City Staff).
- 2) Modify Option #2 (Privacy Fence) of the staff report to temporarily allow two layers of artificial shrubbery (not artificial grass) "back to back" on the inside of the metal fence until the natural plant screening plants could provide the screening.
- 3) Condition of Approval PS-1 (a) to be modified as follows:

PS-1. REQUIRED REVISIONS TO PROJECT PLANS:

The plans shall be revised to address comments from the Heritage Preservation Commission including the following:

a) Maintain the open metal fence and allow the proposed privacy fence options as shown in Attachment 5 of the December 4, 2019 HPC staff report in the rear patio area. [COA] [PLANNING]

4) The natural screening (planter boxes and live plants) are to be present at all times if an artificial screening is installed on the rear fence and are to be maintained by the current tenant.

Commissioner Wu seconded.

Motion carried by the following vote:

Yes: 5 - Chair Larsen
Commissioner Caroompas
Commissioner Gaudenti
Commissioner Hopkins
Commissioner Wu

No: 0

Absent: 1 - Vice Chair Holthaus

[19-1255](#) Discussion and Adoption of Final 2020 Work Plan

Commissioner Hopkins moved and Commissioner Caroompas seconded the motion to Adopt the Final 2020 Work Plan.

The motion carried by the following vote:

Yes: 5 - Chair Larsen
Commissioner Caroompas
Commissioner Gaudenti
Commissioner Hopkins
Commissioner Wu

No: 0

Absent: 1 - Vice Chair Holthaus

[19-1256](#) Annual Review of the Code of Ethics and Conduct for Elected and Appointed Officials

Commissioners acknowledged their review of the Code of Ethics and Conduct for Elected and Appointed Officials.

STANDING ITEM: CONSIDERATION OF POTENTIAL STUDY ISSUES

None.

NON-AGENDA ITEMS & COMMENTS

-Commissioner Comments

Vice Chair Hopkins noted past Heritage Preservation Commissioner Mike Michitaka is a Jazz player and he and his band regularly perform in and around Sunnyvale.

Vice Chair Hopkins noted Edwinna Benner, the first female Mayor in California should be recognized somehow in the new Civic Center.

Commissioner Caroompas asked staff if a site visit to the Butchers Corner property is possible and Mr. Schroeder responded that the property owner would have to allow a visit and if the Commission were all to visit the site then it would have to be noticed and agendized as a meeting. Chair Larsen noted that he could ask the owner if he is allowed to visit and that he could perform a site visit as an individual.

INFORMATION ONLY REPORTS/ITEMS

Mr. Schroeder noted the Plaque Program is underway and the Heritage Resource list exists. Staff is working on the details of the program.

ADJOURNMENT

Chair Larsen adjourned the meeting at 8:23 pm.