



City of Sunnyvale

Meeting Minutes Heritage Preservation Commission

Wednesday, March 4, 2015

7:00 PM

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

CALL TO ORDER

SALUTE TO THE FLAG

ROLL CALL

Present: 6 - Chair Jeanine Stanek
Vice Chair David Squellati
Commissioner Hannalore Dietrich
Commissioner Dixie Larsen
Commissioner Mike Michitaka
Commissioner Dale Mouritsen

Absent: 1 - Commissioner Mark Johnson

PUBLIC ANNOUNCEMENTS

none

CONSENT CALENDAR

1 [15-0296](#) Draft Minutes of the Heritage Preservation Commission Meeting of
February 4, 2015

Comm. Dietrich moved to approve the Draft Minutes of February 4, 2015. Comm.
Michitaka seconded

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

No: 0

Absent: 1 - Commissioner Johnson

PUBLIC COMMENTS

none

PUBLIC HEARINGS/GENERAL BUSINESS

- 2 [15-0241](#) **File #:** 2015-7032
Location: 225 Waverly Street (APN: 165-12-028)
Zoning: R-2 (Low-Medium Density Residential)
Proposed Project: Related applications on a 6,000 square-foot site:
 RESOURCE ALTERATION PERMIT: For a 265 square-foot addition to a Heritage Resource.
 VARIANCE: To allow one covered parking space where two covered parking spaces are required for an addition resulting in gross floor area greater than 1,800 square feet; and to allow for a combined side-yard setback of approximately 6 feet, 3 inches, where a minimum of 10 feet is required.
Applicant / Owner: Michael Lam (applicant/owner)
Environmental Review: Class 1 Categorical Exemption
Project Planner: Timothy Maier, (408) 730-7257, tmaier@sunnyvale.ca.gov

Tim Maier, Associate Planner, presented the project application. He noted that the Resource Alteration Permit is for a 265 square foot addition to a Heritage Resource and a Variance to allow one covered parking space where two covered parking spaces are required for an addition resulting in a gross floor area greater than 1,800 square feet. He noted that the proposal includes a combined side yard setback of approximately 6 feet, 3 inches, where a minimum of 10 feet is required. He described the proposed design and changes and stated that according to the historic evaluation, the garage has some historical significance; therefore, the property owner is requesting a Variance to maintain his one covered garage instead of meeting the requirement for two covered parking spaces.

Comm. Michitaka asked staff if there are other similar homes nearby in the Heritage Resource inventory.

Mr. Maier responded yes, that there are other homes that are similar.

Vice Chair Squellati noted that there is another home in the inventory on the same street.

Chair Stanek clarified with staff if this Commission is able to grant Variances.

Amber El Hajj responded that this Commission may grant this Variance.

Comm. Larsen asked if the gabled roof is part of the original architecture. She noted that she would retract her question until the public hearing opens as it is for

the applicant to answer.

Mr. Maier noted that there are no visible changes from the public right of way.

Vice Chair Squellati clarified the proposed heights with staff.

Chair Stanek opened the public hearing.

Rob Mayer, architect, noted that the home evolved overtime and should continue to evolve in a minimal sense. He noted that this proposal is the most sensitive historical approach to the desired changes by the owner. He then said that in his opinion the home was originally a single gable, and the second gable was most likely not part of the original design. He further noted that owner intends to keep the historical design.

Michael Lam, owner, said that he looked forward to moving into the house but needed the expansion to accommodate his family.

Vice Chair Squellati noted that he rode his bike to the site and asked the owner if they were going to keep the mural on the back wall.

Mr. Lam responded that the mural was already there at the time of purchase and that it's technically on the adjacent neighbor's garage, which faces his property.

Comm. Larsen expressed surprise at the bright yellow color of the house, then asked staff whether buildings on the Heritage Resource List need to be maintained in colors consistent with those on the heritage color palette.

Michael Lam, owner responded that they have future plans in to repaint, and that they did some research at the library and viewed bungalow types of homes. He noted that underneath the yellow paint is a dark blue green color, which may have been worse than the yellow. He also noted that this is his first home and that they are learning about the rules for Heritage Resources.

Chair Stanek noted some history of the home and thanked Mr. Lam for choosing a historical architect to work with the proposed changes.

Vice Chair Squellati asked staff about setbacks.

Ms. El Hajj clarified that the combined setback is the reason for the Variance request; she noted that they meet the minimum side-yard setbacks for this zoning

district.

Chair Stanek closed the public hearing.

Vice Chair Squellati asked staff if the conditions of approval are standard.

Mr. Maier replied yes, that they are standard for most Landmark Alteration Permits.

Chair re-opened the public hearing.

Mr. Lam noted that the chimney needs minor repairs and asked if coming before the Commission is required before making those necessary changes.

Chair Stanek noted that past Mayor Melinda Hamilton lives in a home that is on the Heritage Resource List, and she recalls that Mayor Hamilton needed to change or repair her chimney at one point. Chair Stanek noted that Mayor Hamilton did not have to get approval from this Commission, but only from staff.

Mr. Maier noted that minor exterior repairs may be reviewed by staff, and typically will not need another Landmark Alteration Permit.

Vice Chair Squellati motioned to approve the Landmark Alteration Permit, with staff's recommendation in Alternative 1 in the staff report; Approve the Resource Alteration Permit and request for Variance with attached conditions.

Comm. Mouritsen seconded.

Motion carried by the following vote:

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

No: 0

Absent: 1 - Commissioner Johnson

3 Results of the Study Issue Workshop

Ms. El Hajj noted that the Commissioners proposed study issues were not ranked this year.

Chair Stanek asked staff if the results of all the study issues are listed on the City web site.

Ms. El Hajj said yes, and stated that the Commissioners could find the document under the City Council tab from the City's home webpage.

NON-AGENDA ITEMS & COMMENTS

-Commissioner Comments

Comm. Larsen noted that the Commission asked the owner (during the public hearing) if he would consider removing his property from the Heritage Resource List. She asked the Commission if this is a typical question that should be asked.

Chair Stanek noted that the owner would have known that they could apply to remove their home from the City's Heritage Resource List, and stated that she is glad that they did not choose to apply for removal.

Ms. El Hajj noted that the homeowner could apply for removal from the heritage resource list, and further stated that this Commission would have to grant the removal of the resource.

Vice Chair Squellati noted that it is nice that the owner decided to get a Resource Allocation Permit and keep the home on the list because the neighborhood is beginning to look diverse and keeping the home on the Heritage Resource List seems like a good idea.

Ms. El Hajj summarized an update about the Butchers Corner. She noted that the site is in the beginning stages and will require environmental review.

Vice Chair Squellati noted that the property known as Butchers Corner is not part of the City and it will have to be annexed before anything gets developed.

Ms. El Hajj followed up on the Commission's request from the last meeting and provided an update of the colors of the wine bar (Vino Vino) on 199 South Murphy Avenue. She passed around the colored rendering.

Chair Stanek asked about the building next to the Gumba's Italian restaurant, and if the owners approached the City with any applications for any changes.

Ms. El Hajj responded no, that she is not aware of any new applications at that address.

Commissioners discussed the next meeting and asked staff if any new applications have been submitted.

Ms. El Hajj noted that a minor application was submitted and that she will notify the Commission once a hearing date is scheduled.

INFORMATION ONLY REPORTS/ITEMS

none

ADJOURNMENT

The meeting adjourned at 7:53 p.m.