



# City of Sunnyvale

## Meeting Minutes Heritage Preservation Commission

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Wednesday, November 4, 2015

7:00 PM

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

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### **CALL TO ORDER**

Chair Squellati called the meeting to order.

### **SALUTE TO THE FLAG**

The Pledge of Allegiance took place.

### **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

### **ORAL COMMUNICATIONS**

None

### **CONSENT CALENDAR**

1.A Approval of the Draft Minutes of September 2, 2015

Comm. Dietrich asked that the abbreviation on page 2, "CLG" be changed to Certified Local Government.

1.B Approval of the Draft Minutes of October 7, 2015

Present: Chair and Vice Chair titles to be updated.

Comm. Dietrich noted minor grammatical changes.

Comm. Michitaka motioned to approve Consent Calendar. Comm. Hopkins seconded.

MOTION CARRIED: 7-0

**PUBLIC HEARINGS/GENERAL BUSINESS**

2.        [15-0861](#)        **File #:** 2015-7699  
**Location:** 568 South Frances Street (APN: 209-30-020)  
**Applicant / Owner:** Efrat Barak (applicant and owner)  
**Proposed Project:**  
              **RESOURCE ALTERATION PERMIT** to allow a 497-square foot addition to the rear of an existing single family home and the modification of the roof from a flat roof to a pitched roof (main residence and garage) in the Taaffe Frances Heritage Neighborhood. The total proposed floor area is 1,528 square feet (23.5% FAR) including the detached single car garage.  
**Reason for Permit:** A Resource Alteration Permit is required for major alterations to a Heritage Resource.  
**Project Planner:** Momoko Ishijima, (408) 730-7532, mishijima@sunnyvale.ca.gov  
**Issues:** Compatibility with Taaffe-Frances Heritage District Design Guidelines  
**Recommendation:** Approve with conditions

Chair Squellati called item 2 to order.

Momoko Ishijima, Associate Planner, presented the staff report. She noted staff's recommendation is Alternative 1 of the staff report; to approve the Resource Allocation Permit with recommended Conditions in Attachment 2 of the report.

Comm. Dietrich asked how many homes on Frances street have changed the roof pitch on their homes. Ms. Ishijima responded that she did not have that information readily available.

Comm. Valenzuela noted that the roofline looks very steep compared to the neighborhood. Ms. Ishijima noted that the proposed pitch is 4:12 and also informed the Commission that low-pitched rooflines are one of the noted features for Spanish-Revival style architecture within the Taaffe Frances Heritage Neighborhood Design Guidelines.

Efrat Barack, owner and designer, noted her educational background with a Bachelor's and Master's degree in architecture. She said that they believe their proposal is minimal and in keeping with the Spanish-Revival architecture style. She said that they used the Taaffe-Frances Heritage Neighborhood Design Principles and Guidelines when designing the new roof, addition, and garage. She noted that the roof pitch they have proposed is used today in Spanish-Revival architecture.

Mr. Barack, owner and applicant, noted that they love the home, and they believe

the proposed design is minimal and in keeping with the current style. He noted that if there are any reservations, they are willing to address and change their proposal, if necessary. He noted that their roof is currently leaking; therefore, replacing the roof is required and replacing the flat roof with a pitched roof is desired. He then said that they just want to make simple changes to accommodate their lifestyle while maintaining the Spanish-Revival architecture.

Comm. Michitaka asked if the building in the rear of the house is a warehouse. Mr. and Ms. Barack clarified that it is the garage.

Comm. Hopkins feels that the stone proposed along the front of the home is a dramatic change in style and asked the applicant to explain that decision.

Ms. Barack replied that the Spanish-Revival architectural style uses rough stucco, which she does not like. She said the stone was an alternative material they would like to use to add texture instead of rough stucco.

Comm. Michitaka asked if they were aware that the home was located in a historic district.

Ms. Efrat noted that they were aware of the historic significance of the Taaffe-Frances District, and that she had discussed their proposal with Ms. Ishijima when they were in the beginning stages.

Comm. Dietrich thinks the design flow of the floor plan is beautiful.

Comm. Larsen said that she visited the site and found the street charming, stunning, and beautiful. She said that she thinks that adding a roof to their home is a wonderful enhancement to the street.

Chair Squellati said that he rides his bike down the street often and noted the uniqueness of the flat roof; however, he believes the proposed pitched roof would also fit in with the street.

Chair Squellati opened the public hearing.

Assana Fard, neighbor, acknowledged the owners for preserving the redwood tree. She stated that the style of the house is similar to her home on the street, which also has a flat roof. She understands that if the roof is leaking, it needs to be fixed, but she would like to see the house in its original style with a flat roof. She noted that the report stated three parking spaces and would like to know the location of

these parking spaces. She then stated that she hopes they are planning to keep the strawberry tree.

Lynn Kristy, neighbor, stated that she is concerned about construction noise, since she is the neighbor on the right. She then said that she hopes the applicant is doing this work to live in the house and not planning to flip the house.

Sheri Cordiana, neighbor, mentioned her neighbor remodeled her house but kept it as a flat roof. She noted that the Spanish-Revival includes flat roofs. She noted the Meyer-Lemon tree in the front of the home is important to her and would like the applicant to keep the existing fruit trees. She asked about the construction times and said that the street is quiet even though it is close to El Camino Real.

Larry Klein, neighbor, commented that the parking spaces shown on the site would most likely not change even though the report states it will go from two to three. He then commented that they could only make suggestions to the low-sloped roof based from the rendering, which shows a high-steep roof, although is described in the report as a low-pitched roof. He said the south side of the property is covering 90% of the property line, which seems to be a long wall and would like to see an increased setback to hide the wall. He noted that the renderings in the report only show the front and left of the property, and not the right side. He likes the stone in the front, asked about the trees, and hopes the owners will adhere to the allowed construction times.

Ms. Fard noted that the neighbors have restored their homes to keep their original character and noted concern to the Commissioners comments regarding other homes on the street with pitched roofs. She noted that her house (on the left) is a flat roof with a sloped façade depicting a pitched roof. She confirmed with Chair Squellati that her home was originally a single-story home and that they had added the second story and pitched roof facade.

Mr. Barack said that they purchased the home with plans to keep the original Spanish-Revival style. Ms. Barack noted that they are planning to keep the strawberry tree, in hopes that the construction will not damage it, since it is fragile. Also, Mr. Barack stated that they are planning to live in the home for many years with their family.

Chair Squellati closed the public hearing.

Chair Squellati asked staff if the applicants have worked with the City through this permit process and if they are in compliance with all the guidelines. Ms. Ishijima

responded yes, after they submitted the application and staff has provided comments and suggestions to their initial proposal. She said that they have made several changes to this point and have adhered to the Taaffe-Frances Heritage Neighborhood Design Principles and Guidelines. The proposal includes staff's recommendations.

Comm. Larsen confirmed with Ms. Ishijima that there are 11 Spanish-Revival homes in the neighborhood, and nine of the homes have a flat roof or a flat roof that appears pitched from the front.

Ms. Ishijima noted that some homes look like they have pitched roofs from their facade, but they are actually flat.

Comm. Larsen then asked if there is more specific information on the degree of the pitch of the roof. Ms. El-Hajj responded that the plans state four and twelve, which is a fairly typical pitch in Sunnyvale.

Ms. Ishijima noted that three and four to twelve is considered low pitch, and the Taaffe-Frances Heritage Neighborhood Design Guidelines describe Spanish-Revival homes to have low-pitched roofs and do not mention flat roofs.

Comm. Larsen asked staff what the setback of the home was in relationship to the fence. Ms. Ishijima noted that the addition was designed to maintain the health of the redwood tree; therefore, putting the addition on the right side of the property was more favorable, and they still adhered to the standard setback requirements.

Comm. Hopkins noted she does not think the stone material works on this house and noted a letter from a neighbor that suggested using terra cotta pavers or brick.

Comm. Larsen asked if the proposed stone is stated in the report. Ms. Ishijima pointed out the materials proposed from the rendering in the staff report.

Comm. Hopkins commented that she is not opposed to a pitched roof. She said would rather see a true-pitched roof rather than a façade that looks like a pitched roof.

Chair Squellati discussed the alternatives with staff.

Comm. Michitaka asked the applicant if they are willing to make changes, if needed.

Mr. Barack noted if there were minor changes, they would be willing to work with staff.

Ms. El-Hajj noted that the Commission could ask the applicants if they were in agreement with any other modifications prior to their decision.

**MOTION:**

Comm. Hopkins moved for Alternative 2; with an additional condition to work with staff to use a stucco material other than the stone material to the façade. Comm. Valenzuela seconded.

Comm. Valenzuela agreed that stucco would keep in the Spanish-Revival architectural style, as noted in the Taaffe-Frances Heritage Neighborhood Design Principles and Guidelines.

Chair Squellati asked if the front of the house is a courtyard. Ms. Ishijima concurred.

Comm. Dietrich noted that she does not mind the proposed stone for the façade.

Chair Squellati and Comm. Larsen agree with Comm. Hopkins regarding the stone material.

Comm. Larsen clarified that the motion added a condition to change the material applies to the façade only. Comm. Hopkins replied in the affirmative, that she is referring to the proposed stone material in the report, as stone facades are not part of the Spanish-Revival style architecture.

Ms. El-Hajj noted that the Commission could add a condition to work with staff to use a different design or material.

Chair Squellati asked Comm. Valenzuela if he is in agreement with the motion. Comm. Valenzuela replied in the affirmative.

Commissioners clarified Comm. Hopkin's motion. Comm. Hopkins noted that her motion would not include a specific material to use.

Comm. Dietrich noted that the neighborhood is a close-knit environment, and keeping the current landscape (trees in particular) seems important to them. She noted that the applicant has worked with City staff, and said that she would want to

ensure that a homeowner should be able to plant what they wish as the owner of that property.

Chair Squellati asked the homeowners if they were okay with the additional condition of approval. Applicants responded yes, that they can work with staff to use a different material other than what was proposed today.

MOTION CARRIED: 7-0.

Chair Squellati noted the 15-day appeal period.

APPEAL OPTIONS: This action is final unless it is appealed to the City Council or there is a call for review no later than 5:00 p.m. on Thursday, November 19, 2015.

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

**No: 0**

### **Selection and Ranking of Potential Study Issues for 2016**

CDD 14-10: Update to the Murphy Avenue Design Guidelines

CDD 16-14: Exploring Options for Establishment of a Plaque Program for Heritage Resources

TITLE Exploring Options for Establishment of a Plaque Program for Heritage Resources

Ms. El-Hajj summarized the study issues for ranking.

Comm. Dietrich noted that the Murphy Avenue Design Guidelines are outdated and need updating.

Comm. Larsen noted that importance of the Murphy Avenue Design Guidelines.

Comm. Hopkins discussed CDD 16-14, noting that plaques are suggested in the City's General Plan and additional plaques are a good public display of historic sites in Sunnyvale.

Commissioners took a vote on the Study Issue rankings:

VOTE:

- 1) CDD 14-10: Update to the Murphy Avenue Design Guidelines
- 2) CDD 16-14: Exploring Options for Establishment of a Plaque Program for Heritage Resources

Comm. Hopkins motioned to approve the vote. Chair Squellati seconded.

MOTION CARRIED: 7-0.

**NON-AGENDA ITEMS & COMMENTS**

**-Commissioner Comments**

Comm. Dietrich noted an event at the Library this Saturday, November 7, 3pm – 5pm about Personal Emergency Preparedness (PEP).

**INFORMATION ONLY REPORTS/ITEMS**

Ms. El-Hajj noted the upcoming meeting on December 2, 2015 which will include a Landmark Alteration Permit on 155 South Murphy Avenue.

**ADJOURNMENT**

Chair Squellati adjourned the meeting at 8:35 pm.