

Statement of Justification submitted by the applicant, Ramin Zohoor, on April 4th, 2022

Homes with 1-car and 2-car garages around Sonoma Place

- On Sonoma place, there are 17 homes total. Four of the 17 homes have single car garages, and one has a 2-car garage converted to a living space with no additional garage.
 - On the east side, there are three houses, two with 1-car garages and one with a 2-car garage.
 - On the west side, there are five houses, four have 2-car garages and one has a 1-car garage on Sonoma and a 2-car garage on Benton.
 - On the main stretch of Sonoma Place, there are 9 houses. Two houses have a 1-car garage. Six houses have a 2-car garage. One house had a 2-car garage converted to a living space.
 - On the Benton St side of the block, there are nine houses. Six of these have a single car garage.

Two-story homes with non-compliant setbacks near Sonoma Place.

- 2674 Benton Street (behind subject property) Old addition of second floor with no setback on the sides or rear. Also has an entry door from the rear on the second floor, but several foot drop to ground floor roof below.



- - Note full size door opening to nothing.
- 2761 Benton Street (behind and across Benton from the subject property) is an old addition or construction with no setbacks.



- 2782 Sonoma Place is a new construction in the last 15 years no setback



- 2792 Sonoma Place New construction in the last 15 years, no set backs



- 2662 Wallace Street (other side of Benton) Old addition with no set back on side and back.



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- 1225 Crowley Unknown year of addition or rebuild, but relatively new work. No offset on one side and Window over garage not complainant with guidelines



- 1234 Crowley old addition, no setbacks on front and side.



- 1294 Crowley, old addition with no setback on side



- 2546 Dixon under construction, no apparent setback on side



- Other nearby homes not fully compliant
 - 2536 Patricia. Old construction no setback front or side
 - 2582 Patricia. Old construction no setbacks.
 - 2581 Patricia. Old construction no setbacks.
 - 2587 Patricia. Old construction no setbacks.
 - 947 Las Palmas. Old construction no setbacks.
 - 953 Las Palmas. Old construction no setbacks.
 - 982 Las Palmas. Old construction no setbacks.
 - 2511 Rose way. Old construction no setbacks.
 - 2520 Rose way. Old construction no setbacks.
 - 950 Rose court. New construction no setbacks.
 - 2540 Rose way. Old construction no setbacks.
 - 983 White. Old construction no setbacks.
 - 1029 White. Hayward and white. Old construction no setbacks. Small bump out
 - 2541 White. Old construction no setbacks.