



September 7, 2018

Jerivette Ecalnir
1940 Avenida De Las Rosas
Santa Clara, CA 95054

Re: Zoning Administrator Modification for 1940 Avenida De Las Rosas – PLN2018-13473

Dear Ms. Ecalnir:

This letter is to respond to the Planning Application that was filed on August 16, 2018, for the property at 1940 Avenida De Las Rosas (APN: 097-42-075). This application includes a request for Architectural Review Approval and a Zoning Administrator Modification to permit a 522 square foot rear living area addition to the existing house, at a proposed rear yard building setback of 15 feet, where pursuant to Santa Clara City Code Section 18.12.100, a minimum 20-foot rear yard is required for properties located in R1-6L zoning districts.

Staff has reviewed the application including the proposed development plans and the statement of justification provided. The subject property at 1940 Avenida De Las Rosas is zoned R1-6L - Single Family Residential, and currently meets the minimum 60-foot lot width and minimum 6,000 square foot lot area standards of the R1-6L zoning district. The existing 1,340 square-foot three-bedroom and two-bathroom house with an attached 464 square-foot two-car garage is positioned on the property at a 21-foot 6-inch setback from the front property line, and a 34-foot 6-inch setback from the rear property line.

While this proposed single-story addition may not adversely impact neighboring single family properties to the sides, nor the parking lot of the adjoining residential apartment complex to the rear (south), staff is not able to make the required finding that there are unusual conditions applying to this land or the building which do not apply generally to all other properties located in the R1-6L zoning district. As noted in the paragraph above, this property has a standard 60-foot lot width and a standard 6,000 square-foot lot area. The property also has more than the 20-foot minimum rear yard, and enough space to allow for a rear living area addition in a manner that would not encroach into the required rear yard.

For the reasons noted above, this application for a Zoning Administrator Minor Modification to permit construction at a substandard 15-foot rear yard building setback is hereby denied. To appeal this decision, you must submit a written petition to Planning Division within seven calendar days of this action, and the request would be referred to the City's Planning Commission for review and consideration.

If you have any questions, please do not hesitate to contact me or Jeff Schwilk at (408) 615-2450.

Sincerely,

Gloria Sciara AICP | Development Review Officer
Zoning Administrator | Planning Commission Staff Liaison