

March 15, 2018

City of Santa Clara - Planning Commission
1500 Warburton Avenue
Santa Clara, CA 95050

Dear Members of the Planning Commission:

We are writing to call the commission's attention to a matter that is currently affecting our family. We have been informed by the Planning Division that our property is designated as Agricultural (A) zoning, and thus, bound by the regulations that are typically reserved to limit density of development and to preserve existing farm lands.

This unusual condition has presented an unique hardship as we attempt to improve our home to accommodate our growing family. A restriction of 15' setback on each side is extremely restrictive and creates practical difficulties as our lot is only 60' in width.

We have consulted architects and have been advised that in order to construct single-story addition to our home, our parcel would require a change in the restrictions that regulate our side yards.

As such, we would like to request the Planning Commission to initiate, by resolution of intention of the Planning Commission, a rezoning of 130 Serena Way (APN 294-36-017) from A district to R1-6L district.

Sincerely,

George Tsai and Karen Lee
Homeowners - 130 Serena Way, Santa Clara



March 26, 2018

Alfred Fong
120 Serena Way
Santa Clara, CA 95051

RE: 120 Serena Way Zoning Designation

Dear Mr. Fong:

This is regarding your property at 120 Serena Way in the City of Santa Clara. Your property is one of the last properties zoned A Agricultural district in the City.

Your neighbor at 130 Serena Way, Mr. George Tsai, whose property also has the A Agricultural designation has submitted a letter indicating that he wants the City's Planning Commission to initiate rezoning of his property. His rezoning request is to change the zoning designation to the R1-6L single-family residential district. If approved, this zoning request would change the zoning designation applicable to his property to be consistent with the surrounding neighborhood. This designation would allow additions to be made at a 5 foot side setback, as opposed to the 15 foot setback required under the A Agricultural district.

Because your property was annexed into the City at the same time as Mr. Tsai's, it shares the same A Agricultural designation. In 1974, the City started, but never completed, the rezoning process for both properties.

We here in the Planning Division wanted to contact you to see if we could extend the request to include your property. Please call me at 408/615-2478 to discuss the process and next steps.

Sincerely,

John Davidson
Principal Planner, City of Santa Clara
408/615-2478

Attachment: letter from George Tsai to the Santa Clara Planning Commission

John Davidson

From: mailto_al_fong@yahoo.com
Sent: Tuesday, April 03, 2018 1:08 PM
To: John Davidson
Subject: Re: Initiating rezoning of 120 Serena Way from the A Agricultural district to the R1-6L single-family residential district

Hi John,

Please include me in the request to rezone my property (120 Serena Way) from "A" to "R1-6L."

Thank you for your help in this matter.

Alfred Fong

Sent from my iPhone

On Apr 3, 2018, at 11:17 AM, John Davidson <JDavidson@SantaClaraCA.gov> wrote:

Hi Al:

The Planning Division is going to put George Tsai's request to the Planning Commission to initiate the rezoning of his property at 130 Serena Way to the R1-6L single-family residential district on the April 11, 2018 Planning Commission agenda.

Please confirm that you're interested in having your property at 120 Serena Way added to that request by responding to this e-mail.

Sincerely,

John Davidson
Principal Planner, City of Santa Clara
408/615-2478

The information contained in this email may be privileged, confidential and exempt from disclosure under applicable law. The information is intended only for the use of the individual or entity to which it is addressed. If you are not the intended recipient or the employee or agent responsible to deliver it to the intended recipient, you are hereby notified that any use, dissemination, distribution or copying of this communication is strictly prohibited. If you have received this message in error, or are not the named recipient(s), please notify the sender immediately by reply email and delete this message from your computer. Thank you