



August 3, 2020

Nicole Truesdale
2133 Santa Cruz Avenue
Santa Clara, CA 95051

Subject: Zoning Administrator Modification for 2133 Santa Cruz Avenue

Dear Nicole:

This letter is in response to the Planning Application that was filed on June 8, 2020 for the property at 2133 Santa Cruz Avenue. The application includes a request for Architectural Review Approval and a Zoning Administrator Modification to permit a 426 square-foot side and rear addition to the existing house, an eight square-foot portion of which would encroach into the required 20-foot rear yard setback.

Staff reviewed the application, including the proposed development plans and the statement of justification provided. The subject property at 2133 Santa Cruz Avenue is zoned R1-6L Single Family Residential. While the proposed single-story addition may not adversely impact neighboring single-family properties, staff is not able to make the required findings outlined in Section 18.108.040 of the Zoning Ordinance. There are no 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.

For the reasons noted above, this application for a Zoning Administrator Minor Modification to permit construction at a substandard 17'4" rear yard building setback is hereby denied. To appeal this decision, you must submit a written petition to the 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 feel free to contact me at 408-615-2450 or rbustos@santaclaraca.gov.

Sincerely,

Rebecca Bustos
Senior Planner