



# City of Santa Clara

Planning Commission

September 23, 2020

**2133 Santa Cruz Avenue**

**Public Hearing Item #2**

**PLN2020-14445**



# 2133 Santa Cruz Avenue

## **Request**

Appeal of a Zoning Administrator Denial of a Minor Modification for an encroachment into the required 20-foot setback associated with a proposed 427 square-foot addition at the rear and side of the existing single-family home



# 2133 Santa Cruz Avenue

## Project Site



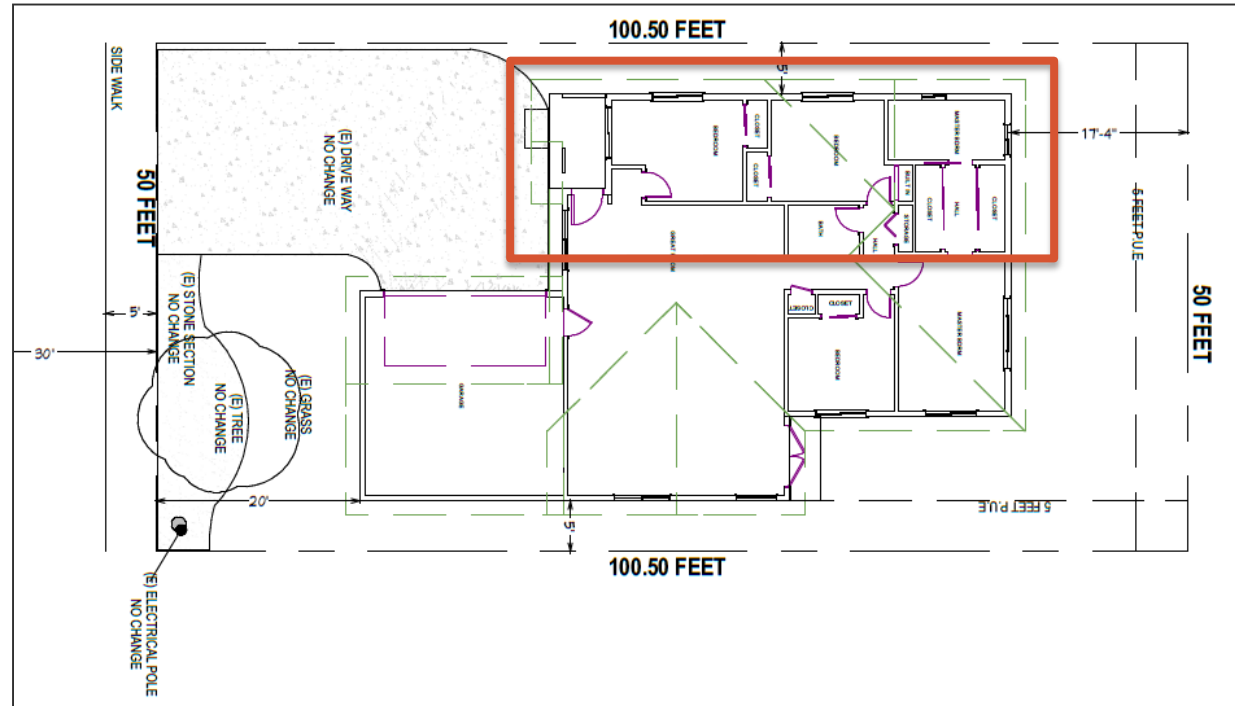
## Existing Site Plan





# 2133 Santa Cruz Avenue

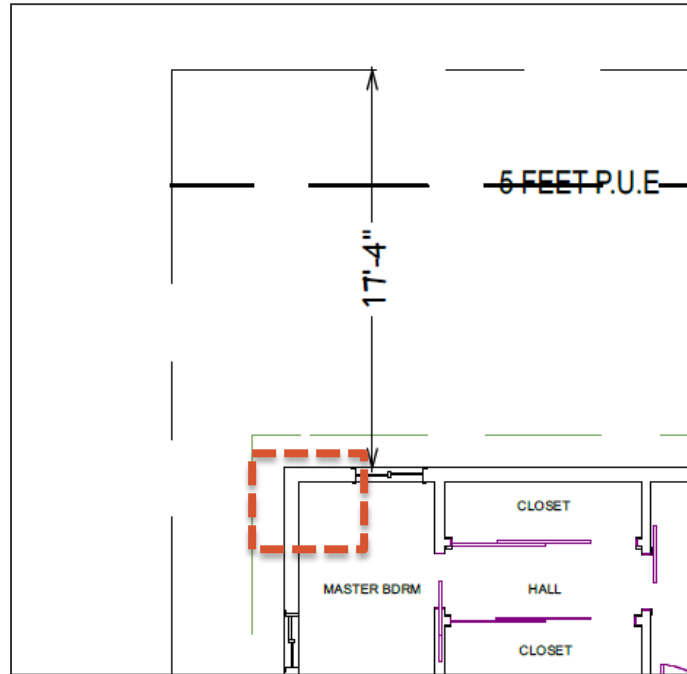
## Proposed Site Plan





# 2133 Santa Cruz Avenue

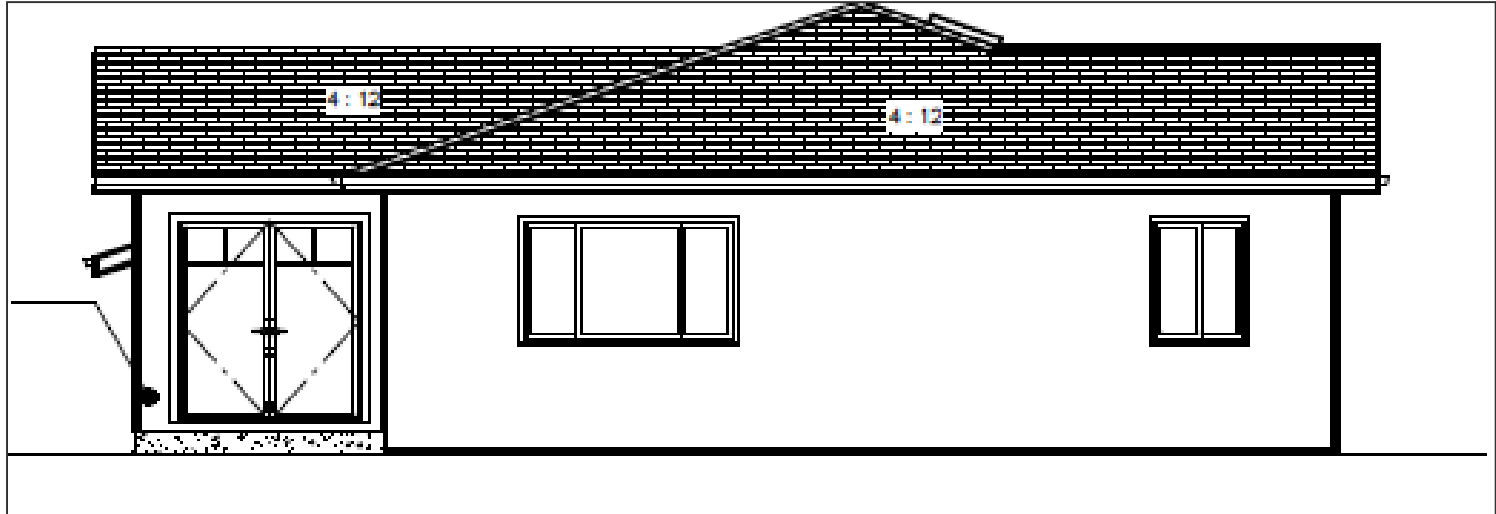
## Minor Modification





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## Elevations



Rear Elevation



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## **Zoning Administrator Determination**

- Minor Modifications require the Zoning Administrator to make the same findings that are required for a Variance listed in Section 18.108.040 of the SCCC
- Staff was unable to make the key finding “that there are unusual conditions applying to the land or building which do not apply generally in the same district”
  - Lot is rectangular in shape and is one of many lots of this size in the neighborhood
  - Applicants could expand the square footage within the required setback area





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## **Recommendation**

Adopt a resolution to deny the appeal and uphold the Zoning Administrator's decision denying the Minor Modification.



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