



City of Santa Clara

Planning Commission
September 21, 2022

1184 Washington Street

Public Hearing Item # 2

PLN22-00244



1184 Washington Street

Request

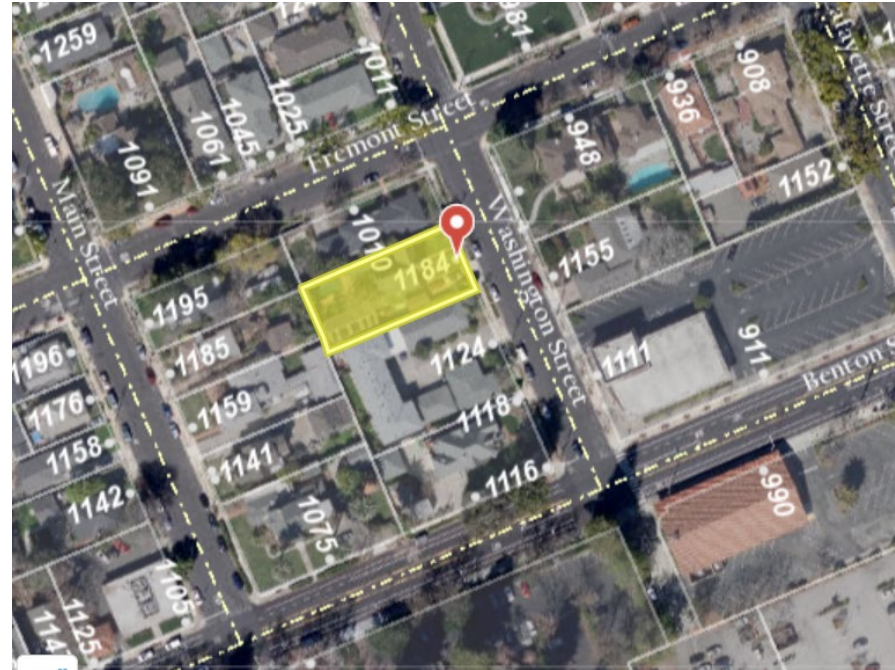
Architectural Review, Significant Property Alteration (SPA) Permit, and a Variance request and a Class 3 CEQA Categorical Exemption to convert an existing detached two-story structure into an Accessory Dwelling Unit (ADU) and garage at 1184 Washington Street



1184 Washington Street

Existing Site

- General Plan: Very Low Density Residential
- Zoning: Single-Family Residential (R1-6L)
- Site Area: 10,096 square foot
- Main House: 2-story Single Family Residence- HRI Property
- Approx. 1,800 square foot 2-story Accessory Structure ("barn") with a 2-car garage, located to the rear





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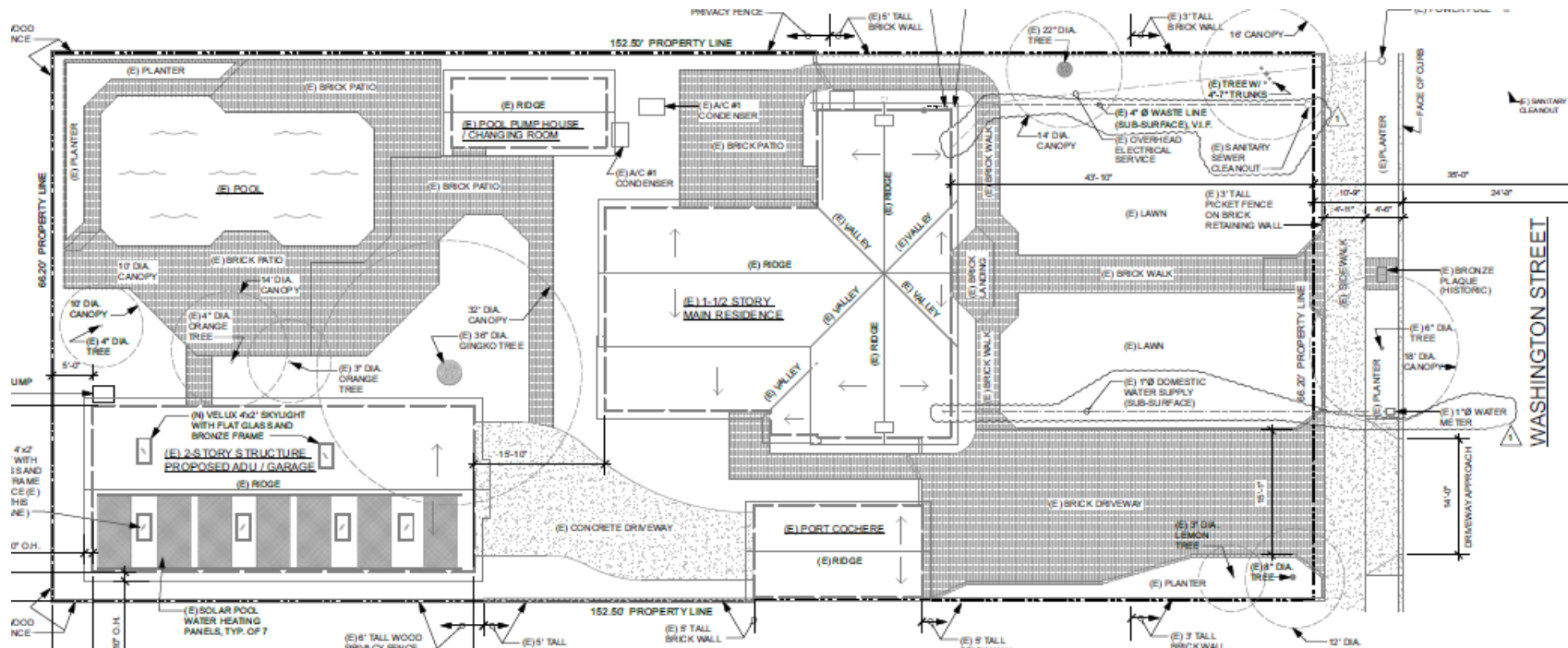
Street View





1184 Washington Street

Site Plan





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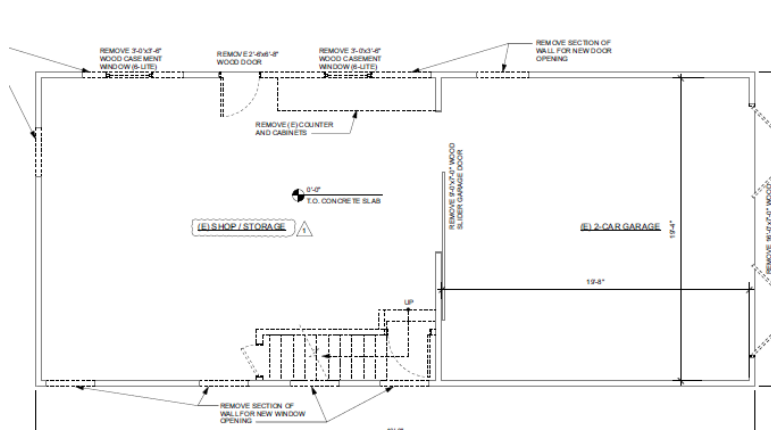
Proposal

- Rehabilitation of the existing 2-story structure in the rear to create:
 - a second story ADU (2 bedroom, 1 bath)
 - One car garage, storage, a new half bathroom on the first floor
- Primarily interior changes, no addition to the existing structure.
- Exterior changes- addition of windows, skylights and doors
- Variance for the height of the second story ADU (22'-6")
- No work proposed on the historic main house

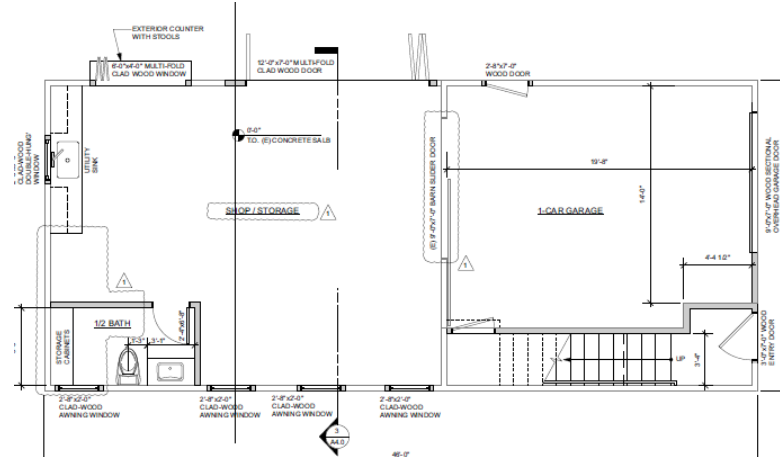


1184 Washington Street

First Floor Plans- Accessory structure



Existing

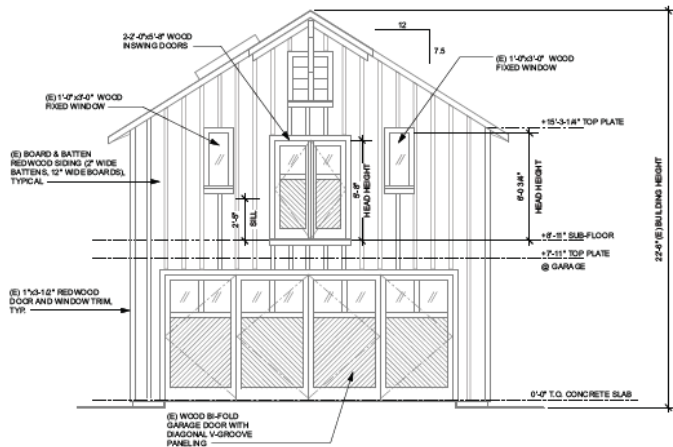


Proposed

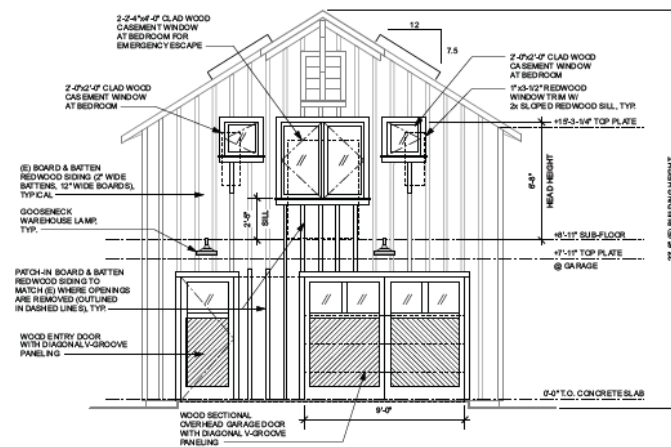


1184 Washington Street

Front Elevations- Accessory structure



Existing

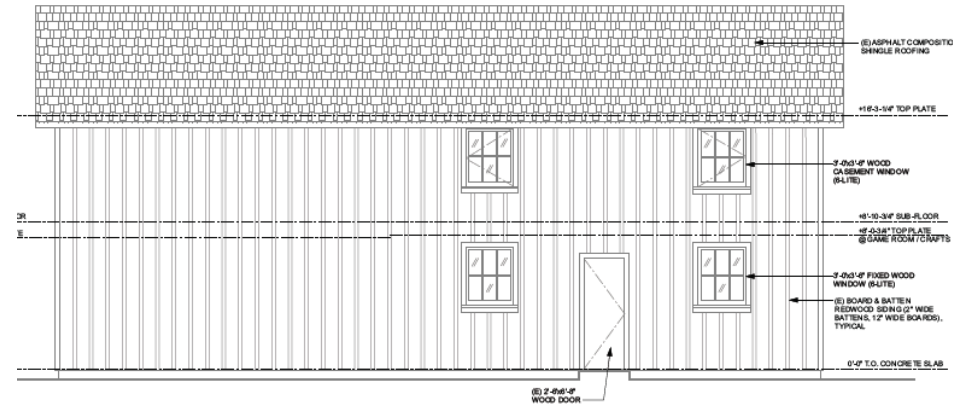


Proposed

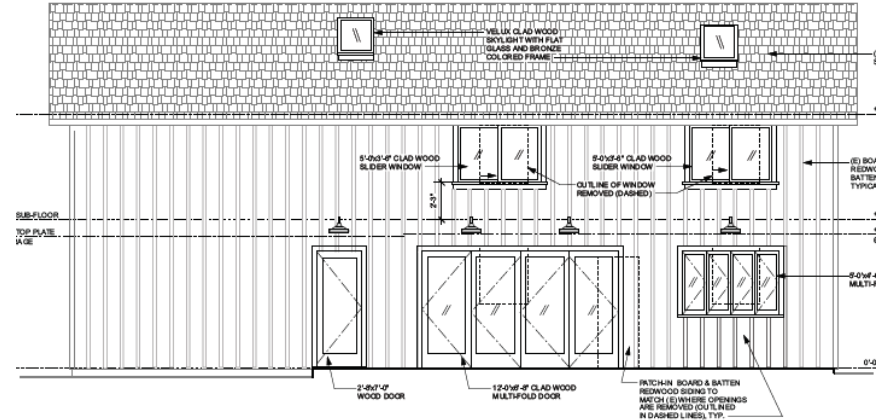


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Right Elevations- Accessory structure



Existing

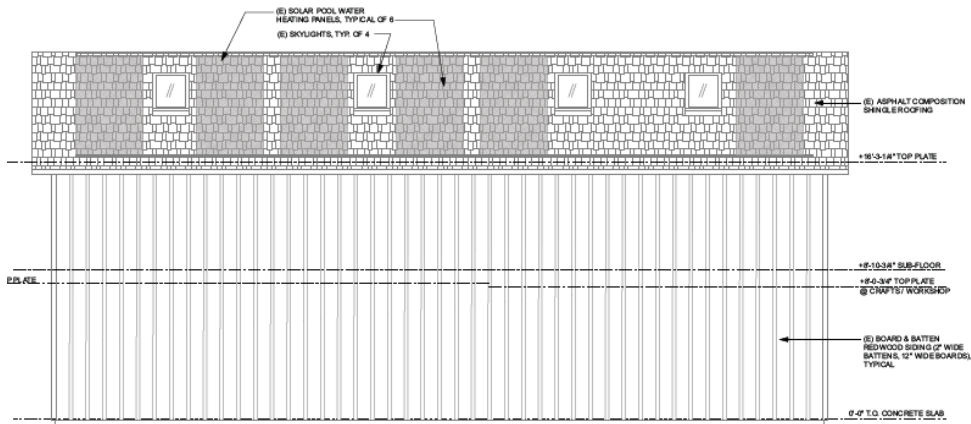


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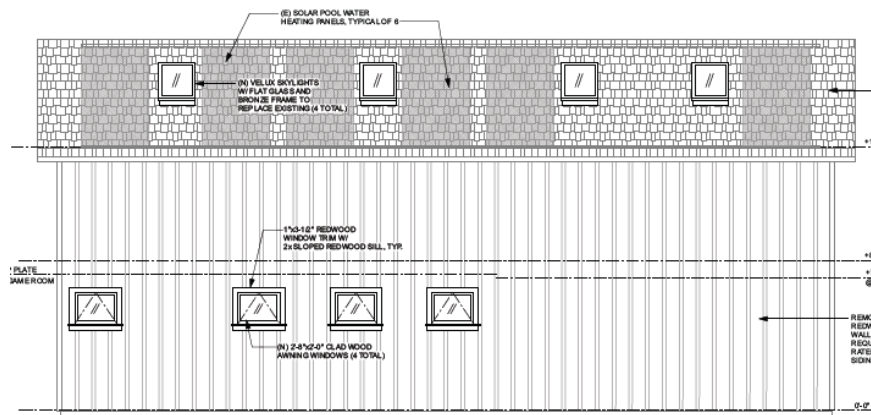


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Left Elevations- Accessory structure



Existing

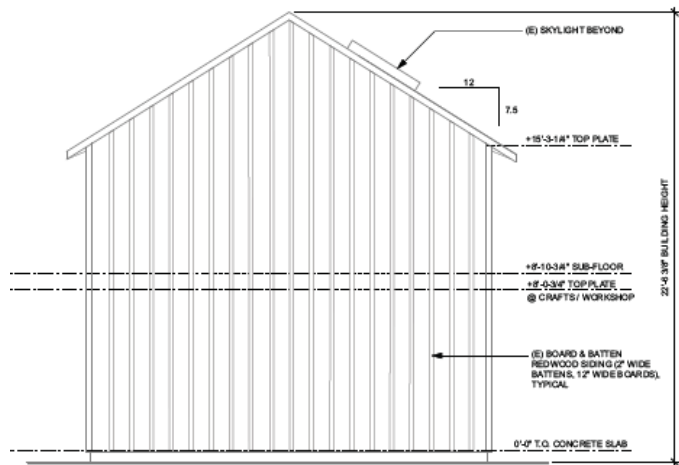


Proposed

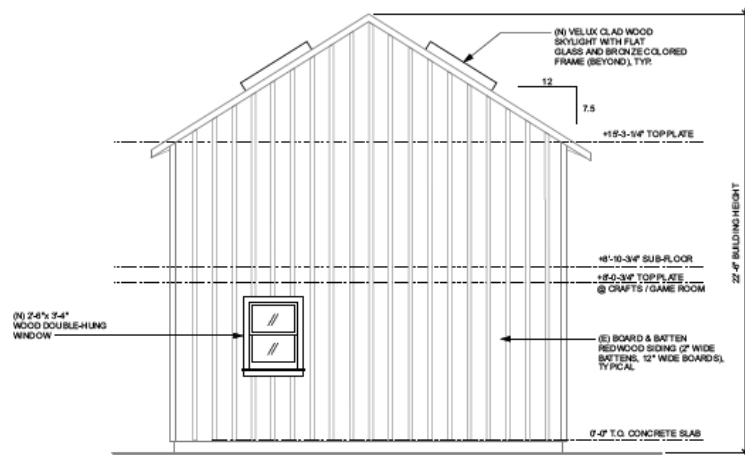


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Rear Elevations- Accessory structure



Existing



Proposed



1184 Washington Street

Background

- On October 6, 2022, HLC reviewed the proposal and of the proposed project including the rehabilitation of the two-story accessory structure, the Variance, and a Mills Act contract request to the City Council.
- Pursuant to the Zoning Code (SCCC Section 18.108.010) the Planning Commission may grant a Variance by making the findings listed in the Zoning Code (SCCC Section 18.108.040).



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Analysis

- Unusual Condition: Rehabilitation of the existing permitted structure in location and size.
- Necessary for the preservation and enjoyment of substantial property rights of the petitioner: Allow an accessory dwelling unit and garage to the rear of the property while preserving the historical integrity of the HRI property.
- No adverse impact on the health, safety, peace, comfort, or general welfare: Reuse of existing structure in a manner to be compatible with the main house, and be respectful of the neighbor's privacy.
- Conformation with the Zoning Code: strict application of the R1-6L standards would cause unnecessary hardship and prohibit the rehabilitation of the existing historic structure on the site.



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Recommendation

Adopt a Class 3 Categorical Exemption Under CEQA Guidelines Section 15303; adopt a resolution to approve the Architectural Review; approve a Significant Property Alteration (SPA) permit; and adopt a resolution approving the variance to allow a 22'-6" building height for a detached accessory dwelling unit (ADU) where 16 feet is the maximum height allowed for the detached ADU's in R1-6L, Single-family Residential Zoning District for the property located at 1184 Washington Street, subject to Conditions of approval.



City of Santa Clara

Planning Commission
November 9, 2022

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