

May 9, 2022

Shea and Julie Salinas  
1184 Washington St.  
Santa Clara, CA 95050

Planning Department  
City of Santa Clara  
Santa Clara, CA

Variance Request: 1) We are requesting a variance to convert the 2<sup>nd</sup> story of an existing 2-story barn into a 2<sup>nd</sup> story accessory dwelling unit.

Project Location: 1184 Washington St. Santa Clara, CA 95050  
APN: 269-15-043

Dear Planning Staff & Commissioners:

This application includes plans to transform a 2-story detached barn that has been primarily used for storage and a workshop into a 2<sup>nd</sup> story accessory dwelling unit, a 1<sup>st</sup> floor entertaining space/"pool house", and a garage. The existing 1,700 square foot 2-story barn structure is in the rear of 1184 Washington Street. The property is a 10,062 square foot lot located in the Historic "Old Quad", zoned R1-6L and contains a 2-story residence that is on the City's historic registry. We are requesting a variance to create a 2<sup>nd</sup> story ADU in the existing detached barn.

We are proposing to transform the existing 2-story, 1,700 square foot, barn into a usable space that will add to the utility of the structure, not affect the surrounding neighbors, and allow for a more sustainable and efficient use of the property for our family.

We understand that the Planning Commission must make the following four findings in order to grant the variances (Sec 18.108.040). Our justification for the variance is as follows:

***(A) That there are unusual conditions applying to the land or building which do not apply generally in the same district:***

*(1) Unusual Land due to the existing permitted structure location and size.*

In 1979 plans were approved to build the back half of the current barn and a height variance was granted for the 2nd story. In 1995, the addition of the front half of the barn was built. The purpose at the time was to have a wood working shop and antiques storage. The functionality and usability of the barn in its current state is not practical as 1,700 square feet of storage. Our hope is to turn this space into something that is functional and beneficial to us and the community. By allowing this variance you would allow us to add to the value and usability of the unusual 2 story barn.

***(B) That the granting of the variance is necessary for the preservation and enjoyment of substantial property rights of the petitioner:***

*(1) Preserving the Historical Integrity of the House*

Converting the existing 2<sup>nd</sup> floor storage area into an ADU would help support our growing family's needs as well as help us, financially and logistically, to do the necessary renovations and preservation of the historically significant main house. We plan to complete this ADU first so that we could live in it while restoration work is being done on the main residence. Once the main house is

completed, renting the ADU would help pay for the costs of the extensive and ongoing preservation of the main house.

*2) Provide a separate space for a helper for our family of 6.*

We have 4 children - ages 7, 5, 3, and 3 months. Our immediate families live in South Carolina and Texas. Thankfully we have been surrounded by people in our church who love our family and help us juggle the many tasks that come along with having a big family while being involved in the community. We would love to offer a more affordable living location to friends who can continue to help support and be a part of our extended family. This ADU would allow us to have help literally in the back yard.

***(C) That the granting of such variance shall not, under the circumstances for the particular case, materially affect adversely the health, safety, peace, morals, comfort or general welfare of persons residing or working in the neighborhood of the applicant's property, and will not be materially detrimental to the public welfare or injurious to property or improvements in said neighborhood:***

*(1) Designed Sensitively to Neighbors*

Since the building already exists it will not change or harm the health, safety, peace, morals, comfort, or general welfare of the neighborhood. The proposed accessory structure is located at the rear of the property similar to other accessory buildings on neighboring properties and preserves neighbors' privacy.

In an effort to continue to preserve our neighbors' privacy, all of the 2<sup>nd</sup> story windows face onto our property (towards our house, driveway or rear yard).

In addition, part of the original request to build the 2<sup>nd</sup> story of the barn in 1979 was to add privacy from and for a neighboring second story balcony in a multi-family development along the property line. Our design maintains this privacy.

*(2). Ample Off-Street Parking*

The lot has a long driveway where several cars can park (even side by side) as well as an additional covered carport. Washington Street is also unusually wide and void of many street parked cars in the case that there would ever need to be a car parked on the street.

*(3) Community Need for Housing*

By converting this storage space into housing, the community benefits in the way of desperately needed additional housing. Given that this lot is over 10k SF, which is unusually large for the neighborhood, it can absolutely support an ADU.

*(4) Neighboring Multi-family housing*

The neighboring property consists of multi-family housing. The addition of an accessory dwelling unit on the side of the multi-family apartments would not adversely affect the neighborhood considering the multitude of rental apartments in the neighborhood and next door.

***(D) That the granting of the variance is in keeping with the purpose and intent of this title:***

Granting this variance does not allow the property owner to by-pass the developmental requirements for all future buildings proposed, it merely allows for the conversion of an existing

2<sup>nd</sup> story space to be more functional, assist in an extensive future historical preservation project, and provide a more affordable living space for a supportive community member.

We appreciate you taking the time to consider our project and hope that you agree that it is a good project worth supporting due to the potential better use of the existing structure, the financial and familial support it would bring to our family, the much-needed housing it would add to our community, and the assistance it provides in the historic preservation project and ongoing maintenance of the main structure.

Regards,

Shea and Julie Salinas  
Homeowners