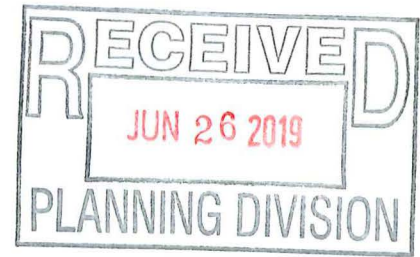


Appeal Letter
Lei Xu
16 Cook Pl, Santa Clara CA 95050



June 25, 2019

To Santa Clara City Planning Commission
1500 Warburton Avenue
Santa Clara, CA 95050

Re: 2892 Sycamore Way, Appeal, Request Adjustments Architectural Committee Public Hearing

Dear commission members,

I, as the owner of 2892 Sycamore Way, Santa Clara CA 95051, appeal the Architectural Committee's decision on building permit on June 19, 2019.

At the Public Hearing on June 19, one member of the Committee stated that four and a half bathrooms are too much for five bedrooms, and three and a half bathrooms are sufficient for my project at 2892 Sycamore Way. The Architectural Committee approved five bedrooms, three and a half bathrooms with conditions to eliminate the two doors going outside from the two bedrooms and one door going outside from the dining room on the first floor.

I request to demolish the existing structure and construct a new 3,450 square foot two-story residence with five bedrooms, four and a half bathrooms, and an attached two car garage on an 11,589 square foot lot. In addition to that, I request to keep access to the back yard for the master bedrooms on the first floor (BEDROOM#1). I would also like to add 69 square foot inside the garage for extra exercise space and storage.

The justifications for my appeal are below.

1. From the preliminary review on the Zillow and Redfin, we discovered the number of bathrooms and bedrooms in the immediate neighborhood varies from two and a half bathrooms to six bathrooms with three bedrooms to six bedrooms. It's common to have five bedrooms and four and a half bathrooms in the immediate neighborhood. See attached for data supporting this statement.

2. From the approval records of the Architectural Committee in 2019 alone, the Committee had approved four bathrooms or more on a common basis. See attached projects approved on consent and public hearing items in the past agenda for the first half of this year.

3. The access to the back yard from a master bedroom on the first floor is common in a single-family residence. I ask the Planning Commission to allow access to the back yard for the master bedroom (BEDROOM #1) on the first floor as a common amenity.

4. In response to community's concerns and the City's notice of the new zoning code update on a short-term rental, I have followed through on my end and reached an agreement with my tenant to end the lease early on July 31 which the original end date is September 17, 2019.

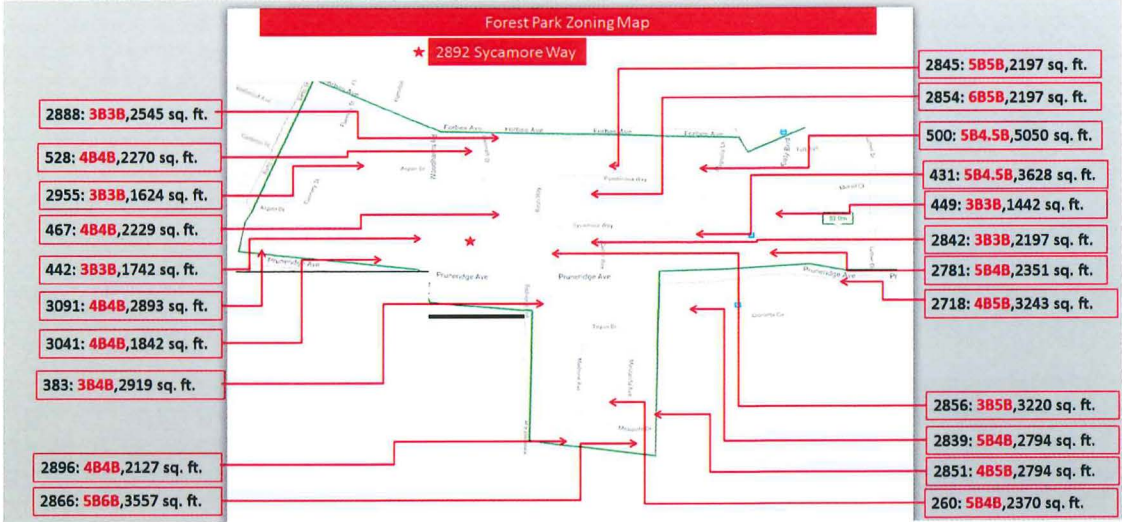
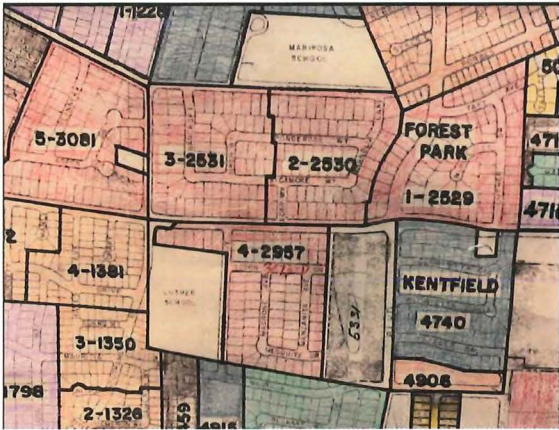
5. I ask that you the Planning Commission review the facts and my proposal which is not an unusually large size home. Please consider and approve the five bedrooms and four and half bathrooms with access to the back yard for BEDROOM #1 on the first floor; and add 65.25 square foot inside the garage for extra exercise space and storage that meets the need for my family.

Very truly yours,

Lei Xu

The map and table below shows the number of bedroom and bathroom for some residences in the Forest Park neighborhood.

Address	# of Bedroom	# of Bathroom	Neighborhood
442 Woodhams Rd	3	3	Within 300 foot Radius. Forest Park Lot 3
467 Bancroft St	4	4	Within 300 foot Radius. Forest Park Lot 3
2888 Forbes Ave	3	3	Forest Park Lot 2 & 3
2842 Sycamore Way	3	3	Forest Park Lot 2 & 3
383 Redwood Ave	3	4	Forest Park Lot 2 & 3
2856 Sycamore Way	3	5	Forest Park Lot 2 & 3
528 Bancroft St	4	4	Forest Park Lot 2 & 3
500 Magnolian Ln	5	4.5	Forest Park Lot 2 & 3
431 Magnolian Ln	5	4.5	Forest Park Lot 2 & 3
2845 Ponderosa	5	5	Forest Park Lot 2 & 3
2854 Ponderosa Way	6	5	Forest Park Lot 2 & 3
2955 Aspen Dr	3	3	Forest Park Lot 1 4 & 5
3091 Pruneridge Ave	4	4	Forest Park Lot 1 4 & 5
3041Pruneridge Ave	4	4	Forest Park Lot 1 4 & 5
2896Mesquite Dr	4	4	Forest Park Lot 1 4 & 5
2851 Mesquite Dr	4	5	Forest Park Lot 1 4 & 5
2839 Tonyon Dr	5	4	Forest Park Lot 1 4 & 5
260 Manzanita Ave	5	4	Forest Park Lot 1 4 & 5
2781 Pruneridge	5	5	Forest Park Lot 1 4 & 5
2866 Mesquite Dr	5	6	Forest Park Lot 1 4 & 5
2718 Pruneridge Ave	4	5	Forest Park Lot 1 4 & 5
2770 Pruneridge Ave	3	3	Forest Park Lot 1 4 & 5
2724 Pruneridge Ave	5	5	Forest Park Lot 1 4 & 5



Below are residences with four or more bathrooms approved by the Architectural Committee in 2019.

Public Hearing Date	File No.	Address	# of Bedrooms	# of Bathrooms
Janaury 16, 2019	7.G.PLN2018-13588	677 Los Padres Blvd	4	4
Februray 6, 2019	7.G. PLN2018-13645	2349 Menzel Pl	5	4
Februray 6, 2019	8.E. PLN2018-13613	2558 Elliot Ct	5	4
May 15 ,2019	7.I. PLN2018-13852	150 Elmhurst Ct	4	4
April 17, 2019	7.E. PLN2019-13706	1112 Crowley Ave	5	4
April 17, 2019	7.F. PLN2018-13456	403 Dayton Ave	4	4
June 19, 2019	8.B. PLN-2019-13841	970 Teal Dr	6	4
June 19, 2019	8.C. PLN2018-13782	1654 Scott Blvd	5	5



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ARCHITECTURAL COMMITTEE
CITY HALL COUNCIL CHAMBERS
1500 Warburton Avenue
Santa Clara, CA 95050

AGENDA

Wednesday, January 16, 2019 – 6:00 P.M.

Please refer to the Architectural Committee Procedural Items coversheet for information on all procedural matters.

- 7.G File No.(s):** PLN2018-13588
Location: 677 Los Padres Boulevard, a 5,900 square foot property, located at the east side of Los Padres Boulevard, APN. 294-08-070, property is zoned Single Family (R1-6L).
Applicant: Amaranta Hernandez
Owner: Wen Lai Ye
Request: Architectural Review to allow 758 square-foot addition to an existing 1,584 square-foot three-bedroom and two-bathroom residence resulting in a 2,361 square-foot four-bedroom, four-bathroom residence with an existing attached two-car garage.
CEQA Determination: Categorical exemption per Section 15303, New Construction or Conversion of Small Structures



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AGENDA

Wednesday, February 6, 2019 – 6:00 P.M.

Please refer to the Architectural Committee Procedural Items coversheet for information on all procedural matters.

- 7.G. File No.(s): **PLN2018-13645**
Location: **2349 Menzel Place**, a 6,600 square foot lot located on the south side of Menzel Place, approximately 275 feet east of Los Padres Boulevard, APN:224-12-024; property is zoned Single Family Residential (R1-6L)
Applicant: Ryan Morris, Architect
Owner: David and Daisy Rutstein
Request: **Architectural Review** of the proposed remodel of an existing single-story three bedroom and two bathroom 1,821 square foot home, resulting in a 2,583 square foot two-story five bedroom and four bathroom home, with an existing 489 square foot detached garage.
CEQA Determination: Categorical Exemption per Section 15303, New Construction or Conversion of Small Structures
Project Planner: Yen Han Chen, Associate Planner
Staff Recommendation: **Approve**, subject to conditions
- 8.C. File No.(s): **PLN2018-13456**
Location: **403 Dayton Avenue**, a 8,470 square foot lot located on the east side of Dayton Avenue between Clinton Avenue and Rosemont Drive; APN: 296-02-033; property is zoned Single Family Residential (R1-6L).
Applicant: Azadeh Masrouf / AMS Designs
Owner: Bharathi and Venkat Gorthi
Request: **Architecture Review** to allow complete demolition of an existing 3 bedroom 2 bathroom 1,091 square foot one-story residence with an attached 502 square foot two-car garage, and proposed construction of a 3,396 square foot 4 bedroom and 4 bathroom two-story residence with 440 square foot attached two-car garage, and a 1,109 square foot two-story attached accessory dwelling unit.
CEQA Determination: Categorical Exempt per Section 15303, New Construction or Conversion of Small Structures
- 8.E. File No.(s): **PLN2018-13613**
Location: **2558 Elliot Court**, a 9,100 square foot lot, located at the end of the Elliot Court cul-de-sac, APN: 216-11-032; property is zoned Single Family Residential (R1-6L).
Applicant: Matthew Hum
Owner: Venkata Chanamolu
Request: **Architectural Review** to allow demolition of an existing one-story 1,614 square foot three bedroom two bathroom residence with an attached two-car garage, and new construction of a proposed two-story 4,181 square foot five bedroom with an office on the first floor and a theater room on the second floor, four bathroom residence with an attached 512 square foot two-car garage.
CEQA Determination: Categorical Exemption per CEQA Section 15303, New Construction or Conversion of Small Structures.
Project Planner: Elaheh Kerachian, Associate Planner
Staff Recommendation: **Approve**, subject to conditions



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Santa Clara, CA 95050**

AGENDA

Wednesday, April 17, 2019 – 6:00 P.M.

Please refer to the Architectural Committee Procedural Items coversheet for information on all procedural matters.

7.E.

File No.(s): PLN2019-13706
Location: 1112 Crowley Avenue, a 6,534 square foot lot at the southwest intersection of Crowley Avenue and Wallace Street; APN: 290-15-051; property is zoned Single-Family Residential (R1-6L).
Applicant/Owner: Raja Hithayathullah
Request: Architectural Review to permit a 949 square foot addition to the front, rear and sides of an existing ~~three bedroom and two bathroom~~ 1,616 square foot house, resulting in a ~~five bedroom and four bathroom~~ house, with an existing attached two car garage to remain, and, Zoning Administrator Modification to allow reduced 15-foot rear yard setback (to replace existing sunroom in rear yard setback).
CEQA Determination: Categorically Exempt per CEQA 15301, Existing Facilities
Project Planner: Jeff Schwilk, AICP, Associate Planner
Staff Recommendation: Approve, subject to conditions

7.F.

File No.(s): PLN2018-13456
Location: 403 Dayton Avenue, a 8,470 square foot lot located on the east side of Dayton Avenue between Clinton Avenue and Rosemont Drive; APN: 296-02-033; property is zoned Single-Family Residential (R1-6L).
Applicant: Azadeh Masrour / AMS Designs
Owner: Bharathi and Venkat Gorthi
Request: Architecture Review to allow complete demolition of an existing three bedroom two bathroom 1,091 square foot one-story residence with an attached 502 square foot two car garage and proposed construction of a 3,482 square foot ~~four bedroom and four bathroom~~ two-story residence with 440 square foot attached two-car garage and a 1,074 square foot two-story attached accessory dwelling unit.
CEQA Determination: Categorically Exempt per Section 15303, New Construction or Conversion of Small Structures
Project Planner: Nimisha Agrawal, Assistant Planner I
Staff Recommendation: Approve, subject to conditions



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CITY HALL COUNCIL CHAMBERS
1500 Warburton Avenue
Santa Clara, CA 95050**

AGENDA

Wednesday, May 15, 2019 – 6:00 P.M.

Please refer to the Architectural Committee Procedural Items coversheet for information on all procedural matters.

7.I.

File: PLN2019-13852
Location: 150 Elmhurst Court, a 6,402 square foot lot at the southwest corner of Elmhurst Court and Elmhurst Avenue, APN: 296-19-022; property is zoned Single-Family Residential (R1-6L)
Applicant: Yuan Lin
Owner: Minal Mehta
Request: Architectural Review of 406 square front and rear addition to a 1,427 square foot three bedrooms and two bathrooms residence with an attached 431 square foot two-car garage, resulting in a new 1,833 square foot single-story residence with ~~four bedrooms, and four bathrooms~~ with a new 56 square foot porch and an existing garage.
CEQA Determination: Categorically Exempt per CEQA 15301, Existing Facilities
Project Planner: Steve Le, Assistant Planner I
Staff Recommendation: Approve, subject to conditions



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AGENDA

Wednesday, June 19, 2019 – 6:00 P.M.

Please refer to the Architectural Committee Procedural Items coversheet for information on all procedural matters.

8.B

File No.(s):
Location:

PLN2019-13841

970 Teal Drive, a 6,098 square-foot acre parcel on the west side of Teal Drive south of Dunford Way, APN: 313-22-030; property is zoned Single-Family Residential (R1-6L).

Applicant:
Owner:
Request:

Prateek Khanna
Prateek Khanna

Architectural Review of a 115 square-foot first floor addition and 1,163 square-foot second-story addition to an existing 1,415 square-foot one-story residence, resulting in a six bedroom, four bathroom two-story residence, with an attached two-car garage to remain.

CEQA Determination:

Categorical Exemption per CEQA 15301(e)(1), Existing Facilities Project
Planner: Rebecca Bustos, Associate Planner

Staff Recommendation:

Approve, subject to conditions

8.C

File No.(s):
Location:

PLN2019-13782

1654 Scott Boulevard, a 7,501 square foot lot located on the northwest side of the intersection of Scott Boulevard and Bray Avenue, APN: 224-16-022; property is zoned Single Family Residential (R1-6L).

Applicant:
Owner:
Request:

Ashish Kumar / Open Remodel
Snehanshu Ashar

Architectural Review to demolish the existing 1,021 square feet single-family residence with an attached two-car garage and construct a new 3,931 square feet two-story single-family residence with five bedrooms and five bathrooms with a 510 square feet attached two-car garage.

CEQA Determination:

Categorical Exemption per Section 15303(a), New Construction or Conversion of Small Structures

Project Planner:

Tiffany Vien, Assistant Planner I

Staff Recommendation:

Approve, subject to conditions