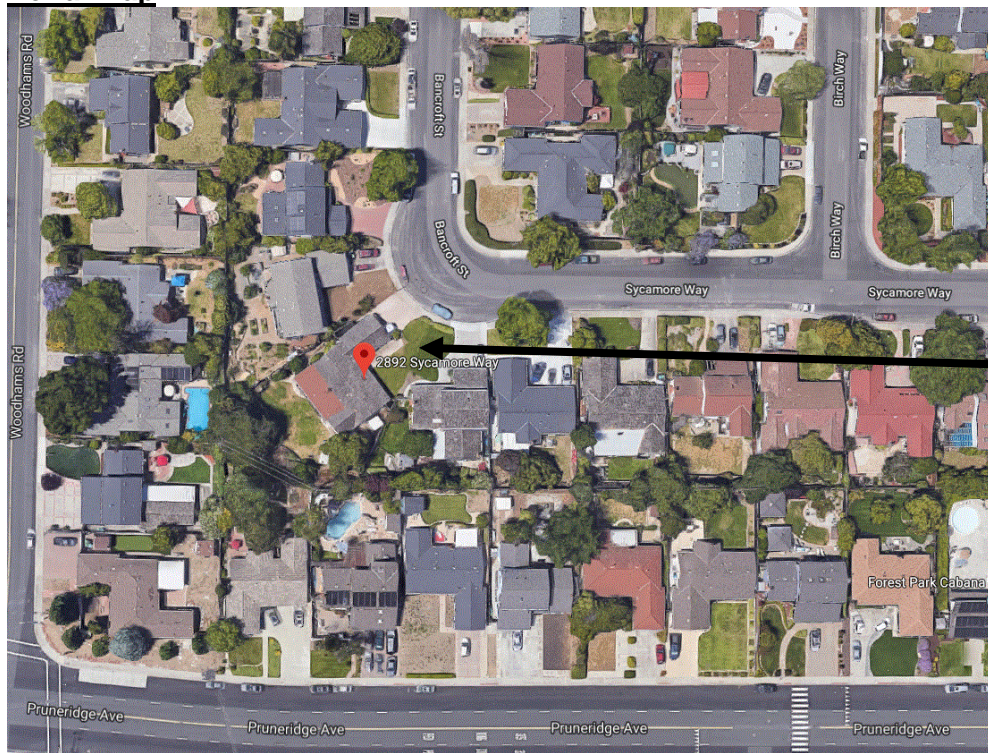


## Project Data

File: **PLN2019-13972**  
Location: **2892 Sycamore Way**, a 11,589 square foot lot at the southwest side of Sycamore Way before it turns into Bancroft Street; APN: 293-21-010; property is zoned Single-Family Residential (R1-6L).  
Applicant: Masoud Bashi  
Owner: Lei Xu  
Request: **Appeal of Architectural Approval** to allow the demolition of a 2,197 square foot four bedrooms and two bathrooms residence with an attached two-car garage, and construction a new 3,450 square foot two-story residence with five bedrooms, three and a half bathrooms with an attached two-car garage.  
CEQA Determination: Categorical Exemption per CEQA Section 15303(a), New Construction or Conversion of Small Structures  
Project Planner: Steve Le, Assistant Planner I

Lot Size: 11,589			
	Existing Floor Area (sq. ft.)	Demolition/ Addition (sq. ft.)	Proposed Floor Area (sq.ft.)
First Floor	2197	-2197/2074	2074
Second Floor	n/a	1376	1,376
Porch cover	-	145.5	145.5
Garage	504		504
ADU First Floor	n/a	n/a	
ADU Second Floor	n/a	n/a	
Gross Floor Area	2,701	3,560	3,989.5
Lot Coverage	2,701/11,589= 23%		2855.5/11,589= 24.6%
F.A.R.	2,701/11,589= 0.23		3,989.5/11,589= .34
% of 2 <sup>nd</sup> floor to 1 <sup>st</sup> floor	n/a		1,376/2,578= 53.3%
Bedrooms/Baths	<b>4/2.5</b>	<b>1/1</b>	<b>5/3.5</b>
Proposed Bd/Ba			<b>5/4.5</b>

### Aerial Map



Project Site

### Front Street View



Project Site