

**Excerpt of Architectural Committee Meeting Minutes  
of June 19, 2019  
2892 Sycamore Way**

**8.D** File: **PLN2019-13808**  
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: **Continued Architectural Review** of the proposed demolition of a 2,197 square foot four bedrooms and two bathrooms residence with an attached two-car garage, and proposed construction of 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  
Staff Recommendation: **Approve**, subject to conditions

Assistant Planner I Steve Le presented the project with recommendations for approval. Steve Le reviewed all Architectural Committee recommendations for changes to project. He noted that the project is consistent with all City of Santa Clara Design Guidelines. Staff recommendation to approve. Steve Le explained short/long term rental regulation update.

There were several public comments. Multiple neighbors expressed concerns regarding the behavior of Airbnb guests and tenants. The Committee also expressed areas of concern. There are six exits and entrances on the ground floor. Planning Commissioners Steve Kelly and Anthony Becker recommended reduced entrances. The applicant requested one extra bathroom.

**Motion/Action:** Motion to approve the current proposal, a new two-story residence with five bedrooms, three and a half bathrooms, and closed off entrances from the dining room and two ground floor bedrooms, was made by Planning Commissioner Steve Kelly, seconded by Planning Commissioner Anthony Becker and unanimously approved by the Architectural Committee (2-0-0-0).