3,291

39%

4 / 3 1/2

2,880 / 7,405 =

File: PLN2020-14567

Location: **2847 Sycamore Way**, a 7,405 square foot property, located on the

north side of Sycamore Way between Birch Way and Cedar Way;

APN: 293-22-062;

2,783

3 / 3 1/2

2,262 / 7,405 = 30.5%

Applicant: Sangwook Lee, Beyond Space.

Owner: James Jeon

CEQA Determination: Categorically Exempt Per Section 15301(e)(1), Existing Facilities

Existing Proposed Plan Low Same General Very density Residential Designation **Zoning District** Single Family Same Residential (R1-6L) Land Use Single Family Same Residential Lot Size 7,405 Same 2,278 **House Living Area** 2,777 466 Garage 395 Accessory **Dwelling** None None Unit Porch Cover/other 110 48

Comparison of the Proposed Additions

Gross Floor Area (sf)

Bedrooms/Bathrooms

Lot Coverage

Lot Size : 7,405 sq. ft.					
Floor A	Existing Floor Area (sq. ft.)	Addition (sq. ft.)	Addition (sq. ft.)	Addition (sq. ft.)	Addition (sq. ft.)
	(04: 1::)	Original Proposal (7/14/18AC)	Redesign (Reviewed at 8/29/18 AC)	Redesign (Reviewed at 9/19/18 AC)	New Application (Approved on 8/17/20)
House Living Area	2,278	525	500	451	499
Garage	396	104	49	49	71
Porch/other	110	-	-	-	48
Gross Floor Area	2,783	629	549	500	618
Bedrooms/Baths	3 Bedroom 3 ½ Baths	4 Bedroom 4 ½ Baths	4 Bedroom 4 ½ Baths	4 Bedroom 4 ½ Baths	4 Bedroom 3 ½ Baths

Site Location and Context

Surrounding Land Uses: The project site is located in a residential tract developed predominantly with one and two story single family homes having attached two-car garages.

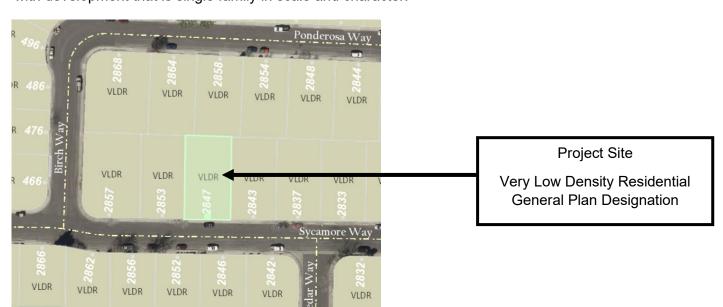


Project Site

Very Low Density Residential General Plan Designation

General Plan Map

The General Plan designation for the project site and surrounding properties is Very Low Density Residential. This designation allows residential densities of up to 10 units per acre with development that is single family in scale and character.



Zoning Map

The project site and surrounding properties are zoned R1-6L - Single Family Residential.

