

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;
Applicant: Sangwook Lee, Beyond Space.
Owner: James Jeon
CEQA Determination: Categorically Exempt Per Section 15301(e)(1), Existing Facilities

	Existing	Proposed
General Designation	Very Low density Residential	Same
Zoning District	Single Family Residential (R1-6L)	Same
Land Use	Single Family Residential	Same
Lot Size	7,405	Same
House Living Area	2,278	2,777
Garage	395	466
Accessory Dwelling Unit	None	None
Porch Cover/other	110	48
Gross Floor Area (sf)	2,783	3,291
Lot Coverage	2,262 / 7,405 = 30.5%	2,880 / 7,405 = 39%
Bedrooms/Bathrooms	3 / 3 1/2	4 / 3 1/2

Comparison of the Proposed Additions

Lot Size: 7,405 sq. ft.					
	Existing Floor Area (sq. ft.)	Addition (sq. ft.) Original Proposal (7/14/18AC)	Addition (sq. ft.) Redesign (Reviewed at 8/29/18 AC)	Addition (sq. ft.) Redesign (Reviewed at 9/19/18 AC)	Addition (sq. ft.) 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.



Project Site
Very Low Density Residential
General Plan Designation

Zoning Map

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



Project Site
R1-6L Zoning
Single Family Residential