



City of Mountain View

Agenda

Development Review Committee

Wednesday, May 3, 2023

2:00 PM

Plaza Conference Room, 500 Castro St., Mountain View,
CA 94041

1. ROLL CALL

2. REVIEW

- 2.1 918 Rich Avenue, Cynthia Munoz for Ardenview Homes LLC, PL-2021-154; APN: 189-33-028

Request for a Development Review Permit to construct a five-story, 32-unit residential condominium development with one level of underground parking, including a State Density Bonus with a concession and waivers from development standards, and a Heritage Tree Removal Permit to remove two Heritage trees on a vacant 0.71-acre project site. This project is located on the west side of Rich Avenue between Rich Place and El Camino Real in the R3-1 (Multiple-Family Residential) district.

Project Planner: Aki Snelling

Attachments: [Plan Set](#)

3. ADJOURNMENT

How the Development Review Process Works

The Development Review Committee (DRC) is made up of professional architects chaired by the Deputy Zoning Administrator, who reviews proposed large and small planning applications. The DRC reviews the site and architectural design of projects to determine whether they are in accordance with the General Plan, specific plans, the Zoning Ordinance, and other City Code requirements and will be compatible with the site and surrounding developments to ensure the orderly and harmonious growth of the City.

In reviewing projects to determine whether they are compatible with the site, the DRC evaluates existing site conditions, including, but not limited to, the location of existing trees and structures and environmental conditions to determine how best to site a project. To determine if a project will be compatible with surrounding developments, the DRC evaluates the siting of the project as it relates to the character of the neighborhood context and the street, the massing of the building structure, and the architectural style and detailing. The DRC takes a proactive, hands-on approach to find appropriate design solutions to create the best possible project for the site.

The DRC makes design recommendations to the Zoning Administrator regarding the site plan and architecture for projects requiring a Planned Unit Development, Planned Community Permit, or Development Review Permit.

At the meeting, the applicant will be asked to make a brief presentation on the proposal. Comments from the public shall be heard after the architect's presentation and prior to the DRC making a recommendation.

Interested parties may view the agenda and project plans online at: <http://laserfiche.mountainview.gov/Weblink/Browse.aspx?id=28994&dbid=0&repo=CityDocuments>