



**ADMINISTRATIVE ZONING MEMORANDUM**  
**Item No. 5.1**

**DATE:** September 22, 2023

**TO:** Amber Blizinski, Assistant Community Development Director/Zoning Administrator  
Ed Arango, Assistant Public Works Director/City Engineer  
Diana Fazely, Senior Deputy City Attorney

**FROM:** Aki Snelling, Senior Planner

**SUBJECT:** Recommendation for Zoning Permit Nos. PL-2021-154 and PL-2021-155 at 918 Rich Avenue

---

On November 1, 2022, Greg Xiong of Ardenview Homes, LLC, filed a request for a Development Review Permit to construct a five-story, 32-unit residential condominium development with one level of underground parking, including a 27.5% State Density Bonus with a concession and waivers from development standards, a Vesting Tentative Map to subdivide one lot to create 32 residential condominium lots, and a Heritage Tree Removal Permit to remove two Heritage trees on a vacant 0.71-acre project site. The City has prepared an Initial Study/Mitigated Negative Declaration pursuant to the CEQA Guidelines for the project. This project is located on the west side of Rich Ave between Rich Place and El Camino Real in the R3-1 (Multiple-Family Residential) district.

City staff has completed the review of the application and is recommending approval based on the findings and conditions of approval in the attached report.

This item will be discussed at a Joint Administrative Zoning and Subdivision Committee public hearing on September 27, 2023, where a recommendation to City Council will be made.

Public notices were sent to all property owners within 750 feet of the project site. Public comments have been received and are included as an attachment.

Copies of all associated project documents are available for review at the Community Development Department, 500 Castro Street, First Floor, Mountain View, CA, 94041 or may be made available by contacting the project planner.

918 RICH AVE CONDOMINIUMS

SEPTEMBER 27, 2023

Page 2

Attachments: Draft Findings Report  
Plan Set  
Draft Subdivision Conditions  
Vesting Tentative Map  
Initial Study/Draft MND and MMRP  
Public Comment