



Legislation Details (With Text)

**File #:** 203405  
**Type:** Public Hearing      **Status:** Agenda Ready  
**In control:** Administrative Zoning Hearing  
**On agenda:** 9/27/2023  
**Title:** 918 Rich Avenue, Greg Xiong, Ardenview Homes, LLC, PL-2021-154 and PL-2021-155, APN: 189-33-028  
**Sponsors:**  
**Indexes:**  
**Code sections:**  
**Attachments:** 1. Staff Memo, 2. Findings Report, 3. Plan Set, 4. Draft Subdivision Conditions, 5. Vesting Tentative Map, 6. Initial Study/Draft MND and MMRP, 7. Public Comment

Date	Ver.	Action By	Action	Result
9/27/2023	1	Administrative Zoning Hearing		

**918 Rich Avenue, Greg Xiong, Ardenview Homes, LLC, PL-2021-154 and PL-2021-155, 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 27.5% State Density Bonus with a concession and waivers from development standards, a Vesting Tentative Map 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; and that the project has prepared an Initial Study/Mitigated Negative Declaration per the CEQA Guidelines. 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.

Project Planner - Aki Snelling