

ADMINISTRATIVE ZONING MEMORANDUM**Item No. 3.1**

DATE: August 7, 2026

TO: George Schroeder, Planning Manager

FROM: Vinson Kwan, Associate Planner

SUBJECT: Recommendation for Zoning Permit No. PL-18228 at 1080 La Avenida Street, Unit B

On May 18, 2026, Xin Zhang of Bayside Fencing Club filed a request for a two-year Permit Extension for a previously approved Provisional Use Permit (PL-2023-219) to allow indoor recreational use (fencing studio) in an existing 8,890 square-foot building, replacing a metal fabrication use on a 0.925-acre site. This project is located on the north side of La Avenida Street between Armand Drive and the Stevens Creek Trail in the P(39) North Bayshore Precise Plan.

City staff has completed the review of the application, which is unchanged from the originally approved project and was previously determined to be categorically exempt pursuant to Section 15301 ("Existing Facilities") of the California Environmental Quality Act (CEQA) Guidelines. Staff is recommending approval based on the findings and conditions of approval in the attached report.

This item will be discussed at an Administrative Zoning public hearing on August 12, 2026, where a final action will be made.

Public notices were sent to all property owners and occupants within 750 feet of the project site and a newspaper of general circulation published a notice of the hearing per Section 36.56.20 ("Notice of hearing") of the City Code.

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.

Attachments: Draft Findings Report
Extension Request Letter
Plan Set