

**CITY OF MOUNTAIN VIEW
FINDINGS REPORT/ZONING PERMIT**

APPLICATION NO.:
DATE OF FINDINGS:

Page 1 of 3
PL-18228
August 12, 2026

THIS DOCUMENT REPRESENTS THE ZONING PERMIT RECEIVED FOR THE SUBJECT SITE. THIS DOCUMENT DOES NOT WAIVE THE REQUIREMENT FOR SUBSEQUENT CITY APPROVALS AS APPLICABLE, INCLUDING, BUT NOT LIMITED TO, BUILDING PERMITS, EXCAVATION PERMITS, ETC.

Applicant's Name:

Xin Zhang for Bayside Fencing Club

Property Address:

Assessor's Parcel No(s).:

Zone:

1080 La Avenida Street, Unit B

116-14-109

P(39)

Request:

Request for a two-year permit extension of a previously approved Provisional Use Permit (PL-2023-219) to allow an indoor recreational use (indoor fencing studio) in an existing 8,890 square foot building, replacing a metal fabrication use on a 0.925-acre site.

APPROVED ☐

CONDITIONALLY ☒
APPROVED

DISAPPROVED ☐

OTHER ☐

FINDINGS OF APPROVAL:

The request for a two-year permit extension for a previously approved Provisional Use Permit (PL-2023-219) to allow an indoor recreational use (indoor fencing studio) in an existing 8,890 square foot building, replacing a metal fabrication use, is conditionally approved based upon the conditions of approval contained herein and upon the following findings per Section 36.56.65 ("Time limits and extensions") of the City Code:

- A. **The permittee has made a good-faith effort to comply with the conditions of the permit during the initial two-year period and obtain building permits.** The permittee has provided substantial evidence of their efforts by coordinating with staff and submitting a building permit for tenant improvements (BLDG26-17361) associated with the use of the site. The permittee will utilize the additional time to complete the code compliance review process and continue working with staff from pertinent departments to address the project conditions of approval. The permittee is not proposing any new changes and will adhere to the previously entitled project. The building permit is active as of the time of the extension approval. Per Section 36.56.65 ("Time limits and extensions") of the City Code, the Provisional Use Permit will be "used" when the permittee has obtained the building permit and has commenced construction; and
- B. **The approval of the Permit Extension of a Provisional Use Permit complies with the California Environmental Quality Act (CEQA).** The project remains unchanged from the originally approved project (PL-2023-219), which complies with the California Environmental Quality Act (CEQA) as it was previously determined to be a categorically exempt project per Section 15301 ("Existing Facilities") of the CEQA Guidelines.

This approval is granted for a two-year permit extension for a previously approved Provisional Use Permit to allow an indoor recreational use (indoor fencing studio) in an existing 8,890 square foot building, replacing a metal fabrication use, located on Assessor's Parcel No. 116-14-109. The conditions of approval from the original permit (Application No. PL-2023-219) still apply, with the added or modified conditions as listed below, and the permit expiration date shall be May 22, 2028.

☐ Owner

☐ Agent

☐ File

☐ Fire

☐ Public Works

THIS REQUEST IS GRANTED SUBJECT TO THE FOLLOWING CONDITIONS:

Planning Division—650-903-6306 or planning.division@mountainview.gov

1. **Condition of Approval No. 2 in the original approval of Application No. PL-2023-219 is hereby replaced with the following:**
EXPIRATION: This permit is valid for a period of two years from the expiration date of the original approval (Application No. PL-2023-113), establishing a new permit expiration date of May 22, 2028. This permit shall become null and void if building permits have not been issued and construction activity has not commenced within the two-year period.
2. **Condition of Approval No. 3 in the original approval of Application No. PL-2023-219 is hereby replaced with the following:**
PERMIT EXTENSION: This permit extension incorporates and updates conditions of approval from prior permits, including, but not limited to, Permit No. PL-2023-219. For regulatory purposes, all previous permits and conditions of approval shall remain valid, except as may be modified by conditions of approval contained herein.

Building Division—650-903-6190 or building@mountainview.gov

Entitlement review by the Building Division is preliminary. Building and Fire plan check reviews are separate permit processes applied for once the zoning approval has been obtained and appeal period has concluded; a formal permit submittal to the Building Division is required. Plan check review shall determine the specific requirements and construction compliance in accordance with adopted local, state, and federal codes for all building and/or fire permits. For more information on submittal requirements and timelines, contact the Building Division online at www.mountainview.gov/building. It is a violation of the MVCC for any building occupancy or construction to commence without the proper building and/or fire permits and issued Certificate of Occupancy.

3. **Condition of Approval No. 16 in the original approval of Application No. PL-2023-219 is hereby replaced with the following:**
BUILDING CODES: Construction plans will need to meet the current codes adopted by the Building Division upon building permit submittal. Current codes are the 2025 California Codes: Building, Residential, Fire, Electrical, Mechanical, Plumbing, CALGreen, CAEnergy, in conjunction with the City of Mountain View Amendments, and the Mountain View Green Building Code (MVGBC).
4. **OCCUPANT LOAD (New Condition):** The project shall comply with Table 1004.5, Maximum Floor Area Allowance per Occupant, per the CBC, Chapter 10, Section 1004.

Fire Department—650-903-6343 or fire@mountainview.gov

FIRE DEPARTMENT ACCESS

5. **FIRE LANE MARKING (New Condition):** “NO PARKING—FIRE LANE” signs shall be posted along fire lanes, and curbs shall be painted red with the words “NO PARKING—FIRE LANE” stenciled in white on the top and side of the curb. (California Fire Code, Section 503.)

EGRESS AND FIRE SAFETY

6. **ON-SITE DRAWINGS (New Condition):** Submit electronic (.pdf and CAD) drawing files according to Fire Department specifications prior to final Certificate of Occupancy.

NOTE: Decisions of the Zoning Administrator may be appealed to the City Council in compliance with Chapter 36 of the City Code. An appeal shall be filed in the City Clerk’s Office within 10 calendar days following the date of mailing of the findings. Appeals shall be accompanied by a filing fee. No building permits may be issued or occupancy authorized during this appeal period.

NOTE: As required by California Government Code Section 66020, the applicant is hereby notified that the 90-day period has begun as of the date of approval of this application, in which the applicant may protest any fees, dedications, reservations, or other exactions

imposed by the City as part of this approval or as a condition of approval. The fees, dedications, reservations, or other exactions are described in the approved plans, conditions of approval, and/or the adopted City fee schedule.

GEORGE SCHROEDER, PLANNING MANAGER

GS/VK/CDD/FDG
PL-18228

DRAFT