



**ADMINISTRATIVE ZONING MEMORANDUM**

**Item No. 3.1**

**DATE:** March 5, 2026

**TO:** George Schroeder, Planning Manager

**FROM:** Brendan Norton, Assistant Planner

**SUBJECT:** Recommendation for Zoning Permit No. PL-10480 at 838 Independence Ave (APN: 147-05-125)

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On April 4, 2025, Christopher Robinson for Ten Zero Start LLC, filed a request for a Conditional Use Permit to allow a new recreational, public/quasi-public use (indoor pickleball court) within an existing industrial building on a 0.22-acre site. This project is located on the west side of Independence Avenue between Old Middlefield Way and Wyandotte Street in the MM-40 (General Industrial) Zoning 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, including a recommendation that the project is categorically exempt pursuant to Section 15301 ("Existing Facilities") of the California Environmental Quality Act (CEQA) Guidelines.

This item will be discussed at an Administrative Zoning public hearing on March 11, 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 public notice of the hearing was published in a newspaper of general circulation per Section 36.56.20 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  
Plan Set  
Business Description Letter  
Trip Generation Memo  
Public Comment