



ADMINISTRATIVE ZONING MEMORANDUM

Item No. 5.1

DATE: June 21, 2024

TO: Amber Blizinski, Assistant Community Development Director

FROM: Krisha Penollar, Senior Planner

SUBJECT: Recommendation for Zoning Permit No. PL-2024-069 at 251 Castro Street

On April 12, 2024, Jackson Chang of Arena SJ, LLC filed for a modification to an existing Provisional Use Permit (117-12-PCZA) to modify the liquor license (Type 48 to a Type 90 license) and age limitations of an existing bar/lounge (Opal Night Club) with live entertainment; and a determination that the project is categorically exempt pursuant to Section 15301 of the CEQA Guidelines (“Existing Facilities”). This project is located east of Castro Street between Villa Street and West Dana Street in the P(19) Downtown Precise Plan.

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 an Administrative Zoning public hearing on June 26, 2024, where a final action will be made.

Public notices were sent to all property owners within 750 feet of the project site.

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
Security Plan