



**ADMINISTRATIVE ZONING MEMORANDUM**

**Item No. 3.1**

**DATE:** August 2, 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. This project is located east of Castro Street between Villa Street and West Dana Street in the P(19) Downtown Precise Plan.

This application was reviewed at an Administrative Zoning public hearing on June 26, 2024, however, City staff subsequently discovered a noticing error. To address the error, and to ensure that the City complies with the noticing requirements in Section 36.56.20 [Notice of hearing] of the City Code, the Zoning Administrator's previous decision taken on June 26, 2024, will be rescinded, and a new duly noticed Administrative public hearing will take place on August 7, 2024, at which final action will be taken.

City staff has completed the review of the application in accordance with Section 36.48 [Conditional Use Permits] of the City Code and is recommending approval based on the findings and conditions of approval in the attached reports including a recommendation that the project is categorically exempt pursuant to Section 15301 of the CEQA Guidelines ("Existing Facilities").

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