

analysis and recommended approval.

Disclosures: familiar with the site

Public Comment: None

There were no questions or discussion from commissioners.

It was moved by Silvia Villanueva, seconded by Harris Armstrong, to approve the major deviation, subject to conditions listed in the staff report. Motion Pass.

RESULT:	Approved [5 TO 0]
MOVER:	Silvia Villanueva, Commissioner
SECONDER:	Harris Armstrong, Vice Chair
AYES:	Drakulich, Armstrong, Becerra, Velto, Villanueva
NAYS:	
ABSENT:	Arthur Munoz, Kerry Rohrmeier
ABSTAIN:	
RECUSED:	

- 5.4 Staff Report (For Possible Action – Recommendation to City Council):
Case No. **LDC24-00036 (525 East Plumb Lane Zone Change)** - A request has been made for a zoning map amendment on a ±0.19 acre site from Professional Office (PO) to General Commercial (GC). The single parcel is located north of East Plumb Lane, ±180 feet east of its intersection with Wronde Way (525 East Plumb Lane). The site has a Master Plan land use designation of Suburban Mixed-Use (SMU). **[Ward 3]**

Brook Oswald, Aryte Group representing the applicant, gave an overview of the project and requested zone change.

Carter Williams, Development Services Associate Planner, provided staff analysis and stated that staff was able to make all the required findings.

Disclosures: familiar with the site

Public Comment: None

Questions:

Commissioner Armstrong asked staff for more information about spot zoning that was mentioned in the staff report.

Mr. Williams explained spot zoning and why this does not meet the threshold

for spot zoning. We are looking to see these types of intensification on this corridor and this just happens to be the first one on this block to do it.

Commissioner Armstrong asked for confirmation that the way this is getting around being identified as spot zoning is that it is not arbitrary change and the rationale for it can be supported.

Mr. Williams confirmed that is correct and added that the support needs to come from the Master Plan and how we are implementing zoning generally.

Commissioner Villanueva noted that the staff report does not say this will be used for multi-family housing and she asked the applicant's representative if that is the purpose for the requested change.

Mr. Oswald stated he does not anticipate it would be multi-family at this time. With the existing buildings and uses in the area he thinks it will continue as commercial use. As the properties around this site look to intensify their zoning, it opens up opportunities for potential multi-family or other options in the future.

Commissioner Becerra asked staff if they are anticipating more of these requests to bring the corridor up to conformance or to align with the vision of the Master Plan.

Mr. Williams stated that Professional Office is currently conforming with the Suburban Mixed Use Master Plan so it would be property owner driven at this point. The south side of the corridor is Urban Mixed Use and all of that except for the MF30 portion is non-conforming so we could see or encourage those to come in to bring them into conformance.

Discussion on the motion:

Commissioner Villanueva stated she generally agrees with what was said by the applicant and staff and agrees the area is going in that direction, otherwise it would be considered spot zoning.

It was moved by Manny Becerra, seconded by Alex Velto, to recommend that the City Council approve the zoning map amendment. Motion Pass.

RESULT:	Approved [5 TO 0]
MOVER:	Manny Becerra, Commissioner
SECONDER:	Alex Velto, Commissioner
AYES:	Drakulich, Armstrong, Becerra, Velto, Villanueva
NAYS:	