

- 6.1 Staff Report (For Possible Action – Recommendation to City Council): Case No. **LDC25-00038 (Arlington Office MPA and ZMA)** – A request has been made for: 1) a Master Plan Amendment from Single-Family Neighborhood (SF) to Suburban Mixed-Use (SMU); and 2) a zoning map amendment from Single-Family Residential - 5 units per acre (SF-5) to Professional Office (PO). The ±0.31 acre parcel is located on the east side of South Arlington Avenue ±260 feet north of its intersection with West Plumb Lane within the Plumas Neighborhood Residential Core Planning Area Overlay (PL). **[Ward 2]**

Jeff Foster, Associate Planner, gave the staff presentation.

Public Comment: Correspondence received was forwarded to the Planning Commission and entered into the public record.

Disclosures: Familiar with the site, live nearby, reviewed written public comment.

Questions:

Mr. Foster explained for Commissioner Becerra that staff will evaluate traffic at the appropriate stage, when a project comes forward. A future project will go through the minor site plan review process.

Mr. Foster explained for Commissioner Del Villar the difference between and the purpose of the master plan amendment and zoning map amendment. He confirmed the applicant is aware of the considerations they will need to factor into their development plan when they come forward with that.

Mr. Foster confirmed for Commissioner Villanueva that required noticing procedures were followed.

Discussion:

Commissioner Drakulich expressed support for this request and stated he is comfortable with compatibility and thinks an office would be great at this site.

It was moved by Manny Becerra, seconded by J.D. Drakulich, to adopt the Master Plan amendment by resolution and recommend that City Council adopt the Master Plan and zoning map amendments by ordinance, subject to conformance review by the Regional Planning Commission. Motion Pass.

RESULT: Approve [7 TO 0]

MOVER: Manny Becerra, Commissioner

SECONDER: J.D. Drakulich, Commissioner

AYES: Becerra, Del Villar, Drakulich, Giacomini, Rohrmeier, Velto, Villanueva

NAYS:

ABSENT:

ABSTAIN:

RECUSED: