

CITY OF PALM SPRINGS  
PLANNING COMMISSION MINUTES  
December 12, 2018  
City Hall, Council Chamber  
3200 E. Tahquitz Canyon Way, Palm Springs, California

**CALL TO ORDER:**

Chair Weremiuk called the meeting to order at 9:01 am.

**ROLL CALL:**

Present: Donenfeld, Hirschbein, Hudson, Moruzzi, Woods\*, Vice Chair Calerdine, Chair Weremiuk

Absent: None.

Staff Present: Planning Director Fagg, Attorney Priest, Administrative Coordinator Hintz, Engineering Associate Minjares, Associate Planner Mlaker, Associate Planner Newell, Principal Planner Robertson

\*Arrived at 9:02 am.

**REPORT OF THE POSTING OF THE AGENDA:** The agenda was available for public access at the City Hall exterior bulletin board (west side of Council Chamber) and the Planning Services counter by 6:00 pm on Thursday, December 6, 2018.

**ACCEPTANCE OF THE AGENDA:**

Calerdine, seconded by Moruzzi to accept the agenda as presented.

AYES: Donenfeld, Hirschbein, Hudson, Moruzzi, Woods, Calerdine, Weremiuk

**PUBLIC COMMENTS:**

Chair Weremiuk opened the public comments portion of the meeting:

JOHN MCCOY, spoke as a private citizen and an alternate rep. for Andreas Hills Neighborhood Org.- spoke in reference to Item 3A. He said that the developer has met many of the concerns, however, there are still questions pertaining to the grading and dimensional plans.

PAULA AUBURN, spoke in reference to Item 3A, expressed concern about this hillside house fitting into the character of the surrounding neighborhood and requested deferral.

TOM FORD, spoke in reference to Item 3A, said renderings are not complete; and requested naturalized landscaping, overhang facing the rear and low-level lighting.

LINDA MCALLISTER, spoke in reference to Item 3A; and is in support of the previous public testimony. She urged this project not be approved until the items in questions have been provided by the developer.

WILLIAM MILLS, spoke in reference to Item 2B, requested approval of the project.

PAUL HENRICHSEN, thinks affordable housing mandate should be met and exceeded. However, expressed concern about applying the density bonus to a property site adjacent to Wexler steel-frame homes that may negatively impact such important sites in the city.

**1. CONSENT CALENDAR:**

Chair Calderine requested the minutes of October 24, 2018 be pulled for discussion.

Calderine, seconded by Hirschbein to approve Items 1A and 1B as part of the Consent Calendar (minutes of October 24, 2018 as amended).

AYES: Hirschbein, Hudson, Moruzzi, Woods, Calderine, Weremiuk

ABSTAIN: Donenfeld

**1A. APPROVAL MINUTES: OCTOBER 3, 2018, OCTOBER 10, 2018 AND OCTOBER 24, 2018.**

Approved as part of Consent Calendar. (Noting Commissioner Hudson's abstention on the minutes of October 3, 2018.)

**1B. DORE BRAND FOR A MINOR ARCHITECTURAL APPLICATION TO INSTALL A VEHICULAR ENTRY GATE AT AN EXISTING MULTIPLE-FAMILY RESIDENTIAL PROPERTY LOCATED AT 600 NORTH BELARDO ROAD, ZONE R-2, SECTION 10 (CASE 5.1457 CUP). (DN)**

Approved, as part of Consent Calendar.

**2. PUBLIC HEARINGS:**

**2A. LAS PALMAS BREWING, LLC ON BEHALF OF LARRY AND CONNIE BRAMOWETH FOR A CONDITIONAL USE PERMIT (CUP) TO ALLOW A COCKTAIL/BEER LOUNGE AND ACCESSORY BREWERY AT 461**

**NORTH PALM CANYON DRIVE, ZONE CBD, SECTION 15 (CASE 5. 1457 CUP). (DN)**

Associate Planner Newell presented the proposed request for a cocktail/beer lounge and accessory brewery as outlined in the staff report.

Chair Weremiuk opened the public hearing:

SAMUEL GILL, applicant, Las Palmas Brewing, LLC, addressed questions from the Commission pertaining to size of brewery (nano), distribution and consumption. He said it will be operated as a fully-electric brew house with a condenser and no gases will be emitted.

RAY ROMERO, applicant, think this is a very essential and needed gathering space for the future. He said their plans are for a small gathering area and will not use live loud music. He said they intend to abide to the decibel levels in the noise ordinance.

CONNIE BEREMA, property owner, responded questions from the Commission pertaining to tenant improvements to the building. She stated that she put a new roof and can work with the tenants to improve the outdoor façade.

There being no further speakers the public hearing was closed.

The Commission discussed allowing outdoor music in the patio area.

Chair Weremiuk suggested a continuance to give the applicant/owner an opportunity to review the issues about the façade.

Commissioner Hudson suggested the applicant could come back with ideas for ambient music in the outdoor patio in the rear of the property.

Commissioner Hirschbein encouraged the applicant and landlord to have discussion on the shared responsibilities because it's in the main part of downtown. He thinks it will be a great addition to the city but it deserves to have a fresh face.

Commissioners Moruzzi and Woods noted that they are not concerned about the ambient sound as they are in the middle of central business district on Palm Canyon Drive.

Hirschbein, seconded by Calerdine to continue to a date certain of January 9, 2019, with direction as follows:

1. Applicant to consider making additional exterior façade improvements:
  - Remove awning;
  - Redirect roof drains to conceal within wall cavity;
  - Remove and relocate miscellaneous electrical devices on façade;

- Demo and remove existing storefront glazing and door system and replace with new;
  - Demo and remove existing planter at storefront base and extend paving to storefront;
  - Re-face existing solid storefront area with new exterior plaster or other suitable material;
  - Provide decorative patio barrier fence.
2. Applicant to work with landlord on the above improvements.
  3. Applicant to return with additional information on exterior ambient music.
  4. Staff to re-write COA PLN 2 and add requirements to eliminate potential of gas/odor emission; applicant response to odor complaints within 24-hrs.
  5. Staff to look at adding condition for outdoor ambient music.
  6. Staff to investigate and report on the handling of trash for the property.

AYES: Donenfeld, Hirschbein, Hudson, Moruzzi, Woods, Calerdine, Weremiuk

*A recess was taken at 10:18 am. The meeting resumed at 10:28 am.*

**2B. HAIR OF THE DOG PALM SPRINGS,LLC ON BEHALF OF A&J PALMAS, LP FOR A CONDITIONAL USE PERMIT TO ALLOW A COCKTAIL LOUNGE AT 555 SOUTH PALM CANYON DRIVE, ZONE C-1 AND PD-82, SECTION 22 (CASE 5.1452 CUP). (DN)**

Associate Planner Newell presented the proposed request to allow a cocktail lounge as outlined in the staff report.

Chair Weremiuk opened the public hearing:

CHARLES KOLLER, legal representation, provided background information on the applicant's prior long-term locations in the city. He spoke about the letter in the staff report and disputed the allegations.

ROBERT FINDLEY, spoke in favor of the project and requested approval.

LARRY BITONTI, applicant, responded to questions from the Commission pertaining to the Palm Canyon entrance, security plan and access to the property.

There being no further speakers public comments was closed.

Commissioner Hirschbein spoke in support of the project as conditioned by staff. He's opposed to relocating the entrance and thinks it's in an appropriate place. He is not concerned that there is a recovery center nearby because this is how cities operate.

Hirschbein, seconded by Hudson to approve with changes.

1. Bicycle parking shall be provided.
2. Storefront windows facing Palm Canyon Drive shall remain transparent.
3. Staff to review landscape for conformance to originally approved plans; and notify the applicant and property owner of any corrections.

AYES: Donenfeld, Hirschbein, Hudson, Moruzzi, Woods, Calerdine, Weremiuk

**2C. JOSEPH LIZOTTE ON BEHALF OF 1241 SOUTH GENE AUTRY TRAIL, LLC, FOR A CONDITIONAL USE PERMIT (CUP) APPLICATION TO OPERATE AN EVENT DESIGN CENTER AT AN EXISTING COMMERCIAL BUILDING LOCATED AT 2001 EAST TAHQUITZ CANYON DRIVE, ZONE R-2, SECTION 13 (CASE 5.0878 CUP). (ER)**

Principal Planner Robertson provided an overview on the proposed request to operate an event design center as outlined in the staff report.

Chair Weremiuk opened the public hearing:

JOSEPH CECCHINI, project engineer, representing the applicant, stated that applicant would like to increase the floor space primarily in the western building by occupying some of the covered walkway portion to allow for a reception and conference room area. He provided further comments pertaining to the building layout.

JOSEPH LIZOTTE, applicant, said he is planning to keep the same look but make it new.

There being no further comments the public hearing was closed.

Weremiuk, seconded by Donenfeld to approve, as submitted.

AYES: Donenfeld, Hirschbein, Hudson, Moruzzi, Woods, Calerdine, Weremiuk

A recess was taken at 11:11 am. The meeting resumed at 11:21 am.

**2D. GARNET PROPERTIES 2014, LLC FOR AN AMENDMENT TO A PREVIOUSLY APPROVED CONDITIONAL USE PERMIT; ADOPTION OF AN ADDENDUM TO A PREVIOUSLY APPROVED MITIGATED NEGATIVE DECLARATION; AND A MAJOR ARCHITECTURAL APPLICATION FOR A 103,600-SQUARE FOOT CANNABIS OPERATION AND DISPENSARY FACILITY CONSISTING OF FOUR (4) SEPARATE BUILDINGS LOCATED AT GARNET ROAD AND THE INTERSTATE 10 OFF-RAMP, ZONE M-1-P, SECTION 23 (CASE 5.1434 CUP AND 3.4068 MAJ). (GM)**

Associate Planner Mlaker provided background information and an overview on the request to increase the square footage as outlined in the staff report.

NICOLE CRISTE, Terra Nova Planning, environmental consultant, responded to questions pertaining to mitigation measures to reduce odor.

Chair Weremiuk opened the public hearing:

JAMES CIOFFI, project architect, stated that the building footprint, landscaping and parking remain the same. He indicated height was added to enable additional operations in the building and thinks the buildings look better. He provided details on the building design.

There being no further questions the public hearing was closed.

Commissioner Moruzzi said this is exactly the right location for this type of facility, adjacent to the freeway, and is very supportive of this project.

Weremiuk, seconded by Hudson to adopt the addendum to the Mitigated Negative Declaration and approve the Major Architectural Application with the following changes:

1. Provide shower facilities for employees.
2. Provide bike boxes at each of the four buildings to be available for employees and visitors.
3. Revise PLN 4- to include, "within 24-hours of the City receiving a complaint, the Operator is responsible to hire a consultant to analyze the problem and devise an odor control plan.

AYES: Donenfeld, Hirschbein, Hudson, Moruzzi, Woods, Calerdine, Weremiuk

- 2E. 3 X 5 PALM SPRINGS, LLC, REQUEST FOR A CONDITIONAL USE PERMIT (CUP) AND A MAJOR ARCHITECTURAL APPLICATION (MAJ) APPROVAL TO CONSTRUCT 30 HOTEL SUITES WITH KITCHENS IN EACH UNIT, A COMMON BUILDING WITH CAFE/BAR, AND AN EVENT SPACE, ON AN UNDEVELOPED 1.83-ACRE PARCEL LOCATED AT 244-282 SOUTH INDIAN CANYON DRIVE, ZONE LSC/C-1AA & C-2, SECTION 14 (CASE 5.1448-CUP & 3.4104-MAJ). (ER)**

Principal Planner Robertson summarized the modifications made to the project as outlined in the staff report.

The meeting recessed at 11:57 am. The meeting reconvened 1:32 pm.

Chair Weremiuk opened the public hearing:

PHILIP BATES, 3 x 5 Palm Springs LLC, provided further details on the changes made to the project according to the Commission concerns relating to repositioning of trash enclosure, architecture on north side of buildings, reduction of room keys and increase in parking spaces.

LANCE O'DONNELL, 02 Architecture, provided details on the changes to the trash relocation and screening, bike parking, drive aisle at Porte Cohere, enhanced paving, increased access aisles, stair colors and architectural elements screening the mechanical equipment.

PHILIP BATES, provided details on the parking management plan relating to event parking.

Commissioner Woods noted concern with the parking and suggested adding some conditions to give them a better assurance that the project will work- 1.) A parking management plan submitted and approved to the City; 2.) A six (6) month and one (1) year review of the parking to make sure it works; 3.) Stacked parking as an option for larger events; 4.) No parking or valet on public streets.

Commissioner Hudson said he likes that the widening of the drive aisle off of Indian helps with the drop-off space and the off-set from west to middle building is very nice. He thinks that the four (4) spaces of the drive aisle that were added to the south area is a good idea in utilizing the building footprint. Mr. Hudson said the architecture is successful and thinks a few more parking spaces could be added in a creative way.

Commission Donenfeld thinks it's an excellent project; but parking is a difficult issue for the city especially in this area. He thinks the applicant has come up with some very good experimental ideas that might work. He said this is a type of facility that we are just beginning to deal with in Palm Springs. Mr. Donenfeld thinks it has the prospect of being successful enough with a review in six and twelve months and is in support of the project with the suggested conditions.

Vice Chair Calderine said that they are still applying suburban-style parking ratios to a new inventive type of project. He agreed monitoring the situation in six months and a year is the way to go; however, he noted that part of their overall goal is to reduce parking.

Weremiuk, seconded by Moruzzi to approve with changes as follows:

1. Revise Eng. Cond. #8 to indicate appropriate street width on Calle Encilia.
2. Revised Parking Management Plan shall be submitted to the Planning Department for review and approval. (Include stacked parking in Parking Management Plan.)

3. Six (6) month and one (1) year review.
4. No valet parking and parking on public streets.

AYES: Donenfeld, Hirschbein, Hudson, Moruzzi, Woods, Calerdine, Weremiuk

**2F. AUSTIN TODD ON BEHALF OF CALIFORNIA ORGANICS FOR A CONDITIONAL USE PERMIT (CUP) TO OPERATE A 5,044-SQUARE FOOT CANNABIS CULTIVATION FACILITY WITHIN AN EXISTING INDUSTRIAL BUILDING LOCATED AT 695 SOUTH WILLIAMS ROAD, ZONE M-1, SECTION 33 (CASE 5.1440 CUP). (ER)**

Principal Planner Robertson provided an overview on the proposed request to operate a cannabis cultivation facility within an existing building as outlined in the staff report.

Chair Weremiuk opened the public hearing:

AUSTIN TODD, applicant, said a relatively small amount of space will be used for cultivation; and the bottom floor will be mainly geared for the dispensary and packaging. He described the detailed order control plan that was submitted with the use of high technical equipment.

TROY MASS, stated a new HVAC system will be going into this phase; and noted that only 1000 sq. ft. would be used for the cultivation.

There being no further speakers the public hearing was closed.

Commissioner Woods noted the large amount of retail space and questioned if they would improve the facade of the building.

Commissioner Hudson questioned the hours of operations for the dispensary- (9 am - 10 pm).

Chair Weremiuk made a motion to continue to request the environmental consultant from Terra Nova to be present at the meeting to address questions from the Commission regarding the odor mitigation plan and building structure and its ability to contain the odors; and if it will impact residential integrity of the building envelope.

Commissioner Donenfeld would like to see what they will do to improve the façade of the building to look more professional and state of the art. He questioned the ceiling heights on the 2nd floor for the growth facility and how they plan to integrate the odor removing ventilation systems on the roof and offices. This is the first retrofit they've seen and will need more information.



Commissioner Hudson pointed out that ADA requirements need to be accommodated in terms of the parking and access into the building. He noted with evening hours of operation they need to see a proposal for lighting in the parking lot.

Chair Weremiuk requested a report from staff pertaining to:

- What are the other five (5) facilities? And are they manufacturing or growth facilities?
- Whether they have gone through an odor reduction plan.

Commissioner Woods requested a bicycle and shower facility similar as other facilities.

Hirschbein, seconded by Weremiuk to continue to a date certain of January 9, 2019.

AYES: Donenfeld, Hirschbein, Hudson, Moruzzi, Woods, Calderine, Weremiuk

A recess was taken at 3:17 pm. The meeting resumed at 3:27 pm.

**2G. DTPS B-3, LLC FOR AN AMENDMENT TO AN APPROVED DEVELOPMENT AGREEMENT TO EXTEND THE PROJECT TIMELINE FOR THE CONSTRUCTION OF A VIRGIN BRAND HOTEL WITH 142 ROOMS AND GROUND FLOOR COMMERCIAL-RETAIL ON DOWNTOWN PALM SPRINGS SPECIFIC PLAN BLOCK B-1, LOCATED AT THE NORTHEAST CORNER OF BELARDO ROAD AND MUSEUM WAY, ZONE CBD, SECTION 15 (CASE 5.1427 DA AMENDMENT). (DN)**

Associate Planner Newell provided background information and details pertaining to the Development Agreement to extend the project timeline as outlined in the staff report.

Staff to review the City Council video/transcript on process to revision to the east façade of hotel to ensure compliance by the applicant.

Chair Weremiuk opened the public comment:

MICHAEL BRAUN, applicant, clarified that the prevailing wage challenge on the overall downtown project. Mr. Braun provided background information on the delay and prevailing wage process (Carpenter Union), litigation and appeal period. He was available to address questions from the Commission pertaining to clean-up of the site, prevailing wage litigation and parking garage.

There being no further speakers the public hearing was closed.

Commissioner Moruzzi said he'd like to see a Virgin Hotel in Palm Springs, but it's very difficult for him to support the extension of the development agreement when the sole reason is determining if prevailing wage must be paid.

Commissioner Donenfeld does not think it's the Commission's purview to tell the applicant whether or not to pay the prevailing wage but rather it is up to a legitimate court to decide. He spoke in support of the extension.

Commissioner Woods thinks it's a good idea to revisit the development agreement to see if the terms are something favorable for the city in the long term. He does not feel he has enough information to make a decision and thinks it is incumbent on the elected officials to have this discussion.

Commissioner Hirschbein concurred with Commissioner Woods and thinks it's up to the elected officials to make this decision. He thinks cleaning up the site is important; but does not feel adequately informed to make a decision.

Calerdine, seconded by Hudson to recommend approval to City Council, subject to:

1. A three-year extension is recommended.
2. Site to be cleaned and public art to be provided by March 31, 2019.

AYES: Donenfeld, Hirschbein, Hudson, Calerdine, Weremiuk  
NOES: Moruzzi, Woods

- 2H. COACHELLA FLATS, LLC, FOR A CONDITIONAL USE PERMIT (CUP) AND A VARIANCE APPLICATION TO DECOMMISSION AND REMOVE 363 AGING WIND TURBINE GENERATORS AND INSTALL TWENTY (20) NEW WIND TURBINES WITH A MAXIMUM HEIGHT OF 499 FEET AND TWO (2) METEOROLOGICAL (MET) TOWERS ON APPROXIMATELY 858 ACRES OF LAND LOCATED WEST OF NORTH INDIAN CANYON DRIVE, NORTH OF HIGHWAY 111, AND SOUTH OF INTERSTATE-10 FREEWAY; ZONE W, SECTION 23 (CASE 5.1429-CUP & 6.551-VAR). (ER)**

Calerdine, seconded by Hirschbein to continue to date certain of January 9, 2019.

AYES: Donenfeld, Hirschbein, Hudson, Moruzzi, Woods, Calerdine, Weremiuk

*(Item was heard out of order.)*

- 2L. HOLLYWOOD ORANGE PROPERTIES, LLC, REPRESENTING GROCERY OUTLET FOR A CONDITIONAL USE PERMIT TO PERMIT A GROCERY STORE USE WITHIN THE CENTRAL BUSINESS DISTRICT AND A MINOR ARCHITECTURAL APPLICATION FOR THE**

**EXTERIOR REPAINT OF AN EXISTING RETAIL BUILDING AND NEW PARKING LOT LANDSCAPING LOCATED AT 350 SOUTH PALM CANYON DRIVE, ZONE CBD, SECTION 10. (CASE 5.1456 CUP). (GM)**

Associate Planner Mlaker presented an overview on the proposed grocery store as outlined in the staff report.

Chair Weremiuk opened the public hearing:

KATY SHARDT, representing Grocery Outlet, provided background information on the company and details on the type of products sold; noting significantly reduced prices in comparison other supermarkets.

TANNAZ HAGHAYEGH, architect manager from Grocery Outlet, provided details about the new proposed colors.

There being no further speakers the public hearing was closed.

JACOB GLAIZE, civil engineer, said they received the comments from the AAC and distributed revised color samples; he provided details on changes made to the landscape plan per the AAC comments.

Commissioner Hirschbein gave general direction regarding the signage- does not think a box sign is appropriate. He suggested using individual channel letters and omitting the description "bargain market".

Commissioner Hudson commented that this building has its own character and history. He agrees with the comments about the signage and thinks it needs to be centered over the arches with space above and below. He said the planter at the northern façade would make a difference and does not see any progress has been made on this project.

Chair Weremiuk suggested this project be referred back to the Architectural Advisory Committee for review of the design elements.

Commissioner Hirschbein provided a list of the Commission's concerns:

- No tinted or painted glazing;
- No fixtures next to glazing;
- No box signs; individual channel letters for signage;
- Landscape on the north side;
- Architectural cohesive color scheme;
- Cart corral enclosure per AAC comment;
- Limit two monument signs to the two facades;
- Center signage over arch;
- Do not illuminate "bargain market" on signage;

- Cut sheets on lighting;
- Matching mullions;
- Provide bicycle parking;
- Remove the security gates behind the windows.

Planning Director Fagg noted that the Commission's concerns are more about the architecture than the Conditional Use Permit. He recommended action be taken on the Conditional Use Permit and defer the Minor Architectural Application to the January 9th meeting to allow the applicant to made changes.

Hirschbein, seconded by Calerdine to approve Conditional Use Permit subject to:

- Expand hours of operation from 7:00 am to 10:00 pm.

AYES: Donenfeld, Hirschbein, Hudson, Moruzzi, Woods, Calerdine, Weremiuk

Hirschbein, seconded by Hudson to continue Major Architectural Application to date certain of January 9, 2019 to allow the applicant to incorporate the concerns of the Commission.

AYES: Donenfeld, Hirschbein, Hudson, Moruzzi, Woods, Calerdine, Weremiuk

A recess was taken at 5:14 pm. The meeting resumed at 5:24 pm.

### 3. UNFINISHED BUSINESS:

*(Item was heard out of order.)*

**3A. PINNACLE PALM SPRINGS, LLC, FOR A MAJOR ARCHITECTURAL APPLICATION FOR THE CONSTRUCTION OF A 3,378-SQUARE FOOT HOUSE AND AN ADMINISTRATIVE MINOR MODIFICATION TO REDUCE THE FRONT YARD SETBACK ON A HILLSIDE HOUSE LOCATED AT 1721 PINNACLE POINT (LOT 2), ZONE PDD 79 (CASE 3.4090 MAJ, AND 7.1557 AMM). (GM)**

Associate Planner Mlaker provided an overview on the proposed changes to the project as outlined in the staff report.

Hirschbein, seconded by Hudson to approve subject to:

- Should pool fencing be required along the rear of the property line, fence to be placed at the base of the boulder wall per Building & Safety requirements.
- Landscaping to be natural as depicted on the landscape plan presented before the Planning Commission on December 12, 2018.

AYES: Donenfeld, Hirschbein, Hudson, Moruzzi, Woods, Calerdine, Weremiuk

**2. PUBLIC HEARINGS: (CONT'D)**

Chair Weremiuk noted these three (3) amendments would be voted on today; but requested a Study Session be held on January 9, 2019 for further discussion.

**2I. AMENDMENT TO THE PALM SPRINGS ZONING CODE (PSZC) TO ESTABLISH PROCEDURES RELATING TO REASONABLE ACCOMMODATIONS (CASE 5.1459 ZTA). (FF)**

Attorney Priest provided details on the proposed changes to the reasonable accommodations ordinance.

Chair Weremiuk opened and closed the public hearing with no speakers coming forward.

Donenfeld, seconded by Calerdine to recommend approval to City Council.

AYES: Donenfeld, Hirschbein, Hudson, Moruzzi, Woods, Calerdine, Weremiuk

**2J. AMENDMENT TO THE PALM SPRINGS ZONING CODE (PSZC) TO ESTABLISH DEFINITIONS AND STANDARDS FOR TRANSITIONAL AND SUPPORTIVE HOUSING (CASE 5.1460 ZTA). (FF)**

Chair Weremiuk opened and closed the public hearing with no speakers coming forward.

Moruzzi, seconded by Hirschbein to recommend approval to City Council as amended:

- Define target population and eligible program recipient per State Regulations.

AYES: Donenfeld, Hirschbein, Hudson, Moruzzi, Woods, Calerdine, Weremiuk

**2K. AMENDMENT TO THE PALM SPRINGS ZONING CODE (PSZC) TO ESTABLISH PROCEDURES FOR IMPLEMENTING STATE DENSITY BONUS REQUIREMENTS (CASE 5.1458 ZTA).**

Chair Weremiuk opened and closed the public hearing with no speakers coming forward.

Donenfeld, seconded by Hirschbein to recommend approval to City Council.

AYES: Donenfeld, Hirschbein, Hudson, Moruzzi, Woods, Calerdine, Weremiuk

**PLANNING COMMISSION REPORTS, REQUESTS AND COMMENTS:**

- AAC Interviews to be held at the Jan, 9, 2019.
- Request to incorporate bicycle parking and transparent windows in standard conditions.
- Request for an update on the Downtown Park.

**CITY COUNCIL LIAISON REPORT:** None.

**PLANNING DIRECTOR'S REPORT:** None.

**ADJOURNMENT:** The Planning Commission adjourned at 5:51 pm to 1:30 pm, Wednesday, January 9, 2019, City Hall, Council Chamber, preceded by a Study Session at 10:00 am, Large Conference Room, 3200 East Tahquitz Canyon Way.

  
Flinn Fagg, AICP  
Director of Planning Services