PLANNING COMMISSION **REGULAR MEETING**
MEETING MINUTES **TUESDAY, APRIL 28, 2026**

The Planning Commission convened in a regular on Tuesday, April 14, 2026, at Austin City Hall, Boards and Commissions, Room 1101, 301 W. Second Street, in Austin, Texas.

Chair Woods called the Planning Commission Meeting to order at 6:00 p.m.

Commissioners in Attendance:

Alice Woods
Felicity Maxwell
Brian Bedrosian
Chris Gannon
Joshua Hiller
Casey Haney
Peter Breton
Adam Powell
Imad Ahmed
Nadia Barrera-Ramirez
Anna Lan
Danielle Skidmore

Ex-Officio Members in Attendance:

Jeffrey Bowen

Ex-Officio Members Absent:

TC Broadnax
Candace Hunter
Richard Mendoza

1 Vacancy on the Dais

PUBLIC COMMUNICATION: GENERAL

None present.

APPROVAL OF MINUTES

1. Approve the minutes of the Planning Commission regular meeting on Tuesday, April 14, 2026.
The minutes from the meeting of Tuesday, April 14, were approved on the consent agenda on Vice Chair Haney's motion, Commissioner Skidmore's second, on a 12-0 vote. 1 vacancy on the dais.

PUBLIC HEARINGS

2. Plan Amendment: **NPA-2024-0018.01 - 7003, 7005, 7007 Guadalupe Street Rezone; District 4**

Location:	7003, 7005, 7007 Guadalupe Street, Waller Creek Watershed; Brentwood/Highland Combined (Highland) Neighborhood Planning Area
Owner/Applicant:	Purple Square One Limited Liability (Lan Chen)
Agent:	Bowman (Jerome Perales, P.E.)
Request:	High Density Single Family and Multifamily Residential to Mixed Use land use
Staff Rec.:	**Applicant postponement request to June 23, 2026**
Staff:	Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov Austin Planning

The motion to approve the Applicant's postponement request to May 12, 2026, was approved on the consent agenda on Vice Chair Haney's motion, Commissioner Skidmore's second, on a 12-0 vote. 1 vacancy on the dais.

3. Rezoning: **C14-2024-0036 - 7003, 7005, 7007 Guadalupe Street Rezone; District 4**

Location:	7003, 7005, 7007 Guadalupe Street, Waller Creek Watershed; Brentwood/Highland Combined (Highland) Neighborhood Planning Area
Owner/Applicant:	Purple Square One Limited Liability (Lan Chen)
Agent:	Bowman (Jerome Perales, P.E.)
Request:	MF-1-CO-ETOD-DBETOD-NP (Subdistrict 2), SF-6-NP and MF-2-ETOD-DBETOD-NP (Subdistrict 2) to CS-ETOD-DBETOD-NP (Subdistrict 2)
Staff Rec.:	**Applicant postponement request to June 23, 2026**
Staff:	Jonathan Tomko, 512-974-1057, jonathan.tomko@austintexas.gov Austin Planning

The motion to approve the Applicant's postponement request to May 12, 2026, was approved on the consent agenda on Vice Chair Haney's motion, Commissioner Skidmore's second, on a 12-0 vote. 1 vacancy on the dais.

4. Plan Amendment: NPA-2026-0022.01.SH - Rowen Vale; District 9

Location: 206, 206 ½ East Annie Street and 1710 Brackenridge Street, East Bouldin Creek Watershed; Greater South River City Combined Neighborhood Planning Area
Owner/Applicant: South Austin Christian Church/Rowen Vale, LLC
Agent: Rowen Vale, LLC (Megan Lasch)
Request: Civic to Multifamily Residential land use
Staff Rec.: **Recommended**
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
Austin Planning

The motion to approve Staff's postponement request to May 12, 2026, was approved on the consent agenda on Vice Chair Haney's motion, Commissioner Skidmore's second, on a 12-0 vote. 1 vacancy on the dais.

5. Rezoning: C14-2026-0010.SH - Rowen Vale; District 9

Location: 1710 Brackenridge Street; 206 and 206 ½ East Annie Street, East Bouldin Creek Watershed; Greater South River City Neighborhood Planning Area
Owner/Applicant: South Austin Christian Church/Rowen Vale, LLC
Agent: Rowen Vale, LLC (Megan Lasch)
Request: SF-3-NP to MF-3-NP
Staff Rec.: **Recommended**
Staff: Jonathan Tomko, 512-974-1057, jonathan.tomko@austintexas.gov
Austin Planning

The motion to approve Staff's postponement request to May 12, 2026, was approved on the consent agenda on Vice Chair Haney's motion, Commissioner Skidmore's second, on a 12-0 vote. 1 vacancy on the dais.

6. Plan Amendment: NPA-2025-0020.04 - Congress Views; District 2

Location: 6111, 6113, and 6119 South Congress Avenue, Williamson Creek Watershed; South Congress Combined (Sweetbriar) Neighborhood Planning Area
Owner/Applicant: Congress Corner, LLC (Reza Habibi-Paydar)
Agent: Alice Glasco Consulting (Alice Glasco)
Request: Mobile Homes and Higher Density Single Family to Mixed Use land use
Staff Rec.: **Recommended**
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
Austin Planning

The motion to approve the Planning Commission's postponement request to May 26, 2026, was approved on the consent agenda on Vice Chair Haney's motion, Commissioner Skidmore's second, on a 12-0 vote. 1 vacancy on the dais.

The motion to extend the meeting to 10 p.m. was approved on Chair Woods' motion, Vice Chair Haney's second, on a 12-0 vote. 1 vacancy on the dais.

7. Rezoning: **C14-2025-0096 - Congress Views; District 2**

Location: 6111, 6113, and 6119 South Congress Avenue, Williamson Creek Watershed; South Congress Combined (Sweetbriar) Neighborhood Planning Area
Owner/Applicant: Congress Corner, LLC (Reza Habibi-Paydar)
Agent: Alice Glasco Consulting (Alice Glasco)
Request: MH-NP to GR-DB90-NP
Staff Rec.: **Staff recommends GR-CO-DB90-NP**
Staff: Nancy Estrada, 512-974-7617, nancy.estrada@austintexas.gov
Austin Planning

The motion to approve the Planning Commission's postponement request to May 26, 2026, was approved on the consent agenda on Vice Chair Haney's motion, Commissioner Skidmore's second, on a 12-0 vote. 1 vacancy on the dais.

The motion to extend the meeting to 10 p.m. was approved on Chair Woods' motion, Vice Chair Haney's second, on a 12-0 vote. 1 vacancy on the dais.

8. Rezoning: **C14-2026-0002 - SE Airport MLK Rezoning; District 1**

Location: 1811 Airport Boulevard, Tannehill Branch Watershed; East MLK Combined (MLK) Neighborhood Planning Area
Owner/Applicant: 4015 Limited Partnership
Agent: Thrower Design LLC (Victoria Haase)
Request: GR-MU-NP to GR-MU-DB90-NP
Staff Rec.: **Recommended**
Staff: Jonathan Tomko, 512-974-1057, jonathan.tomko@austintexas.gov
Austin Planning

The motion to approve the Neighborhood's postponement request to May 12, 2026, was approved on the consent agenda on Vice Chair Haney's motion, Commissioner Skidmore's second, on a 12-0 vote. 1 vacancy on the dais.

9. Rezoning: **C14-2025-0120 - 301 Lamar; District 9**

Location: 301 ½ North Lamar Boulevard, Lady Bird Lake Watershed; Old West Austin Neighborhood Planning Area
Owner/Applicant: Perry Lorenz
Agent: Husch Blackwell, LLP (Nikelle Meade)
Request: DMU to CS-MU-V-DB90
Staff Rec.: **Staff recommends CS-MU-V-CO-DB90**
Staff: Cynthia Hadri, 512-974-7620, cynthia.hadri@austintexas.gov
Austin Planning

The motion to approve Staff's recommendation of CS-MU-V-CO-DB90 for C14-2025-0120 - 301 Lamar; District 9, located at 301 ½ North Lamar Boulevard, was approved on the consent agenda on Vice Chair Haney's motion, Commissioner Skidmore's second, on a 12-0 vote. 1 vacancy on the dais.

10. Rezoning: **C14-2026-0006 - Holly Wu W. 6th Street Restaurant; District 9**

Location: 1608 West 6th Street, Lady Bird Lake and Shoal Creek Watershed; Downtown Austin Plan (Lower Shoal Creek District)
Owner/Applicant: Chin Hong (Jimmy) Ng (Lin Asian Bar LLC)
Agent: Taniguchi Construction Services (Evan Taniguchi)
Request: GO-NP to LR-CO-NP
Staff Rec.: **Recommended**
Staff: Cynthia Hadri, 512-974-7620, cynthia.hadri@austintexas.gov
Austin Planning

The public hearing was closed on Commissioner Powell's motion, Secretary Maxwell's second, on a 12-0 vote. 1 vacancy on the dais.

The motion to approve Staff's recommendation of LR-CO-NP for C14-2026-0006 - Holly Wu W. 6th Street Restaurant; District 9, located at 11608 West 6th Street, was approved on Vice Chair Haney's motion, Commissioner Bedrosian's second, on a 12-0 vote. 1 vacancy on the dais.

11. Rezoning: **C14-2024-0147 - 1405 East Riverside Drive; District 9**

Location: 1405A, 1405B, and 1507 East Riverside Drive, Harpers Branch and Lady Bird Lake Watersheds; East Riverside/Oltorf Combined (Riverside) Neighborhood Planning Area
Owner/Applicant: Schuler Family Trust of 1998 (Jean E. Schuler)
Agent: Drenner Group, PC (Leah M. Bojo)
Request: East Riverside Corridor (ERC-Neighborhood Mixed Use Subdistrict) to East Riverside Corridor (ERC-Corridor Mixed Use Subdistrict), to include the entire lot in the hub boundary, and to increase the maximum building height up to 160 feet through participation in a density bonus program.
Staff Rec.: **Pending**
Staff: Nancy Estrada, 512-974-7617, nancy.estrada@austintexas.gov
Austin Planning

The motion to approve the Applicant's indefinite postponement request was approved on the consent agenda on Vice Chair Haney's motion, Commissioner Skidmore's second, on a 12-0 vote. 1 vacancy on the dais.

12. Restrictive Covenant Termination: **C14-06-0117(RCT) - 1317 and 1405 East Riverside Drive; District 9**

Location: 1317, 1405A, 1405B, and 1507 East Riverside Drive, Harpers Branch and Lady Bird Lake Watersheds; East Riverside/Oltorf Combined (Riverside) Neighborhood Planning Area
Owner/Applicant: Schuler Family Trust of 1998 (Jean E. Schuler)
Agent: Drenner Group, PC (Leah M. Bojo)
Request: Terminate Restrictive Covenant
Staff Rec.: **Recommended**
Staff: Nancy Estrada, 512-974-7617, nancy.estrada@austintexas.gov
Austin Planning

The motion to approve Staff's recommendation to Terminate Restrictive Covenant for C14-06-0117(RCT) - 1317 and 1405 East Riverside Drive; District 9, located at 1317, 1405A, 1405B,

and 1507 East Riverside Drive, was approved on the consent agenda on Vice Chair Haney's motion, Commissioner Skidmore's second, on a 12-0 vote. 1 vacancy on the dais.

13. Restrictive Covenant Termination: **C14-72-299(RCT) - 1317 and 1405 East Riverside Drive; District 9**

Location:	1317, 1405A, 1405B, and 1507 East Riverside Drive, Harpers Branch and Lady Bird Lake Watersheds; East Riverside/Oltorf Combined (Riverside) Neighborhood Planning Area
Owner/Applicant:	Schuler Family Trust of 1998 (Jean E. Schuler)
Agent:	Drenner Group, PC (Leah M. Bojo)
Request:	Terminate Restrictive Covenant
Staff Rec.:	**Recommended**
Staff:	Nancy Estrada, 512-974-7617, nancy.estrada@austintexas.gov Austin Planning

The motion to approve Staff's recommendation to Terminate Restrictive Covenant for C14-72-299(RCT) - 1317 and 1405 East Riverside Drive; District 9, located at 1317, 1405A, 1405B, and 1507 East Riverside Drive, was approved on the consent agenda on Vice Chair Haney's motion, Commissioner Skidmore's second, on a 12-0 vote. 1 vacancy on the dais.

14. Historic Zoning: **C14H-2026-0018 - Hill-Thompson House; District 1**

Location:	1906 Maple Avenue, Boggy Creek Watershed; Upper Boggy Creek Neighborhood Planning Area
Owner/Applicant:	Applicant: Historic Landmark Commission Owner: Marilynn Poole Bailey
Agent:	Historic Landmark Commission
Request:	SF-3-HD-NP to SF-3-H-HD-NP
Staff Rec.:	**Recommended**
Staff:	Austin Lukes, 512-978-0766, austin.lukes@austintexas.gov Austin Planning

The motion to approve Staff's recommendation of SF-3-H-HD-NP for C14H-2026-0018 - Hill-Thompson House; District 1, located at 1906 Maple Avenue, was approved on the consent agenda on Vice Chair Haney's motion, Commissioner Skidmore's second, on a 12-0 vote. 1 vacancy on the dais.

15. Conditional Use Permit: **SPC-2026-0052A - Girls' School of Austin Conditional Use Permit; District 10**

Location:	2007 McCall Road, Johnson Creek Watershed; West Austin Neighborhood Group
Owner/Applicant:	The Girls' School of Austin
Agent:	Thrower Design (A. Ron Thrower)
Request:	Conditional Use Permit to allow Private Primary Educational Facilities and Private Secondary Educational Facilities, increasing from 150 to 200 students on the property.
Staff Rec.:	**Recommended with conditions**
Staff:	Heather Chaffin, 512-974-2140, heather.chaffin@austintexas.gov Austin Development Services

The motion to hear the case was approved on Vice Chair Haney's motion, Secretary Maxwell's second, on an 11-1 vote. Commissioner Hiller voted nay. 1 vacancy on the dais.

The public hearing was closed on Commissioner Powell's motion, Commissioner Bedrosian's second, on a 12-0 vote. 1 vacancy on the dais.

The motion to approve Staff's recommendation of a Conditional Use Permit to allow Private Primary Educational Facilities and Private Secondary Educational Facilities, increasing from 150 to 200 students on the property for SPC-2026-0052A - Girls' School of Austin Conditional Use Permit; District 10, located at 2007 McCall Road, was approved on Vice Chair Haney's motion, Commissioner Bedrosian's second, on a 12-0 vote. 1 vacancy on the dais.

16. EV Variance: **SP-2024-0381C.SH - Rundberg Multifamily; District 4**

Location:	204 East Rundberg Lane, Little Walnut Creek Watershed; North Lamar Neighborhood Planning Area
Owner/Applicant:	Nguyen Doan-Nghiem Thi Revocable Management Trust & Luan Duy Nguyen Revocable Management Trust
Agent:	Sydney Weaver; WGINC
Request:	Request to vary from LDC 25-8-261 (G) to allow floodplain modification in a Critical Water Quality Zone (CWQZ). Request to vary from LDC 25-8-263 (C)(3) to allow floodplain modification outside of a CWQZ in an aread determined to be in good condition.
Staff Rec.:	**Recommended with conditions**
Staff:	John Clement, 512-974-1475, john.clement@austintexas.gov Austin Watershed Protection Chris Sapuppo, 512-978-4665, chris.sapuppo@austintexas.gov Austin Development Services

The motion to approve Staff's recommendation for a request to vary from LDC 25-8-261 (G) to allow floodplain modification in a Critical Water Quality Zone (CWQZ). Request to vary from LDC 25-8-263 (C)(3) to allow floodplain modification outside of a CWQZ in an aread determined to be in good condition for SP-2024-0381C.SH - Rundberg Multifamily; District 4, located at 204 East Rundberg Lane, was approved on the consent agenda on Vice Chair Haney's motion, Commissioner Skidmore's second, on a 12-0 vote. 1 vacancy on the dais.

17. LDC Amendment: **C20-2024-004 - Citywide Density Bonus**

Agent:	Austin Planning
Request:	Amend City Code Title 25 (Land Development) to create new zoning districts for a citywide density bonus program that will apply to commercial base zones and replace Density Bonus 90 (DB90) combining district and Vertical Mixed Use (V) building/overlay (VMU); and will allow additional height, including more than 30 feet above the base zoning height, modify uses, site development regulations, and compatibility, in exchange for providing affordable housing and other community benefits.
Staff Rec.:	**Recommended**
Staff:	Warner Cook, 512-978-1724, warner.cook@austintexas.gov Austin Planning

The public hearing was closed on Commissioner Breton's motion, Vice Chair Haney's second, on a 12-0 vote. 1 vacancy on the dais.

The motion to amend Staff's recommendation to include the Planning Commission's Citywide Density Bonus Working Group Amendments #1, #2, #3, #6, #11, #12, #13, and #14, as written and outlined in the Citywide Density Bonus Working Group Amendment document included in the backup, was approved on Commissioner Breton's motion, Commissioner Gannon's second, on a 12-0 vote. 1 vacancy on the dais.

There was a motion by Chair Woods, seconded by Commissioner Breton, to approve the Planning Commission's Citywide Density Bonus Working Group amendment #4 that states to add +100 and +125 height tiers.

The substitute motion to replace the proposed +100 and +125 height tiers with two additional tiers of 120 feet and 190 feet, in addition to the base zoning, and to direct staff to develop criteria related to these taller tiers that would establish a higher barrier to entry, including adjacency to certain classes of roadways, adjacency to transit, parcel size, and proximity to Imagine Austin corridors, was approved on Commissioner Bedrosian's motion, Vice Chair Haney's second on a 12-0 vote. 1 vacancy on the dais.

The motion to amend Staff's recommendation to include the Planning Commission's Citywide Density Bonus Working Group Amendment #5, as amended and outlined in the Citywide Density Bonus Working Group Amendment document included in the backup, to include a general recommendation to create a "ground floor menu", based on the structure of the Updated Urban Design Standards created by the Design Commission, providing a menu to offset the 75% ground-floor street frontage requirement and add flexibility for projects without having to pursue a site-specific waiver. Ensure that requirements are right-sized for projects with varying levels of street frontage. This amendment was approved on Secretary Maxwell's motion, Commissioner Breton's second on a 12-0 vote. 1 vacancy on the dais.

Commission Gannon withdrew Working Group Amendment #7 as written.

Secretary Maxwell made an amendment to Working Group Amendment #7 as written to direct staff to consider a bonus increase at an additional height within a certain distance of project connect train lines. Secretary Maxwell withdrew this amendment.

The motion to amend Staff's recommendation to include a General Recommendation for staff to explore an additional height bonus increase within a specified distance of Project Connect train lines, the Imagine Austin corridor network, and CapMetro high frequency bus network, with height bonuses calibrated as appropriate. This amendment was approved on Secretary Maxwell's motion, Commissioner Gannon's second on a 12-0 vote. 1 vacancy on the dais.

The motion to extend the meeting to 11:30 p.m. was approved on Chair Woods' motion, Commission Gannon's second, on a 12-0 vote. 1 vacancy on the dais.

There was a motion made by Commissioner Gannon and seconded by Secretary Maxwell to amend Staff's recommendation to include the Planning Commission's Citywide Density Bonus Working Group Amendment #8 as written.

There was a substitute motion made by Commissioner Ahmad, seconded by Commissioner Gannon, to amend the recommendation to allow the Citywide Density Bonus Program on MF-1, MF-2, MF-3, and MF-4 zoned lots in a manner that avoids mass displacement of large multifamily complexes, while retaining the proposed waivers of ground-floor mixed-use requirements and Subchapter E minimum lot size requirements. Commissioner Ahmad withdrew the substitute motion following discussion.

The motion to amend Staff's recommendation to include the Planning Commission's Citywide Density Bonus Working Group Amendment #8, as written and outlined in the Citywide Density Bonus Working Group Amendment document included in the backup, was approved on Commissioner Gannon's motion, Secretary Maxwell's second, on a 12-0 vote. 1 vacancy on the dais.

The motion to amend Staff's recommendation to include a General Recommendation that the Citywide Density Bonus Program incorporate superior compatibility and design requirements similar to those proposed in the revised Downtown Density Bonus Program, as recommended by the Planning Commission, was approved on Secretary Maxwell's motion, Commissioner Bedrosian's second, on a 12-0 vote. 1 vacancy on the dais.

The motion to amend Staff's recommendation to include the Planning Commission's Citywide Density Bonus Working Group Amendment #10, as amended and outlined in the Citywide Density Bonus Working Group Amendment document included in the backup, to include transit-supportive amenities, including but not limited to shelters, micromobility hubs, and transit plazas, among the community benefits that may offset or replace other requirements, was approved on Commissioner Bedrosian's motion, Commissioner Powell's second, on a 12-0 vote. 1 vacancy on the dais.

The motion to approve Staff's recommendation to amend City Code Title 25 (Land Development) to create new zoning districts for a citywide density bonus program that will apply to commercial base zones and replace Density Bonus 90 (DB90) combining district and Vertical Mixed Use (V) building/overlay (VMU); and will allow additional height, including more than 30 feet above the base zoning height, modify uses, site development regulations, and compatibility, in exchange for providing affordable housing and other community benefits, as amended, for C20-2024-004 - Citywide Density Bonus, was approved on Commissioner Powell's motion, Commissioner Breton's second, on a 12-0 vote. 1 vacancy on the dais.

18. LDC Amendment: C20-2026-003 - Amendments Related to Transit System Projects

Agent:	Austin Project Connect
Request:	Amend City Code Title 25 (Land Development) and amend Ordinance No. 20221115-048 to modify development review processes, methods to demonstrate water quality compliance, street design, and utility infrastructure design for the design and construction of certain transit system projects and related transit system infrastructure.
Staff Rec.:	**Recommended**
Staff:	Donna Galati, 512-974-2733, donna.galati@austintexas.gov Austin Project Connect

The public hearing was closed on Commissioner Breton's motion, Commissioner Skidmore's second, on a 12-0 vote. 1 vacancy on the dais.

The motion to approve Staff's recommendation to amend City Code Title 25 (Land Development) and amend Ordinance No. 20221115-048 to modify development review processes, methods to demonstrate water quality compliance, street design, and utility infrastructure design for the design and construction of certain transit system projects and related transit system infrastructure for C20-2026-003 - Amendments Related to Transit System Projects, was approved on Commissioner Skidmore's motion, Commissioner Gannon's second, on a 12-0 vote. 1 vacancy on the dais.

DISCUSSION AND ACTION ITEMS

19. Discussion and action to establish a working group related to the Downtown Density Bonus Program. (Sponsored by Chair Woods and Secretary Maxwell)
The motion to create a working group related to the Downtown Density Bonus Programs to include Secretary Maxwell, Parliamentarian Ahmed, Commissioner Bedrosian, Commissioner Breton and Commissioner Powell, was approved on Chair Wood's motion, Commissioner Powell's second, on a 12-0 vote. 1 vacancy on the dais

PERMANENT COMMITTEE UPDATES

20. Codes and Ordinances Joint Committee – Update pertaining to recommendations to the Planning Commission regarding proposed amendments to the Land Development Code for which review is required under Section 25-1- 502 (Amendment; Review); requests to initiate amendments to the Land Development Code under Section 25-1- 501 (Initiation). (Sponsored by Vice Chair Haney, Secretary Maxwell, and Commissioners Barrera-Ramirez and Gannon)
Update was given by Vice Chair Haney.

21. Comprehensive Plan Joint Committee – Update regarding recommendations to the Planning Commission on issues relating to the comprehensive plan, including proposed amendments to the Comprehensive Plan; and implementation of the Comprehensive Plan, including policy directives or initiatives of the city council or the Planning Commission. (Sponsored by Parliamentarian Ahmed and Commissioners Breton, Lan, and Powell)
No update was given.

22. Joint Sustainability Committee – Update regarding recommendation and matters related to conservation and sustainability; and review City policies and procedures relevant to the Austin Community Climate Plan and the Austin Climate Equity Plan, including planning, implementation, community engagement, goal setting, and progress monitoring; promote close cooperation between the council, City management, City boards, commissions, committees, and taskforces, and individuals, institutions, and agencies concerned with the politics, procedures, and implementation of the Austin Community Climate Plan and the Austin Climate Equity Plan with the goal of coordinating all similar activities within the City and the community in order to secure the greatest public benefit; and forward to the city manager all advisory material that the joint committee provides to the council, the Office of Sustainability, City departments and offices, or City boards, commissions, committees, and task forces. (Sponsored by Commissioners Hiller and Breton)
No update was given.

23. Small Area Planning Joint Committee – Update regarding recommendation and issues surrounding planning and zoning in areas such as downtown, corridors and centers,

neighborhoods, the waterfront, planned unit developments, and transit-oriented developments. (Sponsored by Vice Chair Haney and Commissioners Barrera-Ramirez, Bedrosian, and Skidmore)
Update was given by Commissioner Skidmore

WORKING GROUP UPDATES

24. **Citywide Density Bonus Program Working Group** – Update regarding recommendations to the Planning Commission on issues relating to the Citywide Density Bonus Program. (Sponsored by Chair Woods and Commissioners Bedrosian, Breton, Gannon, and Hiller)
This Working Group has been sunset following the completion of the drafted amendments.

25. **Urban Design Guidelines Update Working Group** – Update regarding recommendations to the Planning Commission on issues relating to updates to Urban Design Guidelines. (Sponsored by Secretary Maxwell and Commissioners Barrera-Ramirez, Gannon, Lan, and Skidmore)
Update was given by Secretary Maxwell.

FUTURE AGENDA ITEMS

None.

ADJOURNMENT

Chair Woods adjourned the meeting at 11:39 p.m. without objection.

The minutes were approved at the June 9, 2026, meeting on consent agenda on Secretary Maxwell's motion, Commissioner Bedrosian's second, on an 11-0 vote. Chair Woods was absent. 1 vacancy on the dais.