



City of Arts & Innovation

**PLANNING COMMISSION**  
**DRAFT MINUTES**

THURSDAY, APRIL 27, 2023, 9:00 A.M.  
PUBLIC COMMENT IN PERSON/TELEPHONE  
ART PICK COUNCIL CHAMBER  
3900 MAIN STREET

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COMMISSIONERS

PRESENT: L. Mooney, J. Parker, C. Roberts, J. Rush, R. Singh, J. Wilder, L. Wilson

ABSENT: R. Kirby

STAFF: M. Tinio, B. Norton, V. Hernandez, S. Bawany, A. Beaumon, P. Nitollama, C. Scully, F. Andrade

Chair Wilder called the meeting to order at 9:00 a.m.

ORAL COMMUNICATIONS FROM THE AUDIENCE

There were no comments from the audience.

CONSENT CALENDAR

The Consent Calendar was unanimously approved as presented below affirming the actions appropriate to each item.

MINUTES

The minutes of the April 13, 2023, were approved as presented.

A motion was made by Commissioner Rush and Seconded by Commissioner Mooney to approve the Consent Calendar as presented.

Motion Carried: 7 Ayes, 0 Noes, 1 Absent, 0 Abstention

AYES: Mooney, Parker, Roberts, Rush, Singh, Wilder, Wilson

NOES: None

ABSENT: Kirby

ABSTENTION: None

PUBLIC HEARINGS

PLANNING CASE PR-2023-001502 – TENTATIVE TRACT MAP (TM-37279) – 1008 Clark Street, WARD 1

Proposal by Mohammed Hossain of H2O, LLC to consider a Tentative Tract Map (TM-372979) to subdivide a vacant 1.6-acre parcel into seven (7) residential lots. Suhaim



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Bawany, Associate Planner, presented the staff report. Mohammed Hossain, stated they were in agreement with the recommended conditions of approval. Public Comment: Luis Merino and Mona Lumpkin expressed their concerns with regard to privacy and inquired if the project included the construction of a block wall between their properties and the project site. The public hearing was closed. Following discussion it was moved by Commissioner Parker and seconded by Commissioner Mooney to: 1) To Continue Planning Case PR-2023-001502 (Tentative Tract Map) to the meeting of May 11, 2023 to address Chair Wilder's concerns regarding the grade height of the retaining wall and vinyl fence between the proposed project and existing homes. Staff stated they would work with the applicant to clarify and review the proposed conditions.

Motion Carried: 6 Ayes, 1 Noes, 1 Absent, 0 Abstention

AYES: Mooney, Parker, Rush, Singh, Wilder, Wilson

NOES: Roberts

ABSENT: Kirby

ABSTENTION: None

### COMMUNICATIONS

#### ITEMS FOR FUTURE AGENDAS AND UPDATE FROM CITY PLANNER

Maribeth Tinio, City Planner, updated the Commission on upcoming items.

### ADJOURNMENT

The meeting was adjourned at 9:34 a.m. to the meeting of May 25, 2023 at 9:00 a.m.

The above actions were taken by the City Planning Commission on April 27, 2023. There is now a 10-day appeal period that ends on May 8, 2023. During this time, any interested person may appeal this action to the City Council by submitting a letter of appeal and paying the appeal fee. In the absence of an appeal or referral, the Commission's decisions and conditions become final after 5:00 p.m. on May 8, 2023.