



## HUGHSON PLANNING COMMISSION

### A G E N D A

February 21, 2012

REGULAR SESSION 6:00 P.M.

Council Chambers  
City Hall  
7018 Pine Street

February 21, 2012  
Regular Meeting

#### CALL TO ORDER:

#### ROLL CALL:

Chair Alan McFadon  
Commissioner Julie Ann Strain  
Commissioner Kyle Little  
Commissioner Jared Costa  
Commissioner Karen Minyard

#### PLEDGE OF ALLEGIANCE:

#### AMERICANS WITH DISABILITIES ACT/CALIFORNIA BROWN ACT NOTIFICATION FOR THE CITY OF HUGHSON

This Agenda shall be made available upon request in alternative formats to persons with a disability; as required by the Americans with Disabilities Act of 1990 (42 U.S.C. Section 12132) and the Ralph M. Brown Act (California Government Code Section 54954.2).

**Disabled or Special needs Accommodation:** In compliance with the Americans with Disabilities Act, persons requesting a disability related modification or accommodation in order to participate in the meeting and/or if you need assistance to attend or participate in a Planning Commission meeting, please contact the City Clerk's office at (209) 883-4054. Notification at least 48-hours prior to the meeting will assist the City Clerk in assuring that reasonable accommodations are made to provide accessibility to the meeting.

#### RULES FOR ADDRESSING THE PLANNING COMMISSION

Members of the audience who wish to address the Planning Commission may complete one of the forms located on the table at the entrance of the Council Chambers and submit it to the City Clerk. Completion of the form is voluntary.

#### PUBLIC COMMENT

Members of the Audience may address the Planning Commission on any item of interest to the public pertaining to the City and may step to the podium, state their name and City of Residence for the record (requirement of Name and City of Residence is optional) and make their presentation. Please limit presentations to five minutes. Since the Planning Commission cannot take action on matters not on the Agenda, unless the action is authorized by Section 54954.2 of the Government Code, items of concern, which are not urgent in nature, can be resolved more expeditiously by completing and submitting to the City Clerk a "Citizen Request Form" which may be obtained from the City Clerk.

- 1) Review and Discuss the Governor's Office of Planning and Research (OPR) Paper Titled *LAFCOs, General Plans and City Annexation*.  
(Information Only)(No Action Required)
- 2) Review and Discuss article entitled *Cities Vehicle License Fee Revenues* from CaliforniaCityFinance.com.  
(Information Only)(No Action Required)
- 3) Review and Discuss article entitled *Study: dense downtowns = higher tax yield*, by John Stroud.  
(Information Only)(No Action Required)
- 4) Review and Discuss the Annual Annexation Summary.  
(Information Only)(No Action Required)
- 5) Review and Discuss the Memorandum from the Governor's Office of Planning and Research entitled *New California Environmental Quality and General Plan Requirements*.  
(Information Only)(No Action Required)

**PUBLIC HEARING**

The Public Hearing process includes a staff presentation, a presentation by the applicant and public testimony (in favor, opposed & rebuttal). Following closure of the Public Hearing, the Planning Commission will respond to questions raised during the hearing.

**PUBLIC HEARING TO CONSIDER:**

No Public Hearing was scheduled.

**COMMUNITY DEVELOPMENT DIRECTOR REPORT:**

**PLANNING COMMISSIONER REPORTS/COMMENTS:**

**ADJOURNMENT:**

*The next regularly scheduled meeting of the Planning Commission is **March 20, 2012** at 6:00 p.m. at the **Hughson City Hall, 7018 Pine Street, Hughson, CA. 95326***

**\*\*Special Note:**

**The City does not transcribe its proceedings. Anyone who desires a verbatim record of this meeting should arrange for attendance by a court reporter or for other acceptable means of recordation. Such arrangement will be at the sole expense of the Individual requesting the recordation. Questions about this Agenda will be directed to City Hall.**

**CERTIFICATION**

I, Dominique Spinale, or his/her designee, do hereby declare under penalty of perjury that the foregoing Agenda was posted on the outdoor bulletin board at the Hughson City Hall, 7018 Pine Street, Hughson, CA, and made available for Public Review, prior to or on this 17<sup>th</sup> day of February 2012, at or before 6:00 p.m.

Dominique Spinale, Deputy City Clerk