



CITY OF HUGHSON
PLANNING COMMISSION MEETING
 City Hall Council Chambers
 7018 Pine Street, Hughson, CA

AGENDA
TUESDAY, FEBRUARY 19, 2013 – 6:00 P.M.

CALL TO ORDER: Chair Jared Costa

ROLL CALL: Chair Jared Costa
 Vice Chair Julie Ann Strain
 Commissioner Karen Minyard

FLAG SALUTE: Chair Jared Costa

1. PUBLIC BUSINESS FROM THE FLOOR (No Action Can Be Taken):

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.

2. PRESENTATIONS: None.

3. NEW BUSINESS:

3.1: Approve the Minutes of the regular meeting of January 15, 2013.

3.2: Continue the Review of the Draft City of Hughson Design Manual for Living Streets – Study Session.
 (Continued from September 18 and January 15 meetings)

4. PUBLIC HEARING TO CONSIDER THE FOLLOWING: None.

5. INFORMATIONAL ITEMS: None.

6. CORRESPONDENCE: None.

7. COMMENTS:

7.1: Staff Reports and Comments: (Information Only – No Action)

Community Development Director:

City Clerk:

City Attorney:

7.2: Commissioner Comments: (Information Only – No Action)

ADJOURNMENT:

WAIVER WARNING

If you challenge a decision/direction of the Planning Commission in court, you may be limited to raising only those issues you or someone else raised at a public hearing(s) described in this Agenda, or in written correspondence delivered to the City of Hughson at or prior to, the public hearing(s).

UPCOMING EVENTS:

February 25	▪ City Council Meeting, Council Chambers, 7:00pm
March 11	▪ City Council Meeting, Council Chambers, 7:00pm
March 12	▪ Parks & Recreation Meeting, Council Chambers 6:00p.m.
March 19	▪ Planning Commission Meeting, Council Chambers, 6:00pm
March 23	▪ Lorraine’s Luncheon - “High Tea” @ Samaritan Village- 3pm
March 25	▪ City Council Meeting, Council Chambers, 7:00pm

RULES FOR ADDRESSING PLANNING COMMISSION

Members of the audience who wish to address the Planning Commission are requested to complete one of the forms located on the table at the entrance of the Council Chambers and submit it to the City Clerk. **Filling out the card is voluntary.**

**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.

AFFIDAVIT OF POSTING

DATE: February 15, 2013 **TIME:** 8:00am
NAME: Dominique Spinale **TITLE:** Deputy City Clerk

Notice Regarding Non-English Speakers:

Pursuant to California Constitution Article III, Section IV, establishing English as the official language for the State of California, and in accordance with California Code of Civil Procedures Section 185, which requires proceedings before any State Court to be in English, notice is hereby given that all proceedings before the City of Hughson Planning Commission shall be in English and anyone wishing to address the Council is required to have a translator present who will take an oath to make an accurate translation from any language not English into the English language.

General Information: The Hughson Planning Commission meets in the Council Chambers on the third Tuesday of each month at 6:00 p.m., unless otherwise noticed.

PC Agendas: The Planning Commission Agenda is now available for public review at the City's website at www.hughson.org and City Clerk's Office, 7018 Pine Street, Hughson, California on the Friday, prior to the scheduled meeting. Copies and/or subscriptions can be purchased for a nominal fee through the City Clerk's Office.

Questions: Contact the Deputy City Clerk at (209) 883-4054



CITY OF HUGHSON
PLANNING COMMISSION MEETING
City Hall Council Chambers
7018 Pine Street, Hughson, CA

MINUTES
TUESDAY, JANUARY 15, 2013 – 6:00 P.M.

CALL TO ORDER: Chair Jared Costa

ROLL CALL:

Present: Chair Jared Costa
Vice Chair Julie Ann Strain
Commissioner Karen Minyard
Commissioner Harold Hill

Staff Present: Thom Clark, Community Development Director
Dominique Spinale, Management Analyst, Deputy City Clerk

FLAG SALUTE: Chair Jared Costa

1. PUBLIC BUSINESS FROM THE FLOOR (No Action Can Be Taken):

No Public Comments.

2. PRESENTATIONS: None.

3. NEW BUSINESS:

3.1: Approve the Minutes of the regular meeting of November 20, 2012.

Hill/Strain 4-0-0-0 motion passes to approve the Minutes of November 20, 2012.

3.2: Review of Draft City of Hughson Design Manual for Living Streets – Study Session. (Continued from September 18 meeting)

Director Clark quickly reviewed the Chapters the Commission completed at the September meeting. He then began reviewing and discussing the next Chapters

with the Commission. The Commission reviewed Intersection Design and discussed both controlled and signalized intersections, and then roundabouts. The Commission also discussed Pedestrian Access and Crossings, Bikeway Designs, Transit Accommodations, and Traffic Calming.

Director Clark stopped after completing the review of Chapter 10. The Commission will continue their review of the Design Manual for Living Streets at the next meeting scheduled for February 19.

No action was taken on this item.

4. PUBLIC HEARING TO CONSIDER THE FOLLOWING: None.

5. INFORMATIONAL ITEMS:

5.1: Farmland Working Group, Winter 2012.

Director Clark shared with the Planning Commission that the City of Hughson’s Planning Proposal for a Farmland Preservation Program was published in this publication.

6. CORRESPONDENCE: None.

7. COMMENTS:

7.1: Staff Reports and Comments: (Information Only – No Action)

Community Development Director: Director Clark shared details of the discussion held with the City Council at the public hearing on January 14, regarding the adoption of the Farmland Preservation Program. The Planning Commission previously reviewed this program, held a public hearing for comments, and recommended that the City Council adopt the program.

Commissioners Strain and Hill were present at the Council’s hearing, and also provided feedback to the Commission on the City Council’s discussion.

City Clerk:

City Attorney:

7.2: Commissioner Comments: (Information Only – No Action)

ADJOURNMENT: This meeting adjourned at 8:20p.m.

JARED COSTA, Chair

ATTEST:

DOMINIQUE SPINALE, Deputy City Clerk



PLANNING COMMISSION AGENDA

ITEM NO. 3.2

SECTION 3: NEW BUSINESS

Presented By: Thom Clark, Community Development Director
Meeting Date: February 19, 2013
Subject: Continued Review of Draft City of Hughson Design Manual for Living Streets – Study Session
Enclosures: None
Desired Action: None. For Review and Discussion Only

BACKGROUND AND OVERVIEW:

At its regularly scheduled meeting of September 18, 2012, the Planning Commission held a study session to review and discuss the draft City of Hughson Design Manual for Living Streets. The study session proceeded into Chapter 5 of the document, which has 14 chapters.

At its January 15, 2013 meeting, the Planning Commission held another study session, which progressed through Chapter 10 of the Design Manual. It is anticipated that we may conclude our review of the remaining four chapters at this February meeting.

IMPORTANT: Please bring your copy of the Design Manual to the meeting.

If you have misplaced the Design Manual and need another copy, please contact Dominique Spinale and she will provide you a new one.

RECOMMENDATION:

Review and Discuss the Draft City of Hughson Design Manual for Living Streets.