



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

AGENDA
TUESDAY, MARCH 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
 Commissioner Sanjay Patel
 Commissioner Zachary Davis

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:** Approval of the Minutes of the regularly scheduled meeting of February 19, 2013 and the Special Joint meeting with the City Council on February 25, 2013.
- 3.2:** Consider the Adoption of Resolution No. PC 2013-01, A Resolution of the Hughson Planning Commission adopting the 2012 Annual General Plan Progress Report, as well as the Annual Progress Report on Implementation of the Housing Element.

4. PUBLIC HEARING TO CONSIDER THE FOLLOWING:

- 4.1: Public Hearing to Consider Conditional Use Permit Application 2013-01, for a Tattoo and Piercing Service Located at 6724 E. Whitmore Avenue, Suite F.

5. INFORMATIONAL ITEMS:

- 5.1: Financial Sustainability Power Point Presentation.
- 5.2: *Hughson wants Stanislaus County to stop border projects*, Modesto Bee Article, published March 12, 2013.

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:

March 23	▪ Lorraine’s Luncheon - “High Tea” @ Samaritan Village- 3pm
March 25	▪ City Council Meeting, Council Chambers, 7:00pm
March 25	▪ Economic Development Committee Meeting, Council Chambers, 5:30pm
March 27	▪ Special Planning Commission Meeting, Council Chambers, 6:00pm
April 8	▪ City Council Meeting, Council Chambers, 7:00pm
April 16	▪ Planning Commission Meeting, Council Chambers, 6:00pm
April 22	▪ City Council Meeting, Council Chambers, 7:00pm

April 27	<ul style="list-style-type: none"> ▪ City-wide Yard Sale Event – ALL DAY
April 27	<ul style="list-style-type: none"> ▪ LOVE Hughson Event, visit www.lovehughson.com
May 4	<ul style="list-style-type: none"> ▪ Annual City-wide “Clean-Up Day”, 7:30am-3:00pm

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: March 15, 2013 **TIME:** 2:00pm
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

Any documents produced by the City and distributed to a majority of the Planning Commission regarding any item on this Agenda will be made available at the City Clerk’s counter at City Hall located at 7018 Pine Street, Hughson, CA.

