



HUGHSON PLANNING COMMISSION

MINUTES

February 21, 2012

REGULAR SESSION 6:00 P.M.

Council Chambers
City Hall
7018 Pine Street

February 21, 2012
Regular Meeting

CALL TO ORDER:

In the absence of Chair Alan McFadon and a Vice Chair vacancy, Commissioner Julie Ann Strain opened the meeting.

ROLL CALL:

Present:

Commissioner Julie Ann Strain
Commissioner Kyle Little
Commissioner Jared Costa
Commissioner Karen Minyard

Absent:

Chair Alan McFadon

Staff Present:

Thom Clark, Community Development Director
Monica Streeter, Deputy City Attorney

PLEDGE OF ALLEGIANCE:

Commissioner Julie Ann Strain

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.

Deputy City Attorney Streeter provided the following recommendation to Director Clark:

In the absence of Chair McFadon and the current vacancy of the Vice Chair position, the Commission must make a motion authorizing Commissioner Strain to Chair the meeting.

Little/Minyard 4-0-0-1 (McFadon-absent) motion passes to authorize Commissioner Strain to Chair the meeting.

Director Clark introduces newly appointed Commissioners Costa and Minyard to the Commission.

- 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)

Director Clark advised he wanted the Commission to look at annexations and farmland. He discussed Environmental Impact Reports and CEQA law. He also reviewed the costs of services section to educate the Commission on what to expect if an annexation were to be presented to the Commission in the future.

Director Clark presented a PowerPoint to the Commission on Financial Sustainability related to the costs of annexation. The Commission discussed the information on the PowerPoint.

No action was taken on this item.

- 2) Review and Discuss article entitled *Cities Vehicle License Fee Revenues* from CaliforniaCityFinance.com.
(Information Only)(No Action Required)

Director Clark advised the Commission that this article explained how the “triple flip” worked with Vehicle License Fee Revenues.

No action was taken on this item.

- 3) Review and Discuss article entitled *Study: dense downtowns = higher tax yield*, by John Stroud.
(Information Only)(No Action Required)

Director Clark reviewed this study with the Commission and explained how dense downtowns make higher tax yields. The Commission discussed this item as it relates to the City.

No action was taken on this item.

- 4) Review and Discuss the Annual Annexation Summary.
(Information Only)(No Action Required)

Director Clark reviewed this item with the Commission. It summarized the City’s status in annexations since 2001, as well as the other cities in Stanislaus County.

No action was taken on this item.

- 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)

Director Clark wanted the Commission to see how government operates and how government is trying to make things easier to work around transit. He also included bills on green house gas emissions and any other bills related to land use.

No action was taken on this item.

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: This meeting adjourned at 6:20pm.

*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***



JULIE ANN STRAIN, Acting Chair



DOMINIQUE SPINALE, Deputy City Clerk