



# CITY OF HUGHSON **PLANNING COMMISSION MEETING**

CITY HALL COUNCIL CHAMBERS  
7018 Pine Street, Hughson, CA

## **AGENDA**

**TUESDAY, NOVEMBER 17, 2015 – 6:00 P.M.**

**CALL TO ORDER:** Chair Julie Ann Strain

**ROLL CALL:** Chair Julie Ann Strain  
Vice Chair Mark Fontana  
Commissioner Karen Minyard  
Commissioner Ken Sartain

**Staff Present:** Jaylen French, Community Development Director  
Monica Streeter, Deputy City Attorney

**FLAG SALUTE:** Chair Julie Ann Strain

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### **RULES FOR ADDRESSING THE 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.***

#### **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 City Council 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 October 20, 2015.

**4. PUBLIC HEARING TO CONSIDER THE FOLLOWING:**

4.1: Consider Certification of the Negative Declaration and a Recommendation to the Hughson City Council to Amend the Hughson General Plan Pertaining to a Housing Element Update.

**5. INFORMATION ITEMS:**

5.1: National Flood Insurance Program.

5.2: Construction Projects Update.

**6. CORRESPONDENCE: NONE.**

**ADJOURNMENT:**

**WAIVER WARNING**

If you challenge a decision/direction of the City Council 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:**

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|----------------------------|--|
| <b>November 21-22</b>      | ▪ 20 <sup>th</sup> Century Arts & Crafts Fair, Hughson High School ,9am - 4pm                    |
| <b>November 23</b>         | ▪ City Council Meeting, City Hall Chambers, 7:00 p.m.  |
| <b>November 27-28</b>      | ▪ Thanksgiving Holiday – City Hall Closed  |
| <b>December 5</b>          | ▪ Christmas Festival Christmas Boutique 12pm - 7pm   |
| <b>December 5</b>          | ▪ Christmas Festival 5:00pm – Parade, Tree Lighting Ceremony, Boutique, and Hot Cocoa & Cookies. |
| <b>December 14</b>         | ▪ City Council Meeting @ City Hall Chambers, 7:00 p.m.   |
| <b>December 15</b>         | ▪ Planning Commission Meeting, City Hall Chambers, 6:00pm  |
| <b>December 24-25</b>      | ▪ Christmas Holiday – City Hall Closed   |
| <b>Dec 24- Jan 3, 2016</b> | ▪ Winter Closure - City Hall Closed – Open on Monday, January 4, 2016                            |

**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 City Council 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.

**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 City Council 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.*

**AFFIDAVIT OF POSTING**

**DATE:** November 13, 2015                      **TIME:** 5:00 pm  
**NAME:** Dominique Spinale Romo                      **TITLE:** City Clerk

**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.

**Council Agendas:** The Planning Commission Agenda are available for public review at the City's website at [www.hughson.org](http://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 City Clerk at (209) 883-4054