



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

**AGENDA**  
**TUESDAY, MARCH 15, 2016 – 6:00 P.M.**

**CALL TO ORDER:** Chair Alan McFadon

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

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

**FLAG SALUTE:** Chair Alan McFadon

**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 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:**

- 2.1: "Planning Commission 101" – A Refresher (and Educational) Presentation on the Planning Commission by Monica Streeter of Neumiller and Beardslee
- 2.2: Expenditure Plan for the Stanislaus Region Transportation Sales Tax Measure, November 2016

**3. NEW BUSINESS:**

- 3.1: Approve the Minutes of the Rescheduled Regular Meeting of January 5, 2016.
- 3.2: Discuss the City's Current Zoning Designations

**4. PUBLIC HEARING TO CONSIDER THE FOLLOWING: NONE.**

**5. INFORMATIONAL ITEMS:**

- 5.1: Update on Proposed City Initiated Annexation
- 5.2: Update on PG&E Project (Whitmore Avenue & Tully Road)
- 5.3: Update on Status of Hatch Road & Santa Fe Avenue Signalization Project
- 5.4: Update on Hughson Municipal Water Project

**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:**

<b>March 26</b>	▪ IOOF Easter Egg Hunt, Emilie J. Ross Middle School, 9:00A.M.
<b>March 28</b>	▪ City Council Meeting, City Hall Chambers, 7:00P.M.
<b>April 11</b>	▪ City Council Meeting, City Hall Chambers, 7:00P.M.
<b>April 23</b>	▪ Love Hughson Event, Breakfast & Rally, 7:00A.M.
<b>April 24</b>	▪ City Council Meeting, City Hall Chambers, 7:00P.M.
<b>May 5</b>	▪ Hughson Farmers' Market

**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.

**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.

**AFFIDAVIT OF POSTING**

**DATE:** March 11, 2016                      **TIME:** 6:00 pm  
**NAME:** Lisa Whiteside                      **TITLE:** Temporary 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.

**PC Agendas:** The Planning Commission Agenda is now 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



CITY OF HUGHSON  
 REGULARLY SCHEDULED (RESCHEDULED)  
**PLANNING COMMISSION MEETING**  
 City Hall Council Chambers  
 7018 Pine Street, Hughson, CA

**MINUTES**  
**TUESDAY, JANUARY 5, 2016 – 6:00 P.M.**

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

**ROLL CALL:**

Present: Chair Julie Ann Strain  
 Vice Chair Mark Fontana  
 Commissioner Karen Minyard  
 Commissioner Ken Sartain  
 Commissioner Alan McFadon

Staff Present: Jaylen French, Community Development Director  
 Dominique Spinale Romo, Assistant to the CM/City Clerk  
 Daniel J. Schroeder, City Attorney

**FLAG SALUTE:** Chair Julie Ann Strain

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

No Public Comments.

**2. PRESENTATIONS:** NONE.

**3. NEW BUSINESS:**

3.1: Nominate a Chair and Vice Chair from amongst the Commission for the Year 2016.

**Chair Strain opened nominations for Chair and Commissioner Sartain nominated Commissioner McFadon. Commissioner Minyard second the nomination. Chair Strain closed nominations.**

**SARTAIN/MINYARD 5-0 motion passes to appoint Commissioner McFadon as Chair of the Planning Commission for 2016.**

**Chair McFadon opened nominations for Vice Chair and Commissioner Sartain nominated Vice Chair Fontana. Commissioner Strain seconds the nomination. Chair McFadon closed nominations.**

**SARTAIN/STRAIN 5-0 motion passes to re-appoint Vice Chair Fontana to the Planning Commission for 2016.**

- 3.2:** Approve the Minutes of the Regularly Scheduled Meeting of November 17, 2015.

**SARTAIN/STRAIN 4-0 (MCFADON- ABSTAIN) motion passes to approve the Minutes.**

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

- 4.1:** Review and Find that Proposed Ordinance No. 2016-01 amending Section 17.02.004.F.3 of Hughson Municipal Chapter 17.02 – Zoning District is consistent with the Hughson General Plan and Recommend that the City Council adopt Ordinance No. 2016-01.

**Director French presented the staff report and the Planning Commission then deliberated on this item.**

**Chair McFadon opened and closed the Public Hearing at 6:20 P.M. No comments were made.**

**SARTAIN/STRAIN 5-0 motion passes in Finding that Ordinance No. 2016-01 amending Section 17.02.004.F.3 of Hughson Municipal Chapter 17.02 – Zoning District is consistent with the Hughson General Plan.**

**SARTAIN/MCFADON 2-3 (FONTANA, MINYARD, and STRAIN – NAY) motion fails to Recommend that the City Council adopt Ordinance No. 2016-01.**

**The Planning Commission further deliberated on this item with staff and the City Attorney, and ultimately determined that no recommendation would be provided.**

- 4.2:** Recommend that the City Council adopt Ordinance No. 2016-02, adding Chapter 15.16 – Small Residential Rooftop Solar Energy Systems to Title 15 of the Hughson Municipal Code.

**Director French presented the staff report. Chair McFadon opened and closed the Public Hearing at 6:49 P.M. No comments were made.**

**MINYARD/FONTANA 5-0 motion passes to recommend that the City Council adopt Ordinance No. 2016-02, adding Chapter 15.16 – Small Residential Rooftop Solar Energy Systems to Title 15 of the Hughson Municipal Code.**

**4.3:** Recommend that the City Council adopt Ordinance No. 2016-03, adding Chapter 15.12 – Flood Damage Prevention to Title 15 of the Hughson Municipal Code.

**Director French presented the staff report. Chair McFadon opened and closed the Public Hearing at 6:54 P.M. No comments were made.**

**FONTANA/STRAIN 5-0 motion passes to recommend that the City Council adopt Ordinance No. 2016-03, adding Chapter 15.12 – Flood Damage Prevention to Title 15 of the Hughson Municipal Code.**

**5. INFORMATIONAL ITEMS: NONE.**

**6. CORRESPONDENCE: NONE.**

**7. COMMENTS:**

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

**Community Development Director:** Director French updated the Commission on the Dollar General Construction Project, and then advised the Commission that the City is considering the annexation of land in the southwest part of the City.

**City Clerk:**

**City Attorney:**

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

Commissioner Fontana expressed interest in reviewing the City's Zoning map before a General Plan amendment is prepared, to discuss possible changes to be discussed in the event that the City is successful with annexing additional land into the City.

**ADJOURNMENT:**

Chair McFadon adjourned the meeting at 7:06 P.M.

---

**ALAN MCFADON, Chair**

---

**DOMINIQUE SPINALE ROMO, City Clerk**



**PLANNING COMMISSION  
AGENDA ITEM NO. 3.2  
SECTION 3: NEW BUSINESS**

**Meeting Date:** March 15, 2016  
**Subject:** Discussion of the City's Current Zoning Designations  
**Enclosures:** City of Hughson Zoning Map  
**Presented By:** Jaylen French, Community Development Director

---

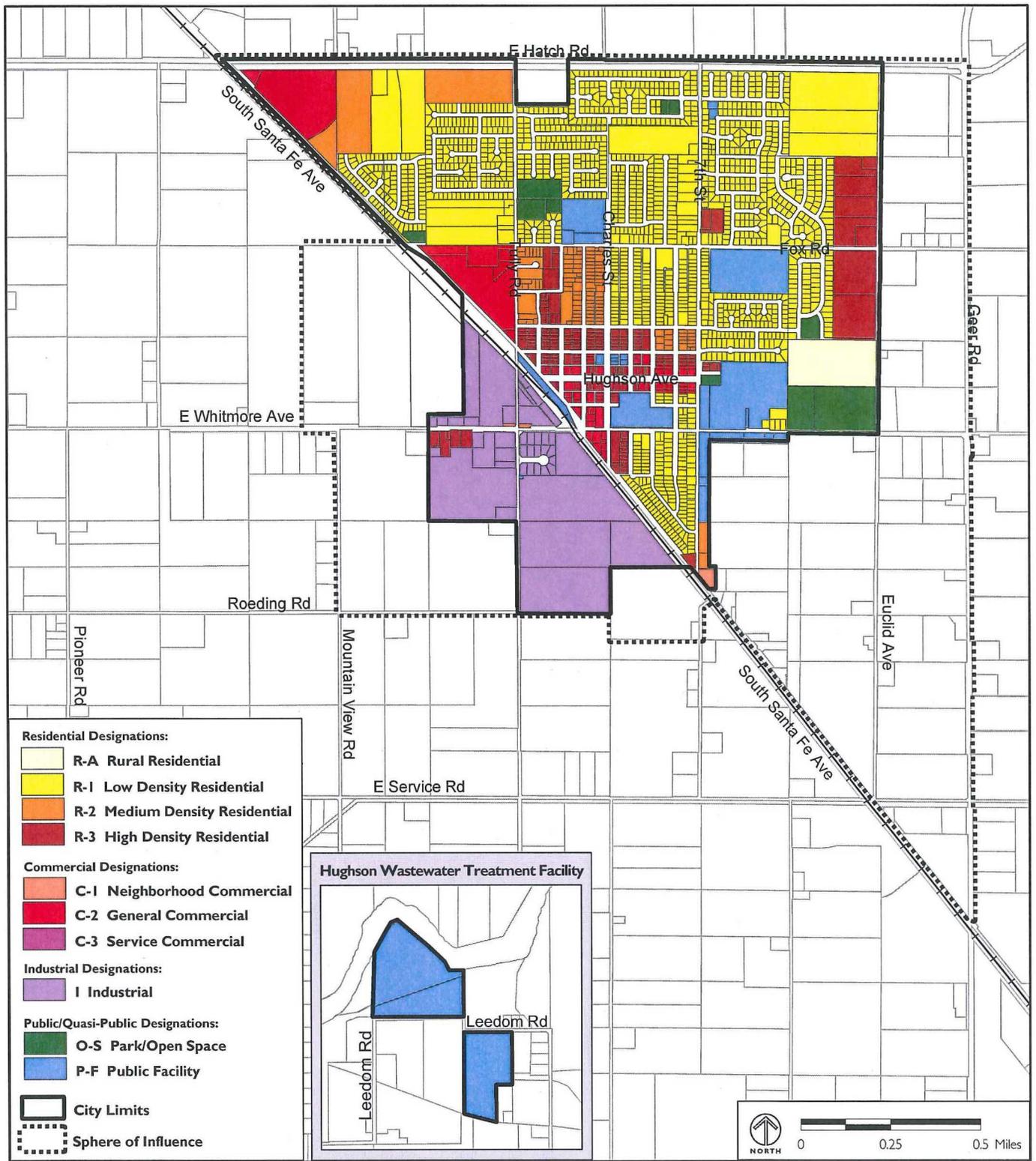
**Recommendation:**

Discuss the City's current zoning designations.

**Background and Overview:**

At the rescheduled January 5, 2016 Hughson Planning Commission meeting a Planning Commissioner requested to review the City's current zoning designations in preparation to any future planning efforts (General Plan Amendment/Update, Annexation, etc.).

This item is intended as an introduction to that discussion. A copy of the City's current Zoning Map is attached for reference.



Note: There are currently no parcels designated C-3, but it is included on this map to show that the zoning district exists.

ZONING DESIGNATIONS

ADOPTED JULY 2008