



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

**AGENDA**  
**TUESDAY, MAY 17, 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: Traffic Calming Techniques Study Session

**3. NEW BUSINESS:**

3.1: Approve the Minutes of the Rescheduled Regular Meeting of April 19, 2016.

**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:**

<b>May 23</b>	▪ City Council Meeting, City Hall Chambers, 7:00P.M.
<b>June 13</b>	▪ City Council Meeting, City Hall Chambers, 7:00P.M.
<b>June 14</b>	▪ Parks and Recreation Commission, City Hall Chambers, 6:00 P.M.
<b>June 21</b>	▪ Planning Commission, City Hall Chambers, 6:00 p.m.
<b>May 5 – Sept 29</b>	▪ Hughson Farmers' Market (Thursday), 5:00 pm – 9:00 pm

**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:** May 12, 2016                      **TIME:** 12:00 pm  
**NAME:** Christine Tallman                      **TITLE:** Interim 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  
**PLANNING COMMISSION MEETING**

CITY HALL COUNCIL CHAMBERS  
7018 Pine Street, Hughson, CA

**MINUTES**  
**TUESDAY, APRIL 19, 2016 – 6:00 P.M.**

**CALL TO ORDER:** Chair Alan McFadon

**ROLL CALL:**

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

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

**FLAG SALUTE:** Chair Alan McFadon

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**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 March 15, 2016.

**STRAIN/SARTAIN 5-0 motion passes to approve the Minutes as corrected.**

- 3.2: Adopt Resolution No. PC 2016-01, Accepting the 2015 Annual General Plan Progress Report and the 2015 Annual Housing Element Progress Report.

Director French presented the staff report.

**STRAIN/FONTANA 5-0 motion passes to adopt Resolution No. PC 2016-01, Accepting the 2015 Annual General Plan Progress Report and the 2015 Annual Housing Element Progress Report.**

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

**5. INFORMATION ITEMS:**

- 5.1: Update on Feathers Glen Subdivision.
- 5.2: Update on Farmers’ Market (May 5, 2016).
- 5.3: Update on New Hughson Business – CA Luxury Auto Detailing.
- 5.4: Update on City’s Website.

Director French provided a general or status updated on each of the items above. No action was sought or taken.

**6. CORRESPONDENCE: NONE.**

**7. COMMENTS:**

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

<b>Community Development Director:</b>	<b>Director French updated the Commission on various potential developments within the City; and the, potential annexation of property southeast portion of the City.</b>
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<b>City Clerk:</b>	<b>NONE.</b>
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<b>City Attorney:</b>	<b>NONE.</b>
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7.2: Commissioner Comments: (Information Only – No Action)

**Commissioner Strain spoke about the upcoming open house at the Arboretum; the Taste of Hughson; Fruit and Nut Festival and Citywide Yard Sale all on April 30<sup>th</sup>.**

**Commissioner Fontana asked if the high density property in Director French's comments would consider utilizing cottage style homes as previously discussed by the Commission.**

**Commissioner Minyard commented on the distribution of the 20<sup>th</sup> Century Club funds to local non-profit organizations.**

**ADJOURNMENT:**

**Chair McFadon adjourned the meeting at 6:52 P.M.**

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**ALAN MCFADON, Chair**

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**Christine Tallman, Interim City Clerk**