



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

AGENDA
TUESDAY, OCTOBER 18, 2016 – 6:00 P.M.

CALL TO ORDER: Chair Alan McFadon

ROLL CALL: Chair Alan McFadon
 Vice Chair Mark Fontana
 Commissioner John Luis
 Commissioner Julie Ann Strain
 Commissioner Ken Sartain

Staff to be Present: Jaylen French, Community Development Director
 Susana Diaz, Deputy City Clerk
 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: Vacant Downtown Property Inventory.

3. NEW BUSINESS:

3.1: Approve the Minutes of the Regular Meeting of August 16, 2016.

4. PUBLIC HEARING TO CONSIDER THE FOLLOWING: NONE.

5. INFORMATIONAL ITEMS:

5.1: City Development/Construction Update.

5.2: Starn Park Basketball Court Update.

5.3: Hughson Speed Limit Adjustments Update.

5.4: Measure L Discussion.

5.5: Hughson Municipal Water Project Update.

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:

October 22	▪ Sierra Vista Southeast Stanislaus Advisory Board Harvest Celebration, The Rogers Family Center, St. Anthony’s Church, 6:00 P.M.
October 24	▪ City Council Meeting, City Hall Chambers, 7:00 P.M.
October 24	▪ Economic Development Committee, City Hall Chambers, 5:30 P.M.
October 31	▪ Trunk or Tent and Treat Event @ Lebright Fields, 5:00 P.M. – 8:00 P.M.
November 8	▪ Parks, Recreation and Entertainment Commission Meeting, 6:00 P.M.

**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: October 14, 2016 **TIME:** 5:00 P.M.
NAME: Susana Diaz **TITLE:** Deputy 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 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, AUGUST 16, 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

Absent: Commissioner Ken Sartain

Staff Present: Jaylen French, Community Development Director
Susana Diaz, Deputy City Clerk

FLAG SALUTE: Chair Alan McFadon

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

No Public Comments.

2. PRESENTATIONS:

2.1: Presentation: California Environmental Quality Act (CEQA) Refresher.

Director French provided a refresher presentation on the California Environmental Quality Act for the Planning Commission.

3. NEW BUSINESS:

3.1: Approve the Minutes of the Regular Meeting of May 17, 2016.

FONTANA/STRAIN 3-0 motion passes to approve the Minutes as presented.

4. PUBLIC HEARING TO CONSIDER THE FOLLOWING: NONE.

5. INFORMATION ITEMS:

5.1: City Development Update.

Director French announced the resignation of Planning Commissioner Karen Minyard, and reminded Commissioners of the vacancy to be filled; the application deadline is September 6, 2016.

6. CORRESPONDENCE: NONE.

7. COMMENTS:

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

Community Development Director: Updated Commissioners on the construction of Tully Road and Whitmore Avenue by PG & E set to begin August 29, 2016. PG&E will relocate the gas transmission line vaults under the intersection to along Whitmore Avenue adjacent to the mobile home park. Existing vaults will then be decommissioned. PG & E will then construct the rest of the unfinished portion of Tully Road.

Council approved a 4-way stop at Tully Road and Whitmore Avenue, which will be re-evaluated after the completion of the Tully Road improvements.

The first phase of Hatch Avenue and Santa Fe signalization project is complete. BNSF must now relocate the existing crossing arms to commence Phase 2 of the project.

City Clerk: NONE.

City Attorney: NONE.

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

No Comments.

ADJOURNMENT:

Chair McFadon adjourned the meeting at 7:22 P.M.

ALAN MCFADON, Chair

Susana Diaz, Deputy City Clerk