



CITY OF HUGHSON
PLANNING COMMISSION MEETING
CITY HALL COUNCIL CHAMBERS
7018 Pine Street, Hughson, CA

AGENDA
TUESDAY, AUGUST 18, 2015 – 6:00 P.M.

CALL TO ORDER: Chair Julie Ann Strain

ROLL CALL: Chair Julie Ann Strain
Vice Chair Mark Fontana
Commissioner Sanjay Patel
Commissioner Karen Minyard
Commissioner Kan Sartain

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

FLAG SALUTE: Chair Julie Ann Strain

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

Members of the audience may address the City Council 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:

2.1: Update on Parks and Recreation Opportunities in City - Proposed Basketball Court in Starn Park.

3. NEW BUSINESS:

3.1: Approve the Minutes of the Regular Meeting of July 7, 2015.

3.2: Review and Discuss Current City General Plan Designations and Zoning Classifications

4. PUBLIC HEARING TO CONSIDER THE FOLLOWING: NONE.

5. INFORMATION ITEMS: NONE.

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:

August 27	▪ Hughson Farmer's Market, Downtown Hughson, Charles St, 4:00-8:00 p.m
September 10	▪ Hughson Farmer's Market, Downtown Hughson, Charles St, 4:00-8:00 p.m
September 14	▪ City Council Meeting, @ City Hall Chambers, 7:00 p.m
September 19	▪ Hughson Fruit and Nut Festival, 10 a.m-5 p.m
September 20	▪ Hughson Fruit and Nut Festival, 10 a.m-5 p.m
September 28	▪ City Council Meeting, @ City Hall Chambers, 7:00 p.m

RULES FOR ADDRESSING 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.**

AFFIDAVIT OF POSTING

Any documents produced by the City and distributed to a majority of the City Council regarding any item on this Agenda will be made available at the City Clerk's counter at City Hall located at 7018 Pine Street, Hughson, CA.

DATE: August 13 , 2015 **TIME:** 5:00 pm
NAME: Marilyn Castaneda **TITLE:** Interim City Clerk

**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.

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 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, JULY 7, 2015 – 6:06 P.M.

CALL TO ORDER: Chair Julie Ann Strain

ROLL CALL:

Present: Chair Julie Ann Strain
Commissioner Karen Minyard
Commissioner Ken Sartain

Absent: Vice Chair Mark Fontana
Commissioner Sanjay Patel

Staff Present: Jaylen French, Community Development Director
Marilyn Castaneda, Interim City Clerk
Monica Streeter, Deputy City Attorney

FLAG SALUTE: Chair Julie Ann Strain

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: NONE.

3. NEW BUSINESS:

3.1: Approve the Minutes of the Regular Meeting of May 19, 2015.

4. PUBLIC HEARING TO CONSIDER THE FOLLOWING:

- 4.1:** Recommend that the City Council adopt Ordinance 2015-XX, an Ordinance of the City Council of the City of Hughson, adding a new Chapter to the Hughson Municipal Code (HMC), Chapter 17.03.062 – Reasonable Accommodation.

Director French presented item 4.1 to the Commission, as well as answered Staffs questions regarding the age factor and the specific definition of what disability is defines as in this Ordinance.

SARTAIN/MINYARD 3-0 (PATEL/FONTANA – ABSENT) motion passes to adopt Ordinance 2015-07, an Ordinance of the City Council of the City of Hughson, adding a new Chapter to the Hughson Municipal Code (HMC), Chapter 17.03.062 – Reasonable Accommodation.

- 4.2** Recommend that the City Council adopt Ordinance 2015-08, an Ordinance of the City Council of the City of Hughson, amending the Hughson Municipal Code (HMC) Chapter 17 – Zoning, regarding Transitional and Supportive Housing.

Director Jaylen French presented item 4.2 to the Commission.

STRAIN/SARTAIN 3-0 (PATEL/FONTANA - ABSENT) motion passes to Adopt Ordinance 2015-08, an Ordinance of the City Council of the City of Hughson, amending the Hughson Municipal Code (HMC) Chapter 17 – Zoning, regarding Transitional and Supportive Housing.

- 4.3** Recommend that the City Council adopt Ordinance 2015-09 Amending Municipal Code Chapters 8.08.010 - Definitions, 8.08.035 – Animals as a nuisance, 8.026.020 – Definitions, 8.26.050 – Property maintenance standards and unlawful conditions, 10.32.290 – Commercial vehicle parking, 17.02.008 – Residential zones, 17.02.012 – Commercial zones, 17.02.020 – Public use zones

Code Enforcement, Stephanie Voortman presented item 4.3 to the Commission as well as Director Jaylen French.

SARTAIN/MINYARD 3-0 (FONTANA, PATEL – ABSENT) motion passes to Adopt Ordinance 2015-09 Amending Municipal Code Chapters 8.08.010 - Definitions, 8.08.035 – Animals as a nuisance, 8.026.020 – Definitions, 8.26.050 – Property maintenance standards and unlawful conditions, 10.32.290 – Commercial vehicle parking, 17.02.008 – Residential zones, 17.02.012 – Commercial zones, 17.02.020 – Public use zones

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:

Chair Strain adjourned this meeting at 6:50 P.M.

JULIE STRAIN, CHAIR

**DOMINIQUE SPINALIE ROMO,
City Clerk**



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

Meeting Date: August 18, 2015
Subject: Review and Discuss Current City General Plan Designations and Zoning Classifications and Discuss Potential Future Update
Presented By: Jaylen French, Community Development Director

Recommendation:

Review and discuss the City's current General Plan designations and Zoning classifications and initiate discussion regarding a potential future update to the Hughson General Plan and Zoning (Map and Ordinance).

Background and Overview:

The City of Hughson last updated its General Plan in December 2005. The General Plan provides the fundamental basis for the City's land use and development policy, and represents the basic community values, ideals and aspirations of the community over a longer timeframe—typically 20 years or more. It is a realistic vision of what the city desires to be over that timeframe. The General Plan addresses all aspects of development including land use, community character, transportation, housing, public facilities, infrastructure and open space and more.

Subsequently, in August 2008, the Hughson City Council adopted Ordinance No. 08-06, amending the Hughson Municipal Code Chapter 17-Zoning. In short, the City updated the Zoning Map and associated zoning ordinance to be consistent with the updated General Plan. Zoning regulations or the Zoning ordinance is intended to be the precise and detailed plan for the use of land within the City. The zoning designation for any property must be consistent with the General Plan.

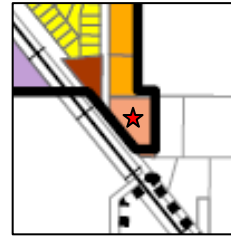
The General Plan is the overarching policy guide for the City. The zoning ordinance is the primary tool used to implement General Plan policies. In contrast to the long-term outlook of the General Plan, zoning classifies the specific, immediate uses of land. The success of a General Plan, and in particular the land use element, rests in part upon the effectiveness of a consistent zoning ordinance that translates long-term policies into everyday decisions.

Discussion:

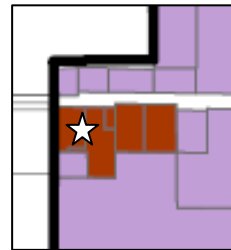
This item is to initiate discussion regarding the City's current general plan designations and zoning classifications; to take a new look after seven (7) to ten (10) years. Specifically, this item is to review and discuss the City's current general plan and zoning and to begin to discuss the need, if any, for a general plan and zoning ordinance (and map) update.

The following list includes a number of areas that may be appropriate for rezoning. This list is intended to initiate conversation only. These, at this point, are not intended as recommendations.

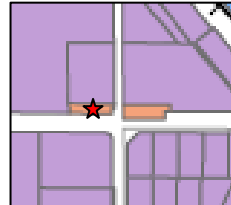
1. Location: APN 018-053-003, Located at 7th Street and Santa Fe Avenue
Current Zoning: Neighborhood Commercial (C-1)
Proposed Zoning: To Be Determined
Future Use: If future residential neighborhoods are developed adjacent/surrounding this parcel then C-1 could make sense.



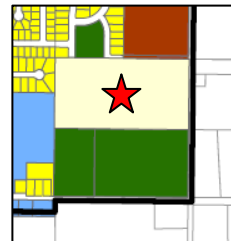
2. Location: APN 018-049-059, -060, -061 and -069, Located south of Whitmore Avenue west of Tully Road
Current Zoning: High Density Residential (R-3)
Proposed Zoning: Industrial (I)



3. Location: APN 018-042-039, Located north of Whitmore Avenue directly east of Tully Road.
Current Zoning: Neighborhood Commercial (C-1)
Proposed Zoning: Industrial



4. Location: APN 018-026-016, -017, Located west of Euclid Avenue south of Locust Street, south of Fontana Ranch Park and Samaritan Village
Current Zoning: Rural Residential (R-A)
Proposed Zoning: Park/Open Space (O-S) & Residential (R-1 or R-2)



5. Location: APN 018-017-002 and 018-018-020, Located at Hatch and Santa Fe.
Current Zoning: General Commercial (C-2) & Medium Density Residential (R-2)
Proposed Zoning: To Be Determined

