



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

AGENDA
TUESDAY, APRIL 19, 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: NONE.

3. NEW BUSINESS:

- 3.1: Approve the Minutes of the Rescheduled Regular Meeting of March 15, 2016.
- 3.2: 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. INFORMATIONAL ITEMS:

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

April 23	▪ Love Hughson, Hughson Senior Center, 7:00 A.M.
April 25	▪ City Council Meeting, City Hall Chambers, 7:00 P.M.

April 30	▪ Taste of Hughson, St. Anthony's Catholic Church, 6:00 P.M.
April 30-May 1	▪ Hughson Fruit and Nut Festival, Hughson Avenue, 10:00 A.M. to
April 30-May 1	▪ Citywide Yard Sale
May 9	▪ City Council Meeting, City Hall Chambers, 7:00 P.M.
May 10	▪ Parks and Recreation Commission, City Hall Chambers, 6:00 P.M.
May 17	▪ Planning Commission, City Hall Chambers, 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: April 14, 2016 **TIME:** 6:00pm
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 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, MARCH 15, 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

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

No Public Comments.

2. PRESENTATIONS:

2.1: “Planning Commission 101” – A Refresher (and Educational) Presentation on the Planning Commission by Monica Streeter of Nuemiller 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.

STRAIN/FONTANA 5-0 motion passes to approve the Minutes as presented.

- 3.2:** Discuss the City's Current Zoning Designations

Director French introduced the topic and sought comments from the Planning Commission on the City's current zoning. This item was brought before the Commission in March based on a Commissioner's comment at the January Commission meeting. The Commission desired the ability to evaluate the Zoning designations prior to the next planning effort, i.e. General Plan Update or Rezone. The Commission would like the opportunity to consider modifications to the current zoning should they be beneficial to the City. Director French noted that the City is intended to undertake planning efforts in the near future and this discussion will be brought before the Commission leading up to and during that effort. All City planning efforts will be open to the Public and the City greatly encourages comments.

4. PUBLIC HEARING TO CONSIDER THE FOLLOWING: NONE.**5. INFORMATION ITEMS:**

- 5.1:** Update on Proposed City Initiated Annexation

Director French discussed the City's proposed annexation in the southern portion of the City and the reviewed research into the feasibility of the project.

- 5.2:** Update on PG&E Project (Whitmore Avenue & Tully Road)

PG&E will install signs notifying travelers that a project is underway; signs should be installed in next couple of weeks. PG&E expects to have gas lines relocated along Whitmore Avenue between Tully Road and Santa Fe Avenue in late-Summer or early-Fall 2016. Subsequently, the remainder of the Tully Road reconstruction project will be completed.

- 5.3:** Update on Status of Hatch Road & Santa Fe Avenue Signalization Project

Construction is expected to begin in late-April 2106 and conclude in early-2017. BNSF is anticipating receiving the necessary materials to relocate the crossing arms to allow for the widening of the roadway. TID and AT&T will also need to relocate utilities in the intersection.

5.4: Update on Hughson Municipal Water Project

The City is finalizing the necessary environmental for the Well No. 7 Replacement project. Once complete, the City will coordinate with the State on the financing agreement and then can begin construction on Well No. 5 and Well No. 9 and the proposed arsenic treatment plant.

6. CORRESPONDENCE: NONE.**ADJOURNMENT:**

Chair Strain adjourned the meeting at 7:35 P.M.

ALAN MCFADON, Chair

CHRISTINE TALLMAN, Interim City Clerk

2015 ANNUAL REPORT City of Hughson General Plan



INTRODUCTION

California Government Code Section 65400 requires each municipality to present an annual report on its General Plan to its legislative body, i.e. City Council, the Office of Planning and Research (OPR), and the Department of Housing and Community Development (HCD) by April 1 of each year.

The purpose of the Annual Report is to 1) provide an assessment or status update on the City's progress towards implementing the General Plan and 2) provide an assessment of the progress in meeting the City's share of regional housing needs; and must include local efforts to remove governmental constraints to the maintenance, improvement, and development of housing, the degree to which its approved general plan complies with the guidelines developed and adopted pursuant to Section 65040.2 as well as the date of the last revision to the general plan.

This report will serve to assess how the General Plan is being implemented in accordance with adopted goals, policies and implementation measures; identify any necessary adjustments or modifications to the General Plan as a means to improve local implementation; provide a clear correlation between land use decisions that have been made during the 12-month reporting period and the goals, policies and implementation measures contained in the General Plan; and provide information regarding local agency progress in meeting its share of regional housing needs.

GENERAL PLAN

Hughson's General Plan was adopted on December 12, 2005. The General Plan contains the seven State-required elements: land use, circulation, housing, conservation, open space, noise and safety. The latest Housing Element was adopted by the Hughson City Council on December 14, 2015. The State allows the combining of elements or the addition of new elements as long as the required seven elements are present in some fashion. Hughson's General Plan combines the required conservation and open space elements and adds a public services and facilities element. The Hughson General Plan therefore contains the following elements:

- Land Use
- Circulation
- Conservation and Open Space
- Public Services and Facilities
- Safety
- Noise
- Housing

Local governments are required to keep their General Plans current and internally consistent. There is no specific requirement that a local government update its General Plan on a particular timeline, with the exception of the Housing Element, which is required to be updated every eight (8) years. The City will next update its Housing Element by the year 2023.

The following represents the progress the City has made toward implementing the goals and guiding policies of the General Plan during this reporting period. The list is organized to correspond with the elements of the Hughson General Plan.

LAND USE

Amendments

There were no amendments to the City of Hughson General Plan Land Use Element in 2015; however, there were two (2) amendments to the City's Zoning Code that could affect land use in the coming years. These are described below. Further, the City Council adopted an update to the City's Housing Element, which was subsequently certified by the California Department of Housing and Community Development (HCD).

Progress

Reasonable Accommodations Ordinance

(Hughson City Council Ordinance No. 2015-07)

The federal Fair Housing Amendments Act of 1988 and the California Fair Employment and Housing Act ("Acts") prohibit discrimination against individuals with disabilities and requires that cities take affirmative action to eliminate regulations and practices that deny housing opportunities to individuals with disabilities.

In regards to Reasonable Accommodations, the Acts require that cities seek to provide a procedure for individuals with disabilities, or their representatives, to request reasonable accommodation in seeking equal access to housing in the application of zoning laws and other land use regulations, policies and procedures.

Further, California Senate Bill 520 (SB 520) requires that all cities and counties establish a reasonable accommodation procedure in their zoning ordinance. The ordinance should provide the ability for exceptions in zoning and land use for housing for persons with disabilities. A request for reasonable accommodations can be made by an individual with a disability protected under fair housing laws.

On July 27, 2015, the Hughson City Council approved adding a new chapter to the Hughson Municipal Code, §17.03.062, establishing a procedure to request reasonable accommodation, in an effort to reflect the City's intention to encourage fair and equitable housing for the disabled and to simplify the land use review process.

Transitional and Supportive Housing Ordinance
(Hughson City Council Ordinance No. 2015-08)

Pursuant to Senate Bill 2 (SB 2), the City must explicitly allow both supportive and transitional housing types in all zones that allow residential development. Transitional and supportive housing is intended to provide temporary housing, often with supportive services, to formerly homeless persons for a period that is typically between six (6) months and 24 months. The supportive services, such as job training, rehabilitation and counseling help individuals gain life skills necessary for independent living.

On July 27, 2016, the Hughson City Council approved Ordinance No. 2015-08 ensuring that transitional and supportive housing is allowed by right (i.e. is a permitted use) in all zones in which residential uses are allowed and subject to only the same restrictions as residential uses contained in the same type of structure. In essence, the Council ensured that it was no more difficult to obtain approval for the development of transition and supportive housing than residential housing. Under this Ordinance, the City will: 1) Update the transitional housing element in Table 17.02.032.1, Allowed Uses in Zoning Districts; and 2) Revise the definition of Transitional Housing to state it is allowed in all residential zones; and 3) Add a definition for Supportive Housing, as well as a definition for Target Population which accompanies Supportive Housing.

2015 Housing Element Update

On December 14, 2016, the Hughson City Council adopted the 2015 Update to the Hughson General Plan Housing Element (5th Cycle). The City's Housing Element was last adopted in 2009. A housing element is one of the seven mandated elements of a local general plan. Housing element law, enacted in 1969, mandates that local governments adequately plan to meet the existing and projected housing needs of all economic segments of the community. The law acknowledges that, in order for the private market to adequately address housing needs and demand, local governments must adopt land use plans and regulatory systems which provide opportunities for, and do not unduly constrain, housing development. As a result, housing policy in the State rests largely upon the effective implementation of local general plans and, in particular, local housing elements.

The City of Hughson is required to adopt and submit a Housing Element to HCD for review and certification by December 31, 2015. The Housing Element, which covers the planning period between December 31, 2015 and December 31, 2023, must show how the City of Hughson will accommodate the region's RHNA Allocation.

The Housing Element has several unique requirements that set it apart from the other six General Plan elements. State law (Government Code Sections 65580 et seq.) specifies in detail the topics that the Housing Element must address and sets a schedule for regular updates (currently every eight years). The Housing Element is also the only element reviewed and certified by the State for compliance with State law. The California Department of Housing and Community Development (HCD) is the State agency responsible for this certification. The purpose of the Housing Element is to identify the community's housing needs, to state the community's goals and objectives with regard to housing production, rehabilitation, and conservation to meet those needs, and to define the policies and programs that the community will implement to achieve the stated goals and objectives.

The proposed 2015 Housing Element Update consists of two parts: a Background Report (Executive Summary, Introduction, and Sections I through IV) and a Policy Document (Section V). The Background Report identifies the nature and extent of the City's housing needs, which in turn provides the basis for the City's response to those needs in the Policy Document. The Background Report also presents information on the community setting in order to provide a better understanding of its housing needs.

On January 6, 2016, HCD provided the City with a Letter of Compliance, certifying the City's Housing Element for the next eight (8) years.

CIRCULATION

Amendments

There were no amendments to the Circulation Element in 2015.

Progress

- A. On May 11, 2015, the Hughson City Council awarded a contract for the Tully Road Rail Road Crossing Project, which is part of the larger Tully Road reconstruction project, which spanned from Whitmore Avenue to Santa Fe Avenue. On October 26, 2015, the City Council accepted the Tully Road Railroad Crossing Project improvements and authorized the City Clerk to file the Notice of Completion.
- B. The larger project, while the contractor has completed their work, is still outstanding due to gas transmission vaults that were located by Pacific Gas &

Electric (PG&E) staff in the Tully Road right-of-way. Therefore, this portion of the project has been left untouched until such time that PG&E can relocate these gas lines.

- C. On July 27, 2016, the Hughson City Council awarded a contract for the Hughson Avenue Improvement Project to McFadden Construction, Inc., which included the reconstruction of Hughson Avenue from 7th Street to the east end as well as the installation of sidewalk on the north side of the roadway. This work was completed in late-2015. The City Council accepted the improvements and directed the City Clerk to file the Notice of Completion on March 14, 2016.
- D. In late 2015, Embree Asset Group, the project proponent for the Hughson Dollar General retail store, constructed roadway and sidewalk improvements at the intersection of Hughson Avenue and 4th Street. These improvements were constructed as part of the construction of the retail store.
- E. In 2014, the City of Hughson was awarded Active Transportation Program (ATP) funds to construct a sidewalk infill project on Fox Road from Charles Street to Tully Road. Preliminary engineering, design and environmental work continued in 2015. This project will be completed in Fiscal Year 2016-2017.

CONSERVATION AND OPEN SPACE

Amendments

There were no amendments to the Conservation and Open Space Element in 2015.

Progress

- A. On September 28, 2015, the Hughson City Council authorized the City Manager to enter into a Memorandum of Understanding (MOU) with the members of the Turlock Groundwater Basin Association (TGBA) for the purposes on coordinating activities for compliance with the Sustainable Groundwater Management Act (SGMA).

SGMA was signed by Governor Brown in September 2014 and went into effect January 1, 2015. SGMA has a number of tasks and deadlines associated with

it, including creating a Groundwater Sustainable Agency (GSA) by June 30, 2017 and adopting a Groundwater Sustainable Plan (GSP) by December 2020.

The TGBA decided to create a Post-SGMA MOU to set forth an approach to the SGMA compliance, including: Turlock Sub-basin's governance structure (single or multiple GSAs), preferred planning method of a GSP, as well as tools, resources, education, and outreach methods that need to be developed to inform stakeholders. Another purpose of the Post-SGMA MOU is to help increase the TGBA's voice in local groundwater management and to display good faith efforts in working together on a local level.

The TGBA and a new group called the West Turlock Subbasin Group continue to meet frequently to discuss matters necessary to comply with SGMA. The WTSG is in the process of preparing a Joint Powers Agreement (JPA) for the formation of the GSA.

- B. In August 2014, the City Council declared a water 'shortage' emergency and amended the Hughson Municipal Code, Chapter 13 to ensure the City is conserving as much water as possible. In 2015, the City continues to enforce the water restrictions set then. The restriction limits outdoor irrigation to two (2) days a week—Tuesdays and Saturday for even numbered addresses and Wednesdays and Sundays for odd numbered addresses.

PUBLIC SERVICES AND FACILITIES

Amendments

There were no amendments to the Public Services and Facilities Element in 2015.

Progress

- A. In early 2014, the City of Hughson received Notice of Application Acceptance for a State Revolving Loan for the Well #7 Replacement Project. This project is intended to replace City of Hughson Well #7, which recently was removed from the municipal water distribution system due to high arsenic levels. The project includes the drilling of a new City well, Well #9, and the re-drilling of an existing City well, Well #5, as well as central arsenic treatment between the two wells. This project is being implemented to address a cease-and-desist order served by the State regarding arsenic levels in the City's municipal water system.

In 2015, the City continues to coordinate with the State on the overall project and in particular the financing agreement. Currently, at the request of the State Water Board, the City is completing additional environmental analysis for the project. Once complete, the State will finalize the financing agreement and the City can begin construction efforts.

Additionally, the City continues to provide the State Water Board with quarterly progress reports on the City's efforts to address the arsenic compliance order.

- B. The City of Hughson prepared a Spill Response Plan for Hazardous/Non-Hazardous Materials and Wastes to provide guidelines for the control and mitigation of non-storm water spills that enter the City's storm water conveyance system. The plan focuses on processes and procedures for responding to non-storm water spills involving hazardous/non-hazardous materials and waste.

SAFETY

Amendments

There were no amendments to the Safety Element in 2015.

Progress

- A. The Planning Commission or City Council did not approve a project in calendar year 2015, which would constitute implementation of the Safety Element of the General Plan.

NOISE

Amendments

There were no amendments to the Noise Element in 2015.

Progress

The Planning Commission or City Council did not approve a project in calendar year 2015, which would constitute implementation of the Noise Element of the General Plan.

HOUSING

Amendments

The Hughson City Council adopted the Housing Element and Amended the General Plan to incorporate the 2015 Housing Element Update on December 14, 2015 through Resolution No. 2015-34.

Progress

California housing element law, enacted in 1969, mandates that local governments adequately plan to meet the existing and projected housing needs of all economic segments of the community. The law acknowledges that, in order for the private market to adequately address housing needs and demand, local governments must adopt land use plans and regulatory systems which provide opportunities for, and do not unduly constrain, housing development. As a result, housing policy in the State rests largely upon the effective implementation of local general plans and, in particular, local housing elements.

The Housing Element is one of seven required elements of the General Plan; however, the Housing Element has several unique requirements that set it apart from the other six General Plan elements. State law (Government Code Sections 65580 et seq.) specifies in detail the topics that the Housing Element must address and sets a schedule for regular updates (currently every eight years). The Housing Element is also the only element reviewed and certified by the State for compliance with State law. The California Department of Housing and Community Development (HCD) is the State agency responsible for this certification.

The City of Hughson is required to adopt and submit a Housing Element to the State Department of Housing and Community Development (HCD) for review and certification by December 31, 2015. The Housing Element, which covers the planning period between December 31, 2015 and December 31, 2023, must show how the City of Hughson will accommodate the region's Regional Housing Needs Assessment (RHNA) Allocation.

According to the Final Regional Housing Needs Plan (RHNP) for Stanislaus County, 2014-2023, the City of Hughson's share of the total region's allocation is 218 housing units.

The City submitted a Draft 2015 Housing Element to HCD for a 60-day review period on July 27, 2015 and in September 2015 HCD submitted informal comments to the City. City staff and its consultant, Mintier Harnish responded to the comments by making revisions to the Housing Element on September 15, 2015, and September 24, 2015. HCD confirmed, in a conditional approval letter sent on September 25, 2015, that the Draft Housing Element, with the revisions, meets the statutory requirements of State housing element law. The letter states that barring significant changes to the Draft Housing Element, HCD will certify the document following approval by the City Council.

An Initial Study/Negative Declaration was prepared for the General Plan Amendment through adoption of the 2015 Housing Element Update in accordance with the requirements of the California Environment Quality Act (CEQA). This was made available for public review and comment for 30 days starting on September 30, 2015.

After the December 14, 2015 adoption of the Housing Element, HCD provided a Letter of Compliance dated January 6, 2016.



**PLANNING COMMISSION
AGENDA ITEM NO. 3.1
SECTION 3: NEW BUSINESS**

Meeting Date: April 19, 2016
Subject: Consideration of Resolution PC No. 2016-01 accepting the 2015 Annual General Plan Report and the 2015 Annual Housing Element Progress Report
Enclosures: Resolution No. PC 2016-01
2015 Annual Report, City of Hughson General Plan
2015 Annual Housing Element Progress Report
California Government Code, Section 65400
Presented By: Jaylen French, Community Development Director

Staff Recommendation:

Adopt Resolution No. PC 2016-01 accepting the 2015 Annual General Plan Report and the 2015 Annual Housing Element Progress Report.

Background and Overview:

Pursuant to Government Code Section 65400, the City of Hughson must provide an annual report—by April 1st of each year—to the City Council, the Office of Planning and Research, and the Department of Housing and Community Development on the progress made toward implementing the goals and policies of the General Plan including the Housing Element during the reporting period.

Discussion:

The purpose of the Annual Report is to 1) provide an assessment or status update on the City's progress towards implementing the General Plan and 2) provide an assessment of the progress in meeting the City's share of regional housing needs and must include local efforts to remove governmental constraints to the maintenance, improvement, and development of housing, the degree to which its approved general plan complies with the guidelines developed and adopted pursuant to Section 65040.2 as well as, (c) the date of the last revision to the general plan.

This report will serve to assess how the General Plan is being implemented in accordance with adopted goals, policies and implementation measures; identify any necessary adjustments or modifications to the General Plan as a means to improve local implementation; provide a clear correlation between land use decisions that have been made during the 12-month reporting period and the goals, policies and implementation measures contained in the General Plan; and to provide information regarding local agency progress in meeting its share of regional housing needs.

City staff acknowledges the fact that the deadline has been missed. The report, upon acceptance by the Hughson Planning Commission and City Council, will be submitted to the State. We will make every effort to ensure this report is submitted by the desired date next year.

CITY OF HUGHSON
PLANNING COMMISSION
RESOLUTION NO. PC 2016-01

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
HUGHSON ACCEPTING THE 2015 ANNUAL GENERAL PLAN REPORT AND
THE 2015 HOUSING ELEMENT PROGRESS REPORT**

WHEREAS, the City of Hughson is required by Government Code Section 65400 to provide an Annual Report on the General Plan, by April 1 of each year, for the preceding year; and

WHEREAS, the Annual Report must be transmitted to the City Council, the California Office of Planning and Research (OPR), and Department of Housing and Community Development (HCD); and

WHEREAS, the Annual Report must include the following: a) the status of the General Plan and progress in its implementation, b) the City's progress in meeting its share of the regional housing needs and local efforts to remove governmental constraints to the maintenance, improvement, and development of housing, the degree to which its approved general plan complies with the guidelines developed and adopted pursuant to Section 65040.2 as well as the date of the last revision to the general plan; and

WHEREAS, the Hughson Planning Commission has reviewed and accepted the 2015 Annual Report on the Hughson General Plan and the 2015 Annual Housing Element Progress Report.

NOW THEREFORE BE IT RESOLVED that the Hughson Planning Commission does hereby accept the 2015 Annual Report on the Hughson General Plan and the 2015 Annual Housing Element Progress Report.

PASSED AND ADOPTED by the Hughson Planning Commission at a regular meeting thereof held on April 19, 2016, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

ALAN MCFADON, Chair

ATTEST:

CHRISTINE TALLMAN, Interim City Clerk



Table A2
2015 Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired
pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity		0		0	Four (4) low-income rental units, which were empty at risk to be lost from the housing stock, were rehabilitated in 2015 and are now rented to low-income families. Unfortunately, these do not have long term rental restrictions and therefore cannot be counted Table A2 per Government Code Section 65583.1
(2) Preservation of Units At-Risk		0		0	
(3) Acquisition of Units				0	
(5) Total Units by Income	0	0	0	0	

* Note: This field is voluntary



Table A3

**2014 Annual building Activity Report Summary for Above Moderate-Income Units
(not including those units reported in Table A)**

	Single Family	2 - 4 Units	5+ Units	Second Unit	Mobile Homes	Total
No. of Units Permitted for Moderate						0
No. of Units Permitted for Above Moderate	3					3

2015 CITY OF HUGHSON HOUSING ELEMENT ANNUAL PROGRESS REPORT



Table B
Regional Housing Needs Allocation Progress
 Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.		2014	2015	2016	2017	2018	2019	2020	2021	2022	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level	RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted	53	0									
	Non-deed restricted		0									
Low	Deed Restricted	34	0									
	Non-deed restricted		0									
Moderate	Deed Restricted	38	0									
	Non-deed restricted		0									
Above Moderate		93	26	3								64
Total RHNA by COG. Enter allocation number:		218	26	3								
Total Units ▶ ▶ ▶												
Remaining Need for RHNA Period ▶ ▶ ▶ ▶ ▶												189



**Table C
Program Implementation Status**

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.
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Name of Program	Objective	Timeframe	Status of Program Implementation
New Housing Development			
Policy H-1.1	The City shall strive to secure funding that provides home ownership opportunities.	Apply as available	Staff continues to seek out and apply for funding opportunities.
Policy H-1.2	The City shall assist developers, nonprofit organizations, and other qualified private sector organizations in applying for Federal and State housing programs and/or grants to develop and manage housing.	Ongoing	Staff meets and coordinates with each developer on all aspects of a proposed project and offers to assist where applicable. Staff works closely with nonprofits and other organizations and offers to assist where applicable.
Policy H-1.3	The City shall ensure that sufficient land is available and zoned at a range of residential densities to accommodate the City's regional share of housing.	Continuous	Staff reviews the General Plan periodically to ensure sufficient land. Further, staff prepares an annual General Plan Progress Report which helps to identify potential deficiencies.
Policy H-1.4	The City shall encourage the development of new mixed-income and mixed-use development projects as a means of increasing the housing supply while promoting diversity and neighborhood vitality.	Continuous	Staff encourages and proactively seeks mixed income and mixed use developments, especially in the downtown and residential core of the City.
Policy H-1.5	The City shall ensure that there is a sufficient supply of multifamily zoned land to meet the housing need identified in the Regional Housing Needs Assessment (RHNA).	Continuous	The City adopted an update to the Housing Element on December 14, 2015. There is currently sufficient multifamily zoned land to meeting the identified RHNA need.
Policy H-1.6	Consistent with "no-net-loss" density provisions contained in Government Code Section 65863, the City shall consider the potential impact on the City's ability to meet its share of the regional housing need when reviewing proposals to downzone residential properties, reclassify residentially-designated property to other uses, or develop a residential site with fewer units than what is assumed for the site in the Housing Element sites inventory.	Continuous	Staff will evaluate all proposals seeking to downzone, reclassify residentially zoned land or develop a site with less density than previously assumed to ensure the City can meeting its share of the identified housing need.
Policy H-1.7	If necessary, the City shall consider annexing land to meet the housing needs of lower-income households.	As needed	Staff will, as needed, consider annexing land to meet the housing needs of all income levels.

2015 CITY OF HUGHSON HOUSING ELEMENT ANNUAL PROGRESS REPORT



Name of Program	Objective	Timeframe	Status of Program Implementation
Affordable Housing			
Policy H-2.1	The City shall strive to generate Federal, State and other program assistance for eligible activities within the City that address affordable housing needs.	Continuous	The City strives for program assistance as best as possible, but has limited ability to generate assistance
Policy H-2.2	The City shall encourage the development of affordable housing by continuing to administer programs that assist low-income and special needs persons.	Continuous	Staff continues to administer programs that assist low-income and special needs persons as best as possible.
Policy H-2.3	The City shall coordinate with the Stanislaus County Housing Authority to meet the growing demand for public housing units and to obtain more Housing Choice Vouchers	Continuous	Staff coordinates with Stanislaus County Housing Authority as applicable.
Policy H-2.4	The City shall allow developers to “piggyback” or file concurrent applications (i.e., rezones, tentative tract maps, conditional use permits, variance requests, etc.) if consistent with applicable processing requirements	As appropriate	Staff allows, and offers as a solution, concurrent application submittal and processing
Policy H-2.5	The City shall consider incentives (i.e., density bonus units, fee reductions, fee deferral, fast-tracking, etc.) to developers of residential projects who agree to provide the specified percentage of units mandated by State law at a cost affordable to very low- and/or low-income households	As appropriate	Staff proactively coordinates with each developer during each development proposal to address all housing and other issues.
Policy H-2.6	The City shall consider fee deferrals or fee reductions for zone changes for affordable multifamily projects	As appropriate	Staff allows, and offers as a solution, fee deferrals or reductions for such development projects.
Policy H-2.7	The City shall ensure that the Hughson General Plan Area contains sufficient land available to meet the City’s low- and very low-income Regional Housing Needs Allocation (e.g., land zoned for higher densities).	Continuous	Staff reviews the General Plan periodically to ensure sufficient land. Further, staff prepares an annual General Plan Progress Report which helps to identify potential deficiencies.
Policy H-2.8	The City shall encourage coordination and cooperation among housing providers and program managers to ensure that sufficient affordable housing is provided and that it is provided efficiently	As appropriate	As appropriate, staff continues to coordinate with our partners and other housing providers to improve the viability of affordable housing
Policy H-2.9	The City shall encourage and facilitate the construction of secondary dwelling units on existing and new single-family parcels as a means of proving additional sources of rental housing	As appropriate	Staff allows, and offers as a options to existing and new homeowners, the ability to construct secondary units.
Policy H-2.10	The City shall allocate funds from available sources to the first time homebuyer program.	As appropriate	Staff continues to allocate funds from available sources to first time homebuyer programs.

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Name of Program	Objective	Timeframe	Status of Program Implementation
Neighborhood Preservation / Housing Rehabilitation			
Policy H-3.1	The City shall maintain and upgrade public service facilities (streets, curb, gutter, drainage facilities, and utilities) to encourage increased private market investment in declining or deteriorating neighborhoods.	Ongoing, as funding becomes available	The City continues to invest in its infrastructure. In 2015, the City completed the Hughson Avenue and Tully Road projects. In upcoming years, the City will undertake Fox Road, Whitmore Avenue and additional areas of Hughson Avenue.
Policy H-3.2	The City shall strive to eliminate incompatible land uses or blighting influences from residential neighborhoods through cooperative neighborhood improvement programs, targeted code enforcement, and other available regulatory measures.	Continuous	Staff continues to focus on neighborhood preservation issues and has compiled a team of code enforcement, building, police services and fire to address issues.
Policy H-3.3	The City shall continue to encourage the rehabilitation of substandard residential properties by homeowners and landlords, using code enforcement when necessary, to improve overall housing quality and conditions in the city	Ongoing	Staff continues to focus on neighborhood preservation issues and has compiled a team of code enforcement, building, police services and fire to address issues.
Policy H-3.4	The City shall prioritize code enforcement activities for housing and provide adequate funding and staffing to support code enforcement and graffiti abatement programs	Ongoing	Staff continues to focus on neighborhood preservation issues and has compiled a team of code enforcement, building, police services and fire to address issues.
Policy H-3.5	The City shall promote orderly growth of neighborhoods by phasing the approval of building permits to one area of a subdivision at a time to allow for timely extension of infrastructure and efficient use of resources	As appropriate	Staff is being proactive in its planning efforts and will continue to seek orderly development in all aspects.
Policy H-3.6	Pursuant to SB 244 (Wolk, 2011), to the extent that the City identifies disadvantaged unincorporated communities that desire to be annexed into the city, the City shall strive to annex the areas and improve water, sewer, drainage, and fire protection service deficiencies based upon available resources.	As appropriate	The City will consider the annexation of unincorporated communities that desire to be annexed.

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Name of Program	Objective	Timeframe	Status of Program Implementation
Equal Opportunity Housing and Discrimination Prevention			
Policy H-4.1	The City shall strive to eliminate housing discrimination and ensure equal housing opportunities to all residents regardless of age, religion, race, creed, sex, sexual orientation, marital status, ancestry, national origin, disability, economic level, and other arbitrary factors	Continuous	The City strives to eliminate discrimination in all aspects of the City and in housing. In 2015, the City passed a Reasonable Accommodation ordinance and adopted an ADA service request / complaint form and process. We work closely with the public and our partners to reduce or eliminate discrimination.
Policy H-4.2	The City shall assist in the enforcement of fair housing laws by providing information and referrals to the public.	As applicable	Staff works closely with the Hughson Family Resource Center and other organizations and frequently refers the public to these groups.
Special Needs			
Policy H-5.1	The City shall strive to ensure housing is available to the elderly, persons with disabilities (including developmental disabilities), large households, farmworkers, female-headed households, and the homeless in need of basic, safe housing in areas near service providers, public transportation, and service jobs	Continuous	The City strives to ensure housing is available to all in the City. In 2015, the City passed a Reasonable Accommodation ordinance and adopted an ADA service request / complaint form and process. We work closely with the public and our partners to reduce or eliminate discrimination.
Policy H-5.2	The City shall support applications for County, State, and Federal funding for the construction and rehabilitation of supportive housing for persons with disabilities, including developmental disabilities.	As funding is available.	No activity has occurred. The City will continue to its effort to implement this program.
Policy H-5.3	The City shall ensure mobility for low-income, senior, and non-mobile residents and allow accessibility to shopping and medical facilities, by coordinating with Stanislaus County to enhance public transportation to the City of Hughson	Continuous	The City works closely with Stanislaus Regional Transit (StaRT) for public transportation services. StaRT provides the following services to Hughson: 1) Runabout Service and 2) Dial-a-Ride service. In addition, residents can use Commute Connection, the regions rideshare service
Policy H-5.4	The City shall monitor the homeless population in Hughson and support efforts to establish or expand homeless shelters if the need arises	Continuous	In 2015, the County kicked-off its Focus On Prevention initiative regarding homelessness. Hughson is an active participant in this effort and brought in other local partners to address.
Policy H-5.5	The City shall work with area homeless service providers and social services organizations to expand shelter opportunities, as needed, for specialized homeless groups,	Continuous	The City continued to work with housing service providers to place homeless individuals or those at risk of becoming homeless.

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Name of Program	Objective	Timeframe	Status of Program Implementation
	such as children and families, those with chronic mental illness, and the disabled.		
Policy H-5.6	The City shall support for-profit and nonprofit housing developers of farmworker housing by assisting in potential site identification and supporting applications for funding	Continuously	The City supports all development project proponents with site selection, application support and in other ways as needed.
Sustainability, Residential Energy Efficiency and Water Conservation			
Policy H-6.1	The City shall continue to encourage new residential construction to exceed State requirements for energy efficiency	As projects are processed	The City first uses the most recent California Building Code as the minimum residential construction standard and further uses the adopted Hughson Residential Design Expectations and Design Review process to encourage energy efficiency in all units. Further, the City has joined the HERO Program to offer existing residential to make energy efficiency improvements.
Policy H-6.2	The City shall encourage homeowners and property owners of existing residential buildings to incorporate energy and water efficient features and renewable energy facilities in structures	Continuous	The City has joined the HERO Program to offer existing residential to make energy efficiency improvements
Policy H-6.3	The City shall establish a development pattern to the greatest extent possible that helps reduce vehicle miles traveled and promotes pedestrian and bicycle access and transit ridership	Continuous	Staff continues to promote a compact and efficient development pattern and encourages the redevelopment of existing areas as well as infill development.
Policy H-6.4	The City shall continue to promote sustainable housing practices that incorporate a “whole system” approach to siting, designing, and constructing housing that is integrated into the building site; consumes less energy, water, and other resources; and is healthier, safer, more comfortable, and durable	As projects are processed	Staff continues to support this practice.
Policy H-6.5	The City shall ensure that housing growth does not exceed the City’s supply of water	Continuous	The City continues to monitor its water usage, the groundwater table depth, contaminants in public use wells and other factors regarding water use. Per State law a Sustainable Groundwater Management Agency and Plan are required to be developed by 2020. The City is an active participant in this effort.

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Name of Program	Objective	Timeframe	Status of Program Implementation
Implementation Monitoring			
Policy H-7.1	The City shall continually work to improve the day-to-day implementation of Housing Element programs	Continuous	The City shall do everything in its power to improve the day-to-day implementation of the Housing Element Programs
Policy H-7.2	The City shall monitor and annually report on implementation of the Housing Element	Continuous & Annually	The City, by April 1 st each year will prepare an annual report on the Housing Element and will monitor throughout the year the implementation of the programs.

California Government Code

Chapter 3, Local Planning, Article 7, Administration of General Plan, §65400

(a) After the legislative body has adopted all or part of a general plan, the planning agency shall do both of the following:

(1) Investigate and make recommendations to the legislative body regarding reasonable and practical means for implementing the general plan or element of the general plan, so that it will serve as an effective guide for orderly growth and development, preservation and conservation of open-space land and natural resources, and the efficient expenditure of public funds relating to the subjects addressed in the general plan.

(2) Provide by April 1 of each year an annual report to the legislative body, the Office of Planning and Research, and the Department of Housing and Community Development that includes all of the following:

(A) The status of the plan and progress in its implementation.

(B) The progress in meeting its share of regional housing needs determined pursuant to Section 65584 and local efforts to remove governmental constraints to the maintenance, improvement, and development of housing pursuant to paragraph (3) of subdivision (c) of Section 65583.

The housing element portion of the annual report, as required by this paragraph, shall be prepared through the use of forms and definitions adopted by the Department of Housing and Community Development pursuant to the rulemaking provisions of the Administrative Procedure Act (Chapter 3.5 (commencing with Section 11340) of Part 1 of Division 3 of Title 2). Prior to and after adoption of the forms, the housing element portion of the annual report shall include a section that describes the actions taken by the local government towards completion of the programs and status of the local government's compliance with the deadlines in its housing element. That report shall be considered at an annual public meeting before the legislative body where members of the public shall be allowed to provide oral testimony and written comments.

The report may include the number of units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved consistent with the standards set forth in paragraph (2) of subdivision (c) of Section 65583.1. The report shall document how the units meet the standards set forth in that subdivision.

(C) The degree to which its approved general plan complies with the guidelines developed and adopted pursuant to Section 65040.2 and the date of the last revision to the general plan.

(b) If a court finds, upon a motion to that effect, that a city, county, or city and county failed to submit, within 60 days of the deadline established in this section, the housing element portion of the report required pursuant to subparagraph (B) of paragraph (2) of subdivision (a) that substantially complies with the requirements of this section, the court shall issue an order or judgment compelling compliance with this section within 60 days. If the city, county, or city and county fails to comply with the court's order within 60 days, the plaintiff or petitioner may move for sanctions, and the court may, upon that motion, grant appropriate sanctions. The court shall retain jurisdiction to ensure that its order or judgment is carried out. If the court determines that its order or judgment is not carried out within 60 days, the court may issue further orders as provided by law to ensure that the purposes and policies of this section are fulfilled. This subdivision applies to proceedings initiated on or after the first day of October following the adoption of forms and definitions by the Department of Housing and Community Development pursuant to paragraph (2) of subdivision (a), but no sooner than six months following that adoption.