



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

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

CALL TO ORDER: Chair Julie Ann Strain

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

Staff to be Present: Jaylen French, Community Development Director
Dominique Spinale Romo, Assistant to the CM/City Clerk
Monica Streeter, Deputy City Attorney

FLAG SALUTE: Chair Julie Ann Strain

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: Nominate a Chair and Vice Chair from amongst the Commission for the Year 2016.
- 3.2: Approve the Minutes of the Regularly Scheduled Meeting of November 17, 2015.

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.
- 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.
- 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.

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:

January 11, 2016	▪ City Council Meeting, City Hall Chambers, 7:00pm
January 19, 2016	▪ Planning Commission Meeting, City Hall Chambers, 6:00pm
January 25, 2016	▪ Veterans Advisory Committee, Odd Fellows Hall, 5:30pm
January 25, 2016	▪ Economic Development Committee, City Hall Chambers,
January 25, 2016	▪ City Council Meeting, City Hall Chambers, 7:00pm

**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: December 30, 2015 **TIME:** 6:00pm
NAME: Dominique Spinale Romo **TITLE:** 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.