



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

**AGENDA**  
**TUESDAY, MAY 19, 2015 – 6:00 P.M.**

**CALL TO ORDER:** Chair Julie Ann Strain

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

Staff 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

**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 April 21, 2015.

**4. PUBLIC HEARING TO CONSIDER THE FOLLOWING:**

4.1: Recommend that the Planning Commission adopt Resolution No. PC 2015-04, Approving a Conditional Use Permit with the Specified Conditions.

- 4.2: Recommend that the City Council adopt Ordinance No. 2015-XX, an Ordinance of the City Council of the City of Hughson amending the Development Agreement relating to the development known as Feathers Glen.
- 4.3: Adopt Resolution No. PC 2015-05, a Resolution of the Planning Commission of the City of Hughson approving Design Review for the Feathers Glen Residential Subdivision.
- 4.4: Determine that Vacating Right-of-Way on Fourth Street between Hughson Avenue and Charo Street conforms to the adopted Hughson General Plan and recommend that the City Council formally Vacate said Right-of-Way (ROW) by Resolution.

**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 25</b>	▪ Memorial Day – Holiday – City Hall Closed
<b>May 26</b>	▪ City Council Meeting (Tuesday), City Hall Chambers, 7:00 p.m.
<b>May 28</b>	▪ Hughson Farmer’s Market, Downtown Hughson, Charles St, 4:00-8:00 p.m.
<b>June 8</b>	▪ City Council Meeting, City Hall Chambers, 7:00 p.m.
<b>June 9</b>	▪ Parks and Recreation Commission Meeting, City Hall Chambers, 6:00 p.m.
<b>June 11</b>	▪ Hughson Farmer’s Market, Downtown Hughson, Charles St, 4:00-8:00 p.m.
<b>June 16</b>	▪ Planning Commission Meeting, City Hall Chambers, 6:00 p.m.
<b>June 22</b>	▪ City Council Meeting, City Hall Chambers, 7:00 p.m.

<b>June 25</b>	▪ Hughson Farmer's Market, Downtown Hughson, Charles St, 4:00-8:00 p.m.
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**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.**

**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.

**AFFIDAVIT OF POSTING**

**DATE:** May 15, 2015                      **TIME:** 6:00pm  
**NAME:** Dominique Spinale Romo                      **TITLE:** City Clerk

**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.

**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.

