



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

**AGENDA**  
**TUESDAY, NOVEMBER 19, 2013 – 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

**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:**

2.1: Brief Introduction of Ken Sartain, appointed to the Planning Commission on October 28.

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

3.1: Consider a Recommendation to the City Council to Adopt the Final City of Hughson Climate Action Plan (CAP).

**4. NEW BUSINESS:**

4.1: Approval of the Minutes of the Regular scheduled meeting of October 15, 2013.

**4.2:** Review and Discuss the Strong Towns Blogs.

**4.3:** Review and Discuss Proposed Overlay Zone at Santa Fe and Hatch PowerPoint Presentation.

**5. INFORMATIONAL ITEMS:**

**5.1:** Review and Discuss the Compiled Goals, Actions, & Policies for the City of Hughson General Plan.

**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>November 25</b>	▪ City Council Meeting, City Hall Chamber Room, 7:00p.m.
<b>November 23-24</b>	▪ 20 <sup>th</sup> Century Arts & Crafts Faire, Hughson High School, 9a.m.- 4p.m.
<b>November 28-29</b>	▪ Thanksgiving - Holiday- City Hall will be Closed.
<b>November 30</b>	▪ Downtown Christmas Festival & Parade, Hughson Avenue, 5-9pm,
<b>November 30</b>	▪ Hughson Historical Society Open House, after Parade, 6-8pm
<b>December 24</b>	▪ Christmas Eve - City Hall will be closed.
<b>December 25</b>	▪ Christmas Day – Holiday – City Hall will be Closed.
<b>December 26-31</b>	▪ City Hall Closed for the Holidays
<b>January 1</b>	▪ Happy New Year! Holiday – City Hall will be Closed

**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:** November 15, 2013      **TIME:** 3:00pm  
**NAME:** Dominique Spinale      **TITLE:** Deputy 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.

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**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 Deputy City Clerk at (209) 883-4054

