



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

AGENDA
TUESDAY, FEBRUARY 17, 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

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: Conduct Annual Nominations for Chair and Vice Chair.
- 3.2: Approve the Minutes of the Regular Meeting of December 16, 2014.
- 3.3: Discuss Approach, Placement and Extent of Pilot Downtown Parklet.
(Verbal Only)

4. PUBLIC HEARING TO CONSIDER THE FOLLOWING: NONE.

5. INFORMATIONAL ITEMS:

- 5.1: Seventh Street Park Update.
- 5.2: Dollar General Update.
- 5.3: Municipal Water Project Update.
- 5.4: Tully Road Reconstruction Update.
- 5.5: Starn Park Playground update.
- 5.6: Smoke Free Parks Ordinance Update.
- 5.7 Prospective Development 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:

February 23	▪ State of the City Address-Special Council Meeting, Samaritan Village, 6:00 P.M.
March 7	▪ Lorraine’s Highs Tea, Hughson Family Resource Center, 883-2125
March 9	▪ City Council Meeting, City Hall Council Chambers, 7:00 P.M.
March 10	▪ Parks & Recreation Commission Meeting, City Hall Chambers, 6:00 P.M.
March 14	▪ Danielle’s Gift St. Patrick’s Day Celebration Fundraiser, www.daniellesgift.org
March 17	▪ Planning Commission Meeting, City Hall Council Chambers, 6:00 P.M.
March 23	▪ City Council Meeting, City Hall Council 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.**

**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: February 12, 2015 **TIME:** 5:00pm
NAME: Dominique Spinale **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 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, DECEMBER 16, 2014 – 6:00 P.M.

CALL TO ORDER: Chair Julie Ann Strain

ROLL CALL:

Present: 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

FLAG SALUTE: Chair Julie Ann Strain

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

No Public Comments.

2. PRESENTATIONS: NONE.

3. NEW BUSINESS:

3.1: Approve the Minutes of the Regular Meeting of November 18, 2014.

SARTAIN/PATEL 5-0 motion passes to approve the Minutes of November 18, 2014.

3.2: Discuss the Housing Element Professional Service Agreement.

Director French updated the Commission on the services agreement executed with Mintier Harnish Consultants, who will assist the City in updating the Housing Element.

4. PUBLIC HEARING TO CONSIDER THE FOLLOWING: NONE.

5. INFORMATIONAL ITEMS:

5.1: Seventh Street Park Update.

Director French updated the Commission on the Seventh Street Park Project, advising that a robust design effort will take place as soon as the acquisition of the property is completed.

5.2: PG&E Project.

Director French updated the Commission on this project, advising them that a fence would be installed to deter pedestrian traffic through the oleander bushes.

5.3: Goals and Objectives Workshop.

Director French updated the Commission on this item.

6. CORRESPONDENCE: NONE.

7. COMMENTS:

7.1: Staff Reports and Comments: (Information Only – No Action)

Community Development Director: Director French updated the Commission on the status of the development of the 57 acres at Hatch and Santa Fe, discussion of the possibility of a round-about at Charles Street and Fox Road, the CMAQ application, the plan for the Starn Park Play Structure, the Hatch and Santa Fe Signal Light Project, LOVE Hughson scheduled for April 18, City-wide Garage Sale Weekend April 25-26, and the Tully Road Reconstruction Project.

City Clerk:

City Attorney:

7.2: Commissioner Comments: (Information Only – No Action)

ADJOURNMENT:

This meeting adjourned 7:00 P.M.

JULIE STRAIN, Chair

DOMINIQUE SPINALE, City Clerk