



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

**AGENDA**  
**TUESDAY, DECEMBER 20, 2016 – 6:00 P.M.**

**CALL TO ORDER:** Chair Alan McFadon

**ROLL CALL:** Chair Alan McFadon  
Commissioner Brian Evans  
Commissioner Kevin Cloherty  
Commissioner Julie Ann Strain  
Commissioner Ken Sartain

Staff to be Present: Jaylen French, Community Development Director  
Susana Diaz, Deputy City Clerk  
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:**

2.1: National Chain Restaurant(s) in Hughson?

**3. NEW BUSINESS:**

3.1: Approve the Minutes of the Regular Meeting of October 18, 2016.

3.2: Appoint a Planning Commission Chair and Vice Chair for 2017.

**4. PUBLIC HEARING TO CONSIDER THE FOLLOWING: NONE.**

**5. INFORMATIONAL ITEMS:**

5.1: Chain Link Fences.

**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>December 26</b>	▪ Christmas Holiday – City Hall Closed
<b>January 2</b>	▪ New Year’s Holiday – City Hall Closed
<b>January 9</b>	▪ City Council Meeting @ City Hall Chambers, 7:00 P.M.
<b>January 10</b>	▪ Parks, Recreation & Entertainment Commission Meeting @ 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:** December 16, 2016      **TIME:** 5:00 P.M.  
**NAME:** Susana Diaz      **TITLE:** Deputy 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](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.



CITY OF HUGHSON  
**PLANNING COMMISSION MEETING**

CITY HALL COUNCIL CHAMBERS  
7018 Pine Street, Hughson, CA

**MINUTES**

**TUESDAY, OCTOBER 18, 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 John Luis  
Commissioner Ken Sartain

**Staff Present:** Jaylen French, Community Development Director  
Susana Diaz, Deputy City Clerk

**FLAG SALUTE:** Chair Alan McFadon

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

**No Public Comments.**

**2. PRESENTATIONS:**

**2.1:** Vacant Downtown Property Inventory.

**Director French provided the Vacant Downtown Property Inventory presentation for the Planning Commission.**

**3. NEW BUSINESS:**

**3.1:** Approve the Minutes of the Regular Meeting of October 18, 2016.

**Strain/Sartain 5-0 motion passes to approve the Minutes as presented.**

**4. PUBLIC HEARING TO CONSIDER THE FOLLOWING: NONE.**

**5. INFORMATION ITEMS:**

- 5.1:** City Development/Construction Update.
- 5.2:** Starn Park Basketball Court Update.
- 5.3:** Hughson Speed Limit Adjustments Update.
- 5.4:** Measure L Discussion.
- 5.5:** Hughson Municipal Water Project Update.

**Director French provided a status update on each of the items above. No action was sought or taken.**

**6. CORRESPONDENCE: NONE.**

**7. COMMENTS:**

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

**Community Development Director: NONE.**

**City Clerk: NONE.**

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

**Commissioner Strain:** Commissioner Strain welcomed John Luis to the Planning Commission.

**Commissioner Fontana:** Commissioner Fontana inquired about the City of Hughson’s Emergency Preparedness Program.

**Commissioner Luis:** Commissioner Luis expressed gratitude to be on the Planning Commission and is looking forward to working with the Planning

Commission on the vision for businesses in  
Hughson.

**ADJOURNMENT:**

**Chair McFadon adjourned the meeting at 7:45 P.M.**

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**ALAN MCFADON, Chair**

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**SUSANA DIAZ, Deputy City Clerk**