



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

AGENDA
TUESDAY, MARCH 21, 2017 – 6:00 P.M.

CALL TO ORDER: Chair Alan McFadon

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

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: NONE.

3. NEW BUSINESS:

- 3.1: Approve the Minutes of the Regular Meeting of January 17, 2017.
- 3.2: Approve the Minutes of the Special Meeting of February 10, 2017.
- 3.3: Consideration of Resolution PC No. 2017-02 accepting the 2016 Annual General Plan Report and the 2016 Annual Housing Element Progress Report.

4. PUBLIC HEARING TO CONSIDER THE FOLLOWING: NONE.

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:

March 27	▪ City Council Meeting, City Hall Chambers, 7:00P.M.
April 8	▪ Love Hughson, Hughson Senior Center, 7:00 A.M.
April 10	▪ City Council Meeting, City Hall Chambers, 7:00P.M.
April 29th & 30th	▪ Hughson Fruit and Nut Festival, Hughson Avenue, 10:00 A.M. to 4:00 P.M.
April 29th & 30th	▪ Hughson Citywide Yard Sale



CITY OF HUGHSON
PLANNING COMMISSION MEETING

CITY HALL COUNCIL CHAMBERS
7018 Pine Street, Hughson, CA

MINUTES

TUESDAY, JANUARY 17, 2017 – 6:00 P.M.

CALL TO ORDER: Chair Alan McFadon

ROLL CALL:

Present: Chair Alan McFadon
Vice Chair Ken Sartain
Commissioner Julie Ann Strain
Commissioner Brian Evans
Commissioner Kevin Cloherty

Staff Present: Jaylen French, Community Development Director
Susana Diaz, Deputy City Clerk
Monica Streeter, Deputy City Attorney

FLAG SALUTE: Chair Alan McFadon

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 December 20, 2016.

5-0-0 Motion passes to approve the Minutes as presented.

4. PUBLIC HEARING TO CONSIDER THE FOLLOWING:

4.1: Consideration and Discussion of Province Place Initial Study/Mitigated Negative Declaration and Mitigation Monitoring Program for Rezone Application No. 16-01, Vesting Tentative Subdivision Map No. 16-01 and Parcel Map, Design Review, Conditional Use Permit and Planned Development Application for the Proposed Province Place Residential Subdivision submitted by Windward Pacific Builders, d.b.a. WINPAC-Euclid Avenue, LLC Located at the Southwest Corner of Locust Street and Euclid Avenue, APN No. 018-026-016.

Director French presented the staff report on this item. Representatives from Windward Pacific Builders, d.b.a. WINPAC-Euclid Avenue, LLC. were in attendance.

Chairman McFadon opened the public hearing at 6:50 P.M.

Members of the public sought clarification regarding the impacts of this project to neighboring homes.

Chairman McFadon closed the public hearing at 7:27 P.M.

STRAIN/SARTAIN 5-0-0-0 motion passes to recommend to the City Council Adoption of Resolution 2017-02 adopting a Mitigated Negative Declaration for Vesting Tentative Subdivision Map No. 16-01 And Rezone No. 16-01, Province Place APN:018-026-016.

SARTAIN/STRAIN 5-0-0-0 motion passes to recommend to the City Council Adoption of Resolution 2017-03 and City Council to consider modifying condition 40-E and consider entering into a reimbursement agreement with the applicant for the improvements on the East Side of Euclid.

SARTAIN/STRAIN 5-0-0-0 motion passes to Adopt Resolution PC 2017-01 Conditionally Approving the Design Review for the Province Place Subdivision and removing condition one (1) eliminating the requirement for the third elevation in each plan.

5. INFORMATION ITEMS: NONE.

6. CORRESPONDENCE: NONE.

7. COMMENTS:

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

City Clerk: Deputy City Clerk Diaz reminded commission of Brown Act/AB 1234 Ethics training scheduled for January 26, 2017.

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

Commissioner Sartain suggested newly appointed commissioners are brought up to date on the recent issues the Planning Commission has considered.

ADJOURNMENT:

Chair McFadon adjourned the meeting at 7:41P.M.

ALAN MCFADON, Chair

Susana Diaz, Deputy City Clerk



**CITY OF HUGHSON
SPECIAL PLANNING COMMISSION
MEETING**

**CITY HALL COUNCIL CHAMBERS
7018 Pine Street, Hughson, CA
MINUTES**

FRIDAY, FEBRUARY 10, 2017 – 6:00 P.M.

CALL TO ORDER: Chair Alan McFadon

ROLL CALL:

Present: Chair Alan McFadon
Vice Chair Ken Sartain
Commissioner Brian Evans
Commissioner Kevin Cloherty

Absent: Commissioner Julie Ann Strain

Staff Present: Jaylen French, Community Development Director
Susana Diaz, Deputy City Clerk
Daniel J. Schroeder, City Attorney

FLAG SALUTE: Chair Alan McFadon

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

No Public Comments.

2. PRESENTATIONS: NONE.

3. NEW BUSINESS: NONE.

4. PUBLIC HEARING TO CONSIDER THE FOLLOWING:

- 4.1.1:** Adopt Resolution No. PC 2017-02, a Resolution of the Planning Commission of the City of Hughson approving General Plan Amendment No. 16-01, Rezone Application No. 16-01 and Condition Use Permit, Vesting Tentative Subdivision Map No. 16-01, Parcel Map, and Planned Development.

Director French presented the staff report on this item. Representatives from Windward Pacific Builders, d.b.a. WINPAC-Euclid Avenue, LLC. were in attendance.

Planning Commissioner’s requested clarification and asked questions of staff regarding the details of the proposed project.

Chairman McFadon opened the public hearing at 6:21 P.M.

Troy Wright from Windward Pacific Builders addressed the Planning Commission to review the conditions of approval for the proposed project.

Hughson citizen addressed the Planning Commission regarding the noticing of the Public Hearing meeting for February 10, 2017 at 6:00 P.M. He sought clarification regarding the density of the proposed project.

Chairman McFadon closed the public hearing at 6:48 P.M.

SARTAIN/CLOHERTY 4-0-0-1 motion passes to Adopt Resolution No. PC 2017-02, a Resolution of the Planning Commission of the City of Hughson approving General Plan Amendment No. 16-01, Rezone Application No. 16-01 and Condition Use Permit, Vesting Tentative Subdivision Map No. 16-01, Parcel Map, and Planned Development, and recommend to the Hughson City Council to Adopt Resolution No. 2017-02 adopting the Mitigated Negative Declaration Addendum for the projects Tentative Map and General Plan Amendment and Rezoning for the project.

5. INFORMATION ITEMS: NONE.

6. CORRESPONDENCE: NONE.

7. COMMENTS:

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

Community Development Director: Director French shared information on recent development interest in the northwest corner of the City,

including 15 acres of commercial property at Hatch Road and Santa Fe Avenue.

Director French informed the Commission that construction was to commence in February on the Fox Road Sidewalk Infill Project. He provided a schedule update on the signalization project on Hatch Road and Santa Fe Avenue (conclude in April) and the completion of the Tully Road reconstruction project (conclude in March).

Director French invited the Planning Commission to the State of the City Address scheduled for February 27, 2017 at Samaritan Village.

Director French mentioned that there is a request to open another Chinese Food Restaurant in downtown.

Director informed the Planning Commission of the 40th Annual Stanislaus County Planning Commission Workshop, and invited the Commission to attend.

Director French informed the Planning Commission of the request by the Sports Booster Club proposal to hold a concert downtown, on Hughson Avenue.

City Clerk: Deputy City Clerk Diaz thanked the City Attorney, Dan Schroeder for the Ethics/Brown Act training provided on January 26, 2017.

7.2: Commissioner Comments: (Information Only – No Action) NONE.

ADJOURNMENT:

Chair McFadon adjourned the meeting at 7:09 P.M.

ALAN MCFADON, Chair

SUSANA DIAZ, Deputy City Clerk



**PLANNING COMMISSION
AGENDA ITEM NO. 3.3
SECTION 3: NEW BUSINESS**

Meeting Date: March 21, 2017
Subject: Consideration of Resolution PC No. 2017-02 accepting the 2016 Annual General Plan Report and the 2016 Annual Housing Element Progress Report
Enclosures: Resolution No. PC 2017-02
2016 Annual Report, City of Hughson General Plan
2016 Annual Housing Element Progress Report
California Government Code, Section 65400
Presented By: Jaylen French, Community Development Director

Staff Recommendation:

Adopt Resolution No. PC 2017-02 accepting the 2016 Annual General Plan Report and the 2016 Annual Housing Element Progress Report.

Background and Overview:

Pursuant to Government Code Section 65400, the City of Hughson must provide an annual report—by April 1st of each year—to the City Council, the Office of Planning and Research, and the Department of Housing and Community Development on the progress made toward implementing the goals and policies of the General Plan including the Housing Element during the reporting period.

Discussion:

The purpose of the Annual Report is to 1) provide an assessment or status update on the City's progress towards implementing the General Plan and 2) provide an assessment of the progress in meeting the City's share of regional housing needs and must include local efforts to remove governmental constraints to the maintenance, improvement, and development of housing, the degree to which its approved general plan complies with the guidelines developed and adopted pursuant to Section 65040.2 as well as, (c) the date of the last revision to the general plan.

This report will serve to assess how the General Plan is being implemented in accordance with adopted goals, policies and implementation measures; identify any necessary adjustments or modifications to the General Plan as a means to improve local implementation; provide a clear correlation between land use decisions that have been made during the 12-month reporting period and the goals, policies and implementation measures contained in the General Plan; and to provide information regarding local agency progress in meeting its share of regional housing needs.

This Annual Report, upon acceptance by the Hughson Planning Commission and City Council, will be submitted to the Office of Planning and Research (OPR) and Department of Housing and Community Development (HCD) to meet the City's responsibility under California Government Code §65400.

CITY OF HUGHSON
PLANNING COMMISSION
RESOLUTION NO. PC 2017-02

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
HUGHSON ACCEPTING THE 2016 ANNUAL GENERAL PLAN REPORT AND
THE 2016 HOUSING ELEMENT PROGRESS REPORT**

WHEREAS, the City of Hughson is required by Government Code Section 65400 to provide an Annual Report on the General Plan, by April 1 of each year, for the preceding year; and

WHEREAS, the Annual Report must be transmitted to the City Council, the California Office of Planning and Research (OPR), and Department of Housing and Community Development (HCD); and

WHEREAS, the Annual Report must include the following: a) the status of the General Plan and progress in its implementation, b) the City's progress in meeting its share of the regional housing needs and local efforts to remove governmental constraints to the maintenance, improvement, and development of housing, the degree to which its approved general plan complies with the guidelines developed and adopted pursuant to Section 65040.2 as well as the date of the last revision to the general plan; and

WHEREAS, the Hughson Planning Commission has reviewed and accepted the 2016 Annual Report on the Hughson General Plan and the 2016 Annual Housing Element Progress Report.

NOW THEREFORE BE IT RESOLVED that the Hughson Planning Commission does hereby accept the 2016 Annual Report on the Hughson General Plan and the 2016 Annual Housing Element Progress Report.

PASSED AND ADOPTED by the Hughson Planning Commission at a regular meeting thereof held on March 21, 2017, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

ALAN MCFADON, Chair

ATTEST:

SUSANA DIAZ, Deputy City Clerk

2016 ANNUAL REPORT City of Hughson General Plan



INTRODUCTION

California Government Code Section 65400 requires each municipality to present an annual report on its General Plan to its legislative body, i.e. City Council, the Office of Planning and Research (OPR), and the Department of Housing and Community Development (HCD) by April 1 of each year.

The purpose of the Annual Report is to 1) provide an assessment or status update on the City's progress towards implementing the General Plan and 2) provide an assessment of the progress in meeting the City's share of regional housing needs; and must include local efforts to remove governmental constraints to the maintenance, improvement, and development of housing, the degree to which its approved general plan complies with the guidelines developed and adopted pursuant to Section 65040.2 as well as the date of the last revision to the general plan.

This report will serve to assess how the General Plan is being implemented in accordance with adopted goals, policies and implementation measures; identify any necessary adjustments or modifications to the General Plan as a means to improve local implementation; provide a clear correlation between land use decisions that have been made during the 12-month reporting period and the goals, policies and implementation measures contained in the General Plan; and provide information regarding local agency progress in meeting its share of regional housing needs.

GENERAL PLAN

Hughson's General Plan was adopted on December 12, 2005. The General Plan contains the seven State-required elements: land use, circulation, housing, conservation, open space, noise and safety. The latest Housing Element was adopted by the Hughson City Council on December 14, 2015. The State allows the combining of elements or the addition of new elements as long as the required seven elements are present in some fashion. Hughson's General Plan combines the required conservation and open space elements and adds a public services and facilities element. The Hughson General Plan therefore contains the following elements:

- Land Use
- Circulation
- Conservation and Open Space
- Public Services and Facilities
- Safety
- Noise
- Housing

Local governments are required to keep their General Plans current and internally consistent. There is no specific requirement that a local government update its General Plan on a particular timeline, with the exception of the Housing Element, which is required to be updated every eight (8) years. The City will next update its Housing Element by the year 2023.

The following represents the progress the City has made toward implementing the goals and guiding policies of the General Plan during this reporting period. The list is organized to correspond with the elements of the Hughson General Plan.

LAND USE

Amendments

The City of Hughson did not approve an amendment to the Hughson General Plan Land Use Element in 2016; however, in April 2016, the City Council approval the correction of a clerical error of the adopted 2005 General Plan and subsequent 2008 Zoning Code, which modified APN: 018-029-010 from Public Facilities (P-F) to Low Density Residential (LDR).

Land Use Progress

- A. The City of Hughson did not approve an amendment to the Public Services and Facilities Element in 2016.

CIRCULATION

Amendments

The City of Hughson did not approve an amendment to the Circulation Element in 2016.

Progress

- A. In 2016, significant progress was made on Stanislaus County's Hatch Road and Santa Fe Avenue Channelization and Signalization project. The intersection is within the Hughson City Limits. George Reed Construction, Inc. in coordination with Burlington Northern Santa Fe (BNSF) Railway and Collins Electrical were able to complete the bulk of the channelization project and foundational work on the signalization project. The project is expected to be completed in spring-2017.
- B. Construction activities on the 2015 Tully Road Reconstruction project were mostly put on hold in 2016 at the request of Pacific Gas and Electric (PG&E). PG&E discovered structural damage to vaults housing gas distribution lines. These vaults could no longer withstand the weight of vehicular traffic and must be moved. Approximately 18 months later, the vaults have been relocated and the City is working with PG&E to complete the remainder of Tully Road. The rainy winter caused a several month delay.

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- C. In September 2016, the Hughson City Council approved the execution of the Active Transportation Program (ATP) Grant Agreement with the State of California for the Fox Road Sidewalk Infill Project. Subsequently, City staff released bid documents and in December 2016, the Hughson City Council awarded the contract to the lowest responsible bidder, McFadden Construction, Inc. Construction activities began in February 2017.

 - D. In July 2016, the Hughson City Council adopted the 2016 Engineering and Traffic Survey (ETS)—commonly referred to as a speed survey. This study is required to be updated every 5 to 10 years to help set the speed limits on non-residential roadways.

 - E. In November 2016, the voters of Stanislaus County approved Measure L, a local ½ percent transportation sales tax measure. The City of Hughson has developed a detailed project list outlining how the anticipated funds will be utilized. Over the 25 year measure, the City of Hughson is expected to receive nearly \$7.9 million, with over \$6 million going towards roadway maintenance projects.

CONSERVATION AND OPEN SPACE

Amendments

The City of Hughson did not approve an amendment to the Conservation and Open Space Element in 2016.

Progress

- A. On September 28, 2015, the Hughson City Council authorized the City Manager to enter into a Memorandum of Understanding (MOU) with the members of the Turlock Groundwater Basin Association (TGBA) for the purposes on coordinating activities for compliance with the Sustainable Groundwater Management Act (SGMA).

SGMA was signed by Governor Brown in September 2014 and went into effect January 1, 2015. SGMA has a number of tasks and deadlines associated with it, including creating a Groundwater Sustainable Agency (GSA) by June 30, 2017 and adopting a Groundwater Sustainable Plan (GSP) by December 2020.

The TGBA decided to create a Post-SGMA MOU to set forth an approach to the SGMA compliance, including: Turlock Sub-basin’s governance structure (single or multiple GSAs), preferred planning method of a GSP, as well as tools, resources, education, and outreach methods that need to be developed to inform stakeholders. Another purpose of the Post-SGMA MOU is to help increase the TGBA’s voice in local groundwater management and to display good faith efforts in working together on a local level.

In November 2016, the City of Hughson and the other West Turlock Subbasin entities completed efforts to form a Joint Powers Agreement (JPA), which would become the GSA. This was a milestone event and significant effort for the region. In February 2017, the first Board meeting of the WTSB GSA was held. In March, the necessary public hearings are being held to formalize the GSA Board.

- B. In August 2014, the City Council declared a water ‘shortage’ emergency and amended the Hughson Municipal Code, Chapter 13 to ensure the City is conserving as much water as possible. In 2016, the City continued to enforce the water restrictions set then. The restriction limits outdoor irrigation to two (2) days a week—Tuesdays and Saturday for even numbered addresses and Wednesdays and Sundays for odd numbered addresses.

PUBLIC SERVICES AND FACILITIES

Amendments

The City of Hughson did not approve an amendment to the Public Services and Facilities Element in 2016.

Progress

- A. In early 2014, the City of Hughson received Notice of Application Acceptance for a State Revolving Loan for the Well #7 Replacement Project. This project is intended to replace City of Hughson Well #7, which recently was removed from the municipal water distribution system due to high arsenic levels. The project includes the drilling of a new City well, Well #9, and the re-drilling of an existing City well, Well #5, as well as central arsenic treatment between the two wells.

This project is being implemented to address a cease-and-desist order served by the State regarding arsenic levels in the City's municipal water system.

In 2016, the City continues to coordinate with the State on the overall project and in particular the financing agreement. At the request of the State, in 2016, the City completed and adopted additional environmental analysis for the project. The City is now coordinating with the State to finalize the financing agreement.

Additionally, the City continues to provide the State Water Board with quarterly progress reports on the City's efforts to address the arsenic compliance order.

- B. In October, the City of Hughson, in response to detected 1,2,3-Trichloropropane (TCP) levels in the water, approved a contract with Provost & Pritchard Consulting Group to prepare a TCP Feasibility Study to determine how best to mitigate, treat or avoid TCP in the City wells and water system. This study is expected to be completed in calendar year 2017.

SAFETY

Amendments

The City of Hughson did not approve an amendment to the Safety Element in 2016.

Progress

- A. The Planning Commission or City Council did not approve a project in calendar year 2016, which would constitute implementation of the Safety Element of the General Plan.

NOISE

Amendments

There were no amendments to the Noise Element in 2016.

Progress

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- A. The Planning Commission or City Council did not approve a project in calendar year 2016, which would constitute implementation of the Noise Element of the General Plan.

HOUSING

Amendments

The City of Hughson did not approve an amendment to the Housing Element in 2016.

However, the Hughson City Council continues to implement the adopted 2015 Housing Element (December 14, 2015, Resolution No. 2015-34). HCD provided a Letter of Compliance dated January 6, 2016.

Progress

According to the Final Regional Housing Needs Plan (RHNP) for Stanislaus County, 2014-2023, the City of Hughson's share of the total region's allocation is 218 housing units.

- A. Construction of a 39-unit residential subdivision known as Feathers Glen commenced in 2016. This subdivision, originally approved in 2006, was left unfinished—with infrastructure improvements complete, but no homes were constructed—due to the economic recession in the last part of last decade. In late-2015, an update Design Review Application was approved by the Hughson Planning Commission and construction commenced in 2016.

- B.



Table A2
2016 Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired
pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity		0		0	
(2) Preservation of Units At-Risk		0		0	
(3) Acquisition of Units				0	
(5) Total Units by Income	0	0	0	0	

* Note: This field is voluntary



Table A3

**2016 Annual building Activity Report Summary for Above Moderate-Income Units
(not including those units reported in Table A)**

	Single Family	2 - 4 Units	5+ Units	Second Unit	Mobile Homes	Total
No. of Units Permitted for Moderate						0
No. of Units Permitted for Above Moderate	5					5

2016 CITY OF HUGHSON HOUSING ELEMENT ANNUAL PROGRESS REPORT



Table B
Regional Housing Needs Allocation Progress
 Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.		2014	2015	2016	2017	2018	2019	2020	2021	2022	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level	RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted	53	0									
	Non-deed restricted		0									
Low	Deed Restricted	34	0									
	Non-deed restricted		0									
Moderate	Deed Restricted	38	0									
	Non-deed restricted		0									
Above Moderate		93	26	3	15							49
Total RHNA by COG. Enter allocation number:		218	26	3	15							
Total Units ▶ ▶ ▶												
Remaining Need for RHNA Period ▶ ▶ ▶ ▶ ▶												169



**Table C
Program Implementation Status**

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.
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Name of Program	Objective	Timeframe	Status of Program Implementation
New Housing Development			
Policy H-1.1	The City shall strive to secure funding that provides home ownership opportunities.	Apply as available	Staff continues to seek out and apply for available funding opportunities.
Policy H-1.2	The City shall assist developers, nonprofit organizations, and other qualified private sector organizations in applying for Federal and State housing programs and/or grants to develop and manage housing.	Ongoing	Staff meets and coordinates with each developer on all aspects of a proposed project and offers to assist where applicable. Staff works closely with nonprofits and other organizations and offers to assist where applicable.
Policy H-1.3	The City shall ensure that sufficient land is available and zoned at a range of residential densities to accommodate the City's regional share of housing.	Continuous	Staff reviews the General Plan periodically to ensure sufficient land. Further, staff prepares an annual General Plan Progress Report which helps to identify potential deficiencies.
Policy H-1.4	The City shall encourage the development of new mixed-income and mixed-use development projects as a means of increasing the housing supply while promoting diversity and neighborhood vitality.	Continuous	Staff encourages and proactively seeks mixed income and mixed use developments, especially in the downtown and residential core of the City.
Policy H-1.5	The City shall ensure that there is a sufficient supply of multifamily zoned land to meet the housing need identified in the Regional Housing Needs Assessment (RHNA).	Continuous	The City adopted an update to the Housing Element on December 14, 2015. There is currently sufficient multifamily zoned land to meet the identified RHNA need. In 2016, City staff began processing a development application to rezone a 4.51 acre parcel from Rural Residential (R-A) to Medium Density Residential (R-2). Construction should begin in Fall 2017.
Policy H-1.6	Consistent with "no-net-loss" density provisions contained in Government Code Section 65863, the City shall consider the potential impact on the City's ability to meet its share of the regional housing need when reviewing proposals to downzone residential properties, reclassify residentially-designated property to other uses, or develop a residential site with fewer units than what is assumed for the site in the Housing Element sites inventory.	Continuous	Staff will evaluate all proposals seeking to downzone, reclassify residentially zoned land or develop a site with less density than previously assumed to ensure the City can meeting its share of the identified housing need. See note above regarding recent upzone.

2016 CITY OF HUGHSON HOUSING ELEMENT ANNUAL PROGRESS REPORT



Name of Program	Objective	Timeframe	Status of Program Implementation
Policy H-1.7	If necessary, the City shall consider annexing land to meet the housing needs of lower-income households.	As needed	Staff will, as needed, consider annexing land to meet the housing needs across all income levels.
Affordable Housing			
Policy H-2.1	The City shall strive to generate Federal, State and other program assistance for eligible activities within the City that address affordable housing needs.	Continuous	The City strives for program assistance as best as possible, but has limited ability to generate assistance. The City explores other methods within its means to make desirable projects feasible
Policy H-2.2	The City shall encourage the development of affordable housing by continuing to administer programs that assist low-income and special needs persons.	Continuous	Staff continues to administer programs that assist low-income and special needs persons as best as possible.
Policy H-2.3	The City shall coordinate with the Stanislaus County Housing Authority to meet the growing demand for public housing units and to obtain more Housing Choice Vouchers	Continuous	Staff coordinates with Stanislaus County Housing Authority as applicable.
Policy H-2.4	The City shall allow developers to “piggyback” or file concurrent applications (i.e., rezones, tentative tract maps, conditional use permits, variance requests, etc.) if consistent with applicable processing requirements	As appropriate	Staff allows, and offers as a solution, concurrent application submittal and processing. In 2016, City staff processed several concurrent applications for the proposed Province Place residential subdivision.
Policy H-2.5	The City shall consider incentives (i.e., density bonus units, fee reductions, fee deferral, fast-tracking, etc.) to developers of residential projects who agree to provide the specified percentage of units mandated by State law at a cost affordable to very low- and/or low-income households	As appropriate	Staff proactively coordinates with each developer during each development proposal to address all housing and other issues. The Hughson Municipal Code allows for such incentives.
Policy H-2.6	The City shall consider fee deferrals or fee reductions for zone changes for affordable multifamily projects	As appropriate	Staff allows, and offers as a solution, fee deferrals or reductions for such development projects.
Policy H-2.7	The City shall ensure that the Hughson General Plan Area contains sufficient land available to meet the City’s low- and very low-income Regional Housing Needs Allocation (e.g., land zoned for higher densities).	Continuous	Staff reviews the General Plan periodically to ensure sufficient land. Further, staff prepares an annual General Plan Progress Report which helps to identify potential deficiencies.
Policy H-2.8	The City shall encourage coordination and cooperation among housing providers and program managers to ensure that sufficient affordable housing is provided and that it is provided efficiently	As appropriate	As appropriate, staff continues to coordinate with our partners and other housing providers to improve the viability of affordable housing.
Policy H-2.9	The City shall encourage and facilitate the construction of secondary dwelling units on existing and new single-family parcels as a means of proving additional sources of rental housing	As appropriate	Staff allows, and offers as an options to existing and new homeowners, the ability to construct secondary units. The State legislature recently passed SB 1069 and AB 2299 to address

2016 CITY OF HUGHSON HOUSING ELEMENT ANNUAL PROGRESS REPORT



Name of Program	Objective	Timeframe	Status of Program Implementation
			Accessory Dwelling Units. City staff is reviewing the legislation to ensure the appropriate updates are made to the Hughson Municipal Code.
Policy H-2.10	The City shall allocate funds from available sources to the first time homebuyer program.	As appropriate	Staff will allocate funds to first time homebuyer programs as they become available.
Neighborhood Preservation / Housing Rehabilitation			
Policy H-3.1	The City shall maintain and upgrade public service facilities (streets, curb, gutter, drainage facilities, and utilities) to encourage increased private market investment in declining or deteriorating neighborhoods.	Ongoing, as funding becomes available	The City continues to invest in its infrastructure. In upcoming years, the City will undertake the Fox Road Sidewalk Infill project, Whitmore Avenue sidewalk project, the 2 nd Street, Walker Lane and Tully Road Sidewalk Infill projects, all of which are in older parts of the City. Additionally, the City will look to improve areas of Hughson Avenue sidewalk.
Policy H-3.2	The City shall strive to eliminate incompatible land uses or blighting influences from residential neighborhoods through cooperative neighborhood improvement programs, targeted code enforcement, and other available regulatory measures.	Continuous	Staff continues to focus on neighborhood preservation issues and has compiled a team of code enforcement, building, police services and fire to address issues. The City is working on a chain link fence removal projects and other efforts to restore the beauty of the older parts of Hughson.
Policy H-3.3	The City shall continue to encourage the rehabilitation of substandard residential properties by homeowners and landlords, using code enforcement when necessary, to improve overall housing quality and conditions in the city	Ongoing	Staff continues to focus on neighborhood preservation issues and has compiled a team of code enforcement, building, police services and fire to address issues.
Policy H-3.4	The City shall prioritize code enforcement activities for housing and provide adequate funding and staffing to support code enforcement and graffiti abatement programs	Ongoing	Staff truly does prioritize code enforcement activities for housing. Our major cases in 2016 were in regards to substandard living conditions and non-habitable structures.
Policy H-3.5	The City shall promote orderly growth of neighborhoods by phasing the approval of building permits to one area of a subdivision at a time to allow for timely extension of infrastructure and efficient use of resources	As appropriate	Staff is being proactive in its planning efforts and will continue to seek orderly development in all aspects. Due to the size of Hughson subdivisions, they naturally develop in an orderly fashion.
Policy H-3.6	Pursuant to SB 244 (Wolk, 2011), to the extent that the City identifies disadvantaged unincorporated communities that desire to be annexed into the city, the City shall strive to	As appropriate	The City will consider the annexation of unincorporated communities that desire to be annexed.

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Name of Program	Objective	Timeframe	Status of Program Implementation
	annex the areas and improve water, sewer, drainage, and fire protection service deficiencies based upon available resources.		
Equal Opportunity Housing and Discrimination Prevention			
Policy H-4.1	The City shall strive to eliminate housing discrimination and ensure equal housing opportunities to all residents regardless of age, religion, race, creed, sex, sexual orientation, marital status, ancestry, national origin, disability, economic level, and other arbitrary factors	Continuous	The City strives to eliminate discrimination in all aspects of the City and in housing. In 2015, the City passed a Reasonable Accommodation ordinance and adopted an ADA service request / complaint form and process. The City works closely with the public and our partners to reduce or eliminate discrimination.
Policy H-4.2	The City shall assist in the enforcement of fair housing laws by providing information and referrals to the public.	As applicable	Staff works closely with the Hughson Family Resource Center and other organizations and frequently refers the public to these groups.
Special Needs			
Policy H-5.1	The City shall strive to ensure housing is available to the elderly, persons with disabilities (including developmental disabilities), large households, farmworkers, female-headed households, and the homeless in need of basic, safe housing in areas near service providers, public transportation, and service jobs	Continuous	The City strives to ensure housing is available to all in the City. In 2015, the City passed a Reasonable Accommodation ordinance and adopted an ADA service request / complaint form and process. We work closely with the public and our partners to reduce or eliminate discrimination.
Policy H-5.2	The City shall support applications for County, State, and Federal funding for the construction and rehabilitation of supportive housing for persons with disabilities, including developmental disabilities.	As funding is available.	No activity has occurred. The City will continue its effort to implement this program.
Policy H-5.3	The City shall ensure mobility for low-income, senior, and non-mobile residents and allow accessibility to shopping and medical facilities, by coordinating with Stanislaus County to enhance public transportation to the City of Hughson	Continuous	The City works closely with Stanislaus Regional Transit (StaRT) for public transportation services. StaRT provides the following services to Hughson: 1) Runabout Service and 2) Dial-a-Ride service. In addition, residents can use Commute Connection, the regions rideshare service

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Name of Program	Objective	Timeframe	Status of Program Implementation
Policy H-5.4	The City shall monitor the homeless population in Hughson and support efforts to establish or expand homeless shelters if the need arises	Continuous	In 2015, the County kicked-off its Focus On Prevention initiative regarding homelessness. Hughson is an active participant in this effort and brought in other local partners to address. The last point in time survey identified 8 homeless individuals in the City. The City continues to work with its partners to appropriately address the homeless population in Hughson.
Policy H-5.5	The City shall work with area homeless service providers and social services organizations to expand shelter opportunities, as needed, for specialized homeless groups, such as children and families, those with chronic mental illness, and the disabled.	Continuous	The City continued to work with housing service providers to place homeless individuals or those at risk of becoming homeless.
Policy H-5.6	The City shall support for-profit and non-profit housing developers of farmworker housing by assisting in potential site identification and supporting applications for funding	Continuously	The City supports all development project proponents with site selection, application support and in other ways as needed.
Sustainability, Residential Energy Efficiency and Water Conservation			
Policy H-6.1	The City shall continue to encourage new residential construction to exceed State requirements for energy efficiency	As projects are processed	The City uses the most recent California Building Code as the minimum residential construction standard and also uses the adopted Hughson Residential Design Expectations and Design Review process to encourage energy efficiency in all units. Further, the City has joined the HERO Program to offer existing residential to make energy efficiency improvements.
Policy H-6.2	The City shall encourage homeowners and property owners of existing residential buildings to incorporate energy and water efficient features and renewable energy facilities in structures	Continuous	The City has joined the HERO Program to offer existing residential to make energy efficiency improvements
Policy H-6.3	The City shall establish a development pattern to the greatest extent possible that helps reduce vehicle miles traveled and promotes pedestrian and bicycle access and transit ridership	Continuous	Staff continues to promote a compact and efficient development pattern and encourages the redevelopment of existing areas as well as infill development. When expansion of the City limits in necessary, the City is exploring a growth pattern that will maximize efficiency
Policy H-6.4	The City shall continue to promote sustainable housing practices that incorporate a “whole system” approach to	As projects are processed	Staff continues to support this practice. The California Building Code, the Residential Design Guidelines and staff’s proactive approach to working with developers before units are built, help

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Name of Program	Objective	Timeframe	Status of Program Implementation
	siting, designing, and constructing housing that is integrated into the building site; consumes less energy, water, and other resources; and is healthier, safer, more comfortable, and durable		to ensure a whole system approach to residential development.
Policy H-6.5	The City shall ensure that housing growth does not exceed the City's supply of water	Continuous	<p>The City continues to monitor its water usage, the groundwater table depth, contaminants in public use wells and other factors regarding water use. Per State law a Sustainable Groundwater Management Agency and Plan are required to be developed by 2020. The City is an active participant in this effort.</p> <p>The City is currently working with the Department of Water Resources on a funding agreement for the development of 2 city wells with central arsenic treatment. This will help to ensure quality water for the residents for the foreseeable future.</p>
Implementation Monitoring			
Policy H-7.1	The City shall continually work to improve the day-to-day implementation of Housing Element programs	Continuous	The City shall do everything in its power to improve the day-to-day implementation of the Housing Element Programs
Policy H-7.2	The City shall monitor and annually report on implementation of the Housing Element	Continuous & Annually	The City, by April 1 st each year will prepare an annual report on the Housing Element and will monitor throughout the year the implementation of the programs.

California Government Code

Chapter 3, Local Planning, Article 7, Administration of General Plan, §65400

(a) After the legislative body has adopted all or part of a general plan, the planning agency shall do both of the following:

(1) Investigate and make recommendations to the legislative body regarding reasonable and practical means for implementing the general plan or element of the general plan, so that it will serve as an effective guide for orderly growth and development, preservation and conservation of open-space land and natural resources, and the efficient expenditure of public funds relating to the subjects addressed in the general plan.

(2) Provide by April 1 of each year an annual report to the legislative body, the Office of Planning and Research, and the Department of Housing and Community Development that includes all of the following:

(A) The status of the plan and progress in its implementation.

(B) The progress in meeting its share of regional housing needs determined pursuant to Section 65584 and local efforts to remove governmental constraints to the maintenance, improvement, and development of housing pursuant to paragraph (3) of subdivision (c) of Section 65583.

The housing element portion of the annual report, as required by this paragraph, shall be prepared through the use of forms and definitions adopted by the Department of Housing and Community Development pursuant to the rulemaking provisions of the Administrative Procedure Act (Chapter 3.5 (commencing with Section 11340) of Part 1 of Division 3 of Title 2). Prior to and after adoption of the forms, the housing element portion of the annual report shall include a section that describes the actions taken by the local government towards completion of the programs and status of the local government's compliance with the deadlines in its housing element. That report shall be considered at an annual public meeting before the legislative body where members of the public shall be allowed to provide oral testimony and written comments.

The report may include the number of units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved consistent with the standards set forth in paragraph (2) of subdivision (c) of Section 65583.1. The report shall document how the units meet the standards set forth in that subdivision.

(C) The degree to which its approved general plan complies with the guidelines developed and adopted pursuant to Section 65040.2 and the date of the last revision to the general plan.

(b) If a court finds, upon a motion to that effect, that a city, county, or city and county failed to submit, within 60 days of the deadline established in this section, the housing element portion of the report required pursuant to subparagraph (B) of paragraph (2) of subdivision (a) that substantially complies with the requirements of this section, the court shall issue an order or judgment compelling compliance with this section within 60 days. If the city, county, or city and county fails to comply with the court's order within 60 days, the plaintiff or petitioner may move for sanctions, and the court may, upon that motion, grant appropriate sanctions. The court shall retain jurisdiction to ensure that its order or judgment is carried out. If the court determines that its order or judgment is not carried out within 60 days, the court may issue further orders as provided by law to ensure that the purposes and policies of this section are fulfilled. This subdivision applies to proceedings initiated on or after the first day of October following the adoption of forms and definitions by the Department of Housing and Community Development pursuant to paragraph (2) of subdivision (a), but no sooner than six months following that adoption.