



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

**AGENDA**  
**TUESDAY, AUGUST 16, 2016 – 6:00 P.M.**

**CALL TO ORDER:** Chair Alan McFadon

**ROLL CALL:** Chair Alan McFadon  
Vice Chair Mark Fontana  
Commissioner Julie Ann Strain  
Commissioner Ken Sartain

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

**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: Presentation:** California Environmental Quality Act (CEQA) Refresher.

**3. NEW BUSINESS:**

**3.1:** Approve the Minutes of the Regular Meeting of May 17, 2016.

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

**5. INFORMATIONAL ITEMS:**

**5.1: City 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:**

<b>May 5 – Sept 29</b>	▪ Hughson Farmers' Market (Thursday), 5:00 pm – 9:00 pm
<b>August 22</b>	▪ City Council Meeting, City Hall Chambers, 7:00P.M.
<b>September 12</b>	▪ City Council Meeting, City Hall Chambers, 7:00P.M.
<b>September 14</b>	▪ Parks and Recreation Commission, City Hall Chambers, 6:00 P.M.
<b>September 15-17</b>	▪ 2016 Hughson Concerts Series
<b>September 20</b>	▪ Planning Commission, 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:** August 12, 2016                      **TIME:** 5:00 pm  
**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 MAY 17, 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 Karen Minyard  
Commissioner Ken Sartain

**Staff Present:** Jaylen French, Community Development Director  
Christine Ferraro Tallman, Interim 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:** Traffic Calming Techniques Study Session.

**Director French presented a report to the Commission on the various types of traffic calming techniques.**

**3. NEW BUSINESS:**

**3.1:** Approve the Minutes of the Rescheduled Regular Meeting of April 19, 2016.

**MINYARD/SARTAIN 5-0 motion passes to approve the amended Minutes as presented.**

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

**5. INFORMATION ITEMS: NONE.**

**6. CORRESPONDENCE: NONE.**

**7. COMMENTS:**

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

**Community Development Director:** Provided an update on the status of the various subdivision projects. Both Feather Glenn and the Fitzpatrick homes are moving forward. He said the developer is close to filing a Tentative Map on the 5 acre parcel on Euclid Avenue that will have 2 story homes on smaller lots. He noted that when the City next considers annexation, they will be looking to the south. A Master Plan or a Specific Plan would most likely be utilized for this area. He also noted the need for more Industrial Zoned land.

**City Clerk:** NONE.

**City Attorney:** NONE.

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

**Commissioner Sartain noted how convenient the Dollar General was for the local senior population.**

**Commissioner Strain asked how the Farmer's Market was fairing.**

**Commissioner Fontana commented on the intersection of Thomas Taylor and Fox Road. He noted due to the wall it was difficult to see oncoming traffic due to the height of the wall.**

**Chairman McFadon said that at Tully and Metcalf Road that it is also difficult to see oncoming traffic when pulling out due to the wall.**

**ADJOURNMENT:**

**Chair McFadon adjourned the meeting at 6:54 P.M.**

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**ALAN MCFADON, Chair**

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**Christine Tallman, Interim City Clerk**