



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

**AGENDA**  
**TUESDAY, APRIL 18, 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 March 21, 2017.
- 3.2: Staff Presentation on Potential Future Development and Initial Planning Commission Discussion on Citywide Planning Approach and Vision. *(Verbal Only; No Staff 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:**

<b>April 24</b>	City Council Meeting, City Hall Chambers, 7:00 P.M.
<b>April 29 &amp; 30</b>	Hughson Fruit and Nut Festival, Hughson Avenue, 10:00 A.M. to 4:00 P.M.
<b>April 29 &amp; 30</b>	Hughson Citywide Yard Sale
<b>May 6</b>	Hughson Clean Up Day
<b>May 11</b>	Hughson Farmers' Market Begins (3 <sup>rd</sup> Season), Every Thursday, 5:00 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:** April 14, 2017                      **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, MARCH 21, 2017 – 6:00 P.M.**

**CALL TO ORDER:** Chair Alan McFadon

**ROLL CALL:**

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

**Absent:** Commissioner Julie Ann Strain

**Staff Present:** Jaylen French, Community Development Director  
 Dan Schroeder, Legal Counsel

**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 January 17, 2017.

**EVANS/SARTAIN 4-0-0-1 motion passes to approve the Minutes as presented.**

3.2: Approve the Minutes of the Special Meeting of February 10, 2017.

**EVANS/SARTAIN 4-0-0-1 motion passes to approve the Minutes as presented.**

3.3: Consideration of Resolution PC No. 2017-02 accepting the 2016 Annual General Plan Report and the 2016 Annual Housing Element Progress Report.

**Director French provided the staff report on this item. The Commission inquired about the groundwater sustainability agency that was formed; the potential repercussions of not meeting the RHNA allocation; and specific items on Table C of the Housing Element Annual Report. Director French provided responses to all inquiries.**

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

**5. INFORMATION ITEMS: NO FORMAL ITEMS.**

**Director French provided an introduction to the State’s Accessory Dwelling Unit legislation as well as an overview of the Planning Commissions’ discussions and actions from 2015 and 2016 for the new Commissioners. No action was sought or taken.**

**6. CORRESPONDENCE: NONE.**

**7. COMMENTS:**

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

**Community Development Director: Director French provided an update on the Santa Fe Avenue and Hatch Road project.**

**Director French provided an update on the Fox Road Sidewalk Infill project and the Tully Road Reconstruction Project.**

**City Clerk: No Report.**

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

**ADJOURNMENT:**

**Chair McFadon adjourned the meeting at 7:24 P.M.**

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**ALAN MCFADON, Chair**

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**Susana Diaz, Deputy City Clerk**