



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.

5-0-0-0 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