



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

**AGENDA**  
**TUESDAY, FEBRUARY 20, 2018 – 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:**

2.1: Downtown Revitalization Concepts & Discussion.

**3. NEW BUSINESS:**

3.1: Approve the Minutes of the Regular Meeting of November 21, 2017.

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

**5. INFORMATIONAL ITEMS:**

5.1: 2018 Goals Report.

5.2: Recreational Facility Planning/Efforts.

5.3: Citywide Development Update.

5.4: Farmers' Market.

**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>February 26</b>	▪ STATE OF THE CITY ADDRESS – Special City Council Session Samaritan Village, 7700 Fox Road, 6:00 P.M.
<b>February 27</b>	▪ Citizens for a Healthy Community Meeting, Love Hughson, 5:30
<b>March 12</b>	▪ City Council Meeting, City Hall Chambers, 7:00 P.M.
<b>March 20</b>	▪ Planning 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:** February 16, 2018      **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, NOVEMBER 21, 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:**

**2.1:** Hughson Cub Scout Pack 326 – Zachary Evans and Colton Taylor.

**Zachary Evans of Cub Scout Pack 326 provided a presentation to the Commission regarding an improvement idea he has for the City--a skate park to be located at Starn Park near the basketball court.**

**3. NEW BUSINESS:**

3.1: Approve the Minutes of the Regular Meeting of October 17, 2017.

**STRAIN/EVANS 5-0-0-0 motion passes to approve the Minutes as presented.**

**4. PUBLIC HEARING TO CONSIDER THE FOLLOWING:**

4.1: Consideration to Recommend that the Hughson City Council Adopt Ordinance No. 2017-10, amending the Development Agreement by and between the City of Hughson and Florsheim Homes relating to the Development known as Euclid South.

**Deputy City Attorney Monica Streeter along with Community Development Director Jaylen French presented the staff report on item 4.1.**

**Chair Alan McFadon opened the public hearing at 6:10 P.M. Chair McFadon closed the public hearing at 6:10 P.M.**

**EVANS/STRAIN 5-0-0-0 Motion passes to recommend that the Hughson City Council Adopt Ordinance No. 2017-10, amending the Development Agreement by and between the City of Hughson and Florsheim Homes relating to the Development known as Euclid South.**

**5. INFORMATION ITEMS: NONE.**

**6. CORRESPONDENCE: NONE.**

**7. COMMENTS:**

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

**Community Development Director:**

Community Development Director Jaylen French provided an update on the recruitment of the Planning & Building Assistant Position. He invited the Planning Commission to attend the Water & Sewer Public Workshop on December 11, 2017. He provided an update on the progress updating the City’s Goals & Objectives including the Vision/Mission Statement. He also informed the Commission of the expiring commissioner terms in December 2017. He provided an update on the Well 7 replacement project.

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

Commissioner Evans noted his appreciation for the Deputy Dennis Wallace Remembrance celebration.

**ADJOURNMENT:**

**Chair McFadon adjourned the meeting at 6:31 P.M.**

---

**ALAN MCFADON, Chair**

---

**SUSANA DIAZ, Deputy City Clerk**