



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

AGENDA
TUESDAY, NOVEMBER 20, 2018 – 6:00 P.M.

- CALL TO ORDER:** Chair Alan McFadon
- ROLL CALL:** Chair Alan McFadon
 Commissioner Julie Ann Strain
 Commissioner Brian Evans
 Commissioner Kevin Cloherty
- Staff to be Present:** Raul Mendez, City Manager
 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 June 19, 2018.

3.2: Approve the Minutes of the Joint Meeting of July 12, 2018.

4. PUBLIC HEARING TO CONSIDER THE FOLLOWING: NONE.

5. INFORMATIONAL ITEMS:

5.1: Update on the Agreement for the Purchase and Sale of the Lebright Property from the Hughson Unified School District.

5.2: Update on the Hughson City Council Consideration of the Re-Appointment of Expiring Term for Chair Alan McFadon.

6. CORRESPONDENCE: NONE.

7. COMMENTS:

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

City Manager:

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:

November 22	▪ Thanksgiving Day, City Hall Closed
November 23	▪ Thanksgiving Friday, City Hall Closed

November 26	▪ Stanislaus County Veterans Advisory Committee, Hughson Senior Community Center, 5:30 P.M.
November 26	▪ City Council Meeting, City Hall Chambers, 7:00 P.M.
November 28	▪ Hughson Chamber of Commerce Holiday Mixer, Bank of the West-Hughson, 6:00 P.M.
December 1	▪ Hughson Christmas Festival/Parade, 6:00 P.M.
December 2	▪ Operation Santa/Light Up The Town, December 2, 8, 9, 16, 6:00 P.M.
December 10	▪ City/School 2+2 Committee, Hughson Unified School District Office, 5:30 P.M.
December 10	▪ City Council Meeting, City Hall Chambers, 7:00 P.M.
December 11	▪ Parks, Recreation, and Entertainment Commission Meeting, City Hall Chambers, 6:00 P.M.
December 12	▪ City/Fire 2+2 Committee, Hughson Fire Protection District Office, 5:30 P.M.
December 18	▪ Planning Commission Meeting, City Hall Chambers, 6:00 P.M.
December 25	▪ Christmas Day, City Hall Closed

**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: November 15, 2018 **TIME:** 9:00 am
NAME: Ashton Gose **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 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, JUNE 19, 2018 – 6:00 P.M.

- CALL TO ORDER:** Commissioner Brian Evans
- ROLL CALL:** Commissioner Julie Ann Strain
 Commissioner Brian Evans
 Commissioner Kevin Cloherty
- ABSENT:** Chair Alan McFadon
 Vice Chair Ken Sartain
- Staff Present:** Jaylen French, Community Development Director
- FLAG SALUTE:** Commissioner Brian Evans

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2. PRESENTATIONS: NONE.

3. NEW BUSINESS:

3.1: Approve the Minutes of the Regular Meeting of April 17, 2018.

CLOHERTY/STRAIN 3-0-0-2 motion passes to approve the Minutes of the Regular Meeting of April 17, 2018.

4. PUBLIC HEARING TO CONSIDER THE FOLLOWING:

4.1: Walker Place General Plan Amendment No. 18-01, Rezone Application No. 18-01, Tentative Parcel Map No. 18-01 for the Proposed Walker Place Apartment Complex submitted by Ulrich Real Estate, Inc. in Partnership with Envision Northwest Located at the Southeast Corner of 2nd Street and Walker Lane, APN No. 018-034-063

Director French provided the staff report on this item.

Commissioner Evans opened item 4.1 to public comment at 6:27 P.M.

Troy Ulrich, the project owner, addressed the Commission and provided an estimated rent amount for each unit. He informed the Commission of the projected completion date for the project of February 2019.

A representative from R&H Developments addressed and informed the Commission that the Company does not oppose the proposed project.

Commissioner Evans closed public comment at 6:49 P.M.

CLOHERTY/STRAIN 3-0-0-2 motion passes to approve the Walker Place General Plan Amendment No. 18-01, Rezone Application No. 18-01, Tentative Parcel Map No. 18-01 for the Proposed Walker Place Apartment Complex submitted by Ulrich Real Estate, Inc. in Partnership with Envision Northwest Located at the Southeast Corner of 2nd Street and Walker Lane, APN No. 018-034-063.

5. INFORMATIONAL ITEMS: NONE.

6. CORRESPONDANCE: NONE.

7. COMMENTS:

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

Community Development Director:

Director French provided an update on the 2nd Street Sidewalk Infill Project. He also provided an update on the Manley property, located on Euclid Avenue. He informed the Commission that there is prospective development, in the near future, for the City. He encouraged the Commission to attend the upcoming Farmers' Markets on Friday evenings. He also provided information about an upcoming Downtown Revitalization Plan Meeting.

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

Commissioner Strain expressed her excitement for the new proposed Walker Place project.

ADJOURNMENT:

Commissioner Evans adjourned the meeting at 7:03 P.M.

BRIAN EVANS, Commissioner

ASHTON GOSE, Deputy City Clerk



CITY OF HUGHSON
**JOINT PLANNING COMMISSION
MEETING**

City Hall Council Chambers
7018 Pine Street, Hughson, CA

**MINUTES
THURSDAY, JULY 12, 2018 – 6:00 P.M.**

CALL TO ORDER: Mayor Pro Tem George Carr

ROLL CALL: Mayor Pro Tem George Carr
Councilmember Mark Fontana
Chair Alan McFadon
Vice Chair Ken Sartain
Commissioner Julie Ann Strain
Commissioner Brian Evans
Vice Chair Chris Barth
Commissioner Gina Oltman
Commissioner Trenton Whitman
Commissioner Karen Genzoli

ABSENT: Mayor Jeramy Young
Councilmember Harold Hill
Councilmember Ramon Bawan

Staff Present: Jaylen French, Community Development Director
Carla Jauregui, Planning/Building Assistant

FLAG SALUTE: Mayor Pro Tem George Carr

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2. PRESENTATIONS:

- 2.1:** Presentation by the Community Planning Assistance Team regarding the Downtown Hughson Revitalization Plan.

Community Development Director Jaylen French introduced the Community Planning Assistance Team, which included Bruce Barraco and George Osner of the American Planning Association, as well as Gavin Bruce and April Potter of Opportunity Stanislaus. A brief overview was given of the history of the process and the success of the Community Planning Assistance Team in developing Downtown Economic Development Plans in other cities.

Gavin Bruce gave an economic overview of the City of Hughson and the potential for retaining more of the leakage that is impacting neighboring cities in the form of economic growth.

Suggestions were made by Council Members and Commissioners as to the following items that would benefit downtown Hughson:

- **Grocery Store**
- **Fine Dining including steak house, wine bar.**
- **Parklets for outdoor dining opportunities**
- **Large outdoor gathering spot for outdoor activities (i.e. outdoor movie nights, awards gathering for sports activities)**
- **Better retail shopping**
- **Façade improvements to existing buildings**
- **Skate Park**
- **Downtown office spaces**
- **Drive-thru coffee shop**
- **Banquette dining for sports teams**
- **Regulate window signage to limit the amount and types of signage allowed**
- **Revisioning of 3rd Street**
- **Movie nights after farmers market**
- **Allowing mobile food trucks to come in for events**

The evening was closed out by thanking everyone for participating and an overview was given as to what the next steps would be. It was stated that once the plan was completed staff and the CPAT committee would bring the item back to the Council/Commissions for review.

ADJOURNMENT:

Mayor Pro Tem George Carr adjourned the meeting at 8:12 P.M.

ALAN MCFADON, Chair

ASHTON GOSE, Deputy City Clerk