



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

**AGENDA**  
**TUESDAY, MARCH 19, 2019 – 6:00 P.M.**

**CALL TO ORDER:** Chair Brian Evans

**ROLL CALL:** Chair Brian Evans  
 Vice Chair Julie Ann Strain  
 Commissioner Alan McFadon  
 Commissioner Brenda Hneley  
 Commissioner Kevin Cloherty

Staff to be Present: Lea Simvoulakis, Community Development Director  
 Ashton Gose, Deputy City Clerk  
 Monica Streeter, Deputy City Attorney

**FLAG SALUTE:** Chair Brian Evans

**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 January 15, 2019.

**3.2:** Recommend that the Hughson City Council Adopt Resolution No. 2019-XX, Accepting the 2018 Annual General Plan Report and the 2018 Annual Housing Element Progress 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>March 25</b> | ▪ City Council Meeting, City Hall Chambers, 7:00 P.M.   |
| <b>March 30</b> | ▪ Hughson Youth Baseball/Softball, Opening Ceremony, Lebright Fields, 9:00 A.M.                     |
| <b>April 4</b>  | ▪ Community Engagement – Lebright Modernization Project, Hughson Community Senior Center, 6:00 P.M. |
| <b>April 6</b>  | ▪ Taste of Hughson, St. Anthony’s Church, 6:00 P.M.   |

|                    |   |
|--------------------|---|
| <b>April 8</b>     | ▪ City Council Meeting, City Hall Chambers, 7:00 P.M.   |
| <b>April 9</b>     | ▪ Parks, Recreation and Entertainment Commission Meeting, City Hall Chambers, 6:00 P.M.             |
| <b>April 13</b>    | ▪ Love Hughson Breakfast & Rally, Hughson Community Senior Center, 7:00 A.M.                        |
| <b>April 16</b>    | ▪ Planning Commission Meeting, City Hall Chambers, 6:00 P.M.  |
| <b>April 27-28</b> | ▪ Hughson Fruit & Nut Festival, Downtown Hughson, 10:00 A.M. – 6:00 P.M. and 10:00 A.M. – 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:** March 15, 2019 **TIME:** 1:15 P.M.  
**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](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, JANUARY 15, 2019 – 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  
Commissioner Brenda Henley

**Staff Present:** Raul Mendez, City Manager  
Lea Simvoulakis, Community Development Director  
Ashton Gose, Deputy City Clerk  
Daniel Schroeder, 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: City Clerk to administer the Oath of Office to newly re-appointed Commissioner Alan McFadon and newly appointed Commissioner Brenda Henley.

**Deputy City Clerk Gose administered the Oath of Office to newly re-appointed Commissioner Alan McFadon and newly appointed Commissioner Brenda Henley.**

**3. NEW BUSINESS:**

- 3.1: Approve the Minutes of the Regular Meeting of December 18, 2018.

**Chair McFadon requested an amendment to the Minutes of the Regular Meeting of December 18, 2018.**

**STRAIN/CLOHERTY 5-0-0-0 motion passes to approve the Amended Minutes of the Regular Meeting of December 18, 2018.**

- 3.2: Appoint a Planning Commission Chair and Vice Chair for 2019.

**Chairman McFadon opened the nominations for Planning Commission Chair. Commissioner Evans and McFadon were both nominated. Chairman McFadon closed the nominations for Planning Commission Chair.**

**STRAIN/McFADON 3-1-1-0 motion passes to approve the appointment of Commissioner Evans as Planning Commission Chair. Commissioner Henley abstained.**

**Chairman Evans opened the nominations for Planning Commission Vice Chair. Commissioner Strain was nominated. Chairman Evans closed to nominations for Planning Commission Vice Chair.**

**CLOHERTY/McFADON 4-0-1-0 motion passes to approve the appointment of Commission Strain as Planning Commission Vice Chair.**

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

**5. INFORMATIONAL ITEMS: NONE.**

**6. CORRESPONDANCE: NONE.**

**7. COMMENTS:**

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

**Director Simvoulakis expressed her excitement to be working for the City of Hughson.**

**Deputy City Clerk Gose informed the Planning Commission of an upcoming AB1234 Ethics Training as well as a Planning Commissioners Academy.**

**City Manager Mendez informed the Planning Commission that a Homeless point in time count will be done by Stanislaus County in coordination with the City of Hughson, in the City of Hughson on January 24, 2019.**

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

**The Planning Commission welcomed Lea Simvoulakis as the new City of Hughson Community Development Director.**

**ADJOURNMENT:**

**Chair Evans adjourned the meeting at 6:19 P.M.**

---

**BRIAN EVANS, Chair**

---

**ASHTON GOSE, Deputy City Clerk**



## PLANNING COMMISSION AGENDA ITEM NO. 3.2 SECTION 3: NEW BUSINESS

**Meeting Date:** March 19, 2019  
**Subject:** Recommend to the City Council the adoption of Resolution No. 2019-XX, Accepting the 2018 Annual General Plan Report and the 2018 Annual Housing Element Progress Report  
**Enclosures:** Resolution No. 2019-XX  
2018 Annual Report, City of Hughson General Plan  
2018 Annual Housing Element Progress Report  
California Government Code, Section 65400  
**Presented By:** Lea C. Simvoulakis, Community Development Director

---

### **Staff Recommendation:**

Recommend to the City Council the adoption of Resolution No. 2019-XX, accepting the 2018 Annual General Plan Report and the 2018 Annual Housing Element Progress Report.

### **Background and Overview:**

Pursuant to Government Code Section 65400, the City of Hughson must provide an annual report (Report) by April 1, 2019 to the City Council, the Office of Planning and Research, and the Department of Housing and Community Development on the progress made toward implementing the goals and policies of the General Plan, including the Housing Element during the reporting period.

### **Discussion:**

The purpose of the Report is to: 1) Provide an assessment or status update on the City's progress towards implementing the General Plan; 2) Provide an assessment of the progress in meeting the City's share of regional housing needs; 3) Provide a description of any local efforts to remove governmental constraints to the maintenance, improvement, and development of housing; and 4) Provide and update as to the degree to which the approved General Plan complies with the guidelines developed and adopted pursuant to Section 65040.2. The date of the last revision to the General Plan must also be mentioned.

This Report identifies any necessary adjustments or modifications to the General Plan as a means to improve local implementation and discusses any land use decisions made during the last 12-month reporting period that relate to the goals, policies and implementation measures contained in the General Plan. The report also provides information t h e C i t y ' s progress in meeting its share of the regional housing needs.

Upon acceptance by the Hughson City Council, the Report will be submitted to the State.

**Fiscal Impact:**

The acceptance of the General Plan Annual Report and the Housing Element Progress Report has no direct fiscal impact.

**CITY OF HUGHSON**  
**CITY COUNCIL**  
**RESOLUTION NO. 2019-XX**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HUGHSON  
ACCEPTING THE 2018 ANNUAL GENERAL PLAN REPORT AND THE 2018  
HOUSING ELEMENT PROGRESS REPORT**

**WHEREAS**, the City of Hughson is required by Government Code Section 65400 to provide an Annual Report on the General Plan, by April 1 of each year, for the preceding year; and

**WHEREAS**, the Annual Report must be transmitted to the City Council, the California Office of Planning and Research (OPR), and Department of Housing and Community Development (HCD); and

**WHEREAS**, the Annual Report must include the following: a) the status of the General Plan and progress in its implementation, b) the City's progress in meeting its share of the regional housing needs and local efforts to remove governmental constraints to the maintenance, improvement, and development of housing, the degree to which its approved general plan complies with the guidelines developed and adopted pursuant to Section 65040.2 as well as the date of the last revision to the general plan; and

**WHEREAS**, the Hughson Planning Commission has reviewed the 2018 Annual Report on the Hughson General Plan and the 2018 Annual Housing Element Progress Report.

**NOW THEREFORE BE IT RESOLVED** that the Hughson City Council does hereby accept the 2018 Annual Report on the Hughson General Plan and the 2018 Annual Housing Element Progress Report.

**PASSED AND ADOPTED** by the Hughson City Council at a regular meeting thereof held on March 25, 2019, by the following vote: ()

**AYES:**

**NOES:**

**ABSTENTION:**

**ABSENT:**

\_\_\_\_\_  
**JERAMY YOUNG, Mayor**

**ATTEST:**

\_\_\_\_\_  
**ASHTON GOSE, Deputy City Clerk**

# 2018 ANNUAL REPORT City of Hughson General Plan



## INTRODUCTION

California Government Code Section 65400 requires each municipality to present an annual report on its General Plan to its legislative body, i.e. City Council, the Office of Planning and Research (OPR), and the Department of Housing and Community Development (HCD) by April 1 of each year.

The purpose of the Annual Report is to: 1) provide an assessment or status update on the City's progress towards implementing the General Plan; and 2) provide an assessment of the progress in meeting the City's share of regional housing needs. The report must include local efforts to remove governmental constraints to the maintenance, improvement, and development of housing, the degree to which its approved general plan complies with the guidelines developed and adopted pursuant to Section 65040.2 as well as the date of the last revision to the general plan.

This report will assess how the General Plan is being implemented in accordance with the adopted goals, policies and implementation measures; identify any necessary adjustments or modifications to the General Plan as a means to improve local implementation; provide a clear correlation between land use decisions that have been made during the 12-month reporting period and the goals, policies and implementation measures contained in the General Plan; and provide information regarding local agency progress in meeting its share of regional housing needs.

---

---

## GENERAL PLAN

Hughson's General Plan was adopted on December 12, 2005. The General Plan contains the seven State-required elements: Land Use, Circulation, Housing, Conservation, Open Space, Noise, and Safety. The latest Housing Element was adopted by the Hughson City Council on December 14, 2015. The State allows the combining of elements or the addition of new elements if the required seven elements are present in some fashion. Hughson's General Plan combines the required Conservation and Open Space elements and adds a Public Services and Facilities element. The Hughson General Plan thus contains the following elements:

- Land Use
- Circulation
- Conservation and Open Space
- Public Services and Facilities
- Safety
- Noise
- Housing

Local governments are required to keep their General Plans current and internally consistent. There is no specific requirement that a local government update its General Plan on a specific timeline, with the exception of the Housing Element, which is required to be updated every eight (8) years. The City will update its Housing Element by the year 2023.

The following represents the progress the City has made toward implementing the goals and guiding policies of the General Plan during this reporting period. The list is organized to correspond with the elements of the Hughson General Plan.

---

---

## LAND USE

### Amendments

No Amendments were made to the General Plan during 2018.

### Land Use Progress

- A. A Vesting Tentative Subdivision map for a 39-unit medium density residential subdivision known as Province Place was approved in 2017 and construction started in early 2018. Of the 39 homes, six have been constructed, five have been sold, and three more are under construction.
- B. A General Plan Amendment, Rezoning Application, and Tentative Map was approved in July 2018 to allow the construction of a 20-unit apartment complex. The project will include associated street, sewer, water, and storm drain improvements. Building plans were submitted in early 2019 and are currently under review.
- C. A Pre-Application packet was submitted to the City for 297 single family units in late 2018. 193 of the homes will be courtyard homes on small lots, making this one of Hughson's most urban subdivisions. The remaining 104 home will be traditional single-family homes, but still on smaller lots than the standard R-1 lot size. An application for the project is anticipated to be received by the City in March of 2019.

## CIRCULATION

### Amendments

The City of Hughson did not approve an amendment to the Circulation Element in 2017.

### Progress

- A. In November 2016, the voters of Stanislaus County approved Measure L, a local ½ percent transportation sales tax measure. The first Measure L project will be the Santa Fe Overlay project, which will widen Santa Fe Avenue and improve the condition of the road. The plan set for the improvement was completed by the end of 2018 and the bid for the project will be awarded by City Council in early 2019.

- 
- 
- B. The City completed the Fox Road Infill Project with an Active Transportation Program grant. This infill project consisted of the installation of curb, gutter, and sidewalks on the south side of Fox Road. ADA accessibility improvements were also made. A portion of Fox Road was also seal coated. The project finished in February 2018.
  
  - C. The City completed the Second Street Infill Project with Community Development Block Grant (CDBG) funding. The infill project consisted of the installation of curb, gutter and sidewalks on Second Street between Walker Lane and Fox Road. ADA accessibility improvements were also made. The project finished in September 2018.

## **CONSERVATION AND OPEN SPACE**

### Amendments

The City of Hughson did not approve an amendment to the Conservation and Open Space Element in 2018.

### Progress

- A. In November 2018, the City purchased Lebright Fields from the Hughson Unified School District. Lebright Fields is a 29-acre ball park that has been used for youth baseball and softball activities for sixty years. The major user of the facilities currently is the non-profit Hughson Youth Baseball Association (HYBA) which utilizes it 9 months out of the year. The facility is also open to the public year around. The City will continue to partner with HYBA and allow this organization and other members of the public a safe and reliable place to place baseball. In December 2018, the City began looking into Proposition 68 funding to secure a grant to revitalize Lebright Park and make it even more of a community gathering space for baseball and softball in the community. City Council will likely approve a partnership with a non-profit organization (Public Health Associates) to help the City secure grant funding under Proposition 68 for the design of the Park in early 2019.

## **PUBLIC SERVICES AND FACILITIES**

---

---

## Amendments

The City of Hughson did not approve an amendment to the Public Services and Facilities Element in 2017.

## Progress

- A. The City continued to make significant progress in meeting compliance in response to a cease-and-desist order served by the State regarding arsenic levels in the City's municipal water system in 2018. On October 8, 2018, the City Council awarded the first phase of the Well No. 7 Replacement Project (well drilling and sewer lift station improvements) to Anthony J. Prieto Water Well Drilling. The full project includes the construction of a new water well site, which includes a water treatment system, a 1.0 million-gallon concrete storage/blending tank, as well as the re-drilling of a well, currently out of production, in a new location and new water distribution pipeline to connect the well sites. The \$8.3 million project is being funded through a California Safe Drinking Water State Revolving Fund. The first phase is anticipated to start construction in early 2019 with the entire project estimated to be complete in 18 months. The City continues to provide the State Water Board with quarterly progress reports on the City's efforts to address the arsenic compliance order.
  
- B. In response to detected 1,2,3-Trichloropropane (TCP) levels in the water, the City of Hughson approved a contract with Provost & Pritchard Consulting Group to prepare a TCP Feasibility Study to determine how best to mitigate, treat or avoid TCP in the City wells and water system in 2018. The City Council accepted the Final City of Hughson 1,2,3-TCP Mitigation Feasibility Study on May 14, 2018. In response to a compliance order received in 2018 from the State Water Board for this contaminant with the recently established MCL (Maximum Contaminant Level), the City is still working to develop a plan to mitigate (TCP) and exploring options for required water infrastructure improvements.

## **SAFETY**

### Amendments

The City of Hughson did not approve an amendment to the Safety Element in 2017.

## **NOISE**

---

---

## Amendments

There were no amendments to the Noise Element in 2017.

## Progress

- A. The Planning Commission or City Council did not approve a project in calendar year 2018, which would constitute implementation of the Noise Element of the General Plan.

## **HOUSING**

### Amendments

The City of Hughson did not approve an amendment to the Housing Element in 2018. However, the Hughson City Council continues to implement the 2015-2023 Housing Element adopted by the City Council on December 14, 2015 by Resolution No. 2015-34.

### Progress

According to the Final Regional Housing Needs Plan (RHNP) for Stanislaus County, 2014-2023, the City of Hughson's share of the total region's allocation is 218 housing units.

- A. In 2017 approval of a Vesting Tentative Subdivision Map and construction of a 39-unit medium density residential subdivision known as Province Place was granted. This parcel was up zoned from Rural Residential (R-A) to Medium Density Residential (R-2) to allow for a denser land use. Master plans were approved and construction commenced in early 2018. The proposed Parkwood development will have another 297 single family homes and will help meet the City's share of the region's housing allocations in 2019.
- B. In early 2018 two Development Agreements were extended for two future subdivisions, Euclid North and Euclid South. Combined, these development projects will create 120 additional homes in the City when entitled. The entitlement package for the project is expected to be received by the City by mid-2019.