



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

AGENDA
TUESDAY, JULY 21, 2020 – 6:00 P.M.

SPECIAL NOTICE
Coronavirus COVID-19

MEMBERS OF THE PUBLIC MAY REMOTELY OBSERVE THE MEETING AND/OR ADDRESS THE COMMISSION VIA WEBEX VIDEOCONFERENCE. THIS MEETING WILL NOT INCLUDE IN PERSON PUBLIC ATTENDANCE.

This meeting will be held in accordance with the Governor’s Stay at Home Executive Order N-33-20 and will not include in person public attendance. Members of the public may observe the meeting and provide comments to the Commission as described below.

INFORMATION REGARDING ATTENDANCE AT THE COMMISSION MEETING IN RESPONSE TO THE LOCAL PUBLIC HEALTH EMERGENCY:

How to observe the Meeting:

- You can observe the meeting via WebEx, by accessing this link:
<https://cityofhughson.my.webex.com/cityofhughson.my/j.php?MTID=m4fbb410744da8f8486dfe52d9db68e44>

How to submit Public Comment:

- If you wish to provide verbal comment via Webex Videoconference, please call 209-883-4054 by 4:00 p.m. on July 21, 2020, or email Deputy City Clerk Ashton Gose by 5:50 p.m. on July 21, 2020. Please be prepared to provide the following information: your name, and whether you wish to speak under the Public Comment Period or regarding a specific agenda item. Members of the public will be announced by name, unmuted, and provided an opportunity to speak during the meeting.
- If you prefer to provide written comment on a specific agenda item, please submit your comments via email by 4:00 p.m. on July 21, 2020. Please email your comment to the Deputy City Clerk at agose@hughson.org and include the Agenda Item Number in the subject line of the email. Your written comment will be distributed to the Commission, read aloud at the meeting, and kept on file as part of the official record of the meeting.

CALL TO ORDER: Chair Brian Evans

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

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 March 17, 2020.

4. PUBLIC HEARING TO CONSIDER THE FOLLOWING:

4.1: Adopt Resolution No. PC 2020-01, Approving a Conditional Use Permit to allow a 5,102 square foot Brewery/Pub and outdoor patio area located at 6818 Hughson Avenue at the southwest corner of Hughson Avenue and 3rd

Street in Hughson, CA.

4.2: **A.** Adopt Resolution No. PC 2020-02, Recommending that the City Council Approve A Mitigated Negative Declaration for the Parkwood Subdivision Project.

B. Adopt Resolution No. PC 2020-03, Recommending that the City Council Approve a General Plan Amendment 20-01 to change the Land Use diagram from Low Density Residential, Medium Density Residential, and Service Commercial to Medium Density Residential on a 56.04-acre site.

C. Adopt Resolution No. PC 2020-04, Recommending that the City Council Approve a change in the Zoning District Designation from R-1 single Family Residential, R-2 Medium Density Residential, and C-2 General Commercial to R-2 Medium Density Residential on a 56.04-acre site.

D. Adopt Resolution No. PC 2020-05, Recommending that the City Council Approve a Vesting Tentative Map for the Subdivision of a 56.04-acre property into 299 residential lots and 2 parks.

E. Adopt Resolution No. PC 2020-06, Recommending that the City Council Approve a Conditional Use Permit to create a Planned Development Overlay Zone on a 56.04-acre site.

5. INFORMATIONAL ITEMS: NONE.

6. CORRESPONDENCE: NONE.

7. COMMENTS:

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

Community Development Director:

Deputy City Clerk:

Deputy 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:

July 23	▪ Filing Deadline: Arguments For and Against Measure V, 5:00 PM
July 27	▪ City Council Meeting, City Hall Chambers, 7:00 PM
July 31	▪ Filing Deadline: Rebuttals to Arguments For and Against Measure V, 5:00 PM
August 7	▪ 2020 General Election Candidate Nomination Period Closes, 5:00 PM
August 10	▪ City Council Meeting, City Hall Chambers, 7:00 PM
August 11	▪ Parks, Recreation and Entertainment Commission Meeting, City Hall Chambers, 6:00 PM Tentative
August 18	▪ Planning Commission Meeting, City Hall Chambers, 6:00 PM Tentative
August 24	▪ City Council Meeting, City Hall Chambers, 7:00 PM

**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: July 18, 2020 **TIME:** 12:00 PM
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.