



City of Hughson
Planning Commission Meeting
 CITY COUNCIL CHAMBERS
 7018 Pine Street, Hughson, CA

AGENDA

TUESDAY, MARCH 19, 2024 – 6:00PM

CALL TO ORDER: Chair Brian Evans

ROLL CALL: Chair Brian Evans
 Commissioner Kevin Cloherty
 Commissioner Warren Kennedy
 Commissioner Abel Morin
 Commissioner Susana Vasquez

FLAG SALUTE: Chair Brian Evans

**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 City Council 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.

1. **PUBLIC BUSINESS FROM THE FLOOR (No Action Can Be Taken):**
Please limit presentations to five minutes. If you wish to speak regarding an item on the agenda, you may be asked to defer your remarks until the Council addresses the matter. Pursuant to California Government Code Section 54954.2(a)(3), no action or discussion may be undertaken on any item not appearing on the posted agenda, except that the City Council, or its staff, may briefly respond to comments or questions from members of the public, provide a reference to staff or other resources for factual information, or direct staff to place the issue on a future agenda.
2. **NEW BUSINESS:**
 - 2.1: Recommend that the City Council Adopt Resolution No. 2024-xx, Accepting the 2023 General Plan Report and the 2023 Annual Housing Element Progress Report.

3. COMMENTS:

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

3.2: Commissioner Comments; (Information only- No Action)

ADJOURNMENT:

AFFIDAVIT OF POSTING	
Date: March 15, 2024	Time: 3:15 PM
Name: Ashton Gose	Title: 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.

Council Agendas: The Planning Commission agenda is now available for public review at the City’s website and City Clerk’s Office, 7018 Pine Street, Hughson, California by 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: Please contact the City Clerk at (209) 883-4054.

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 City Council 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.

UPCOMING EVENTS:

March 20	<ul style="list-style-type: none"> ▪ Hughson has Heart Planning Meeting, City Council Chambers, 6:00PM
March 25	<ul style="list-style-type: none"> ▪ Economic Development Committee Meeting, City Council Chambers, 4:30PM
March 25	<ul style="list-style-type: none"> ▪ City Council Meeting, YouTube Live Stream/City Council Chambers, 6:00PM



PLANNING COMMISSION AGENDA ITEM NO. 4.1 SECTION 4: NEW BUSINESS

Meeting Date: March 19, 2024
Subject: Recommend that the City Council Adopt Resolution No. 2024-xx,
Accepting the 2023 General Plan Report and the 2023 Annual
Housing Element Progress Report
Enclosures: 2023 General Plan Report
2023 Annual Housing Element Progress Report
Presented By: Carla Jauregui, Community Development Director

Staff Recommendation:

Recommend that the City Council Adopt Resolution No. 2024-xx, accepting the 2023 General Plan Report and the 2023 Annual Housing Element Progress Report

Discussion:

Pursuant to Government Code Section 65400, the City of Hughson must provide an annual report—by April 1st of each year—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.

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 and 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, (c) the date of the last revision to the general plan.

This report will serve to assess how the General Plan is being implemented in accordance with 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 to provide information regarding local agency progress in meeting its share of regional housing needs.

The report, upon acceptance by the City Council, will be submitted to the State.

Fiscal Impact:

There is no fiscal impact associated with this item.

2023 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 City is anticipating beginning the General Plan update process during the 2020-2021 fiscal year which will include an update to the City’s Housing element. The current General Plan covers the years 2005-2025. The new General Plan will focus on the years 2025-2045.

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 2019.

Land Use Progress

- A. A General Plan Amendment, Rezoning Application, and Tentative Map was approved in July 2018 to allow the construction of a 20-unit apartment complex. Building plans were submitted in late 2018 but were put on pause by the developer. The developer has reinitiated the building permit process and the plans were reviewed in late 2019. It is anticipated that this development will be under construction in the 2020-2021 fiscal year.
- B. A General Plan Amendment, Rezoning Application, and Tentative Map was approved in 2020 for 299 single family units. 193 of the homes will be courtyard homes on small lots, making a denser, more urban subdivision. The remaining 106 homes will be traditional single-family homes, on smaller lots than the standard R-1 lot size in Hughson. The density of this project is 5.33 DU/acre. Construction of phase I of the project consisting of the first 150 homes commenced in 2023 with model homes as well as 20+ homes in construction to date.

CIRCULATION

Amendments

The City of Hughson did not approve an amendment to the Circulation Element in 2019.

Progress

In November 2016, Measure L, the countywide transportation sales tax measure passed with nearly 72 percent of the vote by residents in Stanislaus County. 65% of these funds go directly back to cities for local projects. The Measure L Local Streets and Roads tax is currently budgeted to bring \$390,000 annually in road tax dollars to the City of Hughson. The Measure L 3-year plan was approved by Council on September 26, 2022 which consists of surface improvements to city roads including approx. 2,500,00 sf of Type II

slurry seal and approx. 52,100 sf of grind and overlay. The project commenced in 2023 but the completion was delayed to spring of 2024 due to weather.

CONSERVATION AND OPEN SPACE

Amendments

The City of Hughson did not approve an amendment to the Conservation and Open Space Element in 2019.

Progress

- A. In November 2018, the City purchased Lebright Fields from the Hughson Unified School District. Lebright Fields is a 7.9 acre ball park that has been used for youth baseball and softball activities for sixty years. The main user of this facility 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 play baseball. Improvements to the facility including an ADA walkway and new backstops were completed in 2023, with further improvements scheduled to be completed in 2024 including parking lot and storm drain improvements, a new restroom and snack bar facility and electrical board.

PUBLIC SERVICES AND FACILITIES

Amendments

The City of Hughson did not approve an amendment to the Public Services and Facilities Element in 2019.

Progress

- A. The City continues to make significant progress in meeting a 2018 compliance order served by the State regarding arsenic levels in the City's municipal water system. On November 9, 2020 the City Council awarded the fourth phase and final phase of the Well No. 7 Replacement Project to Gateway Pacific. 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 project is being funded through a California Safe Drinking Water State Revolving Fund. The City continues to provide the State Water Board with quarterly progress reports on the City's efforts to address the arsenic compliance order and the project is set to be completed in early 2024.

In response to a compliance order received in 2018 from the State Water Board for the presence of 1,2,3-Trichloropropane in the city's water, the City continues to work on the design phase of the project to mitigate TCP at the Well 8 facility.

SAFETY

Amendments

The City of Hughson did not approve an amendment to the Safety Element in 2019.

NOISE

Amendments

There were no amendments to the Noise Element in 2019.

Progress

- A. The Planning Commission or City Council did not approve a project in calendar year 2023, 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 2023. 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. The City's required Above Moderate RHNA unit requirements have been met with the 119 units constructed at Euclid North and South, as well as 20 of the low unit requirements with the Walker Lane Apartments. However, there are no projects planned that will help the City meet their remaining RHNA numbers specifically in very low to moderate housing units.

**CITY OF HUGHSON
CITY COUNCIL
RESOLUTION NO. 2024-xx**

A RESOLUTION OF THE CITY COUNCIL ACCEPTING THE 2023 ANNUAL GENERAL PLAN REPORT AND THE 2023 ANNUAL 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 and approved a recommendation that the Hughson City Council accept the 2023 Annual Report on the Hughson General Plan, and the 2023 Annual Housing Element Progress Report.

NOW THEREFORE, BE IT RESOLVED that the City Council of the City of Hughson does hereby accept the 2023 Annual Report on the Hughson General Plan and the 2023 Annual Housing Element Progress Report.

PASSED AND ADOPTED by the City Council of the City of Hughson at its regularly scheduled meeting held on this 25th day of March 2024, by the following roll call votes:

AYES:

NOES:

ABSTENTIONS:

ABSENT:

APPROVED:

GEORGE CARR, Mayor

ATTEST:

ASHTON GOSE, City Clerk