



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

**AGENDA**  
**TUESDAY, AUGUST 20, 2013 – 6:00 P.M.**

**CALL TO ORDER:** Chair Julie Ann Strain

**ROLL CALL:** Chair Julie Ann Strain  
 Vice Chair Karen Minyard  
 Commissioner Sanjay Patel  
 Commissioner Mark Fontana

**FLAG SALUTE:** Chair Julie Ann Strain

**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: Approval of the Minutes of the Regular scheduled meeting of July 18, 2013.

3.2: Review and Discuss Mixed Use Development -- Study Session.

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

**5. INFORMATIONAL ITEMS:**

5.1: In the Planning Profession Blog - March 18, 2013, by Robert Voigt.

**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>August 23</b>       | ▪ Historical Society's 13 <sup>th</sup> Annual Appreciation Dinner, Hughes Hall, 6:00p.m.                       |
| <b>August 26</b>       | ▪ City Council Meeting, City Hall Chamber Room, 7:00p.m.  |
| <b>September 5</b>     | ▪ Congressman Denham's Mobile Office, City Hall Chamber Room, 11-12 P.M.  |
| <b>September 9</b>     | ▪ 2+2 City/School District Meeting, City Hall Chamber Room, 5:30p.m.  |
| <b>September 9</b>     | ▪ City Council Meeting, City Hall Chamber Room, 7:00p.m.  |
| <b>September 17</b>    | ▪ Planning Commission Meeting, City Hall Chamber Room, 6:00p.m.   |
| <b>September 21-22</b> | ▪ Hughson Harvest Festival – <a href="http://www.hughsonharvestfestival.com">www.hughsonharvestfestival.com</a> |
| <b>September 23</b>    | ▪ City Council Meeting, City Hall Chamber Room, 7:00p.m.  |

**RULES FOR ADDRESSING 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.**

**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.

**AFFIDAVIT OF POSTING**

**DATE:** August 14, 2013                      **TIME:** 3:00pm  
**NAME:** Dominique Spinale                      **TITLE:** Deputy City Clerk

**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.

**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 Deputy City Clerk at (209) 883-4054

