



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

AGENDA
TUESDAY, AUGUST 21, 2012 – 6:00 P.M.

- CALL TO ORDER:** Vice Chair Julie Ann Strain
- ROLL CALL:** Vice Chair Julie Ann Strain
 Commissioner Kyle Little
 Commissioner Jared Costa
 Commissioner Karen Minyard

FLAG SALUTE:

INVOCATION:

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. PUBLIC HEARING/WORKSHOP TO CONSIDER THE FOLLOWING:

- 3.1: Consideration of a Recommendation to the Hughson City Council Regarding the Adoption of Commercial Design Guidelines.

4. NEW BUSINESS:

- 4.1: Approve the Minutes of the regular meeting of May 15, 2012.
- 4.2: Receive Article: *California's Boom Masks State's Uneven Recovery*, by Scott Thurm and Pui-Wing Tam.

- 4.3: Receive Article: *What's to Become of Small Towns*, by John Wilbanks.
- 4.4: Receive Housing Update: *Urban Habitat Decision Invalidates Housing Cap and Mandates Affordable Housing Development*, by Peter Gallota.
- 4.5: Receive Article: *Generational Projections of the California Populations by Nativity and Year of Immigrant Arrival*, by John Pitkin and Dowell Myers.

5. CORRESPONDENCE: None.

6. COMMENTS:

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

Community Development Director:

City Clerk:

City Attorney:

6.2: 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:

August 22	▪ Oversight to the RDA Board Meeting, Council Chambers, 6:00pm
August 23	▪ Budget & Finance Subcommittee Meeting, Council Chambers, 6:00pm
August 24	▪ Hughson Historical Society 12 th Annual Appreciation Night of Longstanding Citizens, more information to come.
August 27	▪ City Council Meeting, Council Chambers, 7:00pm
September 10	▪ City Council Meeting, Council Chambers, 7:00pm
September 11	▪ Parks and Recreation Meeting, Council Chambers, 6:00pm
September 15-16	▪ HUGHSON HARVEST FESTIVAL
September 18	▪ Planning Commission Meeting, Council Chambers, 6:00pm
September 24	▪ City Council Meeting, Council Chambers, 7:00pm

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 17, 2012 **TIME:** 5:30pm
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 fourth 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 Deputy City Clerk at (209) 883-4054

