



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

**AGENDA**  
**TUESDAY, JULY 15, 2014 – 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  
 Commissioner Ken Sartain

**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: Approve the Minutes of the Regular Meeting of May 20, 2014.
- 3.2: Conduct the 2014 Nominations and Elect a Chair and Vice Chair.
- 3.3: Consideration of Public Space Areas on Hughson Avenue to Make the Roadway a Destination.

**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>July 28</b>	▪ City Council Regular Meeting, City Council Chambers, 7:00pm
<b>August 5</b>	▪ National Night Out, Various Neighborhoods, 5-8:00pm
<b>August 11</b>	▪ City Council Regular Meeting, City Council Chambers, 7:00pm
<b>August 12</b>	▪ Parks & Recreation Commission Meeting, City Council Chambers, 6:00pm
<b>August 14</b>	▪ Jeff Denham's Mobile Office, City Council Chambers, 10:30-11:30am
<b>August 19</b>	▪ Planning Commission Meeting, City Council Chambers, 6:00pm
<b>August 25</b>	▪ City Council Regular Meeting, City 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.**







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

**MINUTES**  
**TUESDAY, MAY 20, 2014 – 6:00 P.M.**

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

**ROLL CALL:**

Present: Vice Chair Karen Minyard  
 Commissioner Sanjay Patel  
 Commissioner Ken Sartain

Absent: Chair Julie Ann Strain  
 Commissioner Mark Fontana

Staff Present: Jim Duval, Community Development Consultant  
 Jaylen French, Community Development Director  
 Dominique Spinale, Deputy City Clerk

**FLAG SALUTE:** Vice Chair Karen Minyard

**1. PUBLIC BUSINESS FROM THE FLOOR (No Action Can Be Taken):**

No Public Comments.

**2. PRESENTATIONS:** NONE.

**3. NEW BUSINESS:**

3.1: Approve the Minutes of the Regular Meeting Scheduled on March 18, 2014.

**SARTAIN/PATEL 3-0 (STRAIN/FONTANA- Absent) motion passes to approve the Minutes.**

**3.2:** Introduction of Community Development Director Jaylen French.

**Former Interim Community Development Director and Consultant Jim Duval introduced Jaylen French as the new Community Development Director. Director French introduced himself to the Commission and provided some background on his past employment history and experience in planning and development.**

**3.3:** Conduct the 2014 Nominations and Elect a Chair and Vice Chair.

**The Commission agreed to continue this item to the next meeting for a full Commission to be present.**

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

**5. INFORMATIONAL ITEMS:**

**Staff provided informational/status updates on the following items to keep the Planning Commission informed on the current projects and processes the City is working on at this time. No action was taken by the Commission on any of these items.**

**5.1:** Seventh Street Park Grant Application Update.

**5.2:** Wilbur-Ellis Tank Farm Relocation and Upgrade.

**5.3:** Dollar General Update.

**5.4:** Shami's Hot Dogs, formerly the Husky Burger Update.

**5.5:** California @ 50 Million, California's Climate Future.

**5.6:** Solar Project Update.

**5.7:** Water Project(s) Update.

**5.8:** 5<sup>th</sup> Street and Hughson Avenue Improvements Update.

**5.9:** Santa Fe and Hatch Road Project Update.

**6. CORRESPONDENCE: NONE.**

**7. COMMENTS:**

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

**Community Development Director:** Director French shared his interest in meeting with each Commissioner individually to discuss their thoughts and ideas.

**City Clerk:**

**City Attorney:**

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

**ADJOURNMENT:** This meeting adjourned at 7:08 P.M.

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**JULIE STRAIN, Chair**

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**DOMINIQUE SPINALE, Deputy City Clerk**



**PLANNING COMMISSION**  
**AGENDA ITEM NO. 3.3**  
**SECTION 3: NEW BUSINESS**

**Meeting Date:** July 15, 2014  
**Subject:** Consideration of public space areas on Hughson Avenue  
to Make the Roadway a Destination  
**Presented By:** Wynter Bratenas, Intern

**Approved By:** \_\_\_\_\_

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**Staff Recommendation:**

Review and discuss possible improvements and the benefit of the inclusion of public space on Hughson Avenue.

**Background and Overview:**

Hughson Avenue is the backbone to the downtown and as such is an asset to the community. Currently, Hughson Avenue is home to many businesses, and some residential units, with a primary function to move cars. However as the backbone to the downtown, it can serve as much more than just a roadway. Streets such as these are able to create multiple desired functions and offer a variety of uses to residents and visitors.

A growing number of cities are discovering the value of their streets as important public spaces for many aspects of daily life. People want public spaces that are safe, offer places to meet and socialize, offer opportunities to enjoy amenities of the downtown and have a vibrant mix of retail, dining and entertainment. Streets can be more than a way to get from point A to point B. Hughson Avenue can serve this purpose for the City of Hughson.

Streets, with the right amount of attention and vision, have the capability to create a sense of community amongst its citizens; can offer community gathering places, thus drawing people to downtown to capitalize on the dining and retail opportunities.

Cities that have taken the approach to create and improve downtown streetscapes and shape them for multiple aspects of daily life have in turn created an economic core; one that caters to a variety users and does not focus solely on transportation.



Streets can be transformed by showcasing local assets, beautifying the surrounding environment with elements such as outdoor furnishings/seating areas, wide sidewalks and crosswalks, greenery, outdoor dining areas, and lighting to allow for social events, gatherings. This allows for a desired environment for those who do spend time in the downtown area and will appeal greatly to those who have yet to be attracted to the proposed area of improvement.

Adding public spaces and aesthetic improvements to the existing right-of-way on Hughson Avenue could help to realize this vision. The lane widths on Hughson Avenue are approximately 18 feet. For travel purposes cars need between 10 and 11 feet on a downtown roadway. This provides ample area to make the roadway more pedestrian friendly and inviting to residents and visitors.

Relatively inexpensive and even 'temporary' improvements could go a long way to make Hughson Avenue a destination, not just a roadway.

### **Discussion**

This Report is intended as an informational item and is being presented by Staff as an issue for consideration by the Planning Commission.

From time to time, Staff will present a planning related item covering areas within the City, which have been researched and contemplated by Staff, for the Planning Commission's consideration. These items will be presented as areas to explore further and will require input from other groups and individuals and in no way are presented as final. However, Staff will continue to try to find ways to improve this great City. Staff welcomes ideas for consideration by the Planning Commission members as well.

### **Fiscal Impact:**

There is no direct fiscal impact associated with this item as it purely informational at this time.