



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

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

CALL TO ORDER: Vice Chair Julie Ann Strain

ROLL CALL:

Present: Vice Chair Julie Ann Strain
 Commissioner Kyle Little
 Commissioner Karen Minyard

Absent: Commissioner Jared Costa

Staff Present: Thom Clark, Community Development Director
 Dominique Spinale, Deputy City Clerk
 Monica Streeter, Deputy City Attorney

FLAG SALUTE: Vice Chair Julie Ann Strain

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

No Public Comments.

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.

Director Clark reviewed this item with the Commission. Commercial Design Guidelines are beneficial for projects requiring Design Review.

Vice Chair Strain opened and closed the public hearing at 6:24p.m. No comments were provided.

Minyard/Little 3-0-0-1 (Costa-Absent) motion passes to approve a Recommendation to the Hughson City Council to Adopt the Commercial Design Guidelines as presented.

4. NEW BUSINESS:

4.1: Approve the Minutes of the regular meeting of May 15, 2012.

Strain/Minyard 3-0-0-1 (Costa-Absent) motion passes to approve the Minutes of May 15, 2012.

4.2: Receive Article: *California's Boom Masks State's Uneven Recovery*, by Scott Thurm and Pui-Wing Tam.

Informational Item only. No action was taken.

4.3: Receive Article: *What's to Become of Small Towns*, by John Wilbanks.

Informational Item only. No action was taken.

4.4: Receive Housing Update: *Urban Habitat Decision Invalidates Housing Cap and Mandates Affordable Housing Development*, by Peter Gallota.

Informational Item only. No action was taken.

4.5: Receive Article: *Generational Projections of the California Populations by Nativity and Year of Immigrant Arrival*, by John Pitkin and Dowell Myers.

Informational Item only. No action was taken.

5. CORRESPONDENCE: None.

6. COMMENTS:

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

Community Development Director: Director Clark talked with the Commission about the City of Fresno's downtown area. He also discussed Agricultural Preservation.

City Clerk:

City Attorney:

