



**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:**

