

CITY OF GREENFIELD PLANNING COMMISSION

**Greenfield Civic Center
599 El Camino Real
Greenfield California
Tuesday
February 6, 2018
6:00 P.M.**

**CHAIR ANDREW TIPTON
VICE CHAIR TINA MARTINEZ
COMMISSIONER DIANE BRUEGGEMAN
COMMISSIONER MARIA CASTILLO
COMMISSIONER DAVID KONG**

AGENDA & ORDER OF BUSINESS

A. CALL TO ORDER

B. ROLL CALL

C. PUBLIC COMMENTS FROM THE AUDIENCE/STAFF ON ITEMS NOT ON THE AGENDA

D. ADOPTION OF THE DECEMBER 5, 2017 PLANNING COMMISSION MINUTES (Page 3)

E. PUBLIC HEARING

1. AMENDED DESIGN REVIEW FOR REMODEL AND EXPANSION OF EXISTING CHEVRON STATION AT 202 EL CAMINO REAL (Page 6)

- a. Staff Report
- b. Open/Close Public Hearing
- c. Planning Commission Discussion
- d. Action

F. BUSINESS

1. UPDATE ON SUBCOMMITTEE REVIEW OF PLANNING COMMISSION BY-LAWS

- a. Oral Report
- b. Open/Close Public Comment
- c. Planning Commission Discussion
- d. Action

G. COMMENTS FROM PLANNING COMMISSION AND STAFF

H. ADJOURNMENT

CALL TO ORDER

Chair Tipton called the meeting to order at 6:01 p.m.

ROLL CALL

Present: Chair Andrew Tipton, Commissioners Brueggeman, Castillo and Kong

Absent: Vice Chair Martinez

Staff: Community Services Director Steinmann and Deputy City Clerk Gomez

Guests: Architect Paul Davis, Andrew Ranallo, Christine Kemp, James McNulty, Jake Dresan, Roque Martinez, and Myra Perez Diaz, Stephanie Garcia

PUBLIC COMMENTS FROM THE AUDIENCE/STAFF ON ITEMS NOT ON THE AGENDA.

No comments were received.

ADOPTION OF THE NOVEMBER 7, 2017 PLANNING COMMISSION MINUTES

A MOTION by Commissioner Kong seconded by Commissioner Brueggeman to approve November 7, 2017 Planning Commission Minutes as amended. All in Favor. Motion carried.

REVIEW OF AN ORDINANCE APPROVING A DEVELOPMENT AGREEMENT FOR CONSTRUCTION OF HIGH-DENSITY MULTI-FAMILY RESIDENTIAL PROPERTY AS PART OF THE 360 WALNUT AVENUE SPECIFIC PLAN AREA; CONSIDERATION OF A CONDITIONAL USE PERMIT FOR SAID PROJECT; AND DESIGN REVIEW FOR SAID PROJECT

Staff report was given by Community Services Director Steinmann.

Chair Tipton opened public comment at 6:23 p.m.

Stephine Garcia of 394 Thorp Ave stated there was discrepancy regarding the number of units, initial said 220 versus 324. She believes that the low-income housing project will have a negative impact on community and would also impact school taxes. Her concern was giving up prime retail property, parking issues, and jobs being geared to non-Greenfield residents. She also stated she was tired of dollar limit retail in this city and would like to see a Target or Marshalls.

Andrew Renallo stated that the project will help with infrastructure that's needed to bring in retail needed and it'd be in a good location.

Christine Kemp stated that the project has a conceptual and flexible plan that would not take away from commercial and that the impact on school fees are paid by project.

Community Services Director Steinmann stated that the specific plan stated residential uses could be developed anywhere within 63-acre property. He pointed out 40 acres within this specific plan area for commercial that was available, even with the proposed project. He said there were 142 acres zoned within the city limits for retail/commercial development.

Mayra Perez Diaz, 226 Sirrah Way, advocated the need for big box stores in South County and stated that bringing in low income housing does not alleviate problem, it'll bring a lot more people from other communities causing an impact on the district and in turn the need for a new school. The style of drawing of units is not attractive to draw in more retail/commercial businesses the appearance is one of projects/low income.

Leah Santibanez, 245 Del Ponte Drive said she shops on Amazon because there aren't any big box stores in Greenfield. Addressed comment about City Council being excited about project. The project was not at the Walnut location when it was presented to City Council.

Community Director Steinmann clarified that the area is not an either-or choice, it's not either retail big box or residential project area

Chair Tipton closed public comment at 6:47 p.m.

Commissioner Kong expressed concern with project being a 3-story not 2, or 4. Parking open vs other types and does fire department have the capability and equipment to respond to a 3-story building.

A MOTION by Commissioner Brueggeman seconded by Commissioner Kong to table the Design Review of 360 Walnut Avenue and recommend revising the project to reflect the Central Coast Design addressed in the specific plan. All in favor. Motion carried.

A MOTION by Commissioner Castillo seconded by Commissioner Brueggeman to approve the Development Agreement. Motion; AYES: Commissioners Castillo, Kong and Vice Chair Brueggeman; NOES: Chair Tipton; ABSENT: Vice Chair Martinez. Motion carried.

A MOTION by Commissioner Brueggeman seconded by Commissioner Castillo to approve the Conditional Use Permit. Motion; AYES: Commissioners Brueggeman, Castillo and Chair Tipton; NOES: Commissioner Kong; ABSENT: Vice Chair Martinez. Motion carried.

ELECTION OF PLANNING COMMISSION CHAIR AND VICE CHAIR

Staff report was given by Community Services Director Steinmann.

Chair Tipton opened public comment at 7:36 pm.

No comments were received.

Chair Tipton closed public comment at 7:37 pm.

A MOTION by Commissioner Brueggeman seconded by Commissioner Kong to elect Andrew Tipton as Chair of the Planning Commission. All in favor. Motion carried.

A MOTION Chair Tipton seconded by Commissioner Brueggeman elect Tina Martinez as Vice Chair. All in favor. Motion carried.

MEETING DATES FOR 2018 PLANNING COMMISSION CALENDAR

Staff report was given by Community Services Director Steinmann.

Chair Tipton opened public comment at 8:01 pm.

No comments were received.

Chair Tipton closed public comment at 8:02 pm.

A MOTION by Commissioner Castillo seconded by Commissioner Kong to approve the meeting dates for the 2018 Planning Commission calendar schedule as amended. All in favor. Motion carried.

COMMENTS FROM PLANNING COMMISSION AND STAFF

Commissioner Brueggeman comments on zoning violations and code enforcement.

ADJOURNMENT

Chair Tipton adjourned the meeting at 8:10 pm.

Chair of the Planning Commission

Secretary of the Planning Commission



Planning Commission Memo

599 El Camino Real Greenfield CA 93937 831-674-5591
www.ci.greenfield.ca.us

DATE: January 30, 2018

AGENDA DATE: February 6, 2018

TO: Planning Commissioners

PREPARED BY: Mic Steinmann, Community Services Director

TITLE: **AMENDED DESIGN REVIEW FOR REMODEL AND EXPANSION OF EXISTING CHEVRON STATION AT 202 EL CAMINO REAL**

BACKGROUND AND PROJECT DESCRIPTION

On June 7, 2016, the Planning Commission approved design review for the expansion and remodel of the existing Chevron fueling station and retail convenience store at 202 El Camino Real. The proposed development included demolition of an existing house and retail/office outbuilding, remodel and expansion of the existing retail convenience store, and addition of two new fuel islands, dispensers, and metal canopy to match the existing canopy which will remain. The new fuel island and canopy has already been constructed.

Since that approval, the project has been modified to reduce the size of the addition (from 2,163 square feet to 1,400 square feet), and to eliminate second floor mechanical and storage space. Renovation of the exterior façade has been modified to reflect the proposed single-story structure rather than a two-story building. The site plan has also been slightly reconfigured to reflect the current location of the second fuel island, a reduction in the on-site parking requirement, and the location and configuration of the on-site parking. There is no change in the proposed demolition of the existing house and retail/office outbuilding.

Because of the change in design for this project, this item is being brought back to the Planning Commission for further design review.

PROJECT ANALYSIS

Conformance with General Plan and Zoning Code

Land Use: The City of Greenfield's General Plan identifies the land use designation for this site as Downtown Commercial with a zoning designation as Retail Business (C-R) with a mixed/use overlay. Automobile service stations and retail convenience stores are allowed uses. The proposed use is in conformance with the General Plan and Zoning Code land use designations.

Minimum Lot Area: In the Retail Business (C-R) zoning district, the minimum lot area is 2,500 square feet. The proposed development is on a 16,776 square foot parcel.

Maximum Coverage: In the Retail Business (C-R) zoning district, maximum lot coverage of 100% is allowed.

Setback: Front, rear, interior, and street side setbacks per the zoning code are 0 feet.

Height: The zoning code imposes a maximum height of the structure of 45 feet and a maximum of three stories. The proposed development is a single-story structure with a maximum exterior elevation of 20 feet.

Fences and Walls: Fencing separating the property from adjacent properties (where the existing residence and small retail buildings will be demolished) will be repaired and/or replaced as appropriate. During the building permit and plan check process, the Planning Director will review proposed fencing for conformity to the requirements of chapter 17.52 of the zoning code.

Landscaping: The proposed development includes three landscape/planting areas, one adjacent to the new retail convenience store and two along the north property line. Street trees will be planted along Oak Avenue. The street trees will match those immediately across Oak Avenue along the La Plaza Bakery frontage. The proposed site layout, building configuration, building setbacks, and landscape strips and street trees are consistent with the development standards of the chapter 17.32 of the zoning code.

Resource Efficiency: The Resource Efficiency standards of chapter 17.55 of the zoning code do not apply to nonresidential projects of less than 10,000 square feet. The proposed project is for a total building area of 3,000 square feet.

Lighting: The project is subject to the outdoor lighting requirements of chapter 17.56 of the zoning code. At the time of application for a building permit, the project's plans and specifications will be reviewed for conformance with those lighting standards. A building permit will not be issued if any proposed outdoor lighting is not in compliance with the requirements of this chapter.

Parking: Parking requirements are set forth in section 17.58.050 of the zoning code. For service stations with a convenience market, three parking spaces for the first 1,000 square feet plus one space per every 300 square feet thereafter are required. This equates to a requirement for 10 on-site parking spaces. The proposed site plan identifies 10 parking spaces.

Section 17.58.100 of the zoning code establishes bicycle parking requirements for all development projects. A minimum of four bicycle spaces is required. The proposed site plan does not identify bicycle parking accommodations or locations, but it includes area within the building set-back adjacent to the small residential/office building on Oak Avenue where bicycle parking can be provided. The inclusion of required bicycle parking accommodations will be verified during the building permit and plan check process.

Signage: All signage provided as part of the proposed development must be in accordance with the requirements of chapter 17.62 of the zoning code. The Planning Director will review proposed signage at the time submittal is made for a building permit to ensure compliance with the requirements of chapter 17.62.

Design Features

Exterior Material and Color: The exterior building finish material is acrylic finish cement plaster. A cultured stone veneer wainscot is included. Exterior doors and windows will be metal storefront. Awnings will be included over entry/exit doors. Exterior colors will be similar to those indicated on the color rendering attached to this report.

CEQA

The proposed project is exempt from the requirements of CEQA pursuant to section 15301 of the CEQA guidelines governing additions to existing structures and demolition and removal of individual small structures; section 15303 governing new construction of small structures including accessory structures; and section 15332 governing in-fill development projects (California Code of Regulations, Title 14, Chapter 3).

RECOMMENDATION

The proposed project will renovate and expand the existing Chevron service station and convenience store on El Camino Real in the downtown business district. The proposed project is consistent with the applicable provisions of the City of Greenfield general plan and the zoning code for commercial development in the C-R, Retail Business zoning district. During the building permit application process, the Planning Director and Building Official will ensure compliance with the requirements of the City's zoning and building codes.

It is recommended that the Planning Commission accept this design review report and adopt the attached resolution approving design review for the remodeling and expansion of the existing Chevron service station and retail convenience store at 202 El Camino Real.

PROPOSED MOTION

I MOVE THAT THE PLANNING COMMISSION ADOPT RESOLUTION 2018-01 GRANTING DESIGN REVIEW APPROVAL FOR THE REMODEL AND EXPANSION OF THE EXISTING CHEVRON SERVICE STATION AT 202 EL CAMINO REAL, APN: 024-032-021.

**CITY OF GREENFIELD PLANNING COMMISSION
RESOLUTION No. 2018-01**

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
GREENFIELD GRANTING DESIGN REVIEW APPROVAL FOR THE
REMODEL AND EXPANSION OF THE EXISTING CHEVRON SERVICE
STATION AT 202 EL CAMINO REAL, APN: 024-032-021**

WHEREAS, an application for Design Review approval for the remodel and expansion of the existing Chevron service station and retail convenience store at 202 El Camino Real, in the City of Greenfield, APN: 024-032-021, has been submitted to the City of Greenfield; and

WHEREAS, Section 17.10.040 of the City of Greenfield Zoning Code designates the Planning Commission as the Approving Authority for Design Review; and

WHEREAS, Section 17.16.070 of the City of Greenfield Zoning Code requires Design Review for all nonresidential development, including commercial and retail space development; and

WHEREAS, the application for Design Review was heard by the Planning Commission at a public meeting; and

WHEREAS, the Planning Commission shall approve, conditionally approve, or deny the proposed design review application in accordance with the requirements of Section 17.16.070 of the City of Greenfield Zoning Code; and

WHEREAS, the Planning Commission shall grant Design Review approval only after making certain designated findings as set forth in Section 17.16.070 of the City of Greenfield Zoning Code; and

NOW, THEREFORE, BE IT HEREBY RESOLVED, that the Planning Commission of the City of Greenfield has considered all written and verbal evidence regarding this Design Review application at the public meeting and has made the following findings regarding the proposed development:

1. **FINDING:** That the proposed development is consistent with the objectives of the general plan, complies with applicable zoning regulations, specific plan provisions, planned unit development provisions, applicable city design guidelines, and improvement standards adopted by the city.
 - (a) The proposed site is designated by the general plan for downtown commercial uses and is in the C-R, Retail Business zoning district with mixed-use overlay. Automobile service stations and retail convenience stores are allowed uses in these general plan and zoning code districts.

- (b) The preliminary site plan and building drawings for the proposed project conform to the zoning code requirements relating to minimum lot size and building coverage, building and site setback, building height, fences and walls, landscaping, resource efficiency, lighting, parking, and signage.
- 2. FINDING: That the proposed architecture, site design, and landscape design are suitable for the purposes of the building and the site and will enhance the character of the neighborhood and the community.
 - (a) The site design is in conformity with the requirements of the zoning code and is an appropriate site layout for an automobile service station and retail convenience store development.
 - (b) The design style for the remodeled and expanded retail convenience store at the proposed location will enhance the character of the neighborhood and community by developing a contemporary looking Chevron gasoline station and convenience store.
 - (c) The inclusion of street trees along Oak Avenue will enhance the pedestrian streetscape experience in the downtown retail corridor.
- 3. FINDING: That the architecture, including the character, scale and quality of the design, relationship with the site and other buildings, building materials, colors, screening of exterior appurtenances, exterior lighting and signing and similar elements establishes a clear design concept and is compatible with the character of buildings on adjoining and nearby properties.
 - (a) The proposed architectural design and site layout are appropriate for a contemporary gasoline station and convenience store in a downtown city environment.
 - (b) Exterior lighting and signage is appropriate for the type and scale of the proposed retail development.
 - (c) The inclusion of street trees along the Oak Avenue frontage will enhance the general landscape concept and use of street trees for the downtown retail corridor; will be compatible with the street trees immediately across Oak Avenue; and will soften the transition from residential properties to the east along Oak Avenue to the downtown business district.
- 4. FINDING: That the proposed project addresses vehicular, bicycle, and pedestrian transportation modes of circulation.
 - (a) The proposed project provides off-street parking in accordance with the requirements of the zoning code.

- (b) Additional on-street parking is available along both Oak Avenue and El Camino Real.
- (c) A public sidewalk is already in place along the El Camino Real and Oak Avenue frontages.
- (d) Final site and building plans will include bicycle parking accommodations in accordance with the requirements of the zoning code.

BE IT HEREBY FURTHER RESOLVED that the Planning Commission grants design review approval to remodel and expand the existing Chevron service station and retail convenience store at 202 El Camino Real in the City of Greenfield, APN: 024-032-021, as indicated on the project plans reviewed by the Planning Commission; subject to the conditions, however, that bicycle parking be provided in accordance with the requirements of the City of Greenfield Zoning Code and street trees be provided along the Oak Avenue property frontage..

PASSED AND ADOPTED by the Planning Commission of the City of Greenfield, at a regularly scheduled meeting of the City Planning Commission held on the 6th day of February 2018, by the following vote:

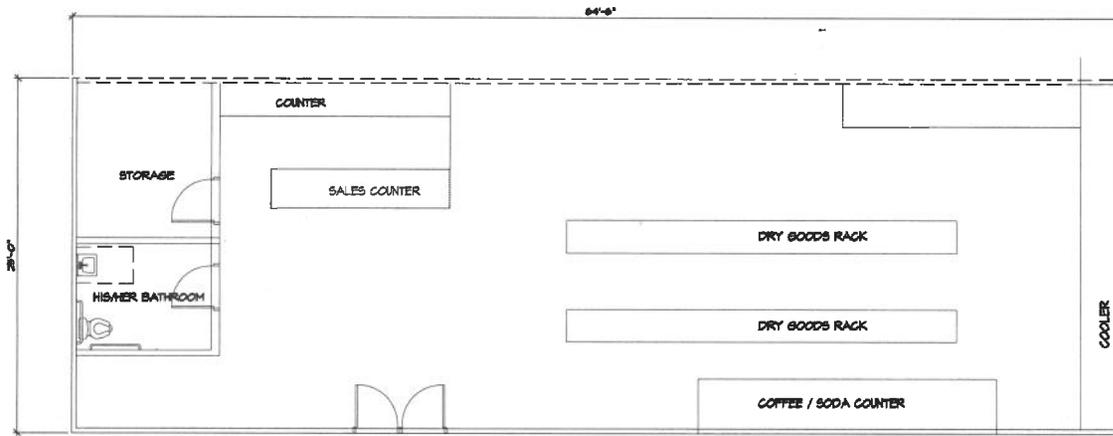
AYES, and all in favor, therefore, Commissioners:

NOES, Commissioners:

ABSENT, Commissioners:

Drew Tipton, Chairperson
City of Greenfield Planning Commission

Desiree Gomez, Secretary
City of Greenfield Planning Commission

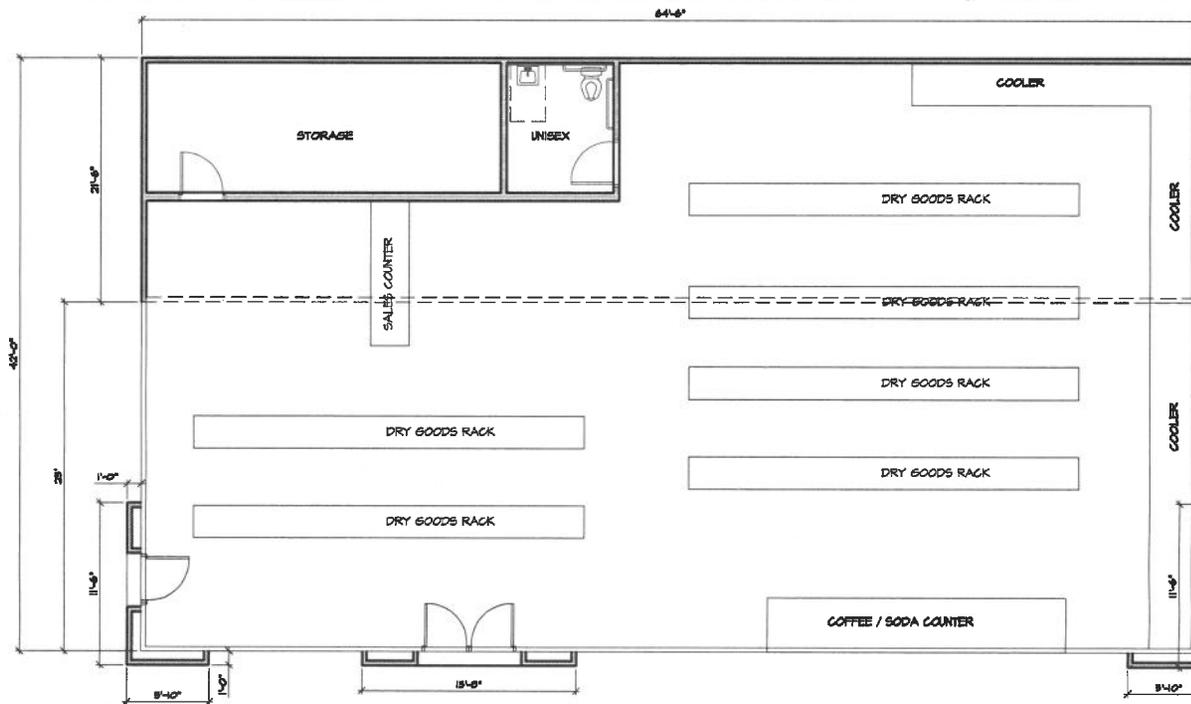


EXISTING FLOOR PLAN

SCALE: 1/4" = 1'-0"

WALL LEGEND

- ===== EXISTING WALL TO REMAIN
- - - - - EXISTING WALL/DOOR TO BE REMOVED



NEW FLOOR PLAN

SCALE: 1/4" = 1'-0"

REVISIONS	
NO.	DESCRIPTION

DESIGNED BY: BU
 DRAWN BY: BU
 CHECKED BY: BU
 SCALE: AS SHOWN
 DATE: 6/28/2011

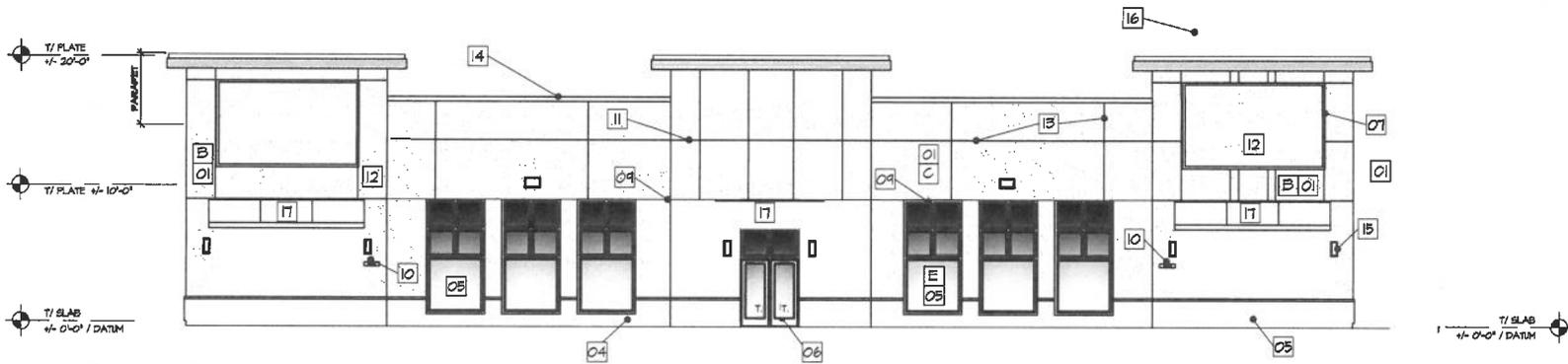
PROJECT ADDRESS:
 202 EL CAMINO REAL
 GREENFIELD CA, 93927
 A.P.N. 024-032-021

BELLA VISTA
 DESIGN BUILD
 "NOTHING IS IMPOSSIBLE"
 P.O. BOX 557 DELHI CA
 91020-0551

JORGE MADANA LIC. NO. 310077

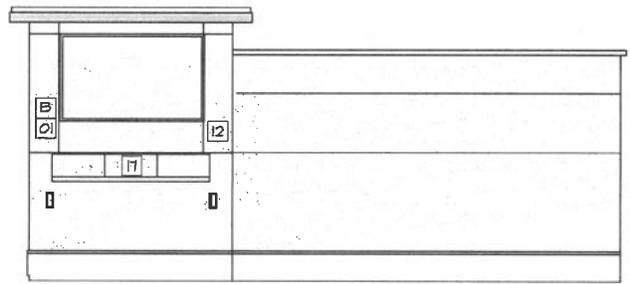
EXISTING FLOOR PLAN / NEW FLOOR PLAN
 PLANS FOR
CHEVRON GAS STATION
 ARCHITECTURAL DESIGN REVIEW

SHEET
A3

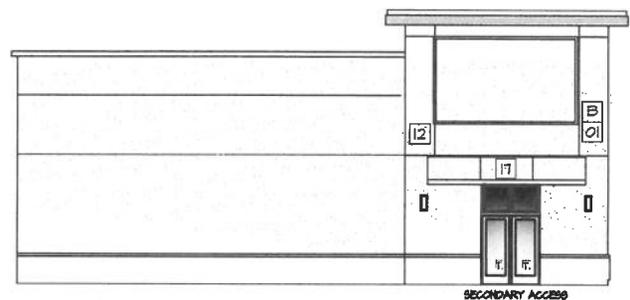


FRONT ELEVATION
SCALE: 1/4" = 1'-0"

- | | | | | |
|---|---|--|--|--|
| <ul style="list-style-type: none"> A CULTURED STONE VENEER, EL DORADO STONE LEDGESTONE "CAVERNA" B STUCCO DRY-VIT AT CEMENT PLASTER, # 526 "DRIED ROSE" C STUCCO DRY-VIT AT CEMENT PLASTER, # 116 "VICTORIAN LACE" KELLY MOORE # KM48E-1 "MALNUT CREAM" D PAINT | <ul style="list-style-type: none"> E ANODIZED ALUMINUM, DARK BRONZE | <ul style="list-style-type: none"> 1 ACRYLIC FINISH CEMENT PLASTER W/ MEDIUM MACHINE DASH TEXTURE TYP. 2 PAINTED METAL DOOR & FRAME 3 FINISH GRADE 4 CULTURED STONE VENEER 5 ANODIZED ALUM. STOREFRONT WITH CLEAR GLASS SEE DET. 1/A8. 6 ANODIZED ALUM. DOOR W/CLEAR TEMPERED GLASS TO MATCH STOREFRONT. | <ul style="list-style-type: none"> 7 2 1/4" ALUMINUM REVEAL SEE DETAIL 4/A8. 8 PAINTED SHEET METAL COPING SEE DET. 4/A4. 9 SOFFIT WITH ACRYLIC FINISH W/ MEDIUM MACHINE TEXTURE 10 APPLIED LETTERING STREET ADDRESS 11 APPLIED 20" LETTERING PLASTIC HELY. 12 APPLIED 12" LETTERING PLASTIC HELY. 13 CONTROL JOINT | <ul style="list-style-type: none"> 14 BUILT UP ROOFING 15 AREA LIGHT FIXTURE 16 SHEET METAL ROOFING 17 BLACK CANVASS AWNING 18 ALUMINUM FRAMED WINDOWS TO MATCH STOREFRONT 19 OVERFLOW SCUPPER |
|---|---|--|--|--|



OAK AVE. ELEVATION
SCALE: 1/4" = 1'-0"



SIDE ELEVATION
1/4" = 1'-0" SCALE

REVISIONS	
NO.	DESCRIPTION

DESIGNED BY: BU
 DRAWN BY: BU
 CHECKED BY: BU
 SCALE: AS SHOWN
 DATE: 6/28/2011

PROJECT ADDRESS:
 202 EL CAMINO REAL
 GREENFIELD CA. 93927
 A.P.N. 024-032-021

BELLA VISTA
 DESIGN BUILD
 "MAKING BAKERSWALE"
 P.O. BOX 387
 FOLSOM, CA 95630

GEORGE MAGANA LIC. NO. 91077

ELEVATION PLAN
 PLANS FOR
CHEVRON GAS STATION
 ARCHITECTURAL DESIGN REVIEW

SHEET
A4



FRONT ELEVATION (COLOR RENDERING)
SCALE: 1/4" = 1'-0"

REVISIONS	

DESIGNED BY: BU
 DRAWN BY: BU
 CHECKED BY: BU
 SCALE: AS SHOWN
 DATE: 6/28/2017

PROJECT ADDRESS:
 202 EL CAMINO REAL
 GREENFIELD CA, 95927
 A.P.N. 084-032-021

BELLA VISTA
 DESIGN BUILD
 "ANYTHING IMAGINABLE"
 P.O. BOX 287 DELHI CA
 91301-0287

JORGE MARGAM LIC. NO. 91077

ELEVATION PLAN (COLOR RENDERING)
 PLANS FOR
CHEVRON GAS STATION
 ARCHITECTURAL DESIGN REVIEW

SHEET
A5