

CITY OF GREENFIELD PLANNING COMMISSION

**Greenfield City Hall
45 El Camino Real
Greenfield California
Monday
January 7, 2008
6:00 P.M.**

**CHAIR ART SALVAGNO
VICE-CHAIR G. DAVID PEACH
COMMISSIONER RODNEY EVANS
COMMISSIONER TINA MARTINEZ
COMMISSIONER LOVEVASIA BEY
COMMISSIONER MARIA CASTILLO
COMMISSIONER RUTH RODRIGUEZ**

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 10, 2007 PLANNING COMMISSION MINUTES (Page 4)**
- E. UNIFORM SIGN PROGRAM**
 - 1. USP 2007-01 – 16 El Camino Real, Consideration of a Uniform Sign Program. (Page 8)
 - a) Staff Report
 - b) Open/Close Public Comment
 - c) Planning Commission Discussion
 - d) Action – Approve Uniform Sign Program

F. RESIDENTIAL DESIGN REVIEW

1. ARC 2007-20 – 1174 Oak Avenue, APN: 024-122-010.
Continuation from November 19, 2007 meeting - Construction of a 1,044 square foot detached single-family residence. **(Page 12)**

- a) Staff Report
- b) Open/Close Public Comment
- c) Planning Commission Discussion
- d) Action – Approve Proposed Project

G. BUSINESS

1. Consideration of the Assignment of Street Names to City Alleys.

- a) Staff Report
- b) Open/Close Public Comment
- c) Planning Commission Discussion

H. PUBLIC HEARINGS

1. CUP 2008-01 – 239 Huerta Avenue, APN:024-391-077

Consideration of an application for a Conditional Use Permit to allow an off-site beer and wine license at La Princesa Market, located within the Creekbridge St. Charles Place Development. **(Page 21)**

- a) Staff Report
- b) Open/Close Public Hearing
- c) Planning Commission Discussion
- d) Action – Approve Proposed Project

2. CUP 2008-02 – 15 10th Street, APN:024-113-016

Consideration of a Conditional Use Permit to allow the construction of a 320 square foot residential addition and a 65 square foot covered porch to an existing non-conforming dwelling located in the R-M zoning district. **(Page 27)**

- a) Staff Report
- b) Open/Close Public Hearing
- c) Planning Commission Discussion
- d) Action – Approve Proposed Project

3. CUP 2008-03 – 348 Palm Avenue, APN:024-153-039

Consideration of a Conditional Use Permit to allow a taxi service to be operated out of a single family residence at 348 Palm Avenue. **(Page 34)**

- a) Staff Report
 - b) Open/Close Public Hearing
 - c) Planning Commission Discussion
 - d) Action – Deny Proposed Project
4. Consideration of a recommendation to the City Council regarding an Inclusionary Housing Agreement between Nino Homes and the City of Greenfield, encompassing the Inclusionary Housing requirements for Mariposa Place (SUB 2005-03), Cambria Park (SUB 2006-03) and a proposed project named Magnolia Place (APN: 109-212-001 & 002). (Page 39)
- a) Staff Report
 - b) Open/Close Public Hearing
 - c) Planning Commission Discussion
 - d) Action – Approve Proposed Project

I. COMMENTS FROM PLANNING COMMISSION AND STAFF

J. ADJOURN

K. FUTURE AGENDA ITEMS

- 1. Leonard & Co. 4th Street Billboard
- 2. Greenfield Villages ANN/PPD
- 3. Magnolia Place PD
- 4. Amaral GPA/SOI/ANNX