

CITY OF GREENFIELD PLANNING COMMISSION

**Greenfield City Hall
45 El Camino Real
Greenfield California
Monday
August 13, 2007
6:00 P.M.**

**CHAIR RODNEY EVANS
VICE-CHAIR ART SALVAGNO
COMMISSIONER TINA MARTINEZ
COMMISSIONER LOVEVASIA BEY
COMMISSIONER MARIA CASTILLO
COMMISSIONER G. DAVID PEACH
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 JULY 9, 2007 PLANNING COMMISSION MINUTES (Page 4)**
- E. BUSINESS**
 - 1. Planning Commission Meeting Date Change. (Page 8)
 - a) Staff Report
 - b) Open/Close Public Comment
 - c) Planning Commission Discussion
 - d) Action - Approve Meeting Date Change

F. DESIGN REVIEW

1. ARC 2007-09 – 38 Elmwood Drive, APN: 024-192-014.

A second story addition of 845 square feet that includes construction of two bedrooms, a bathroom and a walk-in closet. The garage is proposed to be expanded by 100 square feet, and a 38 square foot utility room is proposed to be built at the rear. **(Page 9)**

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

2. ARC 2007-10 – 1021 Tyler Avenue, APN: 024-271-007.

A single-story residential addition of 1,002 square feet, containing two bedrooms, a family room, a laundry, bathroom, play room, and formal dining room. **(Page 14)**

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

3. ARC 2007-11 – 331 5th Street, APN: 024-054-005.

The applicant has proposed a second story addition measuring 1,270 square feet and contains two bedrooms, a family room, a laundry, two bathrooms, a living room, and a dining room. **(Page 19)**

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

G. PUBLIC HEARINGS

1. SUB-PD 2007-03 – St. Charles Planned Development Project - Consideration of a recommendation to the City Council regarding a Planned Development application by Creekbridge Homes to subdivide a 1.93 acre parcel into eight separate parcels including a mixed-use development comprised of six "live-work" Row Houses on six separate parcels; 52 single-family apartments and 4,164 square feet of commercial/retail space on one parcel; and an alley between the row houses and the commercial/apartments, also on one parcel. The project site is located along the south side of Elm Avenue, between 7th Street and 8th Street, APN: 024-291-075. The project includes a request for approval of a Planned Development and approval of Tentative Subdivision Maps. **(Page 24)**

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

H. COMMENTS FROM PLANNING COMMISSION AND STAFF

I. ADJOURN

J. FUTURE AGENDA ITEMS

1. Cornuts General Plan Amendment
2. Sundance SUB/PD
3. Leonard & Co. Pine Avenue Billboard Lights Request
4. Commercial ARC - 319-321 El Camino Real
5. Residential ARC - 37 6th Street
6. Residential ARC - 339 7th Street