

CITY OF GREENFIELD PLANNING COMMISSION

**Greenfield City Hall
45 El Camino Real
Greenfield California
Monday
November 19, 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 OCTOBER 15, 2007 PLANNING COMMISSION MINUTES (Page5)

E. RESIDENTIAL DESIGN REVIEW

1. ARC 2007-13 – 339 7th Street , APN: 024-044-021.

A request to amend the previously approved Design Review to allow construction of a second dwelling unit and expand the unit by 402 square feet to measure 1,002 square feet. **(Page9)**

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

2. ARC 2007-16 – 31 6th Street, APN: 024-092-016.
Construction of a 653 square foot residential addition, 140 square foot covered patio and a 400 square foot detached carport. **(Page 14)**

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

3. ARC 2007-17 – 124 10th Street, APN: 024-111-013.
Construction of a 1,179 square foot two-story residential addition. **(Page19)**

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

4. ARC 2007-18 – 328 Maple Avenue, APN: 024-072-030 and -031.
Construction of a 3,542 square foot two-story residence and attached 875 square foot garage. **(Page 24)**

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

5. ARC 2007-19 – 1247 Victorian Circle, APN: 024-291-008.
Construction of a 1,136 square foot two-story residential addition. **(Page 29)**

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

6. ARC 2007-20 – 1174 Oak Avenue, APN: 024-122-010.
Construction of a 1,044 square foot detached single-family residence. **(Page 34)**

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

F. COMMERCIAL DESIGN REVIEW

1. ARC 2007-21 – 117 El Camino Real, APN: 024-104-005.
Construction of a 3,960 square foot speculative commercial building. **(Page 39)**

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

G. PUBLIC HEARINGS

1. GPA 2007-03 ZONE/AMEND 2007-04 – 375 Oak Avenue, APN:024-072-047 and 048 **(Page 44)**

Consideration of a recommendation to the City Council regarding text and map amendments to the General Plan and Zoning Code that include the following: adopt a resolution approving the Negative Declaration; a General Plan Amendment by amending the Land Use Element text to include a “Special High Density Overlay”; amend the land use designation of APN: 024-072-047 and -048 from General Plan "Medium Density Residential" to "High Density Residential" with a “Special High Density Overlay”; adopt an ordinance approving a Zoning Amendment to include the creation of Title 17.42.060 “Special High Density Overlay”; and adopt an ordinance approving the amendment of the Zoning District on APN: 024-072-047 and -048 from "Multiple Family Residential" to “High Density Infill” with a “Special High Density Overlay”.

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

2. CUP 2007-05 – 186 4th Street, APN:024-072-041

Consideration of an application for a Conditional Use Permit to allow an off-site beer and wine license at the former Clifton’s Market site. This project has been determined to be Categorically Exempt pursuant to CEQA. **(Page 54)**

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