

CITY OF GREENFIELD PLANNING COMMISSION SPECIAL MEETING

**Greenfield City Hall
45 El Camino Real
Greenfield California
Monday
October 20, 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 SEPTEMBER 8, 2008 PLANNING COMMISSION MINUTES (Page 3)**
- E. PUBLIC HEARINGS**
 - 1. Consideration of a recommendation to the City Council regarding a Planned Development/Annexation application by Coats Consulting to include the annexation of approximately 80 acres from Monterey County into the City of Greenfield. APN: 109-232-001, -004, -006, -007, -008, -012, -013, -014, and -015. The Mira Monte Planned Development application includes the subdivision of 28.08 gross acres into 165 single-family units and 2.76 acres of open space/parkland and

retention basins on APN's 109-232-001 and -008. The Willow Glen Planned Development application includes the subdivision of 14.05 gross acres into 86 dwelling units with 1.13 acres of open space/parkland and retention basins on APN's 109-232-006 and-012. No new development is currently proposed on the five remaining parcels, The annexation area is bounded by 12th and 13th Street and Apple & Walnut Avenue. The project includes a request for approval of the following: Rezoning, Annexation, and Vesting Tentative Map. A Initial Study/ Mitigated Negative Declaration has been prepared pursuant to CEQA. **(Page 10)**

- a) Staff Report
- b) Open/Close Public Hearing
- c) Planning Commission Discussion
- d) Action – Consider Recommendation to City Council

F. INFORMATIONAL ITEMS

- 1. Proposed Exterior Improvements at 806 Elm Avenue (Former Touch of Grace Facility) **(Page 46)**
 - a) Staff Report
 - b) Planning Commission Discussion

G. COMMENTS FROM PLANNING COMMISSION AND STAFF

H. ADJOURN