

CITY OF GREENFIELD PLANNING COMMISSION

**Greenfield City Hall
45 El Camino Real
Greenfield California
Monday
May 14, 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 APRIL 9, 2007 AND APRIL 30, 2007 PLANNING COMMISSION MINUTES (Page 4)**
- E. INFORMATIONAL ITEMS**
 - 1. Staff Presentation Public Safety Day, June 3, 2007. (Page 8)
 - a) Staff Report
 - b) Planning Commission Discussion

F. DESIGN REVIEW

1. ARC 2007-03 – 123 3rd Street, APN: 024-072-033.
Project includes the construction of a 2,912 square foot 4 bedroom single family house and a 736 square foot three car garage, and the demolition of an existing 2,158 square foot dwelling on a 17,309 square foot lot. **(Page 9)**

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

2. ARC 2007-04 – 115 5th Street, APN: 024-084-009.
Project includes the construction of a 2-story 2,678 square foot single family house on a 7,500 square foot parcel that already holds an existing 520 square foot dwelling unit. The existing dwelling unit will be converted to an uninhabitable storage unit. **(Page 13)**

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

G. PUBLIC HEARINGS

1. SUB-PD 2007-02 APN: 024-261-001 and 002 - Consideration of a recommendation to the City Council regarding Elm Terrace Planned Development application by the Housing Authority. The project consists of the construction of 28 two-story attached single family homes, open space, internal roadways, landscaping, drainage facilities and improvements to Elm Avenue on a 2.45 acre vacant lot. The project site is located off of Elm Avenue between Eleventh Street and Heidi Drive. **(Page 18)**

- a) Staff Report
- b) Continue Public Hearing to June 11, 2007 PC meeting
- c) Planning Commission Discussion
- d) Action – Continue Public Hearing

2. CUP 2007-03– Mendoza Market, APN: 024-104-007 - Consideration of a Conditional Use Permit for general off-site alcoholic beverage sale located on 103 El Camino Real. Applicant: Hee Joon Kim **(Page 19)**

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

3. ZONE-AMEND 2007-01 - Zoning Code Amendment - The City is proposing revisions and technical corrections to the City of Greenfield's Zoning Code resulting in the comprehensive replacement of the existing Zoning Code adopted in November 2006 with the proposed Zoning Code. (Page 25)

- a) Staff Report
- b) Open/Close Public Hearing
- c) Planning Commission Discussion
- d) Action – Recommend Approval of the Proposed Amendments.

H. COMMENTS FROM PLANNING COMMISSION AND STAFF

I. ADJOURN

J. FUTURE AGENDA ITEMS

- 1. Elm Terrace
- 2. Nino Homes New Design Approvals
- 3. 908 Walnut Avenue
- 4. 1159 Oak Avenue
- 5. 331 7th Street