

CITY OF GREENFIELD PLANNING COMMISSION

**Greenfield City Hall
45 El Camino Real
Greenfield California
Monday
August 4, 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 JULY 7, 2008 PLANNING COMMISSION MINUTES (Page 4)**
- E. PUBLIC HEARINGS**
 - 1. ANNEX 2008-01 - Continuation of the Public Hearing regarding consideration of a recommendation to the City Council regarding the potential annexation of approximately 68 acres of property into the existing City limits, and the near-term development of a cement batch plant on approximately 14.7 acres, requiring a Conditional Use Permit (CUP). The property is designated for light and heavy industrial uses in the Greenfield General Plan, and the Applicant is requesting pre-zoning consistent with that designation, consisting of Assessor Parcel Number's (APN: 109-092-002, -003, -004, 005, 006, 007, 008, 009,

010, 011, and 012). The annexation area is located on the southeastern edge of the City south of Oak Avenue, north of Elm Avenue and west of 2nd Street. An Initial Study/Mitigated Negative Declaration has been prepared pursuant to CEQA. **(Page 7)**

- a) Staff Report
- b) Open/Continue Public Hearing
- c) Planning Commission Discussion
- d) Action – Continue to Date Uncertain

2. TUP 2008-02 - Consideration of an application for a Temporary Use Permit to allow the operation of a temporary circus at a vacant lot located on 436 El Camino Real, Greenfield, California (APN:024-021-017 & 018). The parcel is located in the C-R zoning district. The proposed use will occur between August 21st and August 25th, 2008. This project has been determined to be Exempt pursuant to the CEQA guidelines, 15304 (e). **(Page 9)**

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

3. Consideration of a recommendation to the City Council regarding a proposed ordinance requiring the maintenance of vacant and foreclosed properties. The Planning Commission will consider its formal recommendation to the City Council at this Hearing. **(Page 14)**

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

4. Consideration of a recommendation to the City Council regarding a proposed ordinance resulting in the creation of a comprehensive Code Enforcement ordinance. The Planning Commission will consider its formal recommendation to the City Council at this Hearing. **(Page 26)**

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

F. BUSINESS

1. Consideration of a request by Jeffrey Blair to allow a one-year extension to Conditional Use Permit 2006-04, allowing the construction of 47 townhouse apartments at 796, 798 and 810 Orchard Street (APN:024-341-009, 010, 011) **(Page 75)**
 - a) Staff Report
 - b) Open/Close Public Comment
 - c) Planning Discussion
 - d) Action – Consider Extension of CUP 2008-04

2. Update regarding Parks & Recreation Master Plan and potential selection of ad-hoc sub-committee. **(Page 78)**
 - a) Staff Report
 - b) Open/Close Public Comment
 - c) Planning Commission Discussion
 - d) Action – Consider creation of Ad-Hoc Parks & Recreation sub-committee

G. COMMENTS FROM PLANNING COMMISSION AND STAFF

H. ADJOURN