

CITY OF GREENFIELD PLANNING COMMISSION

**Greenfield City Hall
45 El Camino Real
Greenfield California
Monday
April 9, 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 MARCH 12, 2007 PLANNING COMMISSION MINUTES (Page 3)**
- E. PUBLIC HEARINGS**
 - 1. SUB/PD 2007-01– Vintage Meadows II - A Planned Development proposed by Award Homes consisting of the subdivision of 5.95-acres into 45 single-family residential lots and all associated improvements, including a retention basin, a central neighborhood open space, and internal supporting infrastructure. **(Page 6)**
 - a) Staff Report
 - b) Open/Close Public Hearing
 - c) Planning Commission Discussion

- d) Recommended Action – Approve Proposed Project
2. ZONING-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 24)**
- a) Staff Report
 - b) Continue Public Hearing to May 14, 2007 PC meeting
 - c) Planning Commission Discussion
 - d) Recommended Action – Continue Public Hearing

F. DESIGN REVIEW

1. ARC 2007-02 – Dell Hemingway - 356 Maple Ave.—APN: 024-072-026. Project includes construction of a 2,250 square foot two story detached accessory structure behind an existing 2,529 square foot single family residence with existing two-car garage, which will be demolished. The addition consists of a two-car garage, office and bathroom on the first floor and storage space on the second floor. **(Page 25)**

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

G. COMMENTS FROM PLANNING COMMISSION AND STAFF

H. ADJOURN

I. FUTURE AGENDA ITEMS

- 1. 908 Walnut Avenue-2nd residence
- 2. 1159 Oak Avenue-2nd residence