

CITY OF GREENFIELD PLANNING COMMISSION

**Greenfield City Hall
45 El Camino Real
Greenfield California
Monday
July 10, 2006
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 June 12, 2006 PLANNING COMMISSION MINUTES**
- E. PUBLIC HEARINGS**
 - 1. Zoning Ordinance update project
 - a) Staff Report
 - b) Open/Close Public Hearing
 - c) Planning Commission Discussion
 - d) Action – Approve Proposed Project

2. CUP 2006-03 and VAR 2006-01. Chavez Conditional Use Permit and Variance – 16 El Camino Real (APN 024-102-019). A conditional use permit to allow for construction of a restaurant in downtown commercial zone and variance for parking requirement. Applicant: David J. Elliott
 - a) Staff Report
 - b) Open/Close Public Hearing
 - c) Planning Commission Discussion
 - d) Action – Approve Proposed Project

3. City-Initiated General Plan Amendment (GPA) to remove 172 acres of Heavy Industrial land from the General Plan, add 60 acres of Residential Estate to the General Plan, add 3.2 acres of Public/Quasi Public use, and define three areas of “Future Planning Area”.
 - a) Staff Report
 - b) Open/Close Public Hearing
 - c) Planning Commission Discussion
 - d) Action – Approve Proposed Project

4. South End SOI (Sphere of Influence) project, and related Final EIR for parcels: Franscioni (APN: 221-011-017), Scheid East (APN: 221-001-071), Scheid West (APN: 221-001-68) and L.A. Hearne (APN: 221-001-018).
 - a) Staff Report
 - b) Open/Close Public Hearing
 - c) Planning Commission Discussion
 - d) Action – Approve Proposed Project

G. ADJOURN