

CITY OF GREENFIELD PLANNING COMMISSION

**Greenfield Civic Center
599 El Camino Real
Greenfield California
Tuesday
June 7, 2016
6:00 P.M.**

**CHAIR ANDREW TIPTON
VICE CHAIR DIANE BRUEGGEMAN
COMMISSIONER TINA MARTINEZ
COMMISSIONER ENRIQUE RAMIREZ
COMMISSIONER MARIA CASTILLO**

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 1, 2016 AND APRIL 5, 2016 PLANNING COMMISSION MINUTES (Page 2)**
- E. PUBLIC HEARING**
 - 1. DESIGN REVIEW FOR REMODEL AND EXPANSION OF EXISTING CHEVRON STATION AT 202 EL CAMINO REAL (Page 5)**
 - a. Staff Report
 - b. Open/Close Public Hearing
 - c. Planning Commission Discussion
 - d. Action
 - 2. DESIGN REVIEW FOR A MIXED-USE OFFICE AND RESIDENTIAL DEVELOPMENT AT 108 EL CAMINO REAL (Page 25)**
 - a. Staff Report
 - b. Open/Close Public Hearing
 - c. Planning Commission Discussion
 - d. Action
- F. COMMENTS FROM PLANNING COMMISSION AND STAFF**
- G. ADJOURNMENT**

CITY OF GREENFIELD
PLANNING COMMISSION MINUTES
MARCH 1, 2016

CALL TO ORDER

Chair Tipton called the meeting to order at 6:02 p.m.

ROLL CALL

Present: Chair Tipton, Vice-Chair Brueggeman, Commissioners Martinez , Ramirez and Castillo

Absent: None

Staff: Community Services Director Steinmann, Deputy City Clerk Gomez

Guest: Elma Burke, John McMoyle, Erik Tinkon and Max Bacera

ADOPTION OF THE JANUARY 11, 2016 PLANNING COMMISSION MINUTES

Motion by Vice-Chair Brueggeman seconded by Commissioner Ramirez to approved the January 11, 2016 Planning Commission Minutes. All in favor. Motion carried.

PUBLIC COMMENTS FROM THE AUDIENCE/STAFF ON ITEMS NOT ON THE AGENDA

No comments were received

CONSIDERATION OF CONDITIONAL USE PERMIT AND DESIGN REVIEW FOR CONSTRUCTION OF WIRELESS TELECOMMUNICATION FACILITY AT 401 EL CAMINO REAL

Staff Report was given by Community Services Director Steinmann.

Chair Tipton opened public comment at 6:03 p.m.

Maria Kim, project representative, gave a brief description of the proposed telecommunications facility and was available for any questions.

Sarah Moncrief was not in favor of the project and stated that La Princesa does not comply with current codes.

Elma Burke stated that a telecommunication facility was not needed and was not in favor of the project.

Chair Tipton closed public comment at 6:42 p.m.

Motion by Vice-Chair Brueggeman seconded by Commissioner Ramirez to approve the Conditional Use Permit for Wireless Telecommunication Facility located at 401 El Camino Real. All in favor. Motion Carried.

APPROVAL OF TENTATIVE MAP FOR THE VINES AT GREENFIELD SUBDIVISION CONSISTING OF PROPERTY LOCATED ON WALNUT AVENUE AS PART OF THE WALNUT AVE. SPECIFIC PLAN AREA.

Staff Report Was Given By Community Services Director Steinmann.

Chair Tipton opened public comment at 6:43 p.m.

Max Becerra and Erika Tinkon provided a power point presentation.

Chair Tipton closed public comment at 7:23 p.m.

Motion by Vice-Chair Brueggeman seconded By Chair Tipton to approve the tentative map for the vines at Greenfield Subdivision consisting of property located on Walnut Avenue as part of the Walnut Avenue Specific Plan. All in favor. Motion carried.

AMENDMENT TO PLANNING COMMISSION BY-LAWS

Staff Report was given by Community Services Director Steinmann.

Chair Tipton opened public comment at 7:36 p.m.

No comments were received.

Chair Tipton closed public comment at 7:37 p.m.

Motion by Commissioner Ramirez seconded By Vice-Chair Brueggeman to approve the amendments to Planning Commission By-Laws. All in favor. Motion carried.

COMMENTS FROM PLANNING COMMISSION AND STAFF

Commissioner Brueggeman gave thanks to the work that was done on the Elm Street Bridge. She is also waiting for restriping of the crosswalks near schools.

ADJOURNMENT

Chair Tipton adjourned the meeting at 7:45 p.m.

Chair of the Planning Commission

Secretary of the Planning Commission

City Of Greenfield Planning
Commission Minutes April 5, 2016

CALL TO ORDER

Chair Tipton called the meeting to order at 6:03 p.m.

ROLL CALL

Present: Chair Andrew Tipton, Vice-Chair Diane Brueggeman, Commissioners Ramirez and Maria Castillo

Absent: Commissioner Tina Martinez

Staff: Community Director Steinmann & Deputy City Clerk Gomez

Guest: Richard James

PUBLIC COMMENTS FROM THE AUDIENCE/STAFF ON ITEMS NOT ON THE AGENDA

No comments were received

Fifth Cycle Housing Element Update, Planning Commission Minutes

Motion- A motion recommend to city council by Brueggeman, seconded by Ramirez for approval of fifth cycle housing.

Staff report was given by Community Services Director Steinmann

Chair Tipton opened public comment at 6:12 p.m.

No comments were received.

Chair Tipton closed public comment at 6:23 p.m.

Adjournment

Chair Tipton adjourned the meeting at 6:35 p.m.

Chair of the Planning Commission

Secretary of the Planning Commission



Planning Commission Report

599 El Camino Real Greenfield CA 93937 831-674-5591
www.ci.greenfield.ca.us

DATE: June 2, 2016

AGENDA DATE: June 7, 2016

PREPARED BY: Mic Steinmann, Community Services Director

TITLE: **DESIGN REVIEW FOR REMODEL AND EXPANSION OF EXISTING CHEVRON STATION AT 202 EL CAMINO REAL**

RECOMMENDATION: Approve Design Review Application

PUBLIC HEARING: Yes: X No:

General Plan: Downtown Commercial, Mixed Use Overlay

Zoning District: C-R, Retail Business, Mixed Use Overlay

Existing Use: Chevron Fueling Station and Retail Convenience Store

Proposed Use: Chevron Fueling Station and Retail Convenience Store

Environmental Review: Exempt

Applicant: CHLR, Inc., Jim Feinberg
APN: 024-032-021

Application for: DESIGN REVIEW (ARC 2016-03)

AUTHORITY AND PROCEDURES

Section 17.10.040 of the City of Greenfield Zoning Code sets forth the responsibilities of the Planning Commission, including hearing and deciding applications for design review. The Zoning Code requires design review for all non-residential development, e.g., commercial, retail, office, subject to certain specified exemptions. The purpose of design review is “to promote the orderly and harmonious growth of the city, to encourage development in keeping with the desired character of the city; to ensure physical, visual, and functional compatibility between uses; and to help prevent the depreciation of land values by ensuring proper attention is given to site and architectural design.” (Section 17.16.070.A).

It is the responsibility of the Planning Commission to “approve, conditionally approve, or deny the proposed design review application.” As part of the design review process, the Planning Commission may require that “the applicant modify plans in whole or in part and may condition the design review approval to ensure inclusion of specific design features, use of specific construction materials, and conformance with all applicable provisions of this title” (Section 17.16.070.F).

Section 17.16.070.E requires that design review approval or any modification thereto may be granted only when the Planning Commission makes all of the following findings:

1. Any two-story construction requires notification of property owners pursuant to section 17.14.040, “Public Notices,” of this title;
2. The proposed project is consistent with the objectives of the general plan, complies with applicable zoning regulations, specific plan provisions, planned unit development provisions, applicable city design guidelines, and improvement standards adopted by the city;
3. The proposed architecture, site design, and landscape design are suitable for the purposes of the building and the site and will enhance the character of the neighborhood and the community;
4. The architecture, including the character, scale and quality of the design, relationship with the site and other buildings, building materials, colors, screening of exterior appurtenances, exterior lighting and signing and similar elements establishes a clear design concept and is compatible with the character of buildings on adjoining and nearby properties;
5. The proposed project addresses vehicular, bicycle, and pedestrian transportation modes of circulation; and
6. For specific plans and planned unit development design review application, the proposed project is well integrated with the city’s street network, creates unique neighborhood environments, employs architectural design that fosters sense of community, and contributes to a pedestrian oriented environment.

If the Planning Commission approves design review, with or without conditions, the final design review action by the Planning Commission constitutes approval of the permit. Such permit then becomes valid after the designated ten (10) day appeal period.

CEQA

The proposed project is exempt from the requirements of CEQA pursuant to section 15301 of the CEQA guidelines governing additions to existing structures and demolition and removal of individual small structures; section 15303 governing new construction of small structures

including accessory structures; and section 15332 governing in-fill development projects (California Code of Regulations, Title 14, Chapter 3).

BACKGROUND AND PROJECT DESCRIPTION

Existing Development

The property on which the project will be developed includes an existing Chevron fueling station and retail convenience store, a single-family residence, and a small commercial building. These three buildings total approximately 3,467 square feet. The lot is approximately 16,776 square feet. Vehicular access to the fuel station is from both Oak Avenue and El Camino Real. There is also access from the rear alley. The property is located at 202 El Camino Real, at its intersection with Oak Avenue.

Proposed Development

This design review application is for demolition of an existing house and retail/office outbuilding, remodel and expansion of the existing retail convenience store, and addition of two new fuel islands, dispensers, and metal canopy to match the existing canopy which will remain. The current retail convenience store is approximately 1,600 square and will be expanded to 3,763 square feet, with an additional 900 square feet for second floor mechanical space. The expanded ground level retail space is only slightly more than the existing built space (retail convenience store, residence, and retail/office outbuilding) which is approximately 3,467 square feet.

PROJECT ANALYSIS

Conformance with General Plan and Zoning Code

Land Use: The City of Greenfield's General Plan identifies the land use designation for this site as Downtown Commercial with a zoning designation as Retail Business (C-R) with a mixed/use overlay. Automobile service stations and retail convenience stores are allowed uses. The proposed use is in conformance with the General Plan and Zoning Code land use designations.

Minimum Lot Area: In the Retail Business (C-R) zoning district, the minimum lot area is 2,500 square feet. The proposed development is on a 16,776 square foot parcel.

Maximum Coverage: In the Retail Business (C-R) zoning district, maximum lot coverage of 100% is allowed.

Setback: Front, rear, interior, and street side setbacks per the zoning code are 0 feet.

Height: The zoning code imposes a maximum height of the structure of 45 feet and a maximum of three stories. The proposed development is a two-story structure with a maximum exterior elevation of 34 feet.

Fences and Walls: Fencing separating the property from adjacent properties (where the existing residence and small retail buildings will be demolished) will be repaired and/or replaced as appropriate. During the building permit and plan check process, the Planning Director will review proposed fencing for conformity to the requirements of chapter 17.52 of the zoning code.

Landscaping: The landscape development standards of chapter 17.54 of the zoning code and the commercial zoning district development standards of chapter 17.32 present a somewhat conflicting vision of the type of development and the streetscape experience that is desired for the downtown commercial corridor. The lot coverage and building setback standards of chapter 17.32 present an image of a downtown commercial corridor where buildings are developed to the property line, buildings on each parcel are immediately adjacent to and/or physically connected to buildings on the adjacent parcel, and the fronts of the buildings are immediately along the public sidewalk. In contrast, the landscape development standards of chapter 17.54 present an image of commercial buildings in the downtown retail corridor that are surrounded with significant landscaped areas (minimum of 20% of the total land area of the parcel) and buildings are setback from the public sidewalk with additional landscape features.

The *Downtown Design Guidelines* envisions a downtown area where buildings are constructed on the El Camino Real property line, building setbacks from side property lines are discouraged, and setbacks from the property lines are only for uses such as outdoor seating for cafes and restaurants, special landscape features such as raised planters, arbor or trellises, and as necessary for access to parking, for utilities or for pedestrian access. This vision is consistent with the commercial zoning district development standards set forth in chapter 17.32.

As the Planning Commission has previously concurred (i.e., design review for commercial addition at 239 El Camino Real and design review for commercial building addition and new car wash at 231 El Camino Real), the development standards set forth in chapter 17.32 for the commercial zoning district, as those standards are supported by the *Downtown Design Guidelines*, supersede any contrary or conflicting requirements of the landscape development standards of chapter 17.54.

The proposed development includes four landscape/planting areas adjacent to the new retail convenience store and access to the site from the rear alley. Street trees will also be planted along Oak Avenue. The street trees will match those immediately across Oak Avenue along the La Plaza Bakery frontage. The total landscaped area is approximately 1,104 square feet. The proposed site layout, building configuration, building setbacks, and landscape strips and street trees are consistent with the development standards of the chapter 17.32 of the zoning code and the *Downtown Design Guidelines*.

Resource Efficiency: The Resource Efficiency standards of chapter 17.55 of the zoning code do not apply to nonresidential projects of less than 10,000 square feet. The proposed project is for a building area of 4,663 square feet. However, the applicant is encouraged to incorporate into the project the Resource Efficiency Standards set forth in section 17.55.030, especially those related to recycling and diversion, water use efficiency, energy efficiency, and use of postconsumer recycled construction materials.

Lighting: All new nonresidential development is subject to the outdoor lighting requirements of chapter 17.56 of the zoning code. At the time of application for a building permit, the project's plans and specifications will be reviewed for conformance with those lighting standards. A building permit will not be issued if any proposed outdoor lighting is not in compliance with the requirements of this chapter.

Parking: Parking requirements are set forth in section 17.58.050 of the zoning code. For service stations with a convenience market, three parking spaces for the first 1,000 square feet plus one space per every 300 square feet thereafter are required. For the proposed 3,763 square feet of retail development, this equates to a parking requirement for 12 vehicles. The proposed site plan identifies 17 potential parking spaces, including the fuel islands. Not including the fuel islands, nine parking spaces are provided. The zoning code does not address whether fuel island parking spaces are included or excluded from the count of available parking spaces. It is a reasonable interpretation of the zoning code that the parking count should include all spaces where a vehicle may be parked, whether it is a space dedicated for parking or a shared use with a service station fuel island. It is the opinion of the Planning Director that the proposed site plan provides the number of off-street parking spaces required by the zoning code.

Section 17.58.100 of the zoning code establishes bicycle parking requirements for all development projects. A minimum of four bicycle spaces is required. The proposed site plan does not identify bicycle parking accommodations or locations, but the project architect has indicated the required bicycle racks will be provided in a portion of the landscape area along the north side of the building adjacent to the vehicle parking area. The inclusion of required bicycle parking accommodations will be verified during the building permit and plan check process.

Signage: All signage provided as part of the proposed development must be in accordance with the requirements of chapter 17.62 of the zoning code. The Planning Director will review proposed signage at the time submittal is made for a building permit to ensure compliance with the requirements of chapter 17.62.

Design Features

Exterior Material and Color: The exterior building finish material is metal vertical seam siding and a metal standing seam roof. The siding will be light grey in color and the roof will be blue. Exterior doors and windows will be either metal or wood, generally in the color tone shown on the preliminary drawings submitted for this design review. The existing fueling station canopy will remain and the new canopy will match. The materials and color scheme were selected to be reflective of the La Plaza Bakery immediately across Oak Avenue.

Landscaping: There will be four separate planting strips adjacent to the building and vehicle access from the alley, as shown on the drawings. Street trees will be planted along the Oak Avenue frontage. The trees will be of the same species as immediately across Oak Avenue in front of the La Plaza Bakery. A detailed preliminary landscape plan has not yet been developed, but will be required during the building permit and plan check process.

RECOMMENDATION

The proposed project will renovate and expand the existing Chevron service station and convenience store on El Camino Real in the downtown business district. The proposed project is consistent with the applicable provisions of the City of Greenfield general plan and the zoning code for commercial development in the C-R, Retail Business zoning district. During the building permit application process, the Planning Director and Building Official will ensure compliance with the requirements of the City's zoning and building codes.

It is recommended that the Planning Commission accept this design review report and adopt the attached resolution approving design review for the remodeling and expansion of the existing Chevron service station and retail convenience store at 202 El Camino Real.

PLANNING COMMISSION ACTION

1. Public Hearing – Accept public testimony.
2. Discussion/Action – Consider the proposed project, and approve, conditionally approve, or deny the proposed design review application. The Planning Commission may require that the applicant modify its plans in whole or in part, and may condition design review approval to ensure inclusion of specific design features, use of specific construction materials, or conformance with applicable provisions of the City of Greenfield zoning code.
3. Adopt Attached Resolution approving Design Review.

PROPOSED MOTION

I MOVE THAT THE PLANNING COMMISSION ADOPT RESOLUTION 2016-11 GRANTING DESIGN REVIEW APPROVAL FOR THE REMODEL AND EXPANSION OF THE EXISTING CHEVRON SERVICE STATION AT 202 EL CAMINO REAL, APN: 024-032-021.

**CITY OF GREENFIELD PLANNING COMMISSION
RESOLUTION No. 2016-11**

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
GREENFIELD GRANTING DESIGN REVIEW APPROVAL FOR THE
REMODEL AND EXPANSION OF THE EXISTING CHEVRON SERVICE
STATION AT 202 EL CAMINO REAL, APN: 024-032-021**

WHEREAS, an application for Design Review approval for the remodel and expansion of the existing Chevron service station and retail convenience store at 202 El Camino Real, in the City of Greenfield, APN: 024-032-021, has been submitted to the City of Greenfield; and

WHEREAS, Section 17.10.040 of the City of Greenfield Zoning Code designates the Planning Commission as the Approving Authority for Design Review; and

WHEREAS, Section 17.16.070 of the City of Greenfield Zoning Code requires Design Review for all nonresidential development, including commercial and retail space development; and

WHEREAS, the application for Design Review was heard by the Planning Commission at a public meeting; and

WHEREAS, the Planning Commission shall approve, conditionally approve, or deny the proposed design review application in accordance with the requirements of Section 17.16.070 of the City of Greenfield Zoning Code; and

WHEREAS, the Planning Commission shall grant Design Review approval only after making certain designated findings as set forth in Section 17.16.070 of the City of Greenfield Zoning Code; and

NOW, THEREFORE, BE IT HEREBY RESOLVED, that the Planning Commission of the City of Greenfield has considered all written and verbal evidence regarding this Design Review application at the public meeting and has made the following findings regarding the proposed development:

1. **FINDING:** That the proposed development is consistent with the objectives of the general plan, complies with applicable zoning regulations, specific plan provisions, planned unit development provisions, applicable city design guidelines, and improvement standards adopted by the city.
 - (a) The proposed site is designated by the general plan for downtown commercial uses and is in the C-R, Retail Business zoning district with mixed-use overlay. Automobile service stations and retail convenience stores are allowed uses in these general plan and zoning code districts.

- (b) The preliminary site plan and building drawings for the proposed project conform to the zoning code requirements relating to minimum lot size and building coverage, building and site setback, building height, fences and walls, landscaping, resource efficiency, lighting, parking, and signage.
2. FINDING: That the proposed architecture, site design, and landscape design are suitable for the purposes of the building and the site and will enhance the character of the neighborhood and the community.
- (a) The proposed architecture is reflective of the design and materials used for the La Plaza Bakery immediately across Oak Avenue.
 - (b) The site design is in conformity with the requirements of the zoning code and is an appropriate site layout for an automobile service station and retail convenience store development.
 - (c) The design style for the remodeled and expanded retail convenience store at the proposed location will enhance the character of the neighborhood and community by developing a contemporary looking building with an agricultural/winery design scheme.
 - (d) The inclusion of street trees along Oak Avenue will enhance the pedestrian streetscape experience in the downtown retail corridor.
3. FINDING: That the architecture, including the character, scale and quality of the design, relationship with the site and other buildings, building materials, colors, screening of exterior appurtenances, exterior lighting and signing and similar elements establishes a clear design concept and is compatible with the character of buildings on adjoining and nearby properties.
- (a) The proposed architectural design establishes a clear design concept that is reflective of the agricultural and wine industries of Greenfield and the surrounding south county environment.
 - (b) The design style and choice of exterior materials is reflective of the La Plaza Bakery immediately across Oak Avenue.
 - (c) Exterior lighting and signage will be appropriate for the type and scale of the proposed retail development.
 - (d) The inclusion of street trees along the Oak Avenue frontage will enhance the general landscape concept and use of street trees for the downtown retail corridor; will be compatible with the street trees immediately across Oak Avenue; and will soften the transition from residential properties to the east along Oak Avenue to the downtown business district.

4. **FINDING:** That the proposed project addresses vehicular, bicycle, and pedestrian transportation modes of circulation.
- (a) The proposed project provides adequate off-street parking for the proposed automobile service station and retail convenience store development.
 - (b) Additional on-street parking is available along both Oak Avenue and El Camino Real.
 - (c) A public sidewalk is already in place along the El Camino Real and Oak Avenue frontages.
 - (d) Final site and building plans will include bicycle parking accommodations in accordance with the requirements of the zoning code.

BE IT HEREBY FURTHER RESOLVED that the Planning Commission grants design review approval to remodel and expand the existing Chevron service station and retail convenience store at 202 El Camino Real in the City of Greenfield, APN: 024-032-021, as indicated on the project plans reviewed by the Planning Commission; subject to the condition, however, that bicycle parking be provided in accordance with the requirements of the City of Greenfield Zoning Code.

PASSED AND ADOPTED by the Planning Commission of the City of Greenfield, at a regularly scheduled meeting of the City Planning Commission held on the 7th day of June, 2016, by the following vote:

AYES, and all in favor, therefore, Commissioners:

NOES, Commissioners:

ABSENT, Commissioners:

Drew Tipton, Chairperson
City of Greenfield Planning Commission

Desiree Gomez, Secretary
City of Greenfield Planning Commission

202 El Camino Real



202 El Camino Real



GREENFIELD CHEVRON

PLANS COMPLY WITH CURRENT 2013 CBC, CPC, CMC, CEC, AND ALL APPLICABLE STATE & COUNTY CODES.

OWNER:
CHLR INC.
SANTA BARBARA, CA 93101
(805)

ARCHITECT:
CSA Architects
330 E. Canon Perdido, Ste. A
Santa Barbara, CA, 93101
(805) 962-4575

PROJECT DATA

OWNER: CHLR INC
PROJECT ADDRESS: 202 EL CAMINO AVE
GREENFIELD, CA 93021
PARCEL NUMBER: APN # 024-032-021
ZONE: C-R
OCCUPANCY: B

TYPE OF CONSTRUCTION: VB
FIRE SPRINKLERS: YES

THIS PROJECT IS IN THE LOCAL RESPONSIBILITY AREA (LRA) AND IS IN A NON-VERY HIGH FIRE HAZARD SEVERITY ZONE (NON-VHFHSZ).

SITE DATA

LOT SIZE = .385 ACRES (16,716 SQ. FT.)

SITE SETBACKS

FRONT SETBACK: 0'-0"
SIDE YARD SETBACK: 0'-0" FROM PROPERTY LINE
REAR YARD SETBACK: 0'-0" FROM PROPERTY LINE

BLD'G HEIGHTS

MAX. CODE BUILDING HEIGHT = 45'-0"
MAX. STORIES = 3

BUILDING CODES

PLANS SHALL COMPLY WITH THE FOLLOWING CODES -

CALIFORNIA TITLE 24
2013 CALIFORNIA RESIDENTIAL CODE
2013 CALIFORNIA PLUMBING CODE
2013 CALIFORNIA MECHANICAL CODE
2013 CALIFORNIA ELECTRICAL CODE
2013 CALIFORNIA GREEN BUILDING STANDARDS CODE
2013 CALIFORNIA ENERGY CODE
2013 RESIDENTIAL ENERGY STANDARDS
CITY OF GREENFIELD AMENDMENTS

BUILDING AREAS

EXISTING BUILDING		PROPOSED BUILDING	
MAIN	1,600 sq.ft.	MAIN	1,600 sq.ft.
REAR SHOP	767 sq.ft.	REAR SHOP	0 sq.ft.
REAR HOUSE	1,100 sq.ft.	REAR HOUSE	0 sq.ft.
TOTAL	3,467 sq.ft.	TOTAL	3,763 sq.ft.

BUILDING DATA

PROPOSED BUILDING	
FIRST FLOOR	3,763 SQ.FT.
SECOND FLOOR	900 SQ.FT.
TOTAL	4,663 SQ.FT.

GAS CANOPY 1 - EXISTING 1038 SQ.FT.
GAS CANOPY 2 - NEW 1038 SQ.FT.
TOT: 2076 SQ.FT.

PARKING REQUIREMENTS:

CITY REQUIREMENTS:
FIRST 1,000 SQ.FT. = 3 PARKING SPACES
EA. 300 SQ.FT. = 1 ADDITIONAL SPACE

TOTAL BLDG. SQ.FT. = 4,663 SQ.FT.

PARKING ANALYSIS:
1ST 1,000 SQ.FT. = 3 SPACES
3,663 SQ.FT. = (3,663/300) = 13 SPACES
TOTAL SPACES NEEDED = 16 (INCL. 1 VAN ACCESSIBLE SPACE)

REQUIRED NOTIFICATIONS & INSPECTIONS

SOILS ENGINEER:

- SHALL BE NOTIFIED TO INSPECT AND APPROVE ALL FOOTING EXCAVATIONS PRIOR TO PLACING FORMWORK OR REINFORCING STEEL.

FIRE DEPARTMENT:

- STOP WORK IMMEDIATELY AND CONTACT THE COUNTY FIRE DEPT. HAZARDOUS MATERIAL UNIT IS VISUAL CONTAMINATION OR CHEMICAL ODORS ARE DETECTED WHILE IMPLEMENTATION THE APPROVED WORK AT THIS SITE. RESUMPTION OF WORK REQUIRES APPROVAL OF THE HMU.

STRUCTURAL ENGINEER:

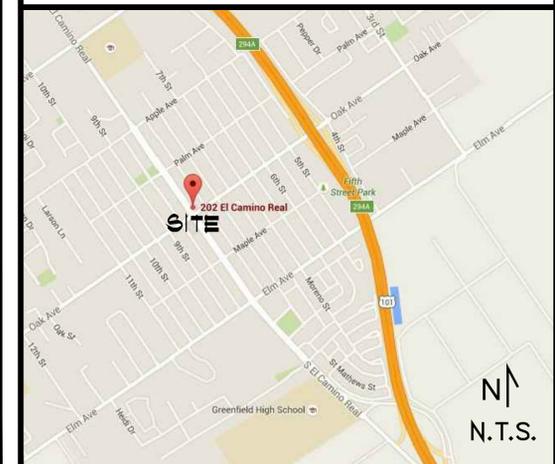
TABLE OF CONTENTS

ARCHITECTURAL	
C	COVER SHEET
GNA	GENERAL NOTES
GNB	GENERAL NOTES
GNC	GENERAL NOTES
GB1	CALIFORNIA GREEN BUILDING CODE, RES.
GB2	CALIFORNIA GREEN BUILDING CODE, RES.
GB3	CALIFORNIA GREEN BUILDING CODE, NON-RES.
AS1	EXISTING SITE PLAN
AS2	PROPOSED SITE PLAN
A1	FLOOR PLAN
A2	ROOF PLAN
A3	EXTERIOR ELEVATIONS
A4	SECTIONS
A5	RENDERED EXTERIOR ELEVATIONS

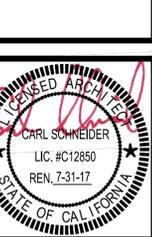
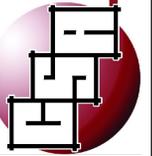
SCOPE OF WORK

TO CONSTRUCT AN ADDITIONAL GAS CANOPY TO HOUSE TWO ADDITIONAL GAS PUMPS, AND AN ADDITION TO THE EXISTING RETAIL STORE.

VICINITY MAP N.T.S.



330 EAST CANON PERDIDO, SUITE A
SANTA BARBARA, CA 93101
805.962.4575

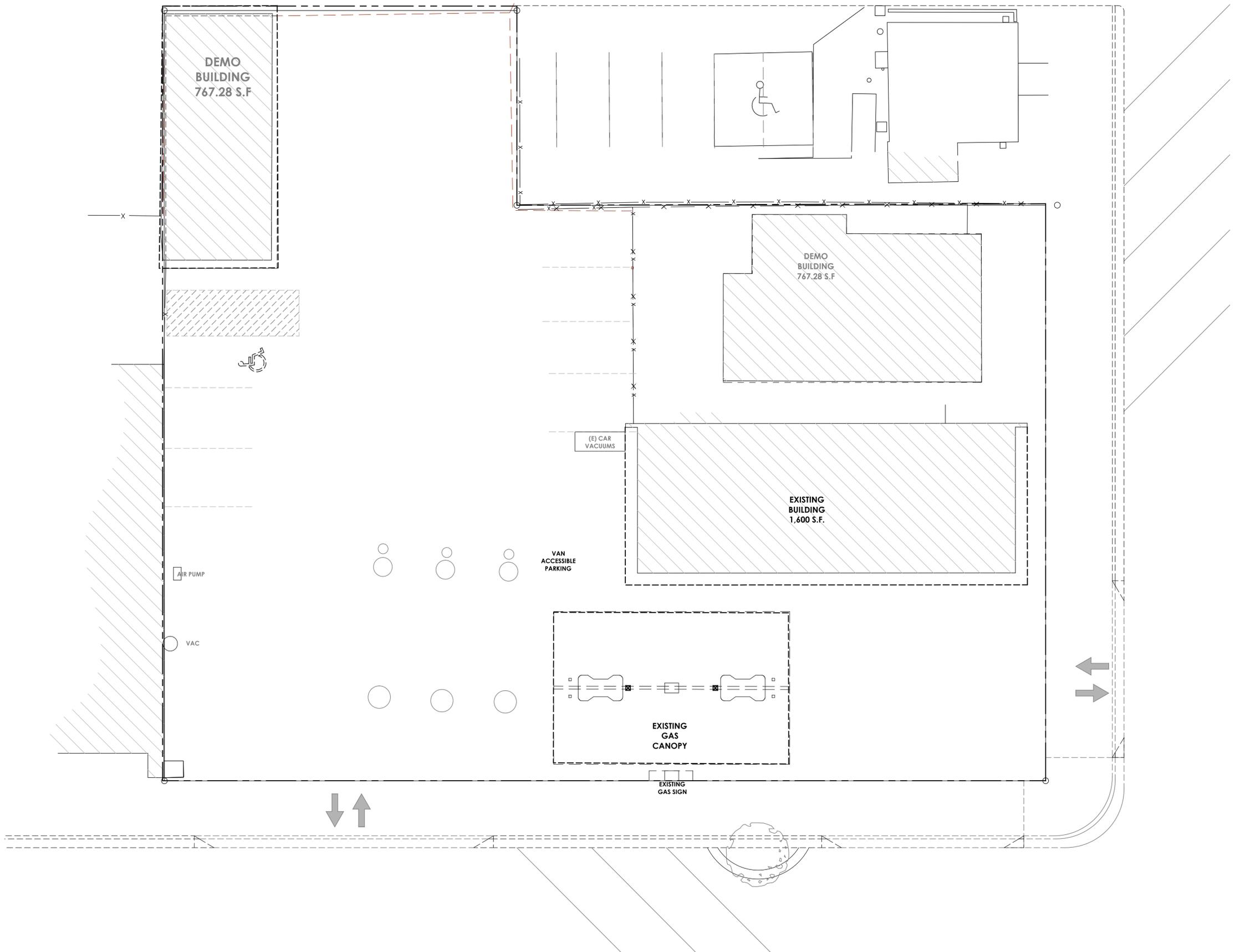


202 El Camino Real
Greenfield, CA 93927

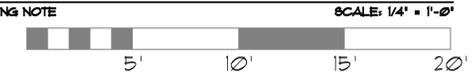
COVER SHEET

200-0100
05/13/16

C



EXISTING
DRAWING NOTE



330 EAST CANON PERDIDO, SUITE A
CSA ARCHITECTS



202 El Camino Real
 Greenfield, CA 93927

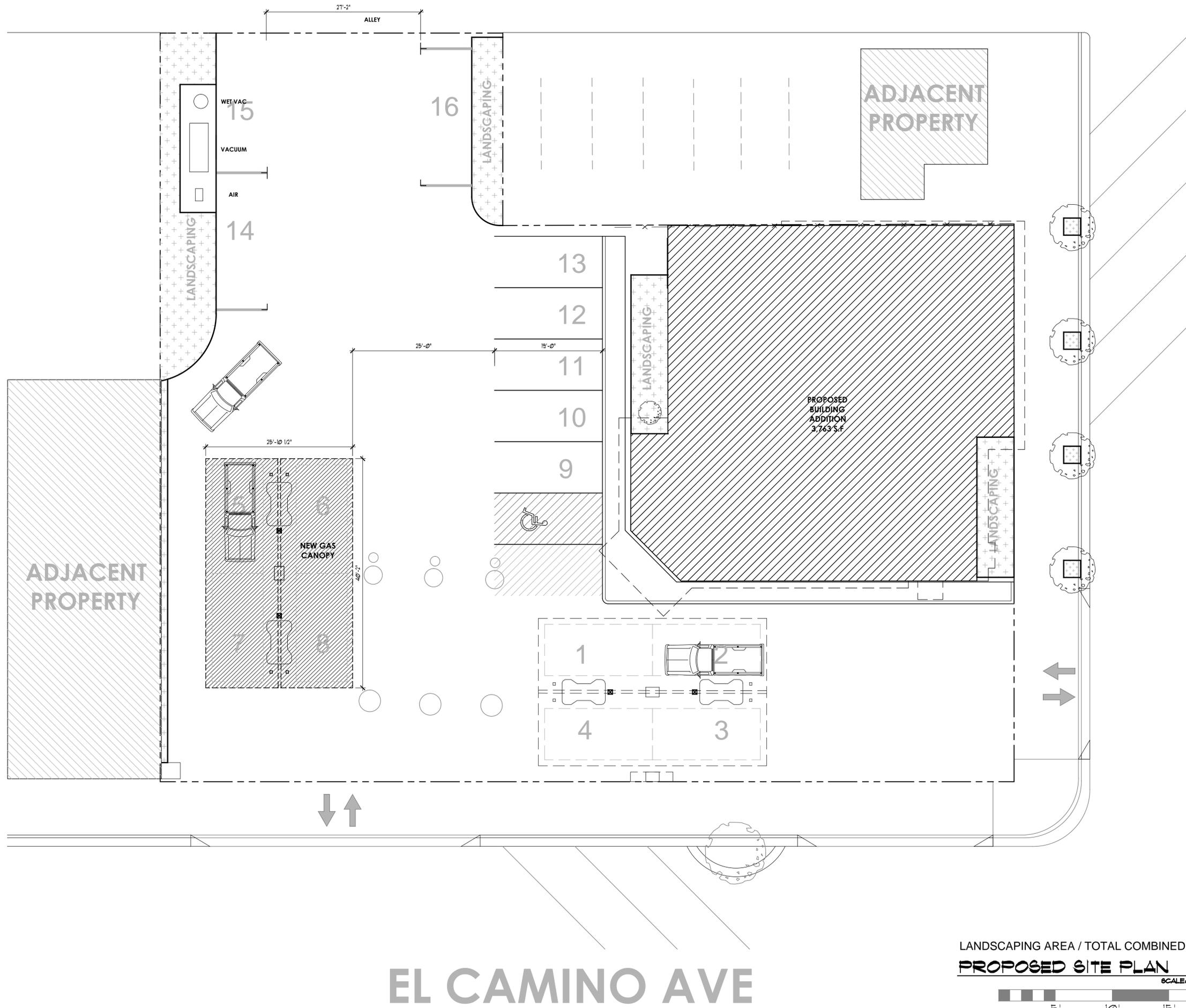
ARCHITECTURAL
 SITE
 PLAN

280-0100
 05/13/16

AS.1

PRELIMINARY NOT FOR CONSTRUCTION

PLOTTED - 5/10/2016 1:39:05 PM



LANDSCAPING AREA / TOTAL COMBINED = 1,104 S.F. TOTAL

PROPOSED SITE PLAN

SCALE: 1/8" = 1'-0"



330 EAST CANON PERDIDO, SUITE A
SANTA BARBARA, CA 93101
805.962.4575

ARCHITECTS

CARL SCHNEIDER, AIA

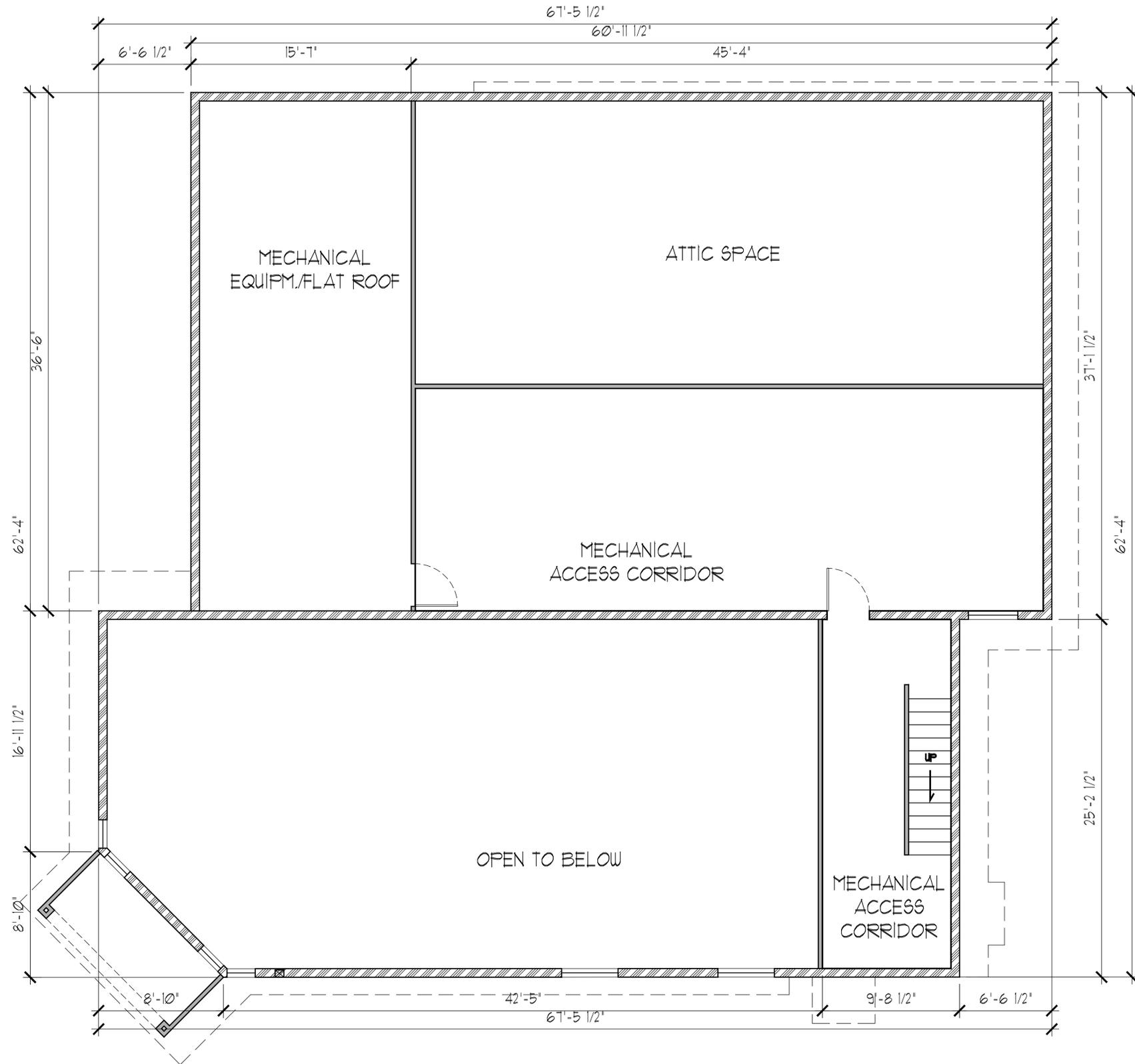


202 El Camino Real
Greenfield, CA 93927

ARCHITECTURAL
SITE
PLAN

280-0100
05/13/16

AS.2



PROPOSED SECOND FLOOR PLAN
 SQ.FT.: 900

SCALE: 1/4" = 1'-0"



330 EAST CANON PERDIDO, SUITE A
 SANTA BARBARA, CA 93101
 805.962.4575

ARCHITECTS

CARL SCHNEIDER, AIA

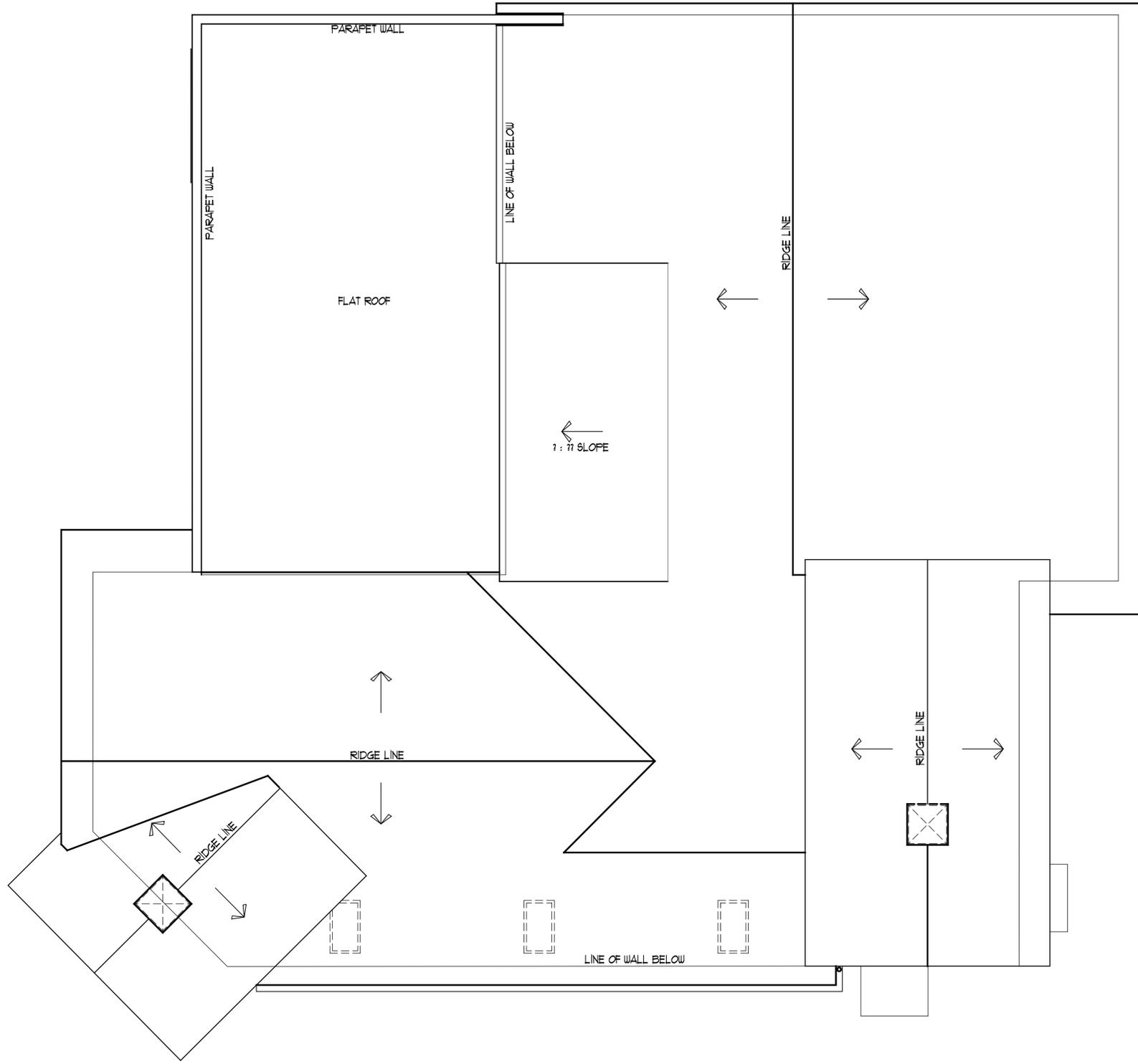


202 El Camino Real
 Greenfield, CA 93927

FLOOR PLAN

280-0100
 05/13/16

A.2



PROPOSED ROOF PLAN
SCALE: 1/4" = 1'-0"

A.3

220-0100
05/13/16

TS
24

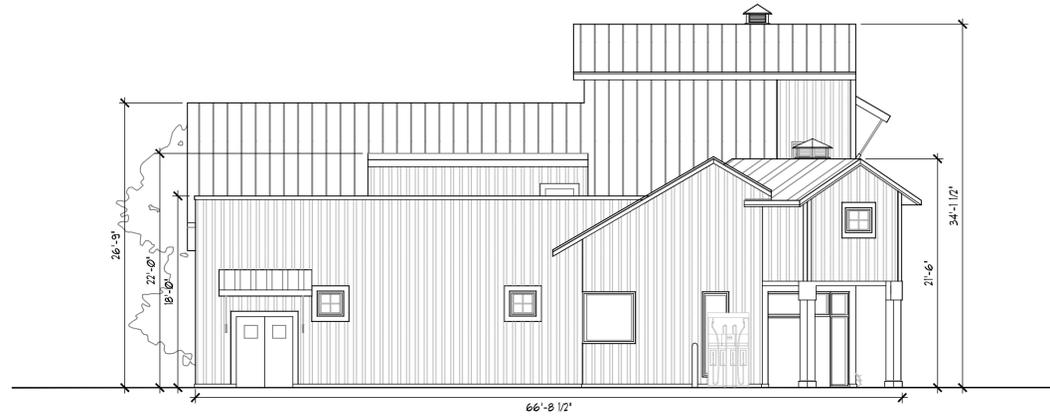
202 El Camino Real
Greenfield, CA 93927



330 EAST CANON PERDIDO, SUITE A
SANTA BARBARA, CA 93101
805.962.4575
ARCHITECTS
CARL SCHNEIDER, AIA

CSA ARCHITECTS reserves all rights in this plan. These plans are not to be reproduced, changed or copied in any form or manner whatsoever without the express written permission and consent of CSA ARCHITECTS.
PRELIMINARY NOT FOR CONSTRUCTION

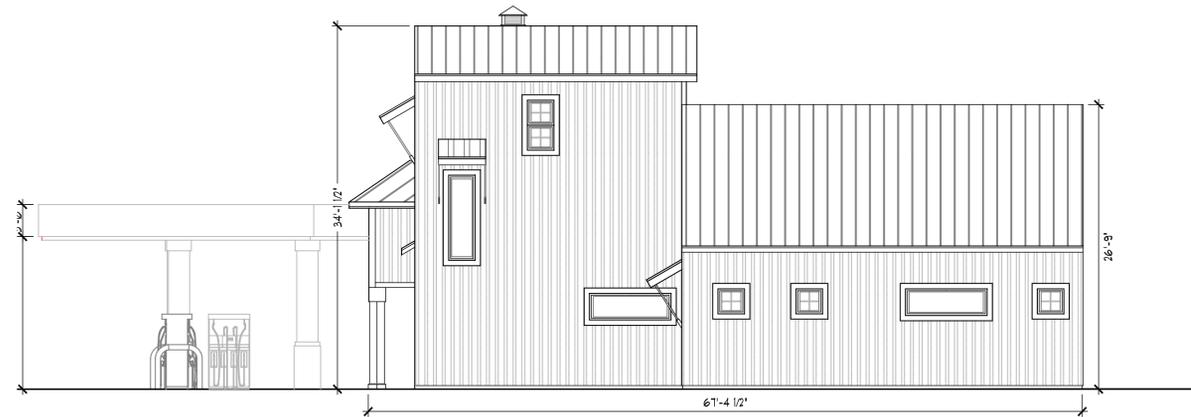
PLOTTED - 5/10/2016 2:19:59 PM



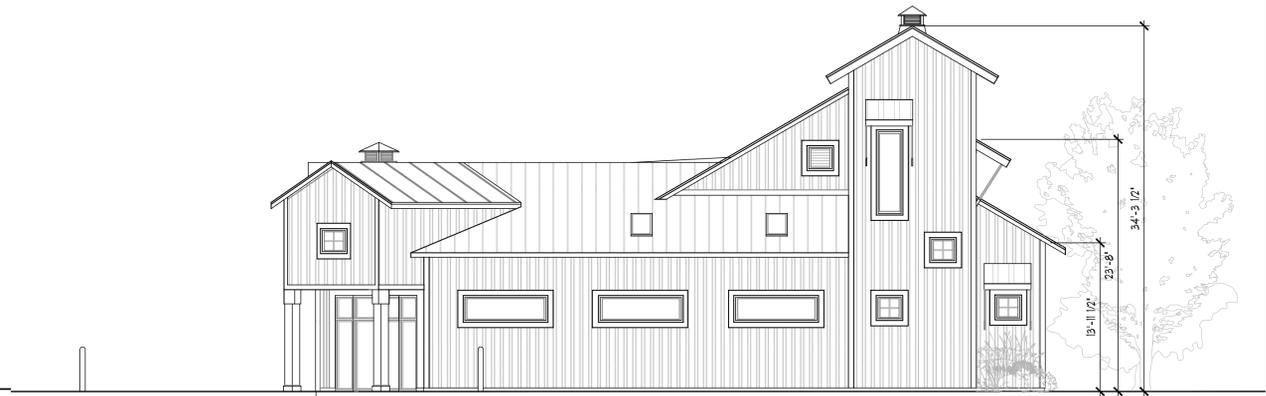
LEFT SIDE (NW) ELEVATION
SCALE: 1/8" = 1'-0"



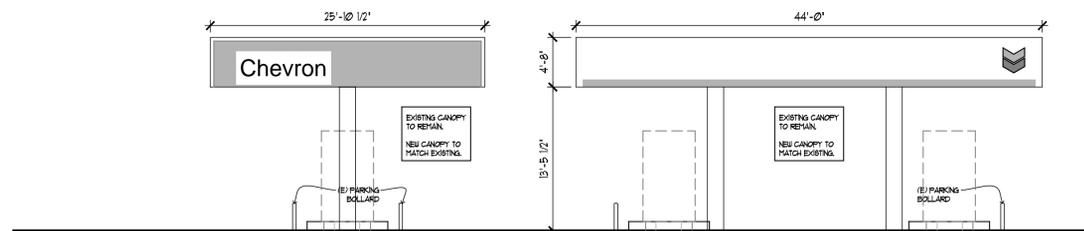
WEST ELEVATION
SCALE: 1/8" = 1'-0"



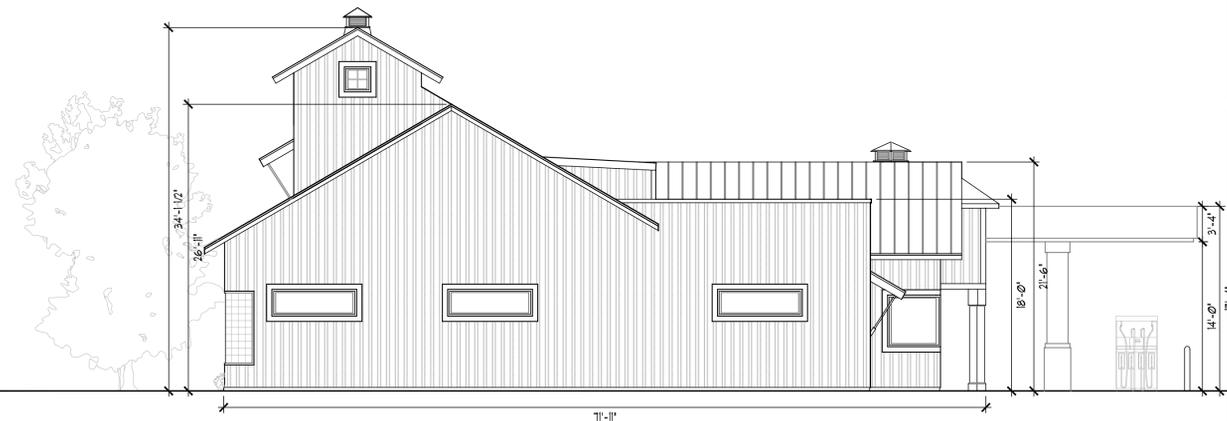
RIGHT SIDE (SE) ELEVATION
SCALE: 1/8" = 1'-0"



FRONT (SW) ELEVATION
SCALE: 1/8" = 1'-0"



EXISTING AND NEW GAS CANOPY - FRONT AND SIDE
SCALE: 1/8" = 1'-0"



REAR (NE) ELEVATION
SCALE: 1/8" = 1'-0"

330 EAST CANON PERDIDO, SUITE A
SANTA BARBARA, CA 93101
805.962.4575

ARCHITECTS
CARL SCHNEIDER, AIA

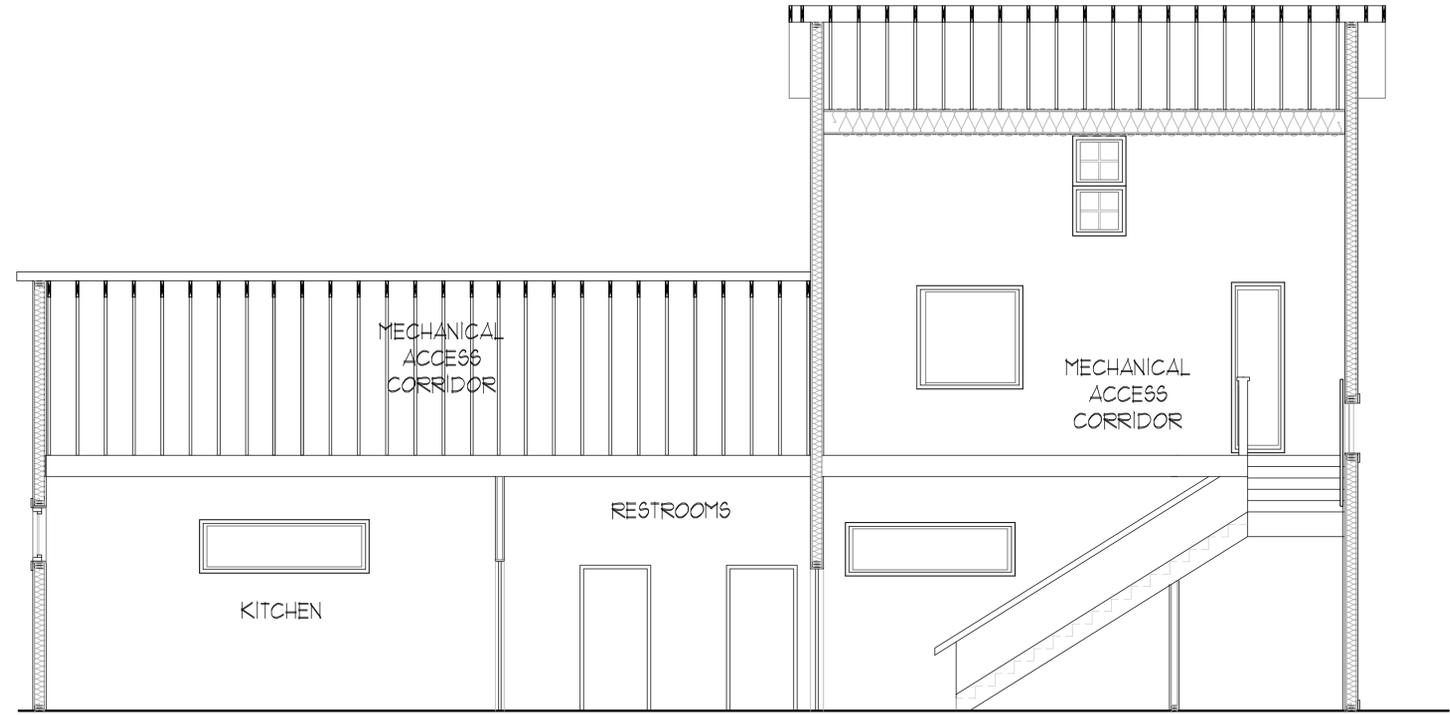


202 El Camino Real
Greenfield, CA 93927

ELEVATIONS

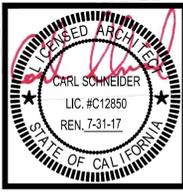
280-0100
05/13/16

A.4



SECTION "A"

SCALE: 1/4" = 1'-0"



202 El Camino Real
Greenfield, CA 93927

SECTIONS

280-0100
05/13/16

A.5

PRELIMINARY NOT FOR CONSTRUCTION

PLOTTED - 5/10/2016 2:36:54 PM



EXISTING GAS PUMP CANOPY
NO SCALE



FRONT (SW) ELEVATION
SCALE: 1/8" = 1'-0"



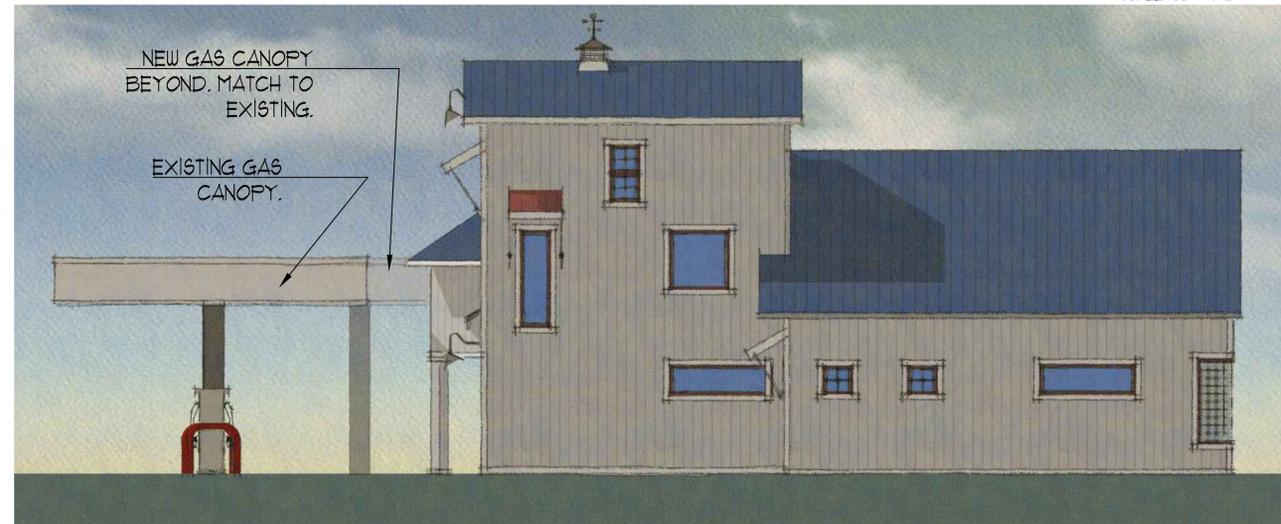
LEFT SIDE (NW) ELEVATION
SCALE: 1/8" = 1'-0"



WEST ELEVATION
SCALE: 1/8" = 1'-0"



REAR (NE) ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT SIDE (SE) ELEVATION
SCALE: 1/8" = 1'-0"

330 EAST CANON PERDIDO, SUITE A
SANTA BARBARA, CA 93101
805.962.4575
ARCHITECTS
CARL SCHNEIDER, AIA



202 El Camino Real
Greenfield, CA 93927

RENDERED ELEVATIONS
280-0100
05/13/16
A.6

PLOTTED - 5/17/2016 3:45:28 PM
©CSA ARCHITECTS. All rights reserved. It is common law copyright and other property rights in these plans. These plans are not to be reproduced, changed or copied in any form or manner whatsoever nor are they to be assigned to any third party without first obtaining the express written permission and consent of CSA ARCHITECTS. PRELIMINARY NOT FOR CONSTRUCTION



Planning Commission Report

599 El Camino Real Greenfield CA 93937 831-674-5591
www.ci.greenfield.ca.us

DATE: June 2, 2016

AGENDA DATE: June 7, 2016

PREPARED BY: Mic Steinmann, Community Services Director

TITLE: **DESIGN REVIEW FOR A MIXED-USE OFFICE AND RESIDENTIAL DEVELOPMENT AT 108 EL CAMINO REAL**

RECOMMENDATION: Approve Design Review Application

PUBLIC HEARING: Yes: X No:

General Plan: Downtown Commercial, Mixed Use Overlay

Zoning District: C-R, Retail Business, Mixed Use Overlay

Existing Use: Vacant Parcel – Fire Destroyed Office/Residential

Proposed Use: Office and Residential

Environmental Review: Exempt

Applicant: Robert White
APN: 024-101-009

Application for: DESIGN REVIEW (ARC 2016-02)

AUTHORITY AND PROCEDURES

Section 17.10.040 of the City of Greenfield Zoning Code sets forth the responsibilities of the Planning Commission, including hearing and deciding applications for design review. The Zoning Code requires design review for all non-residential development, e.g., commercial, retail, office, subject to certain specified exemptions. The purpose of design review is “to promote the orderly and harmonious growth of the city, to encourage development in keeping with the desired character of the city; to ensure physical, visual, and functional compatibility between uses; and to help prevent the depreciation of land values by ensuring proper attention is given to site and architectural design.” (Section 17.16.070.A).

It is the responsibility of the Planning Commission to “approve, conditionally approve, or deny the proposed design review application.” As part of the design review process, the Planning Commission may require that “the applicant modify plans in whole or in part and may condition the design review approval to ensure inclusion of specific design features, use of specific construction materials, and conformance with all applicable provisions of this title” (Section 17.16.070.F).

Section 17.16.070.E requires that design review approval or any modification thereto may be granted only when the Planning Commission makes all of the following findings:

1. Any two-story construction requires notification of property owners pursuant to section 17.14.040, “Public Notices,” of this title;
2. The proposed project is consistent with the objectives of the general plan, complies with applicable zoning regulations, specific plan provisions, planned unit development provisions, applicable city design guidelines, and improvement standards adopted by the city;
3. The proposed architecture, site design, and landscape design are suitable for the purposes of the building and the site and will enhance the character of the neighborhood and the community;
4. The architecture, including the character, scale and quality of the design, relationship with the site and other buildings, building materials, colors, screening of exterior appurtenances, exterior lighting and signing and similar elements establishes a clear design concept and is compatible with the character of buildings on adjoining and nearby properties;
5. The proposed project addresses vehicular, bicycle, and pedestrian transportation modes of circulation; and
6. For specific plans and planned unit development design review application, the proposed project is well integrated with the city’s street network, creates unique neighborhood environments, employs architectural design that fosters sense of community, and contributes to a pedestrian oriented environment.

If the Planning Commission approves design review, with or without conditions, the final design review action by the Planning Commission constitutes approval of the permit. Such permit then becomes valid after the designated ten (10) day appeal period.

CEQA

The proposed project is exempt from the requirements of CEQA pursuant to section 15302 of the CEQA guidelines governing replacement or reconstruction of existing facilities and section 15303 governing small structures in urbanized areas (California Code of Regulations, Title 14, Chapter 3).

BACKGROUND AND PROJECT DESCRIPTION

Existing Development

The property on which the project will be developed was previously occupied by a small office building with an attached residential apartment at the rear of the office portion of the building. The building was destroyed by fire, the previous building has been demolished, and the site is currently vacant. The lot is approximately 3,900 square feet. It is located at 108 El Camino Real. The property is adjacent to the Travel Inn motel and a restaurant.

Proposed Development

The design review application is for construction of approximately 2,645 square feet of office space with an attached residential apartment. The office portion is approximately 1,230 square feet. The attached 2-bedroom apartment is approximately 991 square feet with a 424 square foot enclosed 2-car garage and adjacent off-street parking for two vehicles. The new building is approximately the same size as the previous building that was destroyed by fire. The previous building included both office space and a residential apartment. These are the same proposed uses.

PROJECT ANALYSIS

Conformance with General Plan and Zoning Code

Land Use: The City of Greenfield's General Plan identifies the land use designation for this site as Downtown Commercial with a zoning designation as Retail Business (C-R) with a mixed/use overlay. Office buildings are allowed uses. The mixed-use overlay allows the development of residential units in conjunction with the commercial and office development allowed in the underlying land use designation. The proposed use is in conformance with the General Plan and Zoning Code land use designations.

Minimum Lot Area: In the Retail Business (C-R) zoning district, the minimum lot area is 2,500 square feet. The proposed development is on a 3,900 square foot parcel.

Maximum Coverage: In the Retail Business (C-R) zoning district, maximum lot coverage of 100% is allowed.

Setback: Front, rear, interior, and street side setbacks per the zoning code are 0 feet.

Height: The zoning code imposes a maximum height of the structure of 45 feet and a maximum of three stories. The proposed development is single-story structure with a maximum exterior elevation of 16'-0".

Fences and Walls: The proposed project does not include any exterior fences or walls. The requirements of the zoning code pertaining to fences and walls do not, therefore, apply.

Landscaping: The landscape development standards of chapter 17.54 of the zoning code and the commercial zoning district development standards of chapter 17.32 present a somewhat conflicting vision of the type of development and the streetscape experience that is desired for the downtown commercial corridor. The lot coverage and building setback standards of chapter 17.32 present an image of a downtown commercial corridor where buildings are developed to the property line, buildings on each parcel are immediately adjacent to and/or physically connected to buildings on the adjacent parcel, and the fronts of the buildings are immediately along the public sidewalk. In contrast, the landscape development standards of chapter 17.54 present an image of commercial buildings in the downtown retail corridor that are surrounded with significant landscaped areas (minimum of 20% of the total land area of the parcel) and buildings are setback from the public sidewalk with additional landscape features.

The *Downtown Design Guidelines* envisions a downtown area where buildings are constructed on the El Camino Real property line, building setbacks from side property lines are discouraged, and setbacks from the property lines are only for uses such as outdoor seating for cafes and restaurants, special landscape features such as raised planters, arbor or trellises, and as necessary for access to parking, for utilities or for pedestrian access. This vision is consistent with the commercial zoning district development standards set forth in chapter 17.32.

As the Planning Commission has previously concurred (i.e., design review for commercial addition at 239 El Camino Real and design review for commercial building addition and new car wash at 231 El Camino Real), the development standards set forth in chapter 17.32 for the commercial zoning district, as those standards are supported by the *Downtown Design Guidelines*, supersede any contrary or conflicting requirements of the landscape development standards of chapter 17.54. The proposed development includes a three foot landscape strip along the front of the building. The proposed site layout, building configuration, building setbacks, and landscape strip is consistent with the development standards of the chapter 17.32 of the zoning code and the *Downtown Design Guidelines*.

Resource Efficiency: The Resource Efficiency standards of chapter 17.55 of the zoning code do not apply to nonresidential projects of less than 10,000 square feet. The proposed project is for a building area of 2,645 square feet. However, the applicant is encouraged to incorporate into the project the Resource Efficiency Standards set forth in section 17.55.030, especially those related to recycling and diversion, water use efficiency, energy efficiency, and use of postconsumer recycled construction materials.

Lighting: All new nonresidential development is subject to the outdoor lighting requirements of chapter 17.56 of the zoning code. At the time of application for a building permit, the project's plans and specifications will be reviewed for conformance with those lighting standards. A building permit will not be issued if any proposed outdoor lighting is not in compliance with the requirements of this chapter.

Parking: Section 17.42.030 of the zoning code specifies that parking for mixed use developments must conform to the parking requirements of chapter 17.58 of the zoning code. For office buildings, table 17.58-1 requires the provision of three on-site parking spaces for each 1,000 feet of office space. For a mixed-use development with an attached residential unit, the

number of required parking spaces is dependent on how this residential unit is classified, i.e., if multi-family then two or three parking space are required, if single-family then four parking spaces are required, but if caretaker residence then two parking spaces are required. For the office and residence, a minimum of five and a maximum of seven off-street parking spaces are required. Section 17.58.050 of the zoning codes provides, however, that where two or more uses have different periods of peak parking demand a shared parking arrangement is permissible. This section also provides that “the designated approving authority may decrease the required parking for a specific use.” The zoning code does not specify any particular standards to apply in making that determination.

The proposed project includes a total of four off-street parking spaces – two in an enclosed garage and two on the drive pad for the garage. The parking spaces are accessed from the rear alley. The site plan indicates it is possible that a fifth parking space could be developed adjacent to the garage driveway. There is direct access from the parking spaces to both the apartment and the office building. The prior office and residential development on this property included only two off-street parking spaces. The proposed project increases the number of off-street parking spaces to four.

Significant on-street parking is available in front of and immediately adjacent to the project site. Providing four parking spaces to the rear of the property should be more than adequate for any parking needs of the residential apartment. If additional parking is required for this mixed-use development, it would be necessary to redesign the project and convert space proposed for office and/or residential development to vehicle parking. It is not believed this would further any purpose or goal of either the general plan or the zoning code. It is the recommendation of the Planning Director that the Planning Commission exercise its discretion under section 17.58.050 of the zoning code and decrease the off-street parking requirement to four spaces – as the proposed project provides.

Signage: All signage provided as part of the proposed development must be in accordance with the requirements of chapter 17.62 of the zoning code. The Planning Director will review proposed signage at the time submittal is made for a building permit to ensure compliance with the requirements of chapter 17.62.

Design Features

Exterior Material and Color: The exterior building finish material is stucco with brick facing below the windows along El Camino Real, awnings over the front windows and entrance doors, and a composition shingle roof. The stucco finish is a beige/off-white color with red brick and trim, and blue awnings and entrance doors. These colors and materials are consistent with adjacent buildings and other buildings in the downtown business district.

Landscaping: There will be a three foot planting strip/planting box along the front of the building. A preliminary landscape plan has not yet been developed.

RECOMMENDATION

The proposed project will develop a currently vacant parcel to replace a similar mixed-use development that was destroyed by fire. The proposed project is consistent with the applicable provisions of the City of Greenfield general plan and the zoning code for development of a mixed-use office and attached residential apartment building in the C-R, Retail Business zoning district. During the building permit application process, the Planning Director and Building Official will ensure compliance with the requirements of the City's zoning and building codes.

It is recommended that the Planning Commission accept this design review report and adopt the attached resolution approving design review for the construction of a mixed-use office and apartment building at 108 El Camino Real.

PLANNING COMMISSION ACTION

1. Public Hearing – Accept public testimony.
2. Discussion/Action – Consider the proposed project, and approve, conditionally approve, or deny the proposed design review application. The Planning Commission may require that the applicant modify its plans in whole or in part, and may condition design review approval to ensure inclusion of specific design features, use of specific construction materials, or conformance with applicable provisions of the City of Greenfield zoning code.
3. Adopt Attached Resolution Approving Design Review.

PROPOSED MOTION

I MOVE THAT THE PLANNING COMMISSION ADOPT RESOLUTION 2016-12 GRANTING DESIGN REVIEW APPROVAL FOR THE CONSTRUCTION OF A MIXED-USE OFFICE AND RESIDENTIAL APARTMENT BUILDING AT 108 EL CAMINO REAL, APN: 024-101-009.

**CITY OF GREENFIELD PLANNING COMMISSION
RESOLUTION No. 2016-12**

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
GREENFIELD GRANTING DESIGN REVIEW APPROVAL FOR THE
CONSTRUCTION OF A MIXED-USE OFFICE AND RESIDENTIAL
APARTMENT BUILDING AT 108 EL CAMINO REAL, APN: 024-101-009**

WHEREAS, an application for Design Review approval for the development of a mixed-use office building and residential apartment building at 108 El Camino Real, in the City of Greenfield, APN: 024-101-009, has been submitted to the City of Greenfield; and

WHEREAS, Section 17.10.040 of the City of Greenfield Zoning Code designates the Planning Commission as the Approving Authority for Design Review; and

WHEREAS, Section 17.16.070 of the City of Greenfield Zoning Code requires Design Review for all nonresidential development, including commercial and retail space development, and all residential development greater than 500 square feet; and

WHEREAS, the proposed development is for mixed-use office and residential development to replace a similar structure and use that was destroyed by fire; and

WHEREAS, the application for Design Review was heard by the Planning Commission at a public meeting; and

WHEREAS, the Planning Commission shall approve, conditionally approve, or deny the proposed design review application in accordance with the requirements of Section 17.16.070 of the City of Greenfield Zoning Code; and

WHEREAS, the Planning Commission shall grant Design Review approval only after making certain designated findings as set forth in Section 17.16.070 of the City of Greenfield Zoning Code; and

NOW, THEREFORE, BE IT HEREBY RESOLVED, that the Planning Commission of the City of Greenfield has considered all written and verbal evidence regarding this Design Review application at the public meeting and has made the following findings regarding the proposed development:

1. **FINDING:** That the proposed development is consistent with the objectives of the general plan, complies with applicable zoning regulations, specific plan provisions, planned unit development provisions, applicable city design guidelines, and improvement standards adopted by the city.
 - (a) The proposed site is designated by the general plan for downtown commercial uses and is in the C-R, Retail Business zoning district with mixed-use overlay.

Mixed-use office and residential development are allowed uses in these general plan and zoning code districts.

- (b) A previous mixed-use office and residential building on this site was destroyed by fire. The proposed project will support the general plan goals to encourage the redevelopment of substandard and underutilized existing facilities and sites, and provide flexibility in the construction of infill projects.
 - (c) The preliminary site plan and building drawings for the proposed project conform to the zoning code requirements relating to minimum lot size and building coverage, building and site setback, building height, fences and walls, landscaping, resource efficiency, lighting, parking, and signage.
2. FINDING: That the proposed architecture, site design, and landscape design are suitable for the purposes of the building and the site and will enhance the character of the neighborhood and the community.
- (a) The proposed architecture is consistent with the design of the immediately adjacent restaurant and club and other buildings in the downtown commercial district.
 - (b) The site design is in conformity with the requirements of the zoning code and is an appropriate site layout for a mixed-use office and residential development.
 - (c) The development of a new/replacement office building and residential apartment at the proposed location will enhance the character of the neighborhood and community by developing a currently vacant and undeveloped parcel (the previous building on this site was destroyed by fire and has been demolished) within the downtown commercial district.
3. FINDING: That the architecture, including the character, scale and quality of the design, relationship with the site and other buildings, building materials, colors, screening of exterior appurtenances, exterior lighting and signing and similar elements establishes a clear design concept and is compatible with the character of buildings on adjoining and nearby properties.
- (a) The proposed architectural design establishes a clear design concept appropriate for a small-scale mixed-use office and residential apartment building in the downtown commercial district.
 - (b) A single-story building is proposed that is consistent with other commercial retail development in the downtown commercial district.
 - (c) Exterior lighting and signage will be appropriate for the type and scale of the proposed retail development.

4. **FINDING:** That the proposed project addresses vehicular, bicycle, and pedestrian transportation modes of circulation.
- (a) The proposed project provides adequate off-street parking for the proposed mixed-use development.
 - (b) Significant on-street parking in front of an immediately adjacent to the project site is more than sufficient for the needs of the office building portion of the proposed development and visitors thereto.
 - (c) Pursuant to section 17.58.050 of the zoning code, the Planning Commission hereby reduces the off-street parking requirement to four parking spaces as included in the proposed project.
 - (d) A public sidewalk is already in place along the El Camino Real frontage.

BE IT FURTHER RESOLVED that the Planning Commission hereby grants design review approval to construct a mixed-use office and residential apartment building at 108 El Camino Real in the City of Greenfield, APN: 024-101-009, as indicated on the project plans reviewed by the Planning Commission.

PASSED AND ADOPTED by the Planning Commission of the City of Greenfield, at a regularly scheduled meeting of the City Planning Commission held on the 7th day of June, 2016, by the following vote:

AYES, and all in favor, therefore, Commissioners:

NOES, Commissioners:

ABSENT, Commissioners:

Drew Tipton, Chairperson
City of Greenfield Planning Commission

Desiree Gomez, Secretary
City of Greenfield Planning Commission

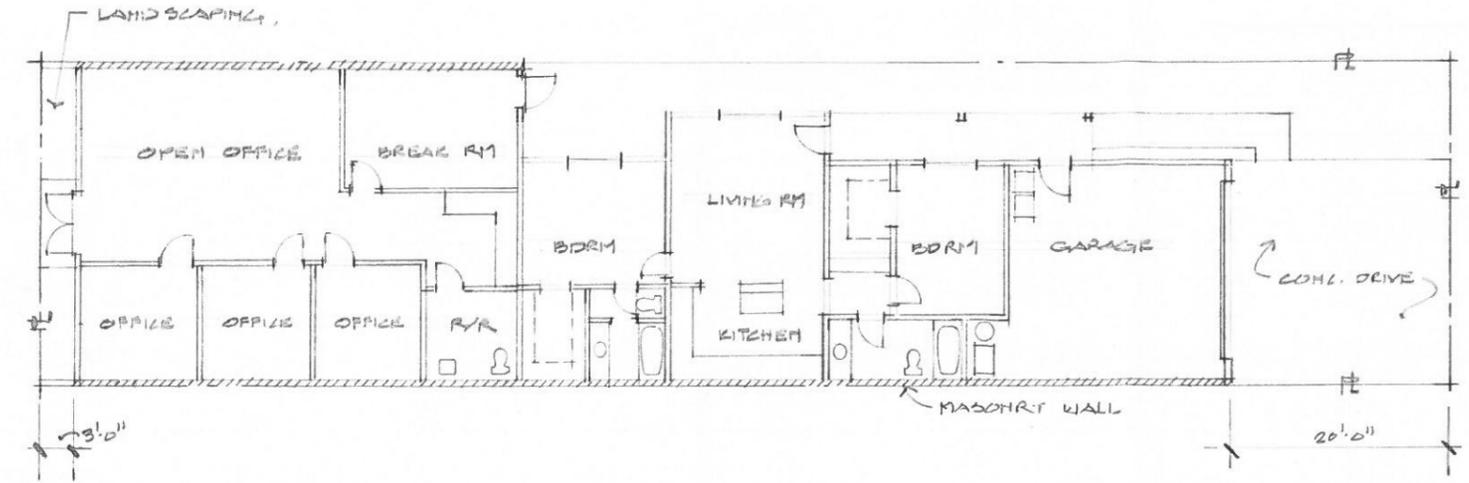
108 El Camino Real



PROJECT STATISTICS
NEW COMMERCIAL BUILDING, NEW RESIDENCE
 THIS PROJECT TO COMPLY WITH THE 2013 C.R.C. C.M.C. C.E.C. C.P.C. &
 CALIFORNIA ADMINISTRATIVE CODE TITLE 24

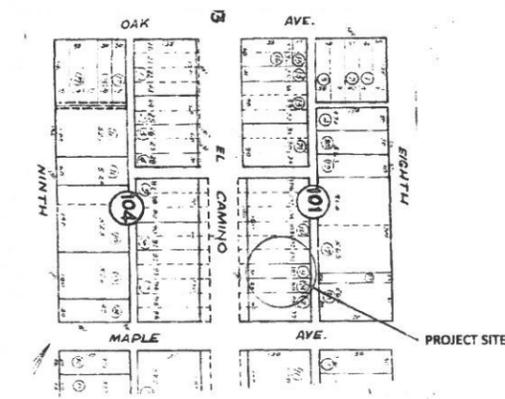
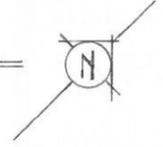
PROJECT SCOPE	NEW COMMERCIAL BUILDING AND RESIDENCE TO REPLACE FIRE DAMAGE BUILDING AND APARTMENT
OCCUPANCY	B, R-3
TYPE OF CONSTRUCTION	VB
ZONING	C-R
PROJECT ADDRESSES	108 EL CAMINO REAL GREENFIELD, CA. 93927
OWNER	ROBERT WHITE PO BOX 489 GREENFIELD, CA. 93927
PROJECT MANAGER	ROBERT WHITE 831-396-2643
APN.	024-101-009
NEW COMMERCIAL OFFICE	1,230 SQ FT
NEW RESIDENCE	991 SQ FT
NEW GARAGE	424 SQ FT
EXISTING OFFICE BUILDING	
EXISTING APARTMENTS	
LOT SIZE	3,900 SQ FT .09 ACRES
TYPE OF CONSTRUCTION	VB
FIRE SPRINKLERS	YES

EL CAMINO REAL

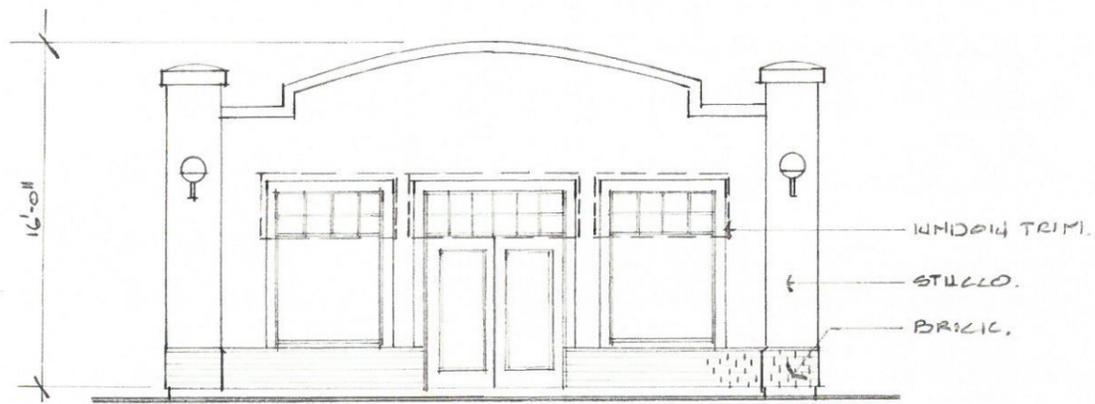


SITE PLAN / FLOOR PLAN

1/8" = 1'-0"

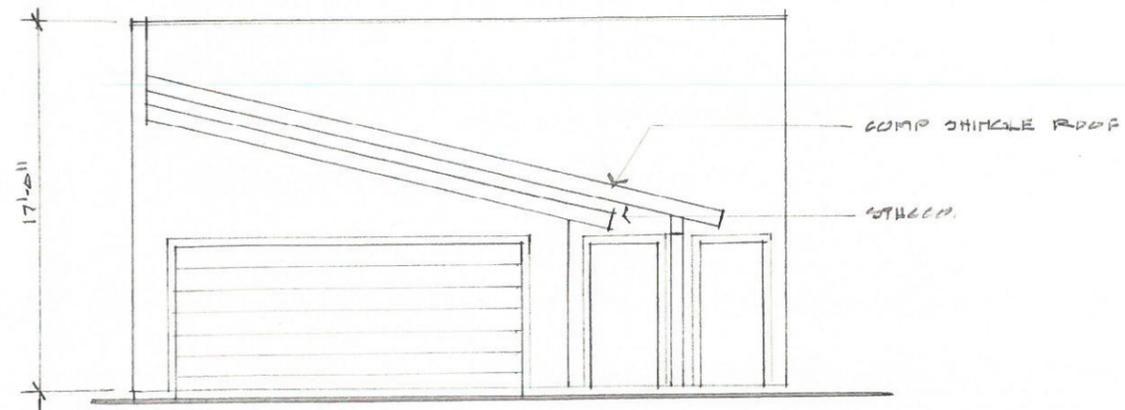


VICINITY MAP

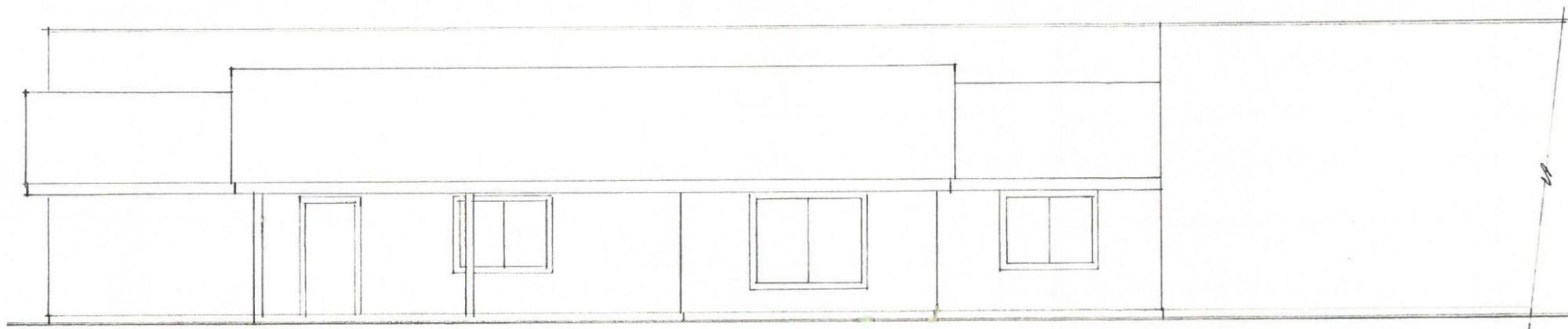


EL CAMINO REAL ELEVATION

1/4" = 1'-0"



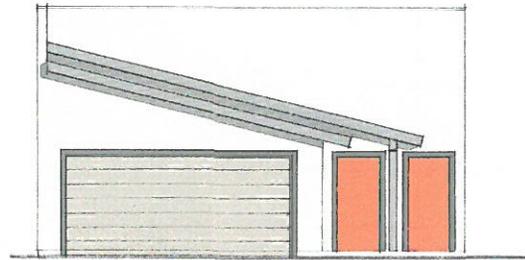
ALLEY ELEVATION



NORTH ELEVATION - RESIDENCE



EL CAMINO REAL ELEVATION
2/21/16



ALLEY ELEVATION



NORTH ELEVATION- RESIDENCE

CITY OF GREENFIELD
 BUILDING/PLANNING DEPT.

MAY 05 2016

RECEIVED

REVISIONS	BY

Date	
Scale	
Drawn	
Job	
Sheet	
Of Sheets	