

CITY OF GREENFIELD PLANNING COMMISSION

**Greenfield Civic Center
599 El Camino Real
Greenfield California
Tuesday
October 4, 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 JUNE 7, 2016 PLANNING COMMISSION MINUTES (Page 3)**
- E. PUBLIC HEARING**
 - 1. DESIGN REVIEW FOR SINGLE-FAMILY RESIDENCE AT 3 MORENO AVENUE (Page 4)**
 - a. Staff Report
 - b. Open/Close Public Hearing
 - c. Planning Commission Discussion
 - d. Action
 - 2. DESIGN REVIEW FOR SINGLE-FAMILY RESIDENCE AT 17 WALKER LANE (Page 84)**
 - a. Staff Report
 - b. Open/Close Public Hearing
 - c. Planning Commission Discussion
 - d. Action
 - 3. DESIGN REVIEW FOR DOLLAR GENERAL RETAIL STORE DEVELOPMENT AT 300 BLOCK OF EL CAMINO REAL (Page 94)**
 - a. Staff Report
 - b. Open/Close Public Hearing

- c. Planning Commission Discussion
 - d. Action

- 4. **SOUTH END ANNEXATION PROJECT REVIEW, CERTIFY SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT, ADOPT MITIGATION MONITORING AND REPORTING PROGRAM, APPROVE PREZONING, AND REVIEW MAJOR SUBDIVISION VESTING TENTATIVE MAP (Page 121)**
 - a. Staff Report
 - b. Open/Close Public Hearing
 - c. Planning Commission Discussion
 - d. Action

- 5. **RECOMMENDATION THAT THE CITY COUNCIL APPROVE A DEVELOPMENT AGREEMENT WITH GOLDEN STATE ALTERNATIVE CARE, INC., FOR MEDICAL MARIJUANA CULTIVATION AND MANUFACTURING FACILITIES AT 721 EL CAMINO REAL (Page 305)**
 - a. Staff Report
 - b. Open/Close Public Hearing
 - c. Planning Commission Discussion
 - d. Action

- 6. **RECOMMENDATION THAT THE CITY COUNCIL APPROVE A DEVELOPMENT AGREEMENT WITH GREENFIELD ORGANIX, INC., FOR MEDICAL MARIJUANA CULTIVATION AND MANUFACTURING FACILITIES AT 900 CHERRY AVENUE (Page 365)**
 - 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
June 27, 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 and Deputy City Clerk Gomez.

Guest: Robert White, Gail Stewart White, Claudia, Keith Slocum, Romana Williams.

ADOPTION OF THE MARCH 1, 2016 AND APRIL 5, 2016 PLANNING COMMISSION MINUTES

A Motion by Commissioner Castillo seconded by Commissioner Ramirez was made to approve the March 1, 2016 and April 5, 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.

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

Staff Report was given by Community Services Director Steinmann.

Chair Tipton opened public comments at 6:05 p.m.

Keith Slocum, contractor stated the reason for adding more dispensers as to eliminate traffic issues.

Chair Tipton Closed Public Comments at 6:30 p.m.

A Motion to Approve by Commissioner Martinez, seconded by Commissioner Castillo to approved the remodel and expansion of existing Chevron station. All in Favor. Motion Carried.

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

Staff Report was given by Community Services Director Steinmann.

Chair Tipton opened public comments at 6:35 p.m.

Robert White, property owner, commented on how he wanted to enhance and improve the structure.

Chair Tipton Closed Public Comments at 6:40 pm.

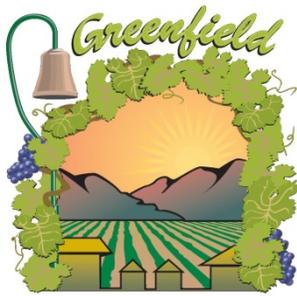
A Motion to approved by Commissioner Ramirez seconded by Commissioner Castillo to approve the design review for 108 El Camino Real. All in favor. Motion carried.

ADJOURNMENT

Chair Tipton adjourned the meeting at 6:46 pm.

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: September 20, 2016

AGENDA DATE: October 4, 2016

TO: Planning Commissioners

PREPARED BY: Mic Steinmann, Community Services Director

TITLE: **DESIGN REVIEW FOR SINGLE-FAMILY RESIDENCE AT
3 MORENO AVENUE**

AUTHORITY AND PROCEDURES

Section 17.10.040 of the City of Greenfield zoning code sets forth the responsibilities of the Planning Commission. Those responsibilities include hearing and deciding applications for design review. For design review, the Planning Commission is the designated Approving Authority. The zoning code requires design review for all single-family residential development. The purpose of design review is set forth in section 17.16.070.A of the zoning code:

The purpose of the design review process 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.

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.

BACKGROUND AND PROJECT DESCRIPTION

Arroyo Seco/St. Charles Subdivision

In 2004 the City Council approved a development agreement with Creekbridge Homes, LP, for a single-family residential and mixed-use development for what was at that time known as the Arroyo Seco Subdivision (it is also known as the St. Charles subdivision) at the City's southern limits between Elm Avenue, El Camino Real, and U. S. Highway 101. When this subdivision was developed in the 2005-2007 timeframe, approximately 164 single-family residences were planned. The development standards specified the following residential permitted uses:

- Single Family Home, Cottage (35' frontage lot)
- Single Family Home, Small (45' frontage lot)
- Single Family Home, Large (55' frontage lot)
- Single Family Home, Villa (65' frontage lot)
- Carriage Apartments (permitted on 30% of the total number of lots 45' wide or greater)

The development standards also required two covered on-site parking spaces and one uncovered on-site parking space in front of the garage for each residential unit. Space for one optional uncovered parking space beside the garage is allowed. One additional covered on-site parking space is required for each carriage unit.

With the exception of single-story homes and townhomes, all homes were not to exceed 40% lot coverage. For single-story homes and townhomes, lot coverage was limited to a maximum of 50%.

This development project includes more than 20 different single-story and two-story plan sets, with different interior floor plans and exterior elevations. There were also alternative design concepts for carriage units. The plan sets identified appropriate models for each of the different lot frontages, e.g., Cottage, Small, and Large. Those floor plans and exterior elevations are included as an attachment to this staff report. Also included as an attachment are color renderings of a number of the approved models. (Note: the attached plan sets do not include the single-story models, but photographs of several are included with the color renderings attachment.)

The smaller Cottage model homes, for properties with 35' lot frontage, range between 1,200 square feet and 1,600 square feet. The Small model homes on properties with a 45' frontage range between 1,400 square feet and 2,200 square feet. Large homes having a 55' frontage are generally between 1,800 square feet and 2,600 square feet, some of which have a carriage unit. The largest Villa models, for properties with a 65' frontage, range between 2,300 square feet and 2,700 square feet, many of which have carriage units, which increases the total residential space to more than 3,000 square feet. The general concept is that smaller homes are on smaller lots and larger homes are on larger lots.

Existing Development

When this development was under construction in the 2005-2007 timeframe, approximately 151 homes were constructed and 13 lots remained undeveloped when the housing bubble burst in 2008. The 13 vacant lots have remained so since 2008. Recently, a number of these vacant lots have been sold. At this time two design review applications have been submitted for Planning Commission consideration.

Elizabeth Lopez has purchased one of the vacant parcels at 3 Moreno Street (corner of Moreno Street and Elm Avenue), APN: 024-391-026. The parcel is approximately 6,160 square feet (Note: The drawings submitted for design review indicate a 58' x 100' lot [5,800 square feet], but the approved vesting tentative map indicates a 56' x 110' lot [6,160 square feet]). The property is zoned Single-Family Residential (R-L).

The parcel is at the corner of Elm Avenue and Moreno Avenue. Existing single-family residences are located across and east along Elm Avenue and immediately adjacent to it on Moreno Avenue. To the west along Elm Avenue is an undeveloped parcel that is zoned for retail business.

Proposed Development

Ms. Lopez proposes to construct a one-story, single-family residence with 1,287 square feet of living space and a 452 square foot detached two-car garage. The new house includes a living room with adjacent dining area, kitchen, three bedrooms, two full bathrooms, laundry hook-ups, and detached two-car garage. The proposed exterior is a stucco finish with Spanish tile roof. There is a small covered front porch.

PROJECT ANALYSIS

CEQA

Projects consisting of construction of one single-family residence in a residential zone are categorically exempt from the requirements of CEQA (California Code of Regulations, Title 14, Chapter 3, Section 15303).

CONFORMANCE WITH GENERAL PLAN AND ZONING CODE

Land Use: The City of Greenfield general plan land use designation for this site is Low Density Residential with a zoning code designation as Single-Family Residential (R-L).

Lot Coverage: In the R-L zoning district, section 17.30.040 of the zoning code specifies a minimum lot area of 6,000 square feet and maximum lot coverage of 40%. The development agreement and vested tentative map for this subdivision allowed for a number of smaller lots and lot coverage of 40% for two-story units and 50% for single-story residences. The project consists of a 6,160 square foot parcel. Total proposed enclosed and covered space is 1,815 square feet, for lot coverage of 29%. This is significantly less lot coverage than most other homes in this subdivision.

Lot Dimensions: Minimum lot dimensions in the R-L zoning district are 60 feet width/frontage and 90 feet depth. The development agreement and vested tentative map for this subdivision allowed for lots with street frontage as little as 35 feet. The project parcel is 56 feet wide and 110 feet deep.

Height: Section 17.32.040 of the zoning code imposes a maximum height of the structure of 35 feet. The proposed single-family construction has a maximum exterior elevation of 14'-8".

Setback: Required setbacks per the development agreement are: Front setback – 10 feet minimum and 25 feet maximum; side street setback – 10 feet minimum and 15 feet maximum; and side and rear setbacks – 5 feet minimum. All setbacks meet or exceed the minimum setback requirements of the development agreement. Within the St. Charles subdivision, homes are generally set back 5 feet from the side property line, except for homes that have a side entrance. The proposed home is set back 14'-9" from the side property line. This is significantly greater than that for other homes in this subdivision. The larger side lot setback does not follow the existing development scheme where houses are located side-by-side with side setbacks generally at the minimum requirement of 5 feet.

Accessory Structures: The proposed site plan does not indicate any accessory structures will be included in the project. The requirements of chapter 17.46, Accessory Structures, of the zoning code do not, therefore, apply.

Fences and Walls: The proposed project does not indicate the construction of any fences or walls. There is an existing fence along the side property line for the adjacent house. If any new fences or walls are constructed as part of the project, the requirements of chapter 17.52, Fences and Walls, of the zoning code will apply.

Landscaping: Being part of an approved subdivision, the landscaping requirements of chapter 17.54 of the zoning code apply. A landscaping plan was not, however, submitted as part of the design review application. It will be required that landscaping of the front yard area and landscape strip along the rear alley be consistent with the landscaping scheme in the subdivision. If any existing street trees are dead or missing, replacement by the homeowner will also be required.

Resource Efficiency: The resource efficiency standards of chapter 17.55 of the zoning code do not apply to residential projects with a total livable area less than 5,000 square feet.

Lighting: The outdoor lighting requirements of chapter 17.56 of the zoning code do not apply to single-family residential construction.

Parking: The development agreement for this subdivision requires the provision of two covered on-site parking spaces and one uncovered on-site parking space per home, with one additional covered on-site parking space for each carriage unit. The proposed project includes a two-car enclosed garage along with space for one uncovered parking space on the driveway apron. The location and setback for the garage is consistent with other homes in the subdivision. The proposed project meets the minimum off-street parking requirements of the subdivision development agreement.

Signage: The proposed project does not include any exterior signage. The requirements of chapter 17.62 of the zoning code do not, therefore, apply.

DESIGN FEATURES

Residential Unit Size: The approved development agreement and development standards for the St. Charles subdivision identify Large homes are permitted for properties with a 55 foot lot frontage. Homes on 55 foot wide lots in this subdivision are generally in the 1,800 square feet to 2,600 square feet range. The proposed home is for 1,287 square feet. This would be one of the smaller homes in the subdivision that would be appropriate for smaller lots with only a 35 foot frontage. The development concept of this subdivision is for smaller homes on smaller lots and larger homes on larger lots. The proposed home is not consistent with the development scheme of the subdivision.

Design Style: The proposed design is for a single-story home with a stucco exterior and Spanish tile roof. Review of the plan sets and photographs attached to this staff report clearly indicate

that the proposed design is not consistent with the design of all other homes in this subdivision. Construction of the home as proposed will result in a new home in the St. Charles subdivision that does not look like any other existing home and introduces a very different and dissimilar exterior design to this subdivision.

Exterior Material: The proposed exterior finish of the new residence is stucco. The roofing material is Spanish tile.

Detailing: Unlike other homes in the subdivision, the proposed design indicates minimal exterior detailing. Exterior doors and windows appear very plain and do not reflect the level of detailing exhibited by other homes in the subdivision.

RECOMMENDATION

The proposed project is not reflective of or consistent with the design of other homes in the St. Charles subdivision. It is dissimilar in the size of the home proposed for this larger lot, its setback from the side property line, its overall design style, the exterior detailing, and the site layout. The architecture, including the character, scale, and quality of the design, and its relationship with the site presents a design concept that is not consistent with the character and appearance of the neighborhood and the subdivision in which it is located. It is recommended that the Planning Commission not approve this design review application.

The applicant should redesign the single-family residence to be consistent with and compatible with the design style, setbacks, exterior detailing, site layout, and building size of other single-family residences in the St. Charles subdivision on similarly sized lots. The applicant should review the model plans and photographs attached to this staff report, drive through the existing subdivision to become familiar with existing home designs, and redesign the project as appropriate. Upon redesign, reapplication for design review can be made.

PROPOSED MOTION

I MOVE THAT THE PLANNING COMMISSION NOT APPROVE THE DESIGN REVIEW APPLICATION FOR THE CONSTRUCTION OF A SINGLE-FAMILY RESIDENCE AT 3 MORENO STREET AS PROPOSED.

Attachments:

Moreno Residence Plans
Model Plan Sets
Model Plan Renderings
Existing Home Photographs

PROPOSED ONE-STOREY RESIDENCE

RAAD DESIGN & CONSTRUCTION

DESIGN • CONSTRUCTION • MANAGEMENT

3036 VIN GRANDE COURT
SAN JOSE, CA 95135

CELL (408) 674-9207 rreginio@gmail.com



STATE LIC. 855855

DESIGNER:

RUSTY L. REGINIO
RAAD DESIGN & CONSTRUCTION
3036 VIN GRANDE COURT,
SAN JOSE, CA 95135

CONTRACTOR:

RAAD DESIGN & CONSTRUCTION
GENERAL BLDG. CONTRACTOR
STATE LICENSE NO. 855855
SAN JOSE, CA 95135
TEL. NO. 408-674-9207

ENERGY CONSULTANT:

FRI ENERGY CONSULTANTS, LLC
TITLE 24 ENERGY CONSULTANTS
21 N. HARRISON AVENUE,
CAMPBELL, CA 95008
TEL. NO. 408-866-1620

RUSTY LUMIDAO REGINIO

THIS DOCUMENT AND THE IDEAS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE IS THE PROPERTY OF RAAD CONSTRUCTION AND IS NOT TO BE USED, IN WHOLE OR IN PART FOR ANY PROJECT WITHOUT THE PRIOR WRITTEN CONSENT OR AUTHORIZATION FROM RAAD CONSTRUCTION IS PROHIBITED.

CONSULTANTS

REVISION	DATE
PLAN SUBMITTAL	08.26.16

OWNER

ELIZABETH LOPEZ

PROJECT

**NEW ONE-STOREY
SINGLE FAMILY HOUSE**

LOT 3 # 26 MORENO STREET
CORNER ELM AVENUE
GREENFIELD, CA 93927

SHEET CONTENTS

PROJ. DATA, VICINITY MAP
APPLICABLE CODE
SHEET INDEX &
GENERAL NOTES

SCALE	AS SHOWN
DATE	07.08.16
DRAWN BY	KJR
DESIGN BY	RLR
JOB NO.	201610

SHEET NO.

A-1

1 of 7 Sheet

GENERAL NOTES:

- ALL WORK SHALL CONFORM TO THE 2013 CALIFORNIA BUILDING CODE, (2006 INTERNATIONAL BLDG. CODE) 2006 UMC, UPC, 2005 NEC, AND 2014 EDITION OF CA TITLE 24 ENERGY COMPLIANCE CODE AND ALL OTHER APPLICABLE CODES. GOVERNING AUTHORITIES AND CODES TAKE PRECEDENCE OVER DRAWINGS AND SPECIFICATIONS. REPORT DISCREPANCIES TO THE DESIGNER/ARCHITECT IMMEDIATELY.
- VERIFY DIMENSIONS, GRADES, ELEVATIONS AND CRITICAL LOCATIONS, SUCH AS STRUCTURAL SUPPORTS, BEFORE COMMENCING WORK AFFECTED BY THEM. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO THE DESIGNER/ARCHITECT IMMEDIATELY.
- DURING CONSTRUCTION, REPORT ALL DISCREPANCIES AND CONFLICT ON THE DRAWINGS TO THE DESIGNER/ARCHITECT IMMEDIATELY.
- DIMENSIONS SHALL GOVERN ON WORKING DRAWINGS. DO NOT SCALE WORKING DRAWINGS.
- IN THE EVENT CERTAIN FEATURES OF THE CONSTRUCTION ARE NOT FULLY SHOWN ON THE DRAWINGS OR CALLED FOR IN THE NOTES OR SPECIFICATIONS, THEN THEIR CONSTRUCTION SHALL BE OF THE SAME CHARACTER AS FOR SIMILAR CONDITIONS THAT ARE SHOWN OR CALLED FOR.
- COORDINATE WORK WITH UTILITY COMPANIES. MATERIALS AND LABOR NOT APPROVED BY THE UTILITY COMPANIES SHALL BE PROVIDED BY THE CONTRACTOR AND SHALL BE INCLUDED IN THE BID PRICE.
- SHOULD CONFLICTS OCCUR BETWEEN THE DRAWINGS AND SPECIFICATIONS, DRAWINGS SHALL GOVERN IN MATTERS OF DIMENSIONS OR QUANTITY; SPECIFICATIONS SHALL GOVERN IN MATTER OF MATERIALS OR FINISHES.
- THE CONTRACTOR SHALL DO ALL WORK IN ACCORDANCE WITH PLANS AND SPECIFICATIONS APPROVED BY THE BUILDING OFFICIAL. THE APPROVED PLANS AND SPECIFICATIONS SHALL NOT BE CHANGED OR MODIFIED WITHOUT THE APPROVAL OF THE BUILDING OFFICIAL.

ABBREVIATIONS:

&	AND	EA.	EACH	LAM.	LAMINATE	RM.	ROOM
∠	ANGLE	ELECT.	ELECTRICAL	LAV.	LAVATORY	R.O.	ROUGH OPENING
AT	AT	ELEV.	ELEVATION, ELEVATOR	LIN.	LINEN	R.S.	ROUGH SAWN
CL	CENTERLINE	EQ.	EQUAL	LT.	LIGHT	RWD.	REDWOOD
D	DIAMETER	EQUIP.	EQUIPMENT	MAX.	MAXIMUM	S.C.	SOLID CORE
#	POUND OR NUMBER	ETC.	ET, CETERA	M.C.	MEDICINE CABINET	SCHED.	SCHEDULE
(E)	EXISTING	EXP.	EXPANDED, EXPOSED	MECH.	MECHANICAL	SECT.	SECTION
ACOUS.	ACOUSTICAL	EXT.	EXTERIOR	MFR.	MANUFACTURER	SH.	SHEET
ADJ.	ADJACENT, ADJUSTABLE	F.A.U.	FORCED AIR UNIT	MIN.	MINIMUM	SHR.	SHOWER
AL.	ALUMINUM	F.D.	FLOOR DRAIN	MIR.	MIRROR	SHW.	SHOWER
APPROX.	APPROXIMATE	F.E.	FIRE EXTINGUISHER	MISC.	MISCELLANEOUS	SL.	SLIDING GLASS
ARCH.	ARCHITECTURAL	FIN.	FINISH	MTD.	MOUNTED	S & P	SHELF & POLE
ASPH.	ASPHALT	FLR.	FLOOR	MTL.	METAL	SPEC.	SPECIFICATION
BD.	BOARD	F.O.	FACE OF	N.I.C.	NOT IN CONTRACT	SO.	SQUARE
BETW.	BETWEEN	F.O.S.	FACE OF STUD	NO.	NUMBER	STD.	STANDARD
BL'G.	BUILDING	F.S.	FIRE SPRINKLER	NOM.	NOMINAL	STL.	STEEL
BL'K'G.	BLOCKING	FT.	FEET, FOOT	N.T.S.	NOT TO SCALE	STOR.	STORAGE
BOT.	BOTTOM	FTG.	FOOTING	O.C.	ON CENTER	STRUCT.	STRUCTURAL
CAB.	CABINET	GA.	GAUGE	O.D.	OUTSIDE DIAMETER	SUSP.	SUSPENDED
CEM.	CEMENT	GALV.	GALVANIZED	OPNG.	OPENING	SYM.	SYMMETRICAL
CER.	CERAMIC	G.F.I.	GROUND FAULT INTERRUPTER	OPP.	OPPOSITE	T.	TREAD
CLG.	CEILING	G.S.M.	GALVANIZED SHEET METAL	PKT.	POCKET	TEL.	TELEPHONE
CLO.	CLOSET	GYP.	GYPSUM	PL.	PLATE	TEMP.	TEMPERED
CLR.	CLEAR	H.B.	HOSE BIBB	PLAS.	PLASTER, PLASTIC	T & G	TONGUE AND GROOVE
COL.	COLUMN	H.C.	HANDICAPPED	PLYWD.	PLYWOOD	T.O.	TOP OF
CONC.	CONCRETE	H.C.	HOLLOW CORE	PR.	PAIR	TYP.	TYPICAL
CONN.	CONNECTION	HDR.	HEADER	P.T.	PRESSURE TREATED	U.B.C.	UNIFORM BLDG. CODE
CONST.	CONSTRUCTION	HDWD.	HARDWOOD	PT.	POINT	U.O.N.	UNLESS OTHERWISE NOTED
CONT.	CONTINUOUS	HORIZ.	HORIZONTAL	PREFAB.	PREFABRICATED	UR.	URINAL
CORR.	CORRIDOR	H.T.	HEAVY TIMBER	R.	RISER	VERT.	VERTICAL
CPT.	CARPET	HT.	HEIGHT	RAD.	RADIUS	V.T.O.S.A.	VENT TO OUTSIDE AIR
CTR.	CENTER	I.D.	INSIDE DIAMETER	R.D.	ROOF DRAIN	W/	WITH
DBL.	DOUBLE	INSUL.	INSULATION	REC.	RECREATION	WARD.	WARDROBE
DEPT.	DEPARTMENT	INT.	INTERIOR	REF.	REFERENCE	W.C.	WATER CLOSET
D.F.	DOUGLAS FIR			REFR.	REFRIGERATOR	W/D	WASHER/DRYER
DIA.	DIAMETER	JAN.	JANITOR	REINF.	REINFORCED	WD.	WOOD
DIM.	DIMENSION	JT.	JOINT	REQ'D.	REQUIRED	W.H.	WATER HEATER
DISP.	DISPOSAL	KIT.	KITCHEN	REV.	REVERSE	W/O	WITHOUT
DN.	DOWN					W/P.	WATERPROOF
DR.	DOOR					WT.	WEIGHT
D.S.	DOWNSPOUT					W.W.F.	WELDED WIRE FABRIC
D.W.	DISHWASHER						
DWG.	DRAWING						

SHEET INDEX:

ARCHITECTURAL

- | | |
|-----|---|
| A.1 | COVER SHEET
SITE/LOCATION MAP, APPLICABLE CODES,
PROJECT DATA, SHEET INDEX & ETC. |
| A.2 | SITE/ROOF PLAN & FLOOR PLAN |
| A.3 | BUILDING ELEVATIONS/SECTIONS & NOTES |
| A.4 | FOUNDATION PLAN,
& DETAILS |
| A.5 | ROOF FRAMING PLAN, NOTES & INFO. |
| A.6 | CONSTRUCTION DETAILS, NOTES & INFO. |
| A.7 | CONSTRUCTION DETAILS, NOTES & INFO. |

TITLE 24 ENERGY COMPLIANCE

- | | |
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| EC.1 | COMPUTER METHOD SUMMARY
MANDATORY METHOD CHECKLIST
RESIDENTIAL SPACE HEATING LOAD SUMMARY
CERTIFICATE OF COMPLIANCE |
|------|--|

PROJ. DATA: GREENFIELD, CALIFORNIA

OWNER: ELIZABETH LOPEZ
PROPOSED PROJECT: ONE-STOREY RESIDENCE
PROJECT ADDRESS: LOT 3 #26 MORENO ST COR. ELM AVE.
GREENFIELDS, CA 93927
ASSESSOR PARCEL NO. -
OCCUPANCY: R1-3
TYPE CONSTRUCTION: V-B
FIRE SPRINKLERS: INSTALLED N.F.P.A. - 13D
SEPARATE PERMIT REQUIRED
LOT AREA: 5,800 SQ.FT
LAND USE: SFR
BUILDING AREA: FLOOR AREA (N)= 1,287 SQ.FT. + 76 SQ.FT.(PORCH)
TOTAL BUILDING AREA: 1,287 SQ.FT.
TWO-CAR GARAGE AREA: 452 SQ.FT.
TOTAL GROSS BLDG. AREA: 1,739 SQ.FT.

VICINITY/LOCATION MAP NOT TO SCALE



APPLICABLE CODES:

(CRITERIA USED FOR DESIGN & CONSTRUCTION)

BUILDING:

ALL CONSTRUCTION SHALL COMPLY WITH 2013 California Residential Building Code

PLUMBING:

All Plumbing Work shall comply with: 2013 CA Plumbing Code

ELECTRICAL:

All Electrical Work shall comply with: 2013 CA Electrical Code

MECHANICAL:

All Mechanical Work shall comply with: 2013 CA Mechanical Code

FIRE:

All Fire Work shall comply with: 2013 CA Fire Code

TITLE-24 ENERGY COMPLIANCE:

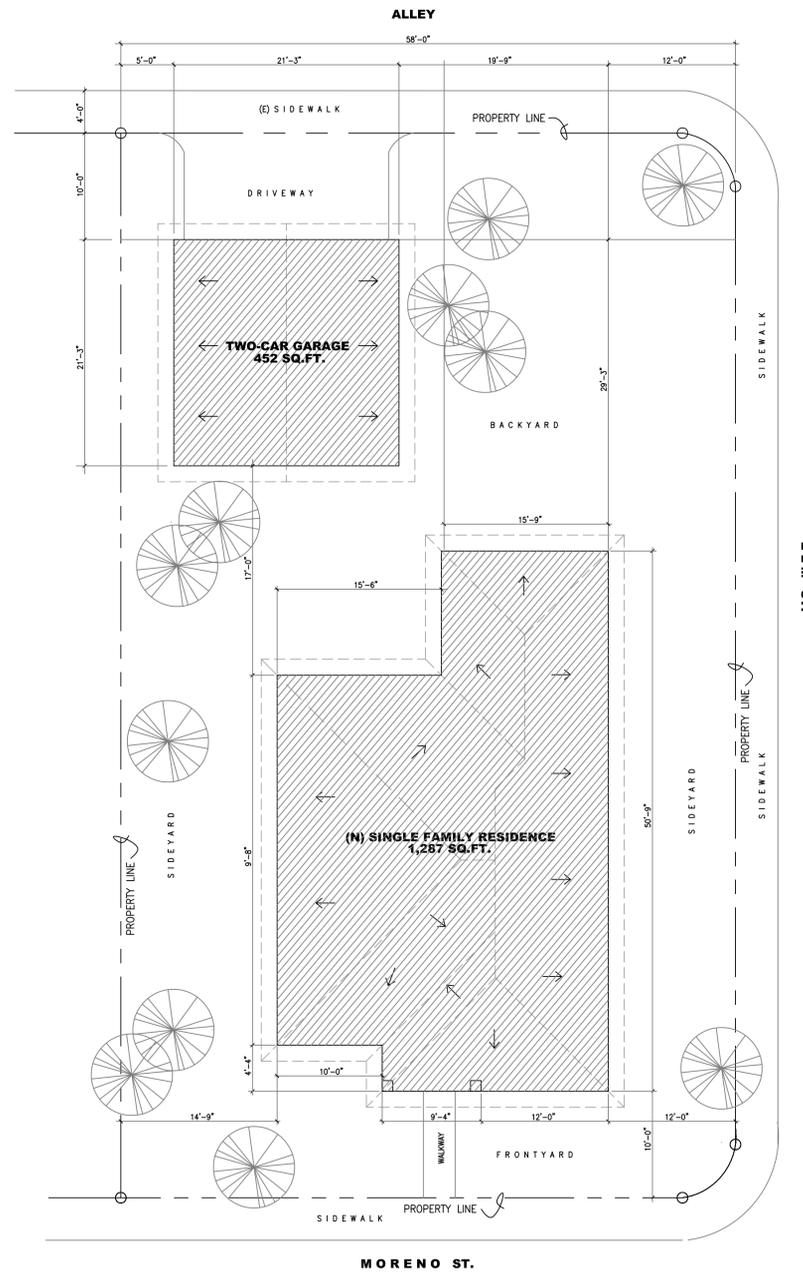
This Project Shall Meet All CA Energy Code (2013 Edition)

REFERENCE NOTES:

- ① WINDOW TYPE - SEE SHEET A-6 (NOT USED)
- Ⓐ DOOR TYPE - SEE SHEET A-6 (NOT USED)
- ①/Ⓐ₂ DETAIL SPECIFICATION SHEET WHERE SECTION IS DRAWN.
- Ⓐ WALL TYPE (SEE A-3)
- Ⓐ/Ⓐ₂ SECTION IDENTIFICATION SHEET WHERE SECTION IS DRAWN.

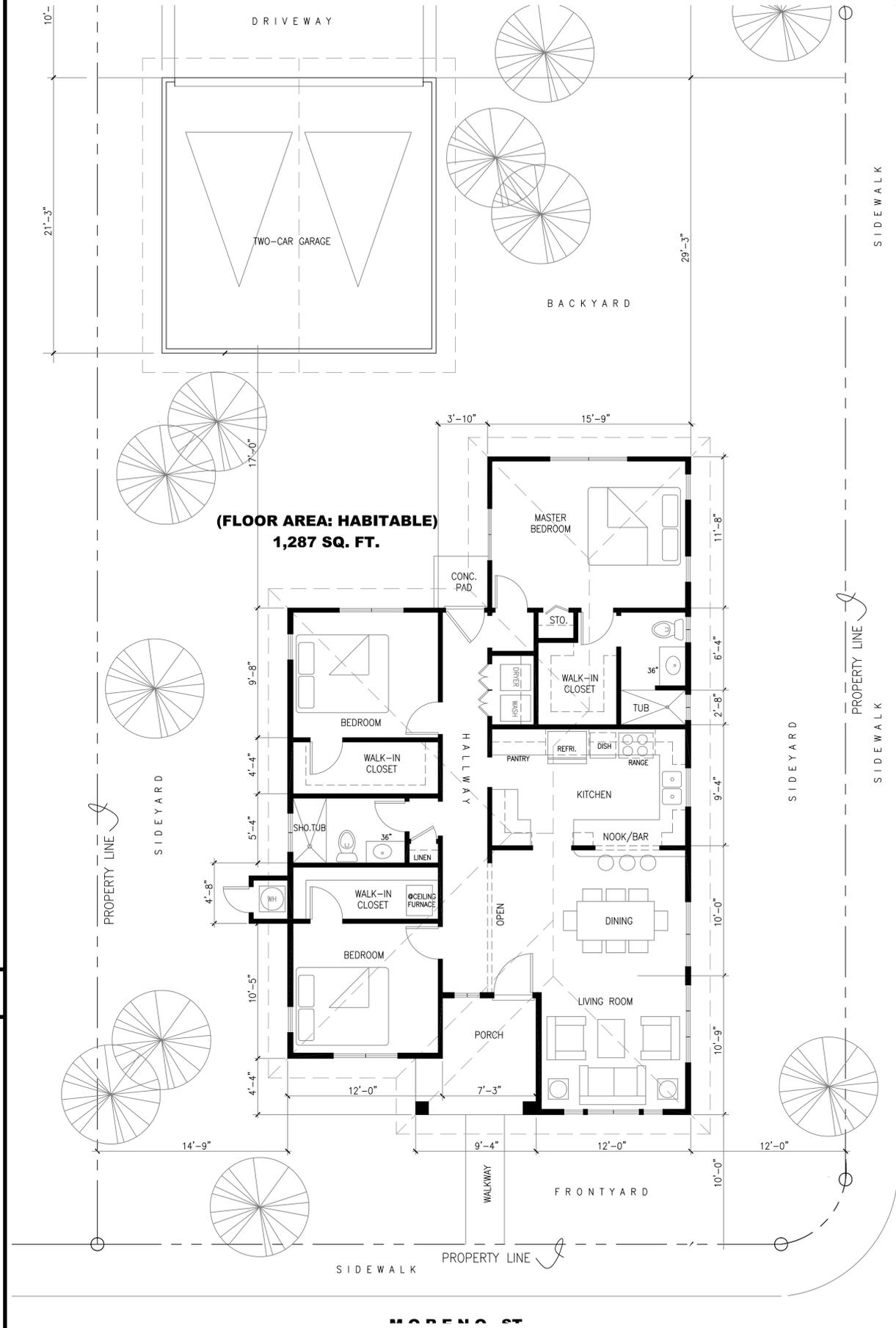
SCOPE OF WORK:

THIS PROJECT IS DESIGN FOR 1,287 TOTAL SQ.FT. EXCLUDING GARAGE & PORCH ONE (1) STOREY RESIDENCE WITH THREE (3) BEDROOMS, TWO TOILET & BATH, KITCHEN, LIVING & DINING PLUS OTHER AMENITIES. (SEE DATA FOR COMPLETE INFORMATION).



SITE DEVELOPMENT & ROOF PLAN

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



PROPOSED FLOOR PLAN

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

RAAD DESIGN & CONSTRUCTION

DESIGN • CONSTRUCTION • MANAGEMENT

3036 VIN GRANDE COURT
SAN JOSE, CA 95135

CELL (408) 674-9207 rreginio@gmail.com



STATE LIC. 855855

RUSTY LUMIDAO REGINIO

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CONSULTANTS

REVISION	DATE
PLAN SUBMITTAL	08.26.16

OWNER
ELIZABETH LOPEZ

PROJECT
NEW ONE-STOREY SINGLE FAMILY HOUSE

LOT 3 # 26 MORENO STREET
CORNER ELM AVENUE
GREENFIELD, CA 93927

SHEET CONTENTS

SCALE	AS SHOWN
DATE	07.08.16
DRAWN BY	KJR
DESIGN BY	RLR
JOB NO.	201610

SHEET NO.

A-2

2 of 7 Sheet

RAAD DESIGN & CONSTRUCTION

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SAN JOSE, CA 95135

CELL (408) 674-9207 rreginio@gmail.com



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CONSULTANTS

REVISION	DATE
PLAN SUBMITTAL	08.26.16

OWNER
ELIZABETH LOPEZ

PROJECT
NEW ONE-STORY
SINGLE FAMILY HOUSE

LOT 3 # 26 MORENO STREET
CORNER ELM AVENUE
GREENFIELD, CA 93927

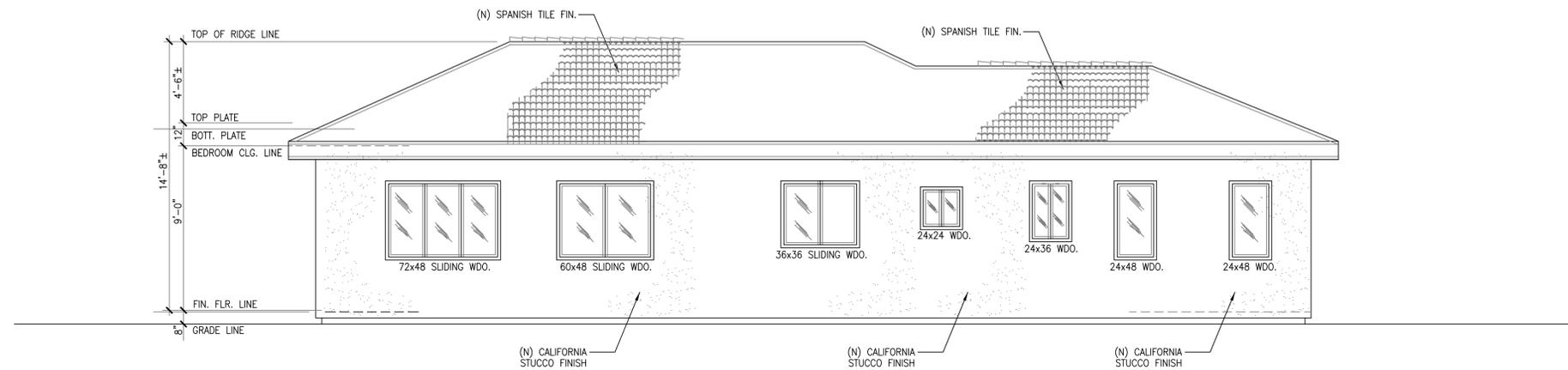
SHEET CONTENTS
BLDG. ELEVATIONS
FRONT, REAR, RIGHT
& LEFT

SCALE	AS SHOWN
DATE	07.08.16
DRAWN BY	KJR
DESIGN BY	RLR
JOB NO.	201610

SHEET NO.

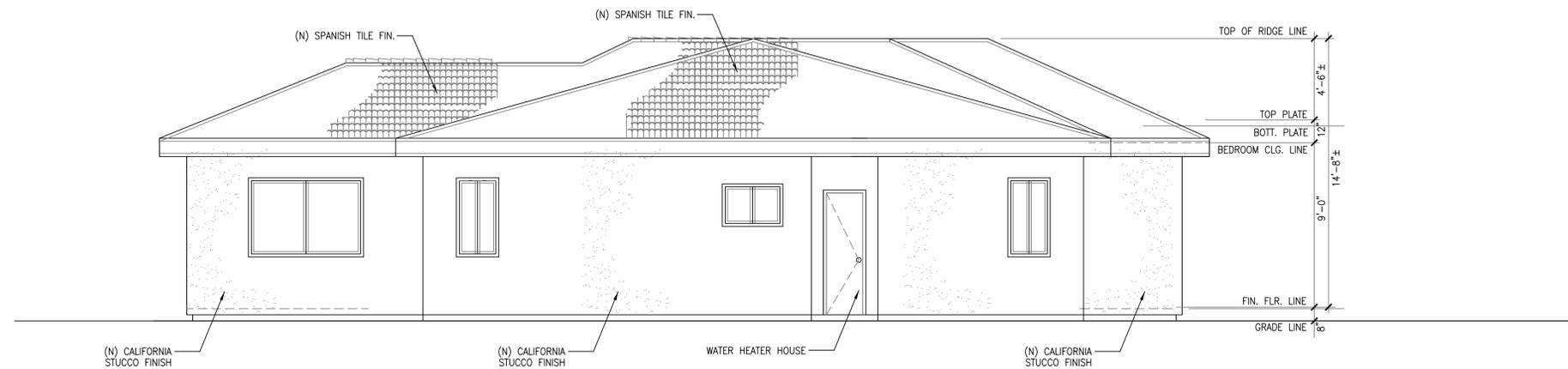
A-3

3 of 7 Sheets



RIGHT SIDE ELEVATION

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



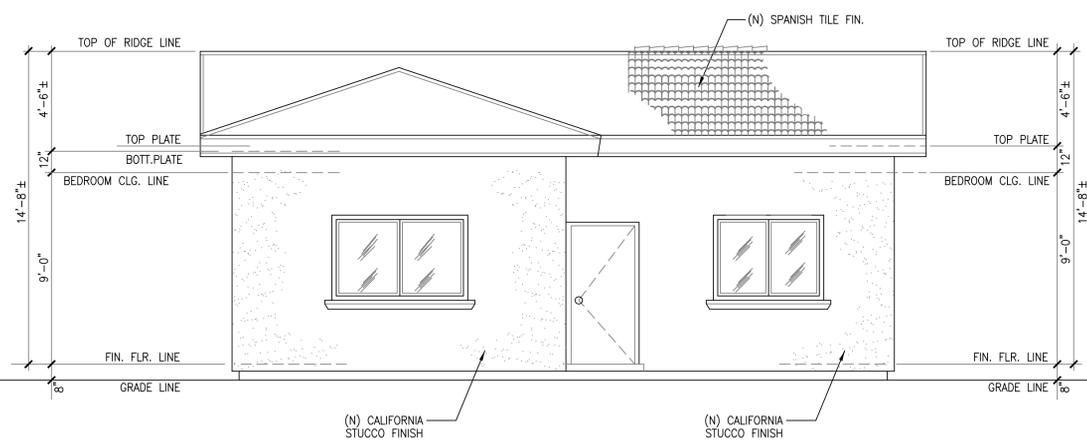
LEFT SIDE ELEVATION

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



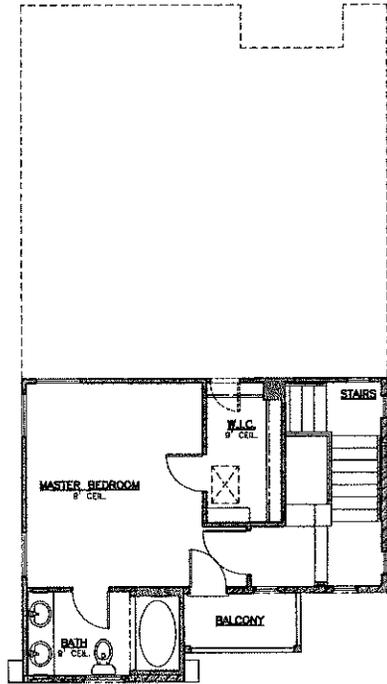
FRONT ELEVATION

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

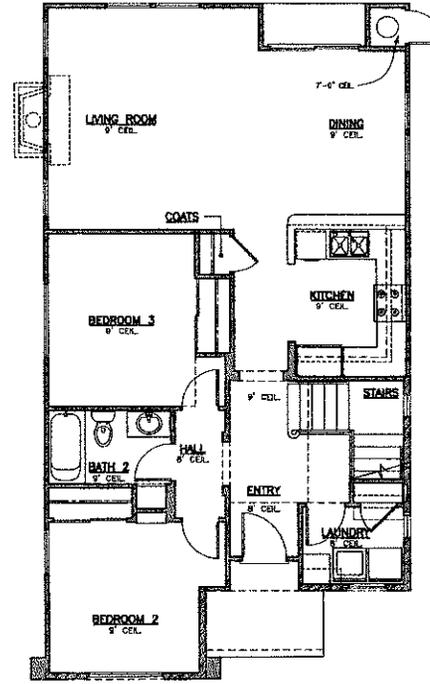


REAR ELEVATION

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



SECOND FLOOR PLAN
SCALE 1/4"=1'-0"



FIRST FLOOR PLAN
SCALE 1/4"=1'-0"

SQUARE FOOTAGE	
FIRST FLOOR	1027 S.F.
SECOND FLOOR	351 S.F.
TOTAL	1378 S.F.
TOTAL LIVING AREA	1378 S.F.

REVISIONS	BY

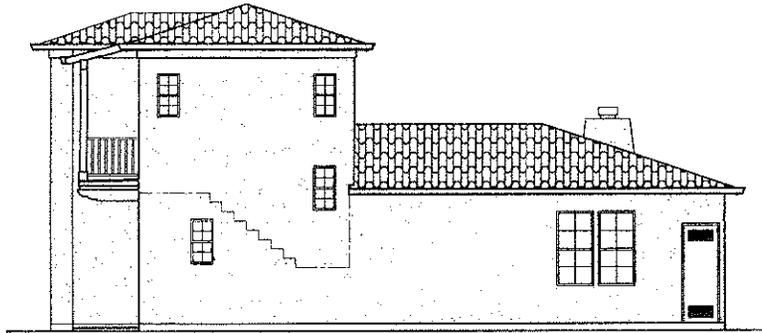


**FLOOR PLAN
PLAN 1378-A
35' LOT MIN.**

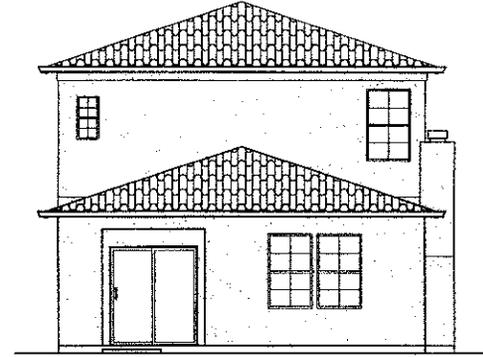
CREEKBRIDGE HOMES
21025 EAST BORONDA ROAD
SALINAS, CA 93906-4634
(831) 449-8633

DRAWN BY:	G.V.
CHECKED:	J.C.
DATE:	
SCALE:	1/4"= 1'-0"
PROJECT:	DIOLAN

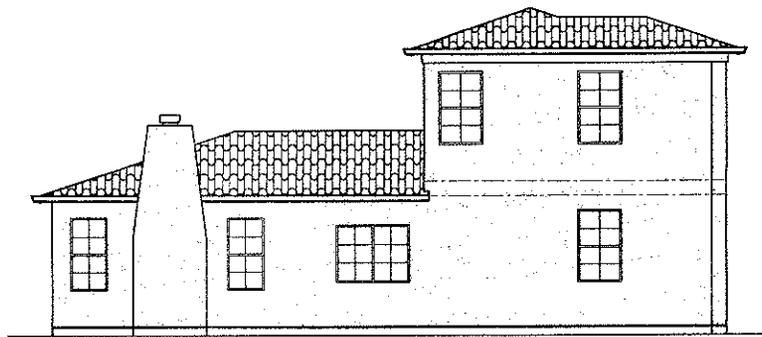
SHEET
A21
OF SHEETS



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION



FRONT ELEVATION

REVISIONS	BY

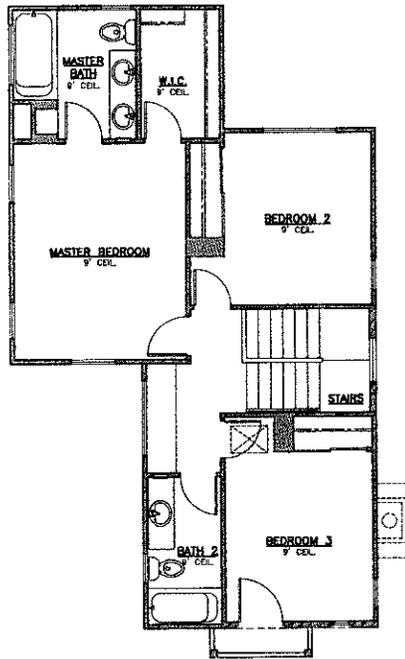
1111 North 11th St.
 Salinas, CA 93906-4894
 (831) 449-8633
CREEKBRIDGE HOMES
 Residential Construction

EXTERIOR ELEVATIONS
PLAN 137B-A
35' LOT MIN.

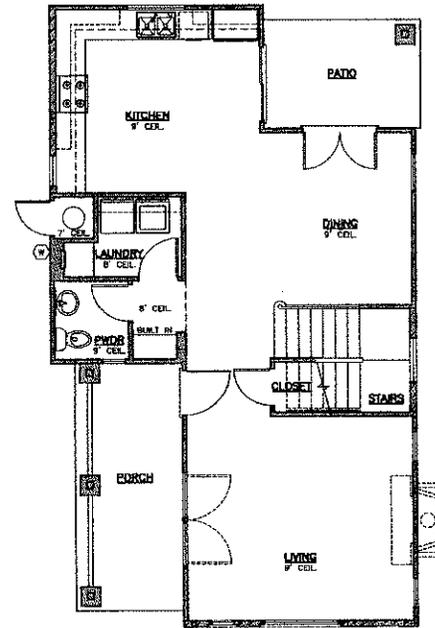
CREEKBRIDGE HOMES
 21026 EAST BORONDA ROAD
 SALINAS, CA 93906-4894
 (831) 449-8633

DRAWN BY: G.V.
 CHECKED:
 DATE:
 SCALE: 1/4"=1'-0"
 PROJECT: GULINE

SHEET
A3.1
 OF SHEETS



SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"



FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"

SQUARE FOOTAGE	
FIRST FLOOR	2105 S.F.
SECOND FLOOR	743 S.F.
GARAGE	NA S.F.
TOTAL LIVING AREA	1362 S.F.

REVISIONS	BY

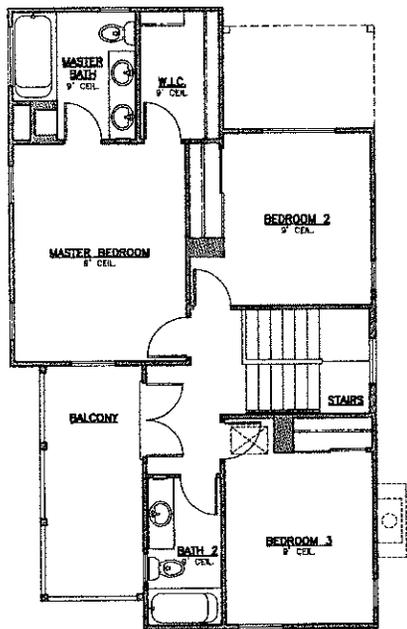
CREEKBRIDGE HOMES
 21025 EAST BORONDA ROAD
 SALINAS, CA. 93906-4894
 (831) 443-6633

FLOOR PLAN
PLAN 1652-A
35' LOT MIN.

CREEKBRIDGE HOMES
21025 EAST BORONDA ROAD
SALINAS, CA. 93906-4894
(831) 443-6633

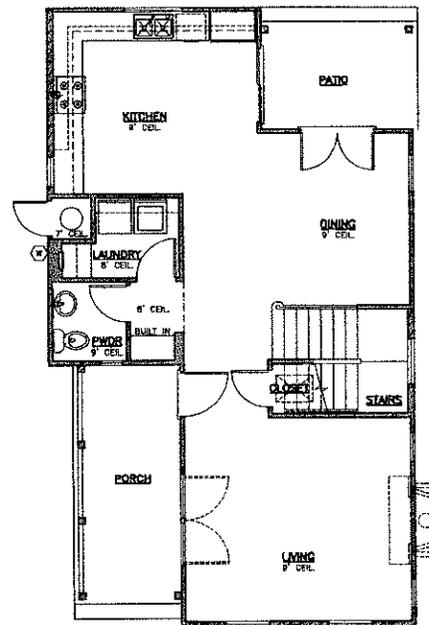
DRAWN BY: G.V.
 CHECKED: J.C.
 DATE:
 SCALE: 1/4"= 1'-0"
 PROJECT: GRIFFIN

SHEET
A2.1
 OF SHEETS



SECOND FLOOR PLAN

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



FIRST FLOOR PLAN

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

SQUARE FOOTAGE	
FIRST FLOOR	810 S.F.
SECOND FLOOR	748 S.F.
PORCH	143 S.F.
TOTAL LIVING AREA	1653 S.F.

REVISIONS	BY

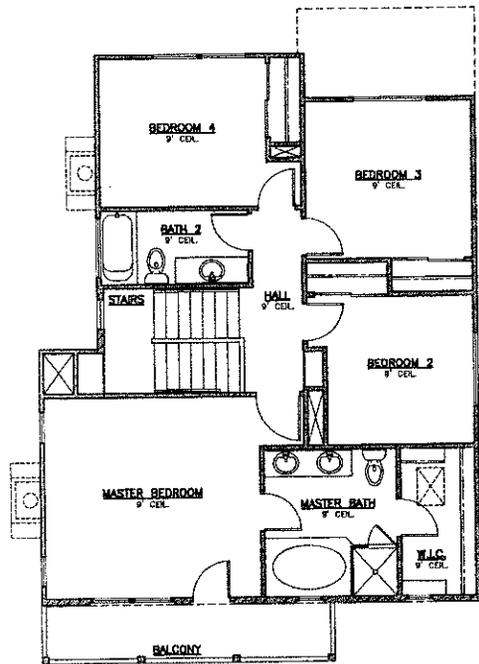


FLOOR PLAN
PLAN 1552-B
35' LOT MIN.

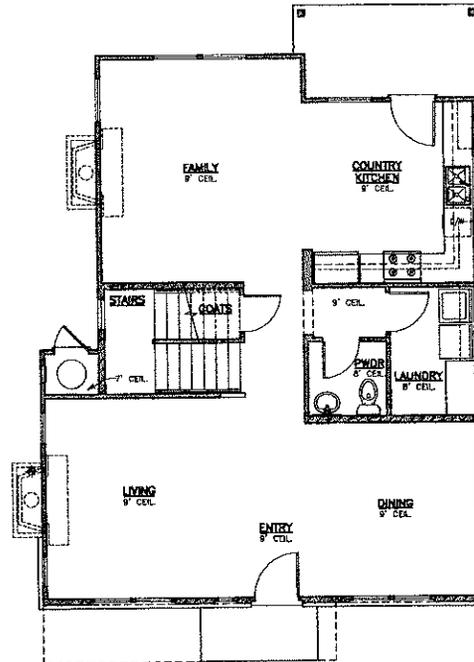
CREEKBRIDGE HOMES
 21026 EAST BORONDA ROAD
 SALINAS, CA 95009-4834
 (831) 443-8833

DRAWN BY: O.V.
 CHECKED: J.C.
 DATE:
 SCALE: 1/4"= 1'-0"
 PROJECT: GROUND

SHEET
A2.1
 OF SHEETS



SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"



FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"

SQUARE FOOTAGE	
FIRST FLOOR	1095 S.F.
SECOND FLOOR	637 S.F.
GARAGE	64 S.F.
TOTAL LIVING AREA	1842 S.F.

REVISIONS	BY

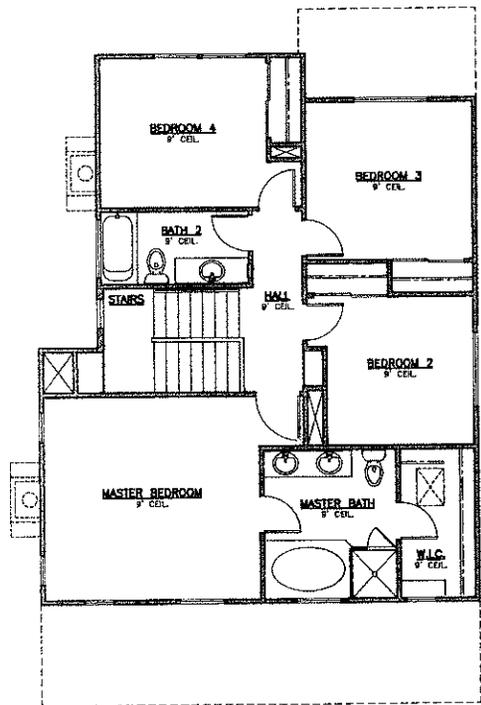


**FLOOR PLAN
PLAN 1942-A
45' LOT W/L**

CREEKBRIDGE HOMES
21025 EAST BIFONDA ROAD
SALINAS, CA 93906-4834
(831) 443-6633

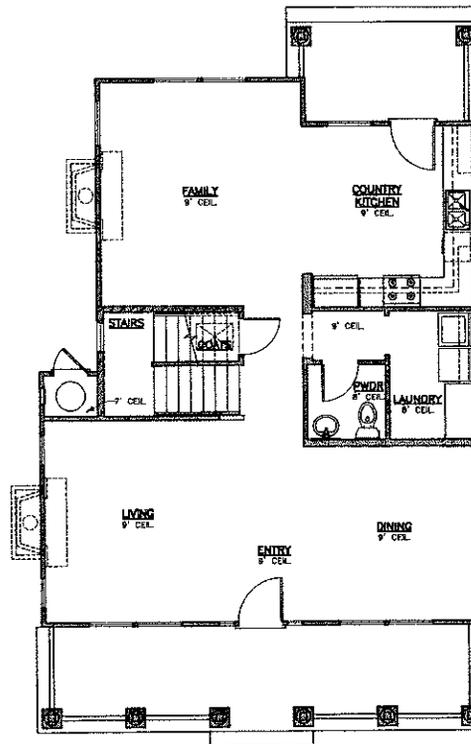
DRAWN BY: G.V.
CHECKED: J.C.
DATE:
SCALE: 1/4" = 1'-0"
PROJECT: GJLDM

SHEET
A2.1
OF SHEETS



SECOND FLOOR PLAN

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



FIRST FLOOR PLAN

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

SQUARE FOOTAGE	
FIRST FLOOR	1099 S.F.
SECOND FLOOR	937 S.F.
UPGRADE	84 S.F.
TOTAL LIVING AREA	1843 S.F.

REVISIONS	BY

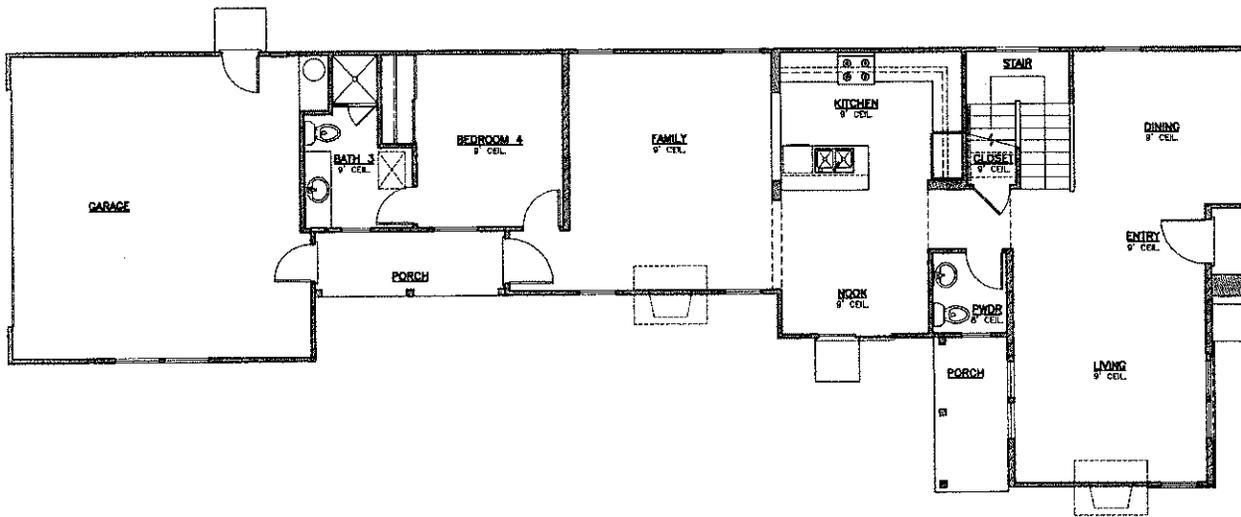
Don E. Campbell
 Project Manager
 4415 Alameda Blvd.
 Suite 100
 San Diego, CA 92122
 (619) 444-1111
 www.creekbridgehomes.com

FLOOR PLAN
PLAN 1942-B
45' LOT MIN.

CREEKBRIDGE HOMES
 27026 EAST BORONDA ROAD
 SALINAS, CA 95008-4634
 (831) 443-0633

DRAWN BY:	D.V.
CHECKED:	J.G.
DATE:	
SCALE:	1/4" = 1'-0"
PROJECT:	GRJLN

SHEET
A21
 OF SHEETS



FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"

SQUARE FOOTAGE	
FIRST FLOOR	1839 S.F.
SECOND FLOOR	654 S.F.
GARAGE	431 S.F.
TOTAL LIVING AREA	2924 S.F.

REVISIONS	BY

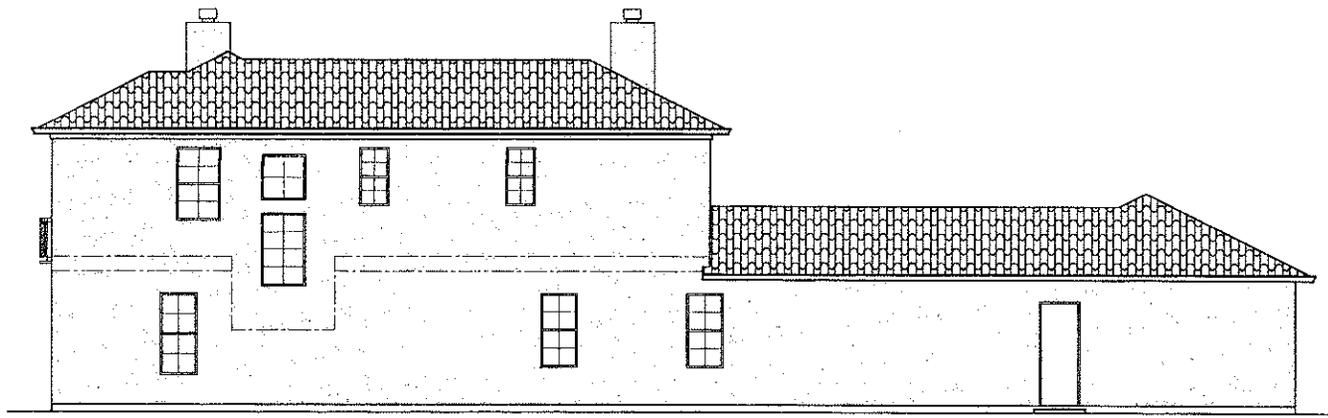


**FLOOR PLAN
PLAN 2187-A
FIRST FLOOR
45' LOT MIN.**

CREEK BRIDGE HOMES
27025 EAST BORDONIA ROAD
SALINAS, CA 95308-4834
(831) 449-8633

DRAWN BY: O.V.
CHECKED:
DATE:
SCALE: 1/4"=1'-0"
PROJECT: 06101

SHEET
A2.1
OF SHEETS



RIGHT ELEVATION



LEFT ELEVATION

REVISIONS	BY



EXTERIOR ELEVATIONS
PLAN 2187-A
45' LOT MN.

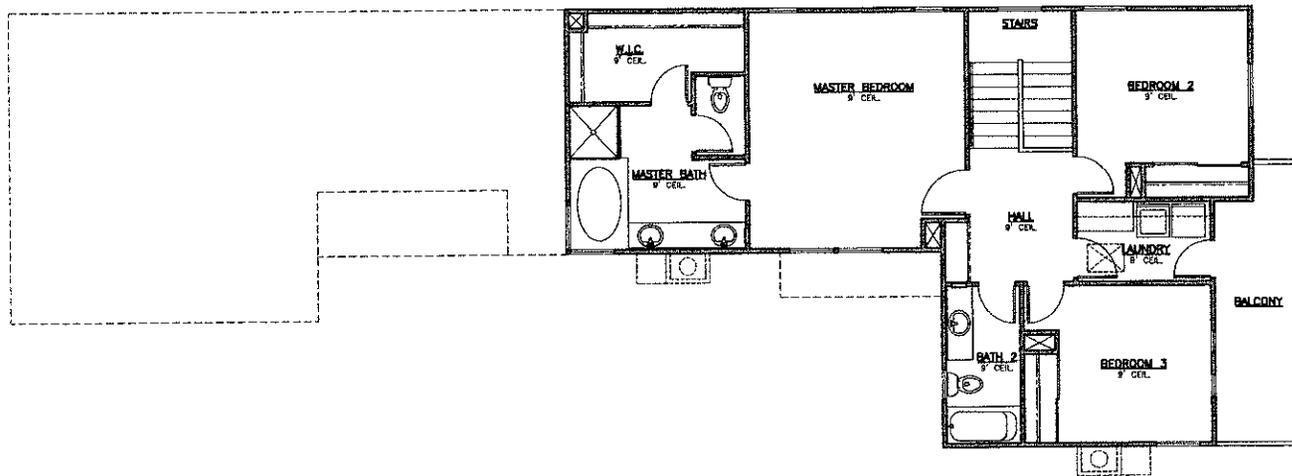
CREEKBRIDGE HOMES
 21025 EAST BORONDA ROAD
 SALINAS, CA, 93806-4834
 (831) 443-8633

DRAWN BY: G.V.
 CHECKED:
 DATE:
 SCALE: 1/4"=1'-0"

PROJECT: GRANDLUM

SHEET
A3.2

OF SHEETS



SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"

SQUARE FOOTAGE	
FIRST FLOOR	12337.7
SECOND FLOOR	4948.7
GARAGE	4318.7
TOTAL LIVING AREA	21675.2

REVISIONS	BY

10100 14th St.
 Salinas, CA 93906-4834
 (831) 443-6888
CREEKBRIDGE HOMES
 A Division of

**FLOOR PLAN
PLAN 2187-B
2ND FLOOR
45' LOT MIN.**

CREEKBRIDGE HOMES
21028 EAST BORONDA ROAD
SALINAS, CA 93906-4834
(831) 443-6888

DRAWN BY:	G.V.
CHECKED:	
DATE:	
SCALE:	1/4"=1'-0"
PROJECT:	060614

SHEET
A22
 OF SHEETS



REAR ELEVATION



FRONT ELEVATION

REVISIONS	BY

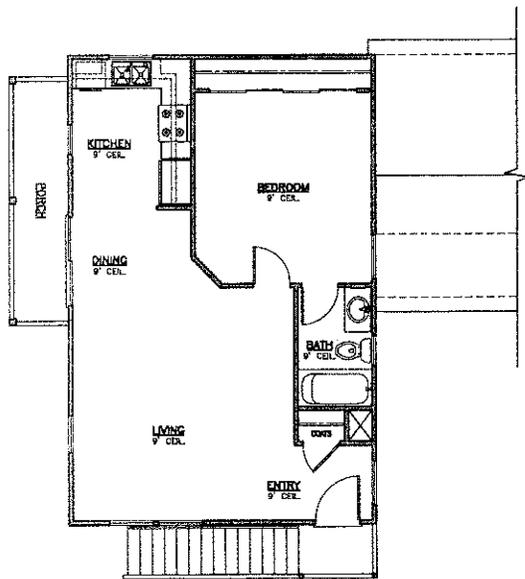
101 S. Laguna Blvd.
 Suite 100
 Laguna Hills, CA 92653
 (949) 448-6633
 www.creekbridgehomes.com

EXTERIOR ELEVATIONS
PLAN 2187-B
45' LOT MIN.

CREEKBRIDGE HOMES
 21026 EAST BORONDA ROAD
 SALINAS, CA 93906-4834
 (831) 448-6633

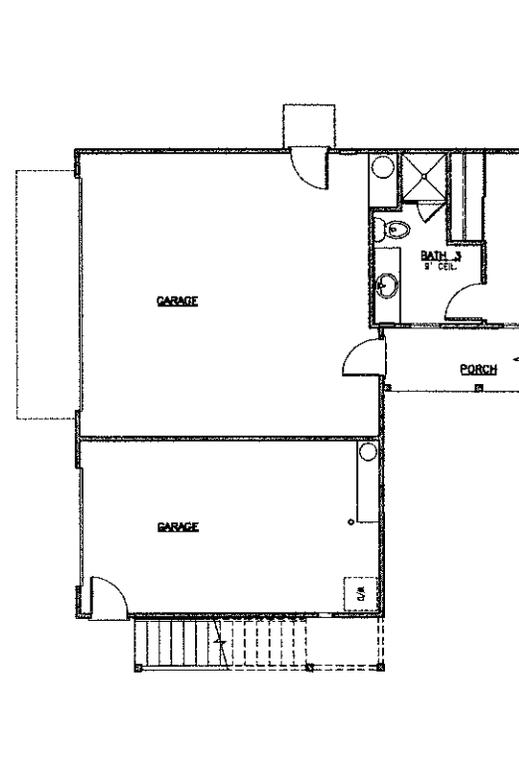
DRAWN BY: G.V.
 CHECKED:
 DATE:
 SCALE: 1/4"=1'-0"
 PROJECT: GRAYLINE

SHEET
A3.1
 OF SHEETS



SECOND FLOOR PLAN

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



FIRST FLOOR PLAN

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

SQUARE FOOTAGE	
FIRST FLOOR	MS.F.
SECOND FLOOR	872.57
GARAGE	872.57
TOTAL LIVING AREA	872.57

REVISIONS	BY

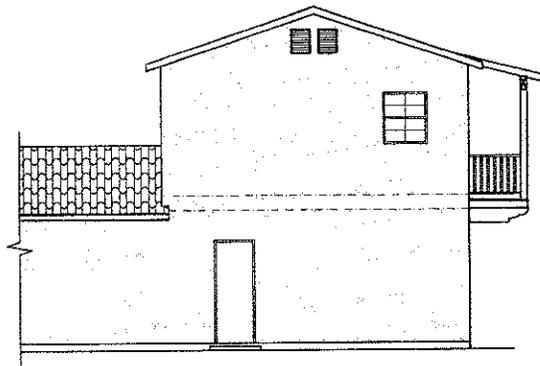


CARRIAGE APT. OPTION
FLOOR PLAN
PLAN 2167-A
45' LOT MIN.

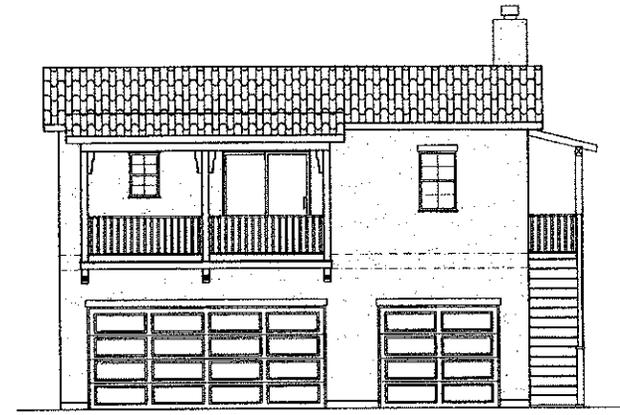
CREEKBRIDGE HOMES
 21025 EAST BORONDA ROAD
 SALINAS, CA 95006-4834
 (831) 443-8633

DRAWN BY: G.V.
 CHECKED:
 DATE:
 SCALE: 1/4"=1'-0"
 PROJECT: 0160161

SHEET
A2.1
 OF SHEETS



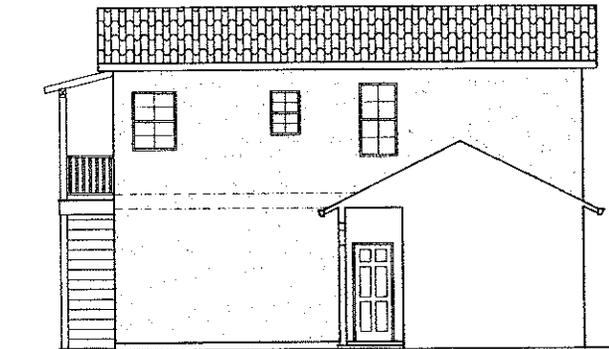
PARTIAL RIGHT ELEVATION



REAR ELEVATION



PARTIAL LEFT ELEVATION



PARTIAL YARD ELEVATION

REVISIONS	BY



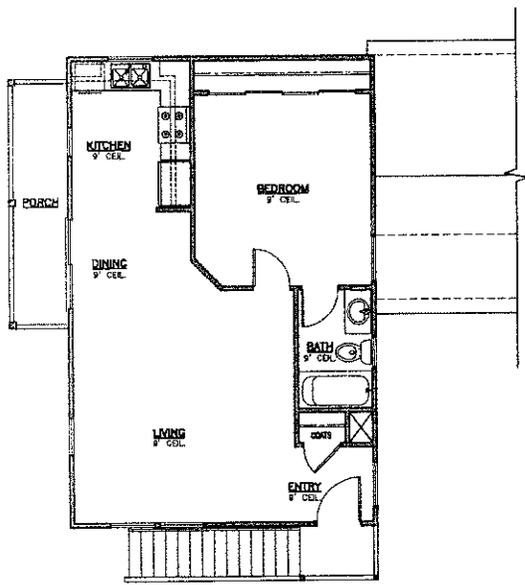
**CARRIAGE APT. OPTION
EXTERIOR ELEVATIONS
PLAN 2187-A
45' LOT MIN.**

CREEK BRIDGE HOMES
2025 EAST BORONDA ROAD
SALINAS, CA. 93908-4884
(831) 449-6633

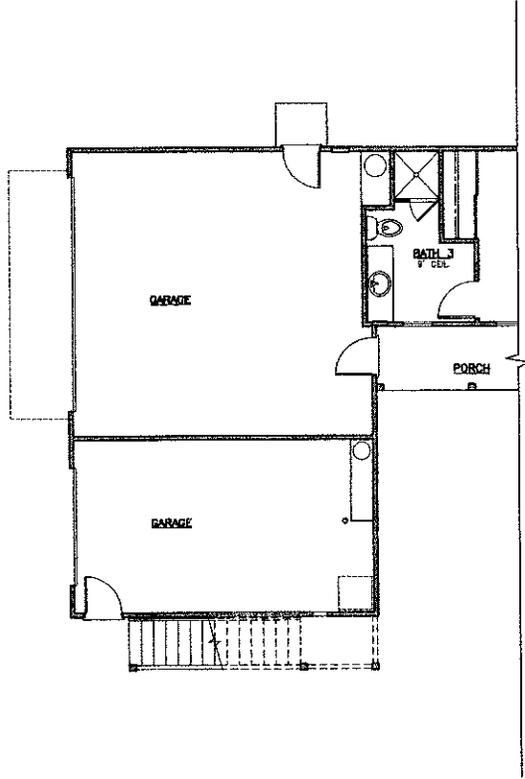
DRAWN BY: D.V.
CHECKED:
DATE:
SCALE: 1/4"=1'-0"
PROJECT: GOLFME
SHEET

A3.1

OF SHEETS



SECOND FLOOR PLAN
SCALE 1/4"=1'-0"



FIRST FLOOR PLAN
SCALE 1/4"=1'-0"

SQUARE FOOTAGE	
FIRST FLOOR	1632 S.F.
SECOND FLOOR	672 S.F.
GARAGE	672 S.F.
TOTAL LIVING AREA	672 S.F.

REVISIONS	BY


CREEKBRIDGE HOMES
 11100 S. 24th St.
 Suite 100, Phoenix, AZ 85048
 602.998.8888
 www.creekbridgehomes.com

**CARRIAGE APT. OPTION
FLOOR PLAN
PLAN 2187-B**

CREEKBRIDGE HOMES
 21026 EAST BORONDA ROAD
 SALINAS, CA 95068-4834
 (831) 443-8633

DRAWN BY:	G.V.
CHECKED:	
DATE:	
SCALE:	1/4"=1'-0"
PROJECT:	09a/1a

SHEET
A2.1
 OF SHEETS

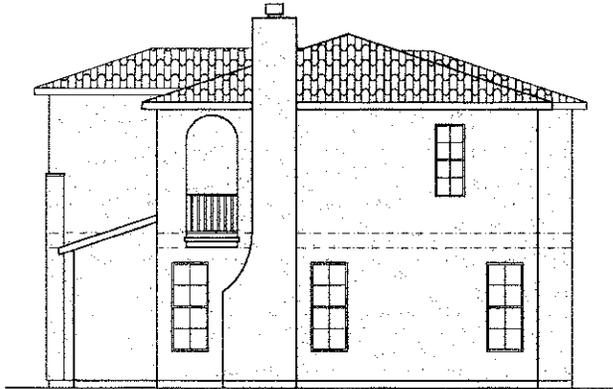


EXTERIOR ELEVATIONS
 PLAN 2334-B
 55' LOT MIN

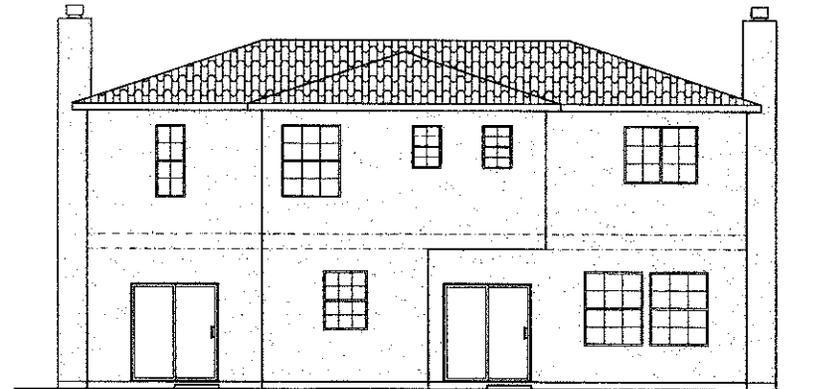
CREEKBRIDGE HOMES
 27026 EAST BORONDA ROAD
 SALINAS, CA 93906-4834
 (831) 443-8633

DRAWN BY: G.V.
 CHECKED:
 DATE:
 SCALE: 1/4"=1'-0"
 PROJECT:

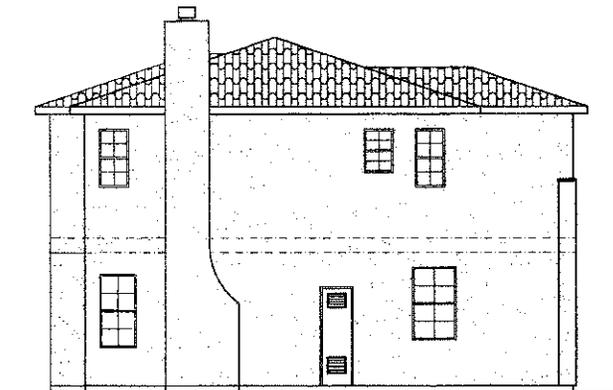
SHEET
A3.1
 OF SHEETS



RIGHT ELEVATION



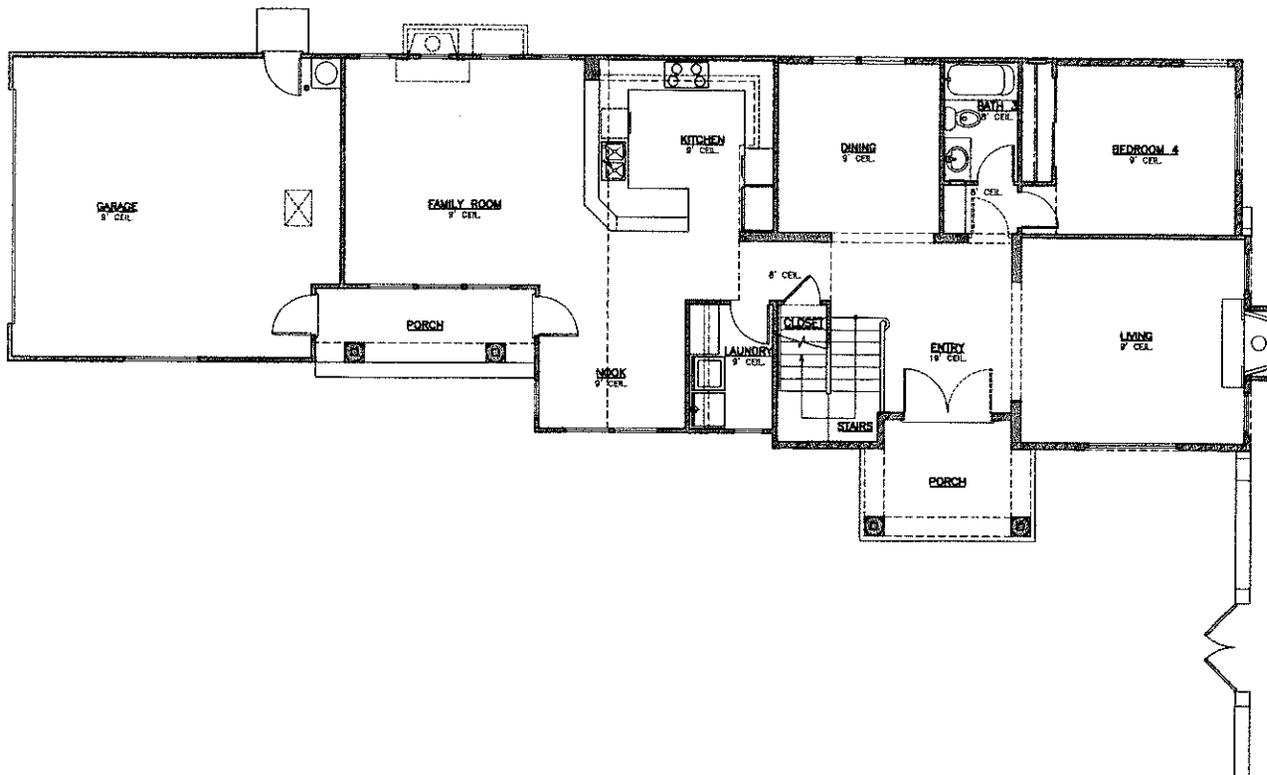
REAR ELEVATION



LEFT ELEVATION



FRONT ELEVATION



FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"

SQUARE FOOTAGE	
FIRST FLOOR	1438 S.F.
SECOND FLOOR	840 S.F.
GARAGE	467 S.F.
TOTAL LIVING AREA	2418 S.F.

REVISIONS	BY



FLOOR PLAN
PLAN 2418-A
55' LOT MIN.

CREEKBRIDGE HOMES
21026 EAST BORONDA ROAD
SALINAS, CA. 93908-4834
(831) 443-8833

DRAWN BY: G.V.
CHECKED: J.C.
DATE:
SCALE: 1/4"= 1'-0"
PROJECT: GROUND

SHEET
A21
OF SHEETS



REAR ELEVATION



FRONT ELEVATION

REVISIONS	BY

James E. Cooney
 Architect
 1111 1/2 Ave. N. #100
 Salinas, CA 93906-4834
 (831) 443-6633
 james@jcooney.com



CREEKBRIDGE HOMES
www.creekbridgehomes.com

EXTERIOR ELEVATIONS
PLAN 2418-A
55' LOT MIN.

CREEKBRIDGE HOMES
 21025 EAST BORONDA ROAD
 SALINAS, CA 93906-4834
 (831) 443-6633

DRAWN BY: G.V.
 CHECKED:
 DATE:
 SCALE: 1/4"=1'-0"
 PROJECT: GOLF

SHEET
A3.1

OF SHEETS



RIGHT ELEVATION



LEFT ELEVATION

REVISIONS	BY

Mark E. Cooper
 State License No. 12517
 Architect
 10000 Wilshire Blvd., Suite 1000
 Los Angeles, CA 90024
 (310) 277-1111
 www.mecdesign.com



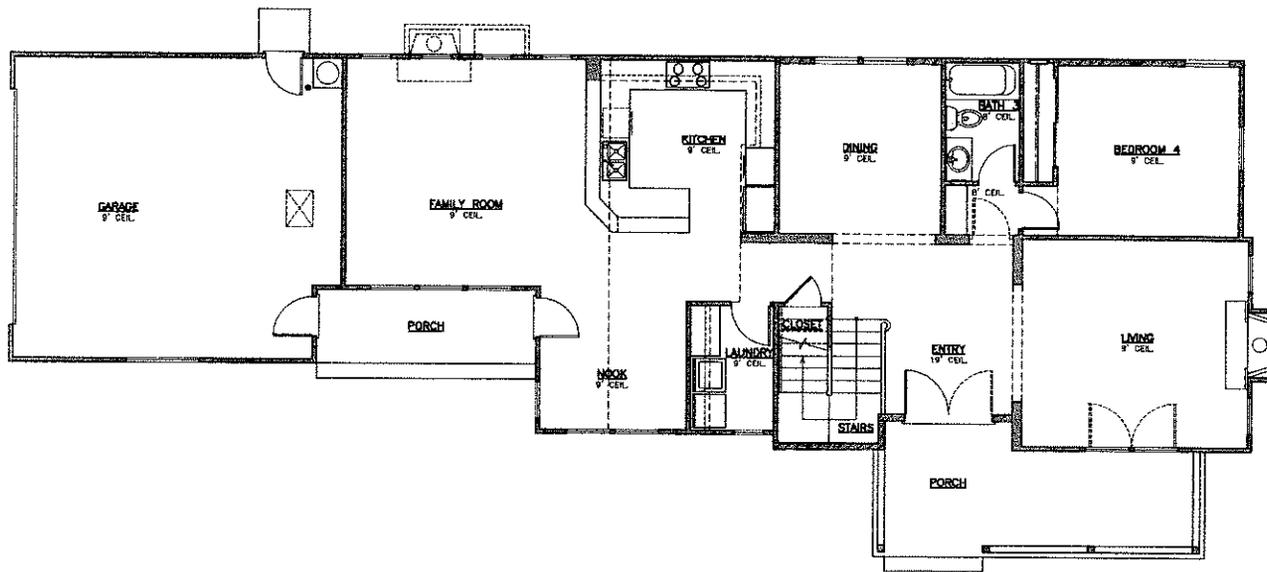
CREEKBRIDGE HOMES

EXTERIOR ELEVATIONS
PLAN 241B-A
55' LOT MIN.

CREEKBRIDGE HOMES
 21028 EAST BORONDA ROAD
 SALINAS, CA 93906-4834
 (831) 443-8639

DRAWN BY: G.V.
 CHECKED:
 DATE:
 SCALE: 1/4"=1'-0"
 PROJECT: OGDLM

SHEET
A3.2
 OF SHEETS



FIRST FLOOR PLAN

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

SQUARE FOOTAGE	
FIRST FLOOR	1474 S.F.
SECOND FLOOR	840 S.F.
GARAGE	487 S.F.
TOTAL LIVING AREA	2419 S.F.

REVISIONS	BY

John L. Cooper
 State License # 11480
 11111 14th St.
 Salinas, CA 94785
 (831) 443-8633
 www.creekbridgehomes.com

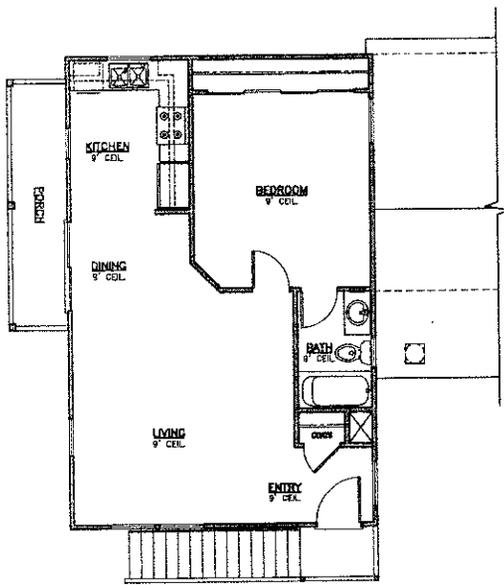
CREEK BRIDGE HOMES

**FLOOR PLAN
PLAN 241B-B
55' LOT MIN.**

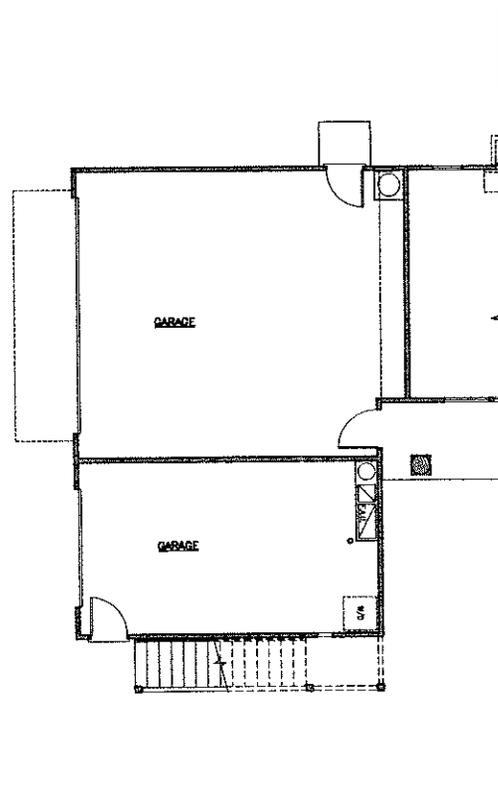
CREEK BRIDGE HOMES
 21025 EAST BORONDA ROAD
 SALINAS, CA 94785-4894
 (831) 443-8633

DRAWN BY: G.V.
 CHECKED: J.C.
 DATE:
 SCALE: 1/4"= 1'-0"
 PROJECT: ORIGIN

SHEET
A21
 OF SHEETS



SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"



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

SQUARE FOOTAGE	
FIRST FLOOR	848 S.F.
SECOND FLOOR	878 S.F.
GARAGE	878 S.F.
TOTAL LIVING AREA	1726 S.F.

REVISIONS	BY

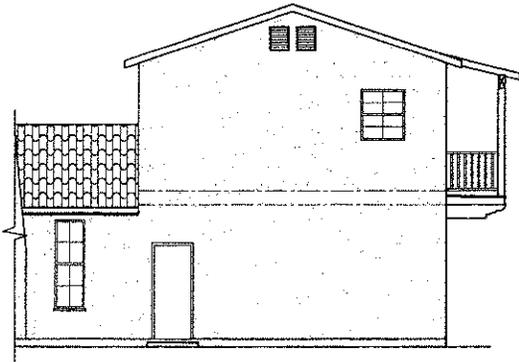


**CARRIAGE APT. OPTION
FLOOR PLAN
PLAN 241B-A
55' LOT MIN.**

CREEKBRIDGE HOMES
21025 EAST BORONDA ROAD
SALINAS, CA. 93906-4634
(831) 443-6633

DRAWN BY: G.V.
CHECKED: J.C.
DATE:
SCALE: 1/4"=1'-0"
PROJECT: GOLF

SHEET
A21
OF SHEETS



PARTIAL RIGHT ELEVATION



REAR ELEVATION



PARTIAL LEFT ELEVATION



PARTIAL YARD ELEVATION

REVISIONS BY



CARRIAGE APT. OPTION
EXTERIOR ELEVATIONS
PLAN 241B-A
55' LOT MIN.

CREEKBRIDGE HOMES
27025 EAST BORDOA ROAD
SALINAS, CA 93906-4834
(831) 443-6633

DRAWN BY: D.V.

CHECKED:

DATE:

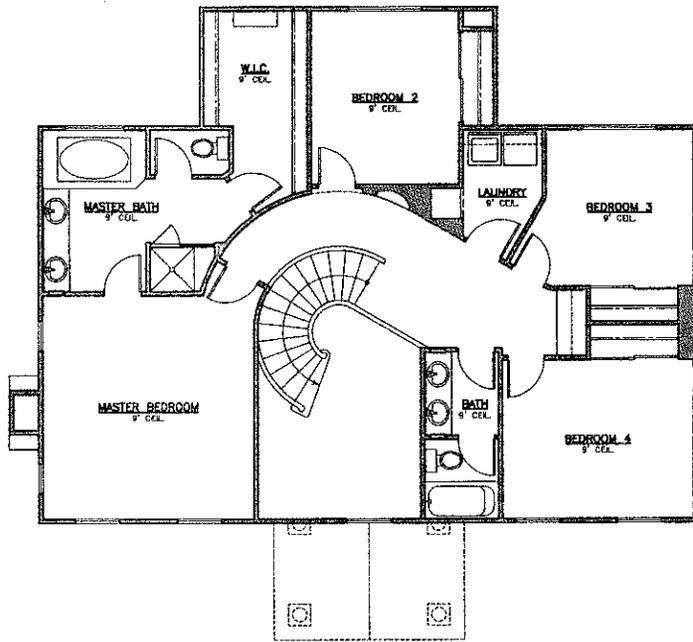
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PROJECT: GOLF

SHEET

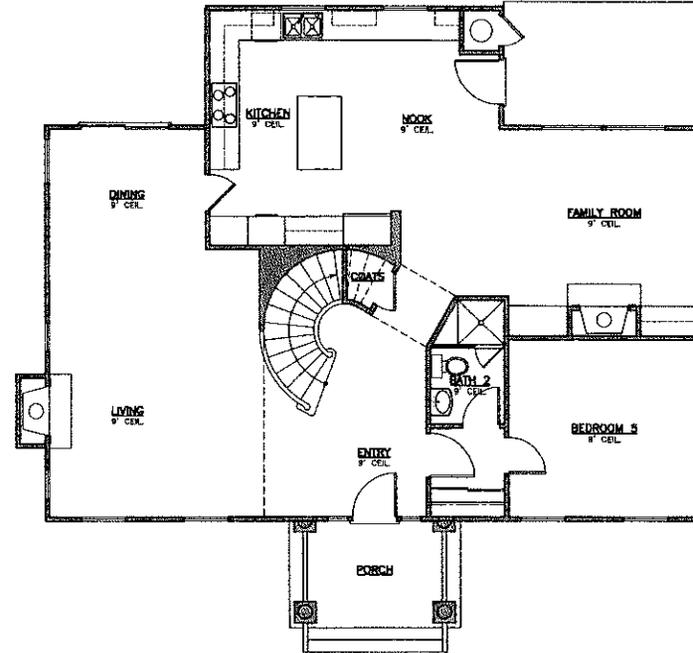
A3.1

OF SHEETS



SECOND FLOOR PLAN

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



FIRST FLOOR PLAN

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

SQUARE FOOTAGE	
FIRST FLOOR	13785 S.F.
SECOND FLOOR	1200 S.F.
PORCH	84 S.F.
TOTAL LIVING AREA	25785 S.F.

NO.	REVISIONS	BY

John E. Lusk
 Project Designer
 10000 S. Bascom Ave., Ste. 100
 San Jose, CA 95128
 (415) 353-1100
 www.creekbridgehomes.com

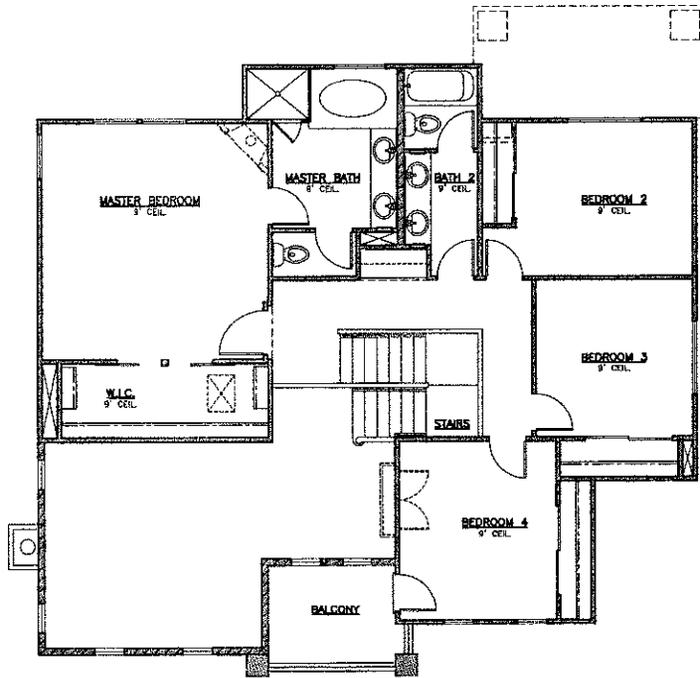
CREEK BRIDGE HOMES
 Project Designers

**FLOOR PLAN
 PLAN 2578-B
 55' LOT MIN.**

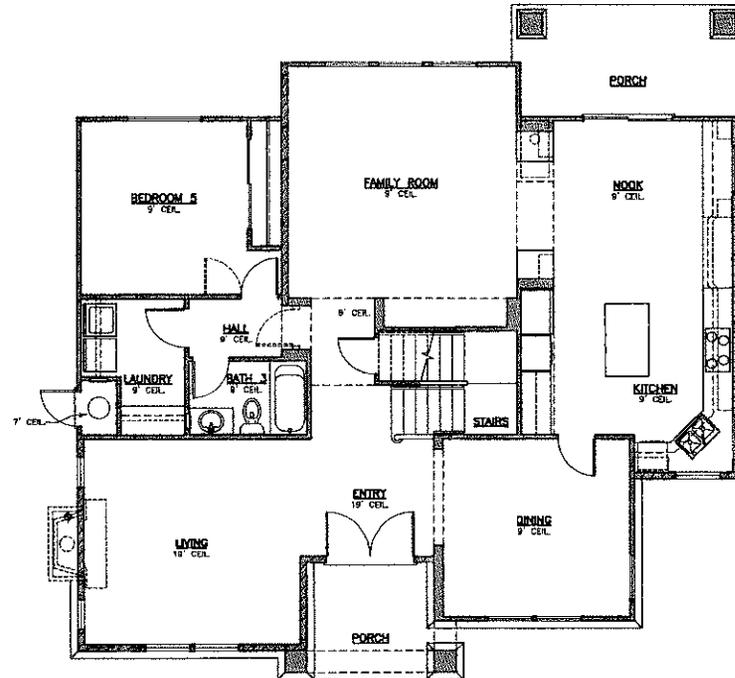
CREEK BRIDGE HOMES
 21025 EAST BORONDA ROAD
 SALINAS, CA 95009-4834
 (831) 449-6633

DRAWN BY: O.V.
 CHECKED:
 DATE:
 SCALE: 1/4"=1'-0"
 PROJECT:

SHEET
A2.1
 OF SHEETS



SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"



FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"

SQUARE FOOTAGE	
FIRST FLOOR	1534 S.F.
SECOND FLOOR	1148 S.F.
GARAGE	N.A.S.F.
TOTAL LIVING AREA	2682 S.F.

REVISIONS	BY

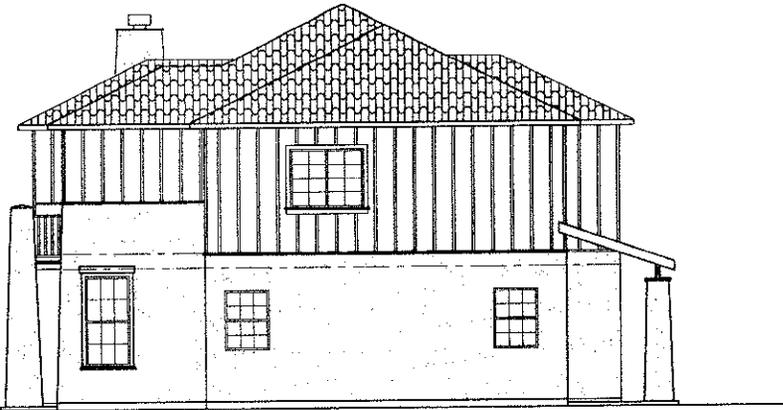


FLOOR PLAN
PLAN 2651-A
55' LOT MIN.

CREEKBRIDGE HOMES
21026 EAST BORONDA ROAD
SALINAS, CA 95308-4834
(831) 443-8838

DRAWN BY: G.V.
CHECKED:
DATE:
SCALE: 1/4"=1'-0"
PROJECT: GRANOLINI

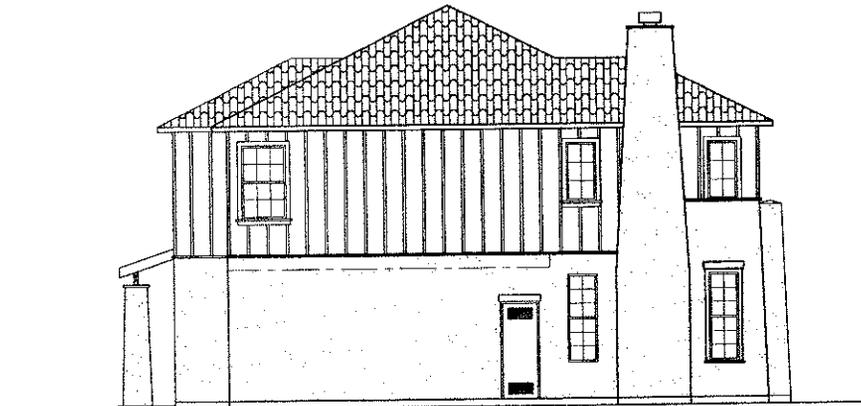
SHEET
A2.1
OF SHEETS



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION



FRONT ELEVATION

REVISIONS

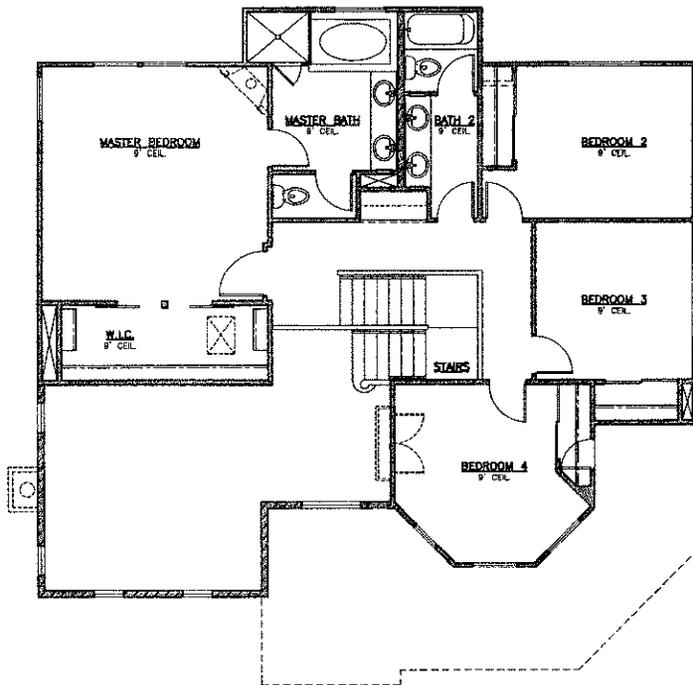
BY



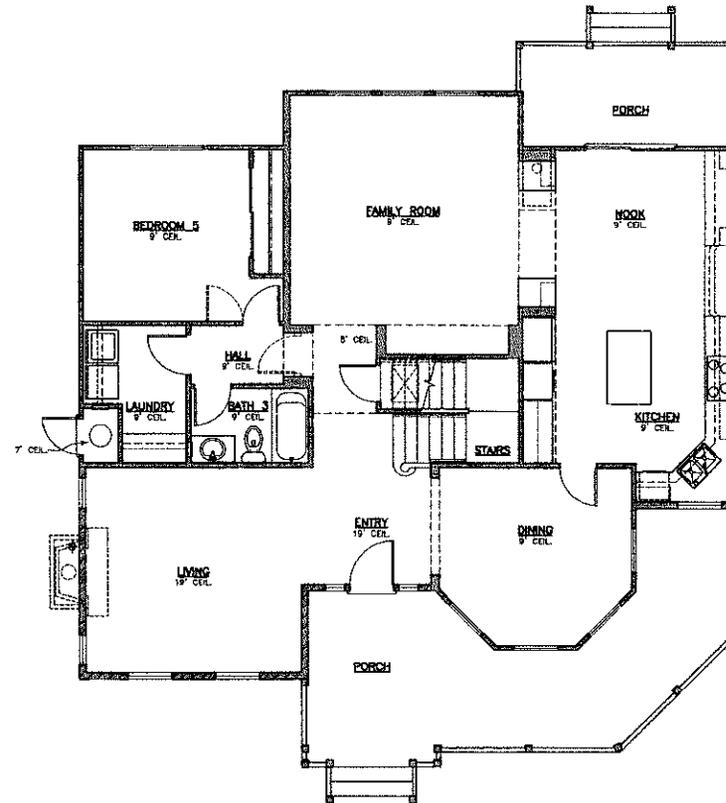
EXTERIOR ELEVATIONS
 PLAN 2851-A
 55' LOT MIN

CREEKBRIDGE HOMES
 21025 EAST BORONDA ROAD
 SALINAS, CA. 93906-4894
 (831) 443-6633

DRAWN BY: G.Y.
 CHECKED:
 DATE:
 SCALE: 1/4"=1'-0"
 PROJECT: GRDLM
 SHEET
A3.1
 OF SHEETS



SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"



FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"

SQUARE FOOTAGE	
FIRST FLOOR	1918 S.F.
SECOND FLOOR	1133 S.F.
GARAGE	NA S.F.
TOTAL LIVING AREA	2851 S.F.

REVISIONS	BY



FLOOR PLAN
PLAN 2851-B
55' LOT MIN.

CREEKBRIDGE HOMES
20226 EAST BORONDA ROAD
SALINAS, CA 93906-4894
(831) 443-8833

DRAWN BY: G.V.
CHECKED:
DATE:
SCALE: 1/4"=1'-0"
PROJECT: Glorveth

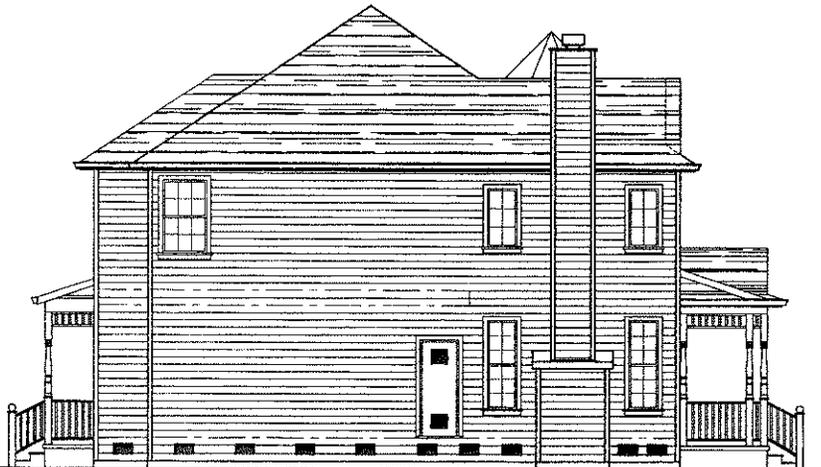
SHEET
A2.1
OF SHEETS



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION



FRONT ELEVATION

REVISIONS BY

NO.	DESCRIPTION	DATE	BY

David E. Cooper
 David Cooper
 ALL RIGHTS RESERVED
 THIS DOCUMENT IS THE PROPERTY OF
 CREEKBRIDGE HOMES



EXTERIOR ELEVATIONS
PLAN 2851-B
55' LOT MIN.

CREEKBRIDGE HOMES
 2028 EAST BORONDA ROAD
 SALINAS, CA 93808-4834
 (831) 443-8633

DRAWN BY: G.V.

CHECKED:

DATE:

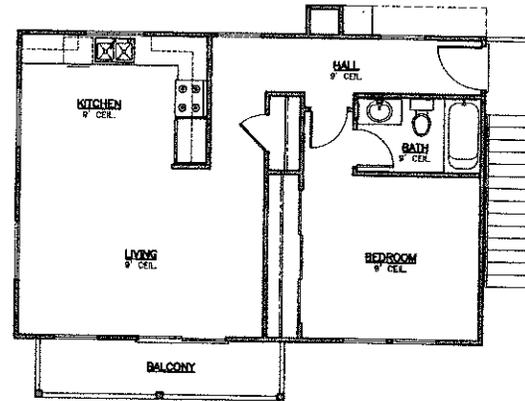
SCALE: 1/4"=1'-0"

PROJECT: GROUND

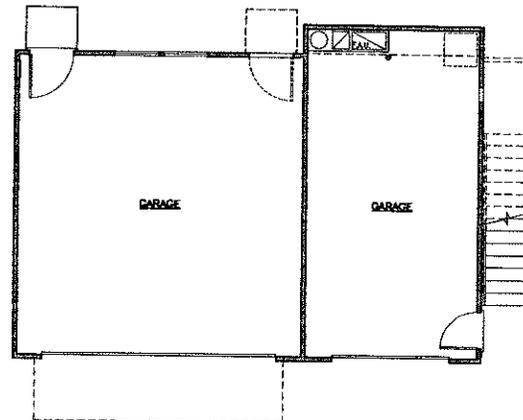
SHEET

A3.1

OF SHEETS



SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"



FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"

SQUARE FOOTAGE	
FIRST FLOOR	1,145.57
SECOND FLOOR	875.57
GARAGE	807.57
TOTAL LIVING AREA	2,728.71

REVISIONS	BY

Home & Office
 1011 N. 10th St.
 Salinas, CA 93906-4834
 (831) 443-6833
 www.creekbridgehomes.com

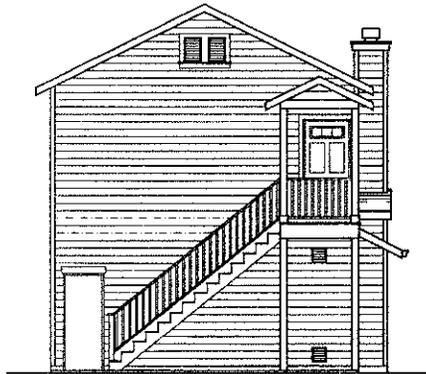
CREEK BRIDGE HOMES

CARRIAGE APARTMENT
FLOOR PLAN
PLAN 670-A
45' LOT MIN

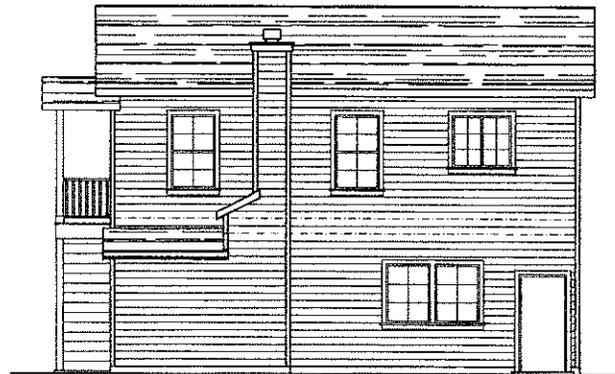
CREEK BRIDGE HOMES
 21026 EAST BORONDA ROAD
 SALINAS, CA 93906-4834
 (831) 443-6833

DRAWN BY: O.V.
 CHECKED: J.C.
 DATE:
 SCALE: 1/4"= 1'-0"
 PROJECT: Ashton Green

SHEET
A2.1
 OF SHEETS



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION



FRONT ELEVATION

REVISIONS BY

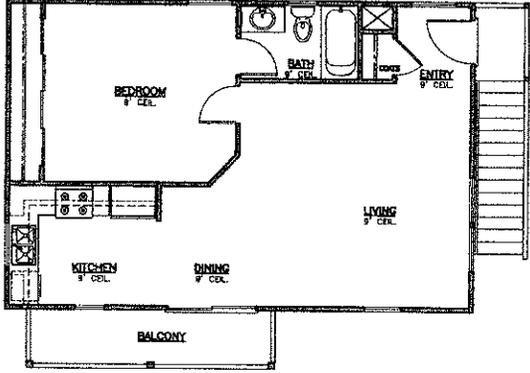


CARRIAGE APARTMENT
EXTERIOR ELEVATIONS
PLAN 670-B
45' LOT MIN.

CREEKBRIDGE HOMES
21026 EAST BORONDA ROAD
SALINAS, CA 93906-4894
(831) 443-8833

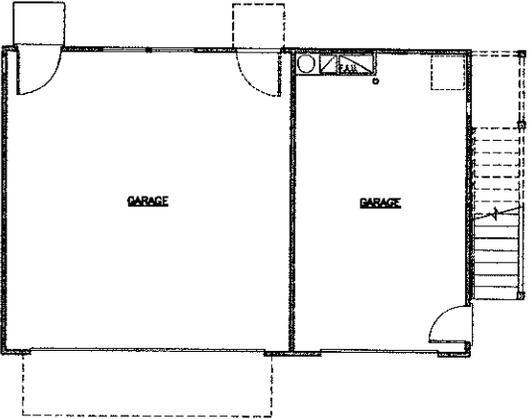
DRAWN BY: Q.V.
CHECKED:
DATE:
SCALE: 1/4"=1'-0"
PROJECT: Ashton Green

SHEET
A3.1
OF SHEETS



SECOND FLOOR PLAN

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



FIRST FLOOR PLAN

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

SQUARE FOOTAGE	
FIRST FLOOR	645 S.F.
SECOND FLOOR	672 S.F.
GARAGE	672 S.F.
TOTAL LIVING AREA	672 S.F.

REVISIONS	BY



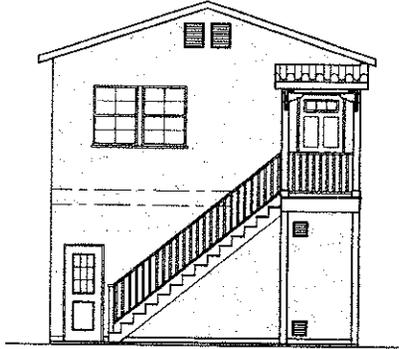
 CREEKBRIDGE HOMES
 11110 Canyon Blvd., Suite 100
 San Diego, CA 92121
 (619) 444-1111
 www.creekbridgehomes.com

CARRIAGE APARTMENT
FLOOR PLAN
PLAN 672-A
45' LOT MIN.

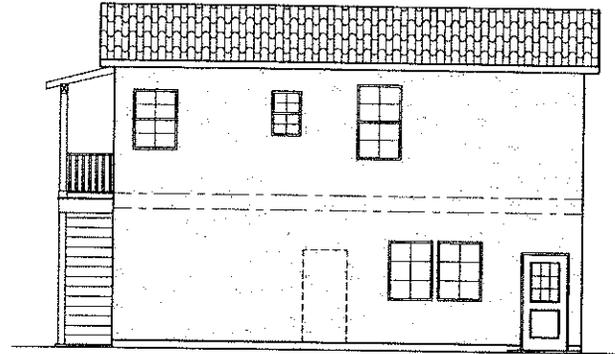
CREEKBRIDGE HOMES
 21025 EAST BORONDA ROAD
 SALINAS, CA 93908-4834
 (831) 443-6633

DRAWN BY: D.V.
 CHECKED: J.C.
 DATE:
 SCALE: 1/4" = 1'-0"
 PROJECT: GCOLN

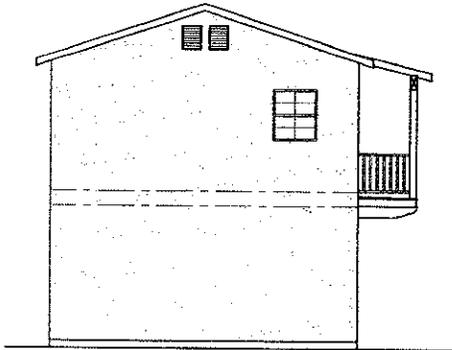
SHEET
A2.1
 OF SHEETS



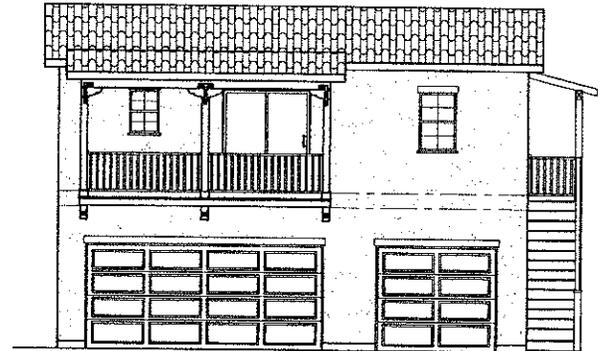
RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION



FRONT ELEVATION

REVISIONS BY

NO.	DESCRIPTION	DATE	BY



**CARRIAGE APARTMENT
EXTERIOR ELEVATIONS
PLAN 672-A
45' LOT MIN.**

CREEKBRIDGE HOMES
27026 EAST BORONDA ROAD
SALINAS, CA 95069-4894
(850) 443-8639

DRAWN BY: O.V.

CHECKED:

DATE:

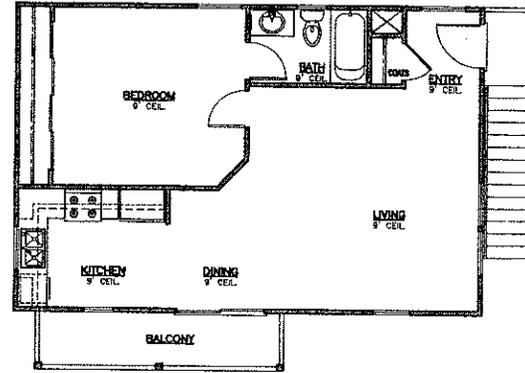
SCALE: 1/4"=1'-0"

PROJECT: GRANDVIEW

SHEET

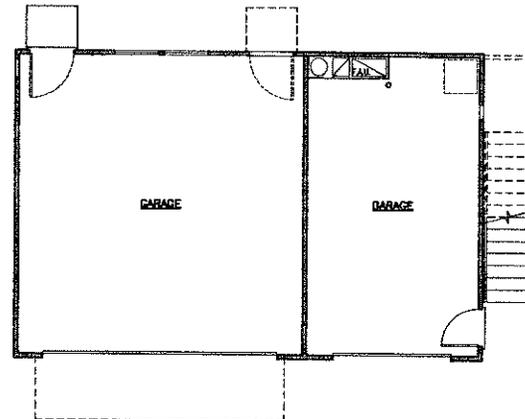
A3.1

OF SHEETS



SECOND FLOOR PLAN

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



FIRST FLOOR PLAN

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

SQUARE FOOTAGE	
FIRST FLOOR	1685 SF
SECOND FLOOR	872 SF
GARAGE	872 SF
TOTAL LIVING AREA	872 SF

REVISIONS	BY

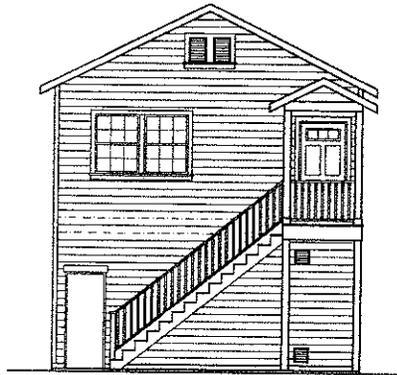

CREEKBRIDGE HOMES
 11111 S. 111th Street
 Tukwila, WA 98148
 (206) 835-1111

CARRIAGE APARTMENT
FLOOR PLAN
PLAN 672-B
45' LOT MIN.

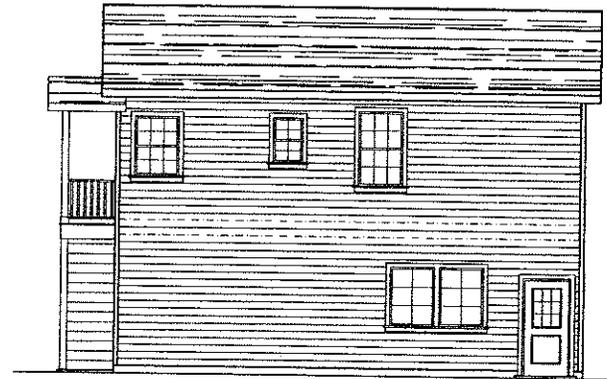
CREEKBRIDGE HOMES
 21025 EAST BORONDA ROAD
 SALINAS, CA 93908-4894
 (831) 449-8638

DRAWN BY: O.V.
 CHECKED: A.C.
 DATE:
 SCALE: 1/4" = 1'-0"
 PROJECT: GOLFING

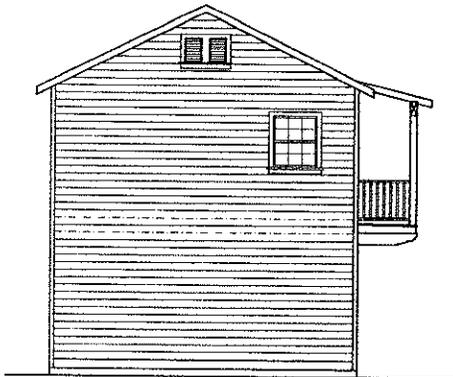
SHEET
A2.1
 OF SHEETS



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION



FRONT ELEVATION

REVISIONS BY



CREEKBRIDGE HOMES
 CARRIAGE APARTMENT
 EXTERIOR ELEVATIONS
 PLAN 672-B
 45' LOT MIN.

CREEKBRIDGE HOMES
 21025 EAST BORONDA ROAD
 SALT LAKE, CA 93808-4834
 (857) 448-8833

DRAWN BY: O.V.
 CHECKED:
 DATE:
 SCALE: 1/4"=1'-0"
 PROJECT: GRANOLI
 SHEET

A3.1
 OF SHEETS



COTTAGE HOME ELEVATION A
MIN. - 35' WIDE LOT



COTTAGE HOME ELEVATION B
MIN. - 35' WIDE LOT



COTTAGE HOME ELEVATION A
MIN. - 35' WIDE LOT



COTTAGE HOME ELEVATION B
MIN. - 35' WIDE LOT



SMALL FAMILY HOME ELEVATION A
MIN. - 45' WIDE LOT



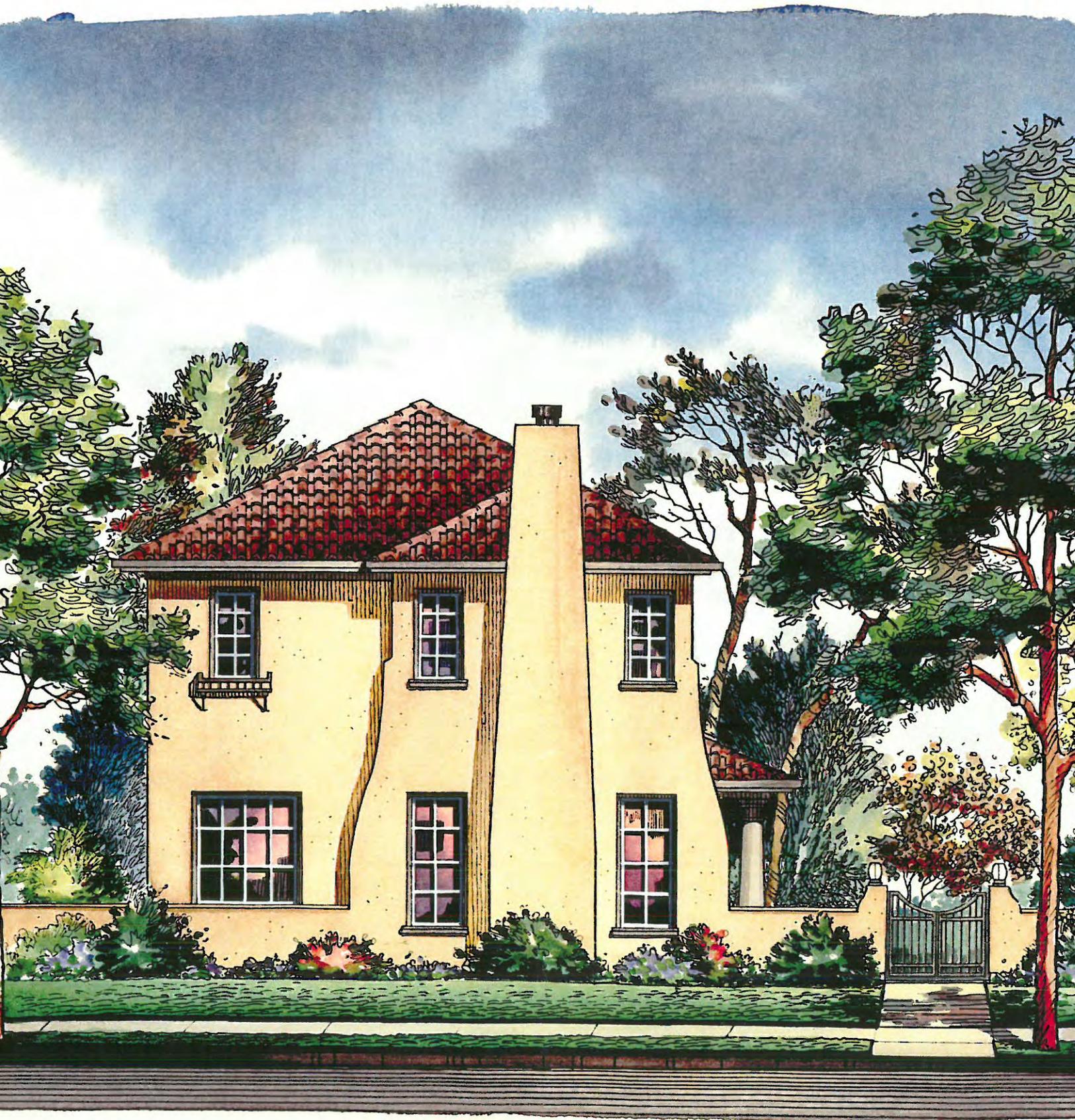
SMALL FAMILY HOME ELEVATION B
MIN. - 45' WIDE LOT



SMALL FAMILY HOME ELEVATION A
MIN. - 45' WIDE LOT



SMALL FAMILY HOME ELEVATION B
MIN. - 45' WIDE LOT



SIDE ENTRY LARGE FAMILY HOME ELEVATION A
MIN. - 55' WIDE LOT



SIDE ENTRY LARGE FAMILY HOME ELEVATION B
MIN. - 55' WIDE LOT



LARGE FAMILY HOME ELEVATION B
MIN. - 55' WIDE LOT



LARGE FAMILY HOME ELEVATION A
MIN. - 55' WIDE LOT



CARRIAGE APARTMENT ELEVATION A
MIN. - 45' WIDE LOT



CARRIAGE APARTMENT ELEVATION B
MIN. - 45' WIDE LOT

**St. Charles Subdivision
Single Story Models**







Planning Commission Report

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

DATE: September 21, 2016

AGENDA DATE: October 4, 2016

TO: Planning Commissioners

PREPARED BY: Mic Steinmann, Community Services Director

TITLE: **DESIGN REVIEW FOR SINGLE-FAMILY RESIDENCE AT
17 WALKER LANE**

AUTHORITY AND PROCEDURES

Section 17.10.040 of the City of Greenfield zoning code sets forth the responsibilities of the Planning Commission. Those responsibilities include hearing and deciding applications for design review. For design review, the Planning Commission is the designated Approving Authority. The zoning code requires design review for all single-family residential development. The purpose of design review is set forth in section 17.16.070.A of the zoning code:

The purpose of the design review process 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.

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.

BACKGROUND AND PROJECT DESCRIPTION

Arroyo Seco/St. Charles Subdivision

In 2004 the City Council approved a development agreement with Creekbridge Homes, LP, for a single-family residential and mixed-use development for what was at that time known as the Arroyo Seco Subdivision (it is also known as the St. Charles subdivision) at the City’s southern limits between Elm Avenue, El Camino Real, and U. S. Highway 101. When this subdivision was developed in the 2005-2007 timeframe, approximately 164 single-family residences were planned. The development standards specified the following residential permitted uses:

- Single Family Home, Cottage (35’ frontage lot)
- Single Family Home, Small (45’ frontage lot)
- Single Family Home, Large (55’ frontage lot)
- Single Family Home, Villa (65’ frontage lot)
- Carriage Apartments (permitted on 30% of the total number of lots 45’ wide or greater)

The development standards also required two covered on-site parking spaces and one uncovered on-site parking space in front of the garage for each residential unit. Space for one optional uncovered parking space beside the garage is allowed. One additional covered on-site parking space is required for each carriage unit.

With the exception of single-story homes and townhomes, all homes were not to exceed 40% lot coverage. For single-story homes and townhomes, lot coverage was limited to a maximum of 50%.

This development project includes more than 20 different single-story and two-story plan sets, with different interior floor plans and exterior elevations. There were also alternative design concepts for carriage units. The plan sets identified appropriate models for each of the different lot frontages, e.g., Cottage, Small, and Large. Those floor plans and exterior elevations are included as an attachment to the staff report for the Moreno Avenue design review agenda item. Also included as an attachment to that agenda item are color renderings of a number of the approved models. (Note: the plan sets do not include the single-story models, but photographs of several are included with the color renderings attachment.)

The smaller Cottage model homes, for properties with 35' lot frontage, range between 1,200 square feet and 1,600 square feet. The Small model homes on properties with a 45' frontage range between 1,400 square feet and 2,200 square feet. Large homes having a 55' frontage are generally between 1,800 square feet and 2,600 square feet, some of which have a carriage unit. The largest Villa models, for properties with a 65' frontage, range between 2,300 square feet and 2,700 square feet, many of which have carriage units, which increases the total residential space to more than 3,000 square feet. The general concept is that smaller homes are on smaller lots and larger homes are on larger lots.

Existing Development

When this development was under construction in the 2005-2007 timeframe, approximately 151 homes were constructed and 13 lots remained undeveloped when the housing bubble burst in 2008. The 13 vacant lots have remained so since 2008. Recently, a number of these vacant lots have been sold. At this time two design review applications have been submitted for Planning Commission consideration.

Adam Rendon has purchased one of the vacant parcels at 17 Walker Lane, APN: 024-391-098. The parcel is approximately 7,150 square feet (65' x 110'). The property is zoned Single-Family Residential (R-L).

The parcel is at the largely undeveloped northeast corner of the St. Charles subdivision that abuts Elm Avenue and U. S. Highway 101. A total of eight parcels front Walker Lane, only two of which are currently developed.

Proposed Development

Mr. Rendon proposes to construct a two-story, single-family residence with approximately 1,588 square feet of living space and a 480 square foot detached two-car garage. The new house includes a living room with adjacent dining area, kitchen, study nook, one half-bath, and laundry hook-ups on the first floor; with three bedrooms and two full bathrooms on the second floor. There is an attached two-car garage. The proposed exterior is horizontal lap siding with asphalt shingle roof. There is a small covered front porch.

PROJECT ANALYSIS

CEQA

Projects consisting of construction of one single-family residence in a residential zone are categorically exempt from the requirements of CEQA (California Code of Regulations, Title 14, Chapter 3, Section 15303).

CONFORMANCE WITH GENERAL PLAN AND ZONING CODE

Land Use: The City of Greenfield general plan land use designation for this site is Low Density Residential with a zoning code designation as Single-Family Residential (R-L).

Lot Coverage: In the R-L zoning district, section 17.30.040 of the zoning code specifies a minimum lot area of 6,000 square feet and maximum lot coverage of 40%. The development agreement and vested tentative map for this subdivision allowed for a number of smaller lots and lot coverage of 40% for two-story units and 50% for single-story residences. The project consists of a 7,150 square foot parcel. Total proposed enclosed and covered space is approximately 1,506 square feet, for lot coverage of 21%. This is significantly less lot coverage than most other homes in this subdivision.

Lot Dimensions: Minimum lot dimensions in the R-L zoning district are 60 feet width/frontage and 90 feet depth. The development agreement and vested tentative map for this subdivision allowed for lots with street frontage as little as 35 feet. The project parcel is 65 feet wide and 110 feet deep.

Height: Section 17.32.040 of the zoning code imposes a maximum height of the structure of 35 feet. The proposed single-family, two-story construction has a maximum exterior elevation of 25'-6".

Setback: Required setbacks per the development agreement are: Front setback – 10 feet minimum and 25 feet maximum; side street setback – 10 feet minimum and 15 feet maximum; and side and rear setbacks – 5 feet minimum. All setbacks meet or exceed the minimum setback requirements of the development agreement. Within the St. Charles subdivision, homes are generally set back 5 feet from the side property line, except for homes that have a side entrance. The proposed home is set back 12 feet and 29 feet from the south and north side property lines, respectively. These setbacks are significantly greater than those for other homes in this

subdivision. The larger side lot setbacks on both sides of the proposed home do not follow the existing development scheme where houses are located side-by-side with side setbacks generally at the minimum requirement of 5 feet.

Accessory Structures: The proposed site plan does not indicate any accessory structures will be included in the project. The requirements of chapter 17.46, Accessory Structures, of the zoning code do not, therefore, apply.

Fences and Walls: The proposed project indicates a 6 foot fence will be constructed along the north and rear property lines. There is an existing fence along the southern side property line for the adjacent house. This fence will remain. The drawings submitted for this design review indicate the rear fence is along the property line, which is at the alley street edge. Rear fences along the alleys in all other portions of the subdivision are generally set back eight to ten feet from the property line to accommodate a landscape strip between the fence line and the street edge. The placement of the proposed fence should be modified to reflect that standard. The construction of any new fences or walls must also comply with the requirements of chapter 17.52, Fences and Walls, of the zoning code.

Landscaping: Being part of an approved subdivision, the landscaping requirements of chapter 17.54 of the zoning code apply. A landscaping plan was not, however, submitted as part of the design review application. It will be required that landscaping of the front yard area and landscape strip along the rear alley be consistent with the landscaping scheme in the subdivision. Street trees in the front and rear landscape strips will be required.

Resource Efficiency: The resource efficiency standards of chapter 17.55 of the zoning code do not apply to residential projects with a total livable area less than 5,000 square feet.

Lighting: The outdoor lighting requirements of chapter 17.56 of the zoning code do not apply to single-family residential construction.

Parking: The development agreement for this subdivision requires the provision of two covered on-site parking spaces and one uncovered on-site parking space per home, with one additional covered on-site parking space for each carriage unit. The proposed project includes a two-car enclosed garage along with space for two uncovered parking space on the driveway apron. The location and setback for the garage is not, however, consistent with other homes in the subdivision. The subdivision design standard is for the placement of the garage approximately 10 feet from the property line to allow for one parallel parking space. Garages throughout the subdivision are also placed generally five feet from the side property line. The proposed garage placement is set back 20 feet from the rear property line and 20+ feet from each of the side property lines. The placement of the garage should be consistent with the site layout standard followed throughout the existing subdivision.

Signage: The proposed project does not include any exterior signage. The requirements of chapter 17.62 of the zoning code do not, therefore, apply.

DESIGN FEATURES

Residential Unit Size: The approved development agreement and development standards for the St. Charles subdivision identify Large/Villa homes are permitted for properties with a 65 foot lot frontage. Homes on 65 foot wide lots in this subdivision are generally in the 2,300 square feet to 2,700 square feet range. The proposed home is for approximately 1,588 square feet. This would be a small to medium sized home that would be appropriate for smaller lots with a 45 foot frontage. The development concept of this subdivision is for smaller homes on smaller lots and larger homes on larger lots. The proposed home is a small to medium sized home on a large lot. This is not consistent with the development scheme of the subdivision and the relationship of the size of homes to the lots on which they are located.

Design Style: The proposed design is for a two-story home with horizontal lap siding and an asphalt shingle roof. The proposed elevations are similar to a 1,400 square foot two-story Cottage model that has been developed on the smaller lots in the subdivision with a 35 foot frontage. Although the proposed design is similar to and compatible with other homes in the subdivision, those homes are all on smaller lots.

Site Orientation: The proposed residential structure is set back 29 feet from the northern side property line. This setback area is fully landscaped including a large grass area along the entire side of the house. In the St. Charles subdivision, the only homes with significant side yards are those whose primary entrance is on that same side; not homes whose entrance is directly from the front. These are also large home models. All other homes in this subdivision are generally set back five feet from the side property lines.

The garages of all homes in this subdivision are set back eight to ten feet from the rear property line to allow for parallel parking for one vehicle. The proposed project has a 20 foot setback from the garage to the property line to allow head-in parking for two vehicles. Garages in this subdivision are also set back approximately five feet from a side property line. The proposed garage location is set back 20+ feet from each side property line.

The proposed home, garage, side yard setbacks, and site layout and orientation for this project are not consistent with the site layout of all other homes in this subdivision.

Exterior Material: The proposed exterior finish of the new residence is horizontal lap siding. The roofing material is asphalt shingles.

Detailing: Unlike other homes in the subdivision, the proposed design indicates minimal exterior detailing. Exterior doors, windows, eave overhangs, and front porch and deck appear very plain and do not reflect the level of detailing exhibited by other homes in the subdivision.

RECOMMENDATION

The proposed project is not reflective of or consistent with the design of other homes in the St. Charles subdivision. It is dissimilar in the size of the home proposed for this larger lot, its setback from the side property lines, the exterior detailing, the placement of the garage, the

frontage along the rear alley, the large side yard, and the overall site layout. The architecture, including the character, scale, and quality of the design, and its relationship with the site presents a design concept that is not consistent with the character and appearance of the neighborhood and the subdivision in which it is located. It is recommended that the Planning Commission not approve this design review application.

The applicant should redesign the single-family residence to be consistent with and compatible with the design style, setbacks, exterior detailing, site layout, and building size of other single-family residences in the St. Charles subdivision on similarly sized lots. The applicant should review the model plans and photographs attached to this staff report, drive through the existing subdivision to become familiar with existing home designs, and redesign the project as appropriate. Upon redesign, reapplication for design review can be made.

PROPOSED MOTION

I MOVE THAT THE PLANNING COMMISSION NOT APPROVE THE DESIGN REVIEW APPLICATION FOR THE CONSTRUCTION OF A SINGLE-FAMILY RESIDENCE AT 17 WALKER LANE AS PROPOSED.

Attachments:

Walker Lane Residence Plans

Model Plan Sets (see Moreno Avenue design review item)

Model Plan Renderings (see Moreno Avenue design review item)

Existing Home Photographs (see Moreno Avenue design review item)

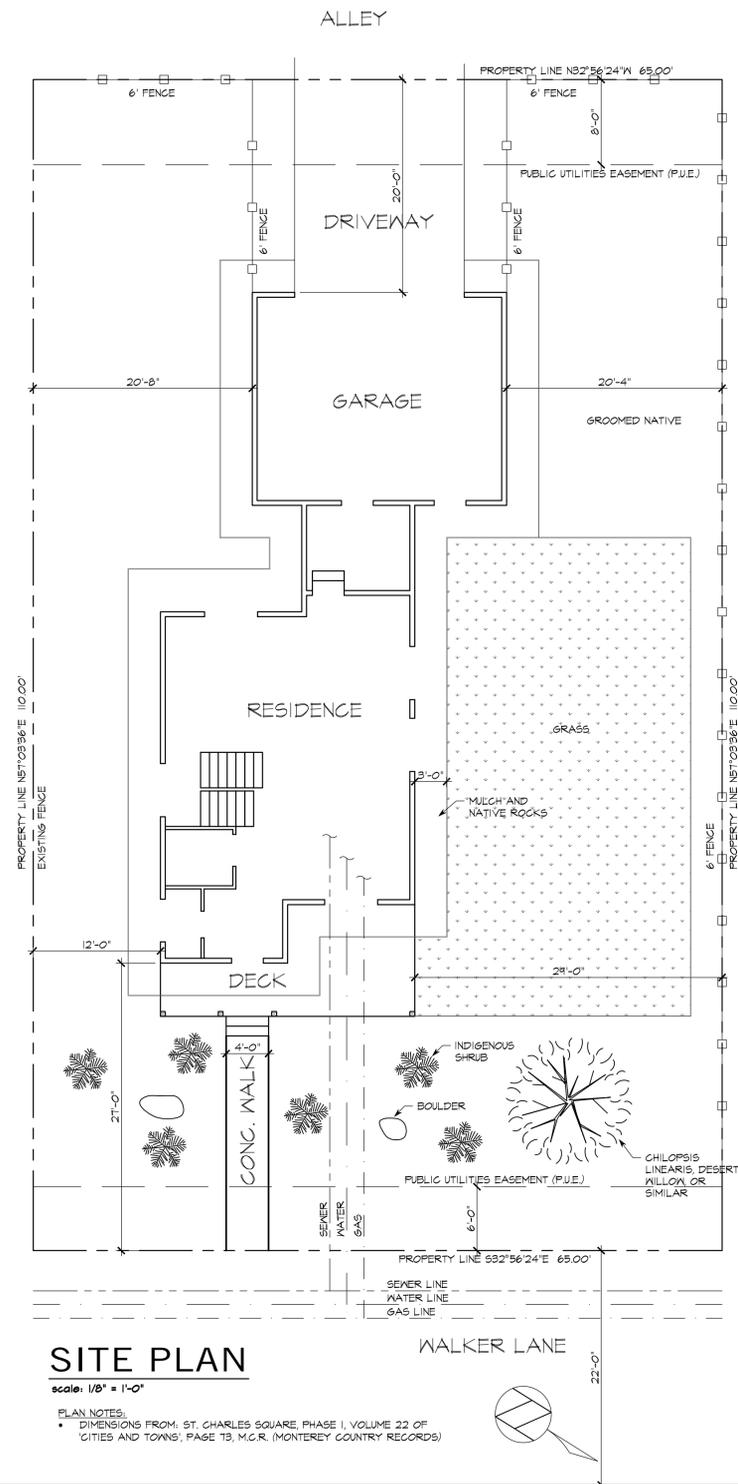
VICINITY MAP



PROJECT DATA TABLE			
APN:	024-391-098-000		
ENGINEER/DESIGNER:	ADAM RENDON, P.E. 831.261.7416 ADAMRUSSELLRENDON@GMAIL.COM		
OWNER/BUILDER:	ADAM RENDON, P.E.		
AREAS			
LOT SIZE	7150 SF	TOTAL NEW	% LOT COVERAGE
BUILDING	R-3	748 SF	10.5
	U	565 SF	7.9
TOTAL		1313 SF	18.4
GRADING			
CUT	0 CY		
FILL	0 CY		

LOT 14

LOT 12



SITE PLAN

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

- PLAN NOTES:
- DIMENSIONS FROM: ST. CHARLES SQUARE, PHASE I, VOLUME 22 OF CITIES AND TOWNS, PAGE 13, M.C.R. (MONTEREY COUNTY RECORDS)



6660 Kim Ann Lane
Prunedale, CA 93907
adamrussellrendon@gmail.com
831.261.7416

ISSUE NO.	DATE	DESCRIPTION
1	7/28/16	PLANNING

Site Plan

RENDON RESIDENCE
WALKER LANE
GREENFIELD, CA



PROJECT #:
046

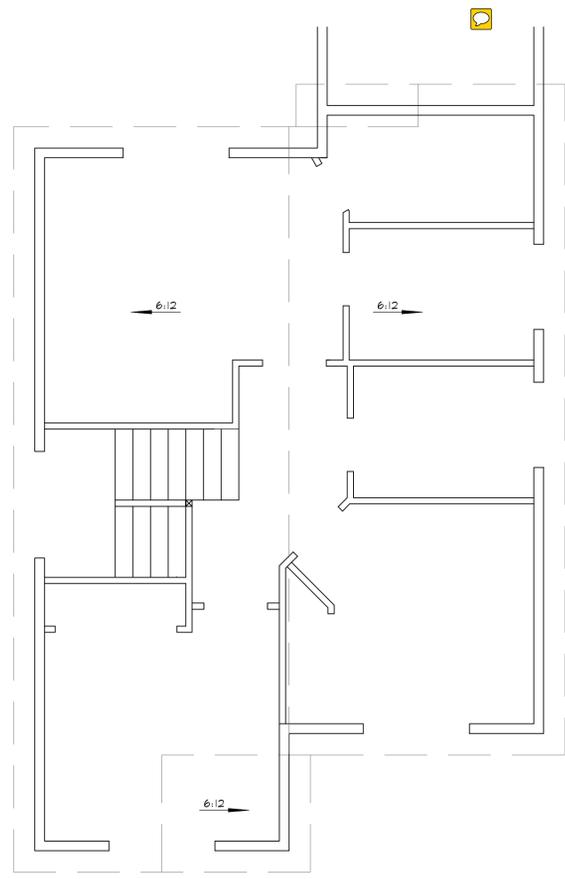
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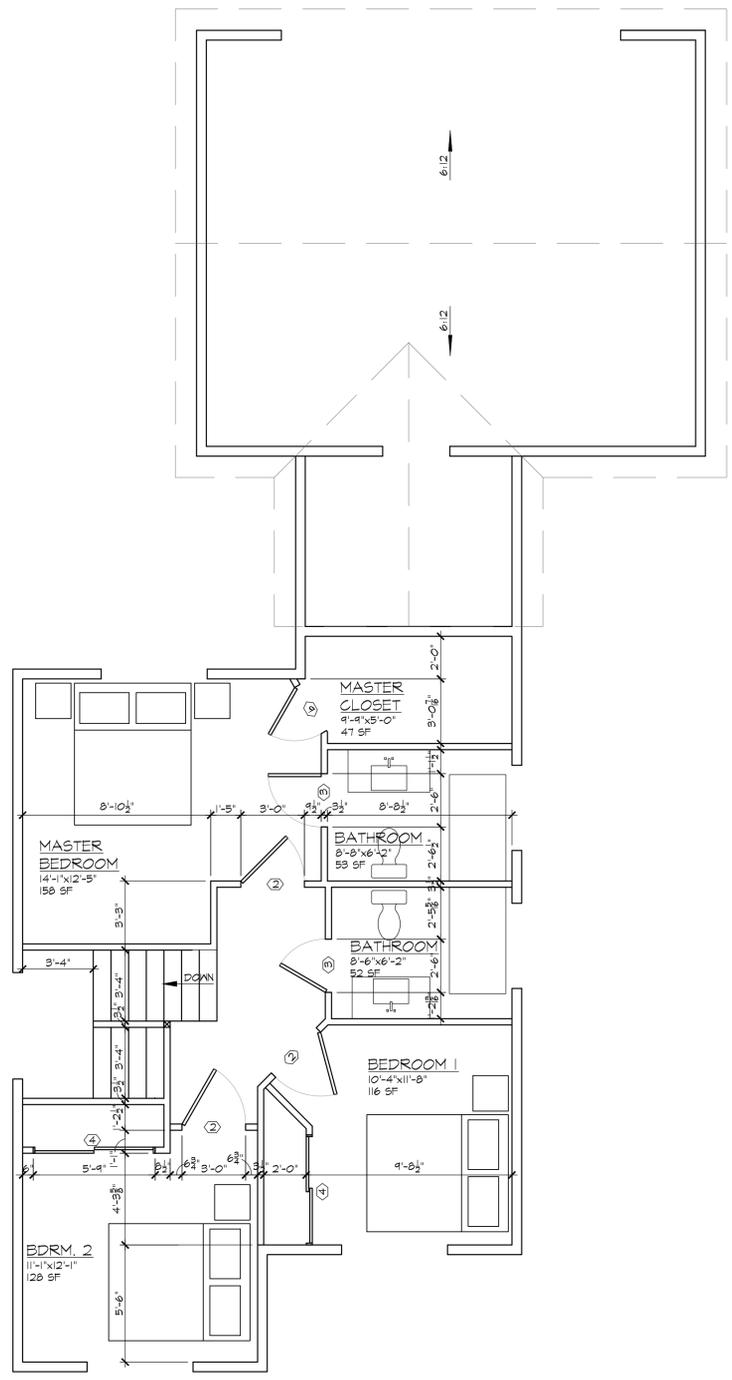
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ISSUE NO.	DATE	DESCRIPTION
1	7/28/16	PLANNING

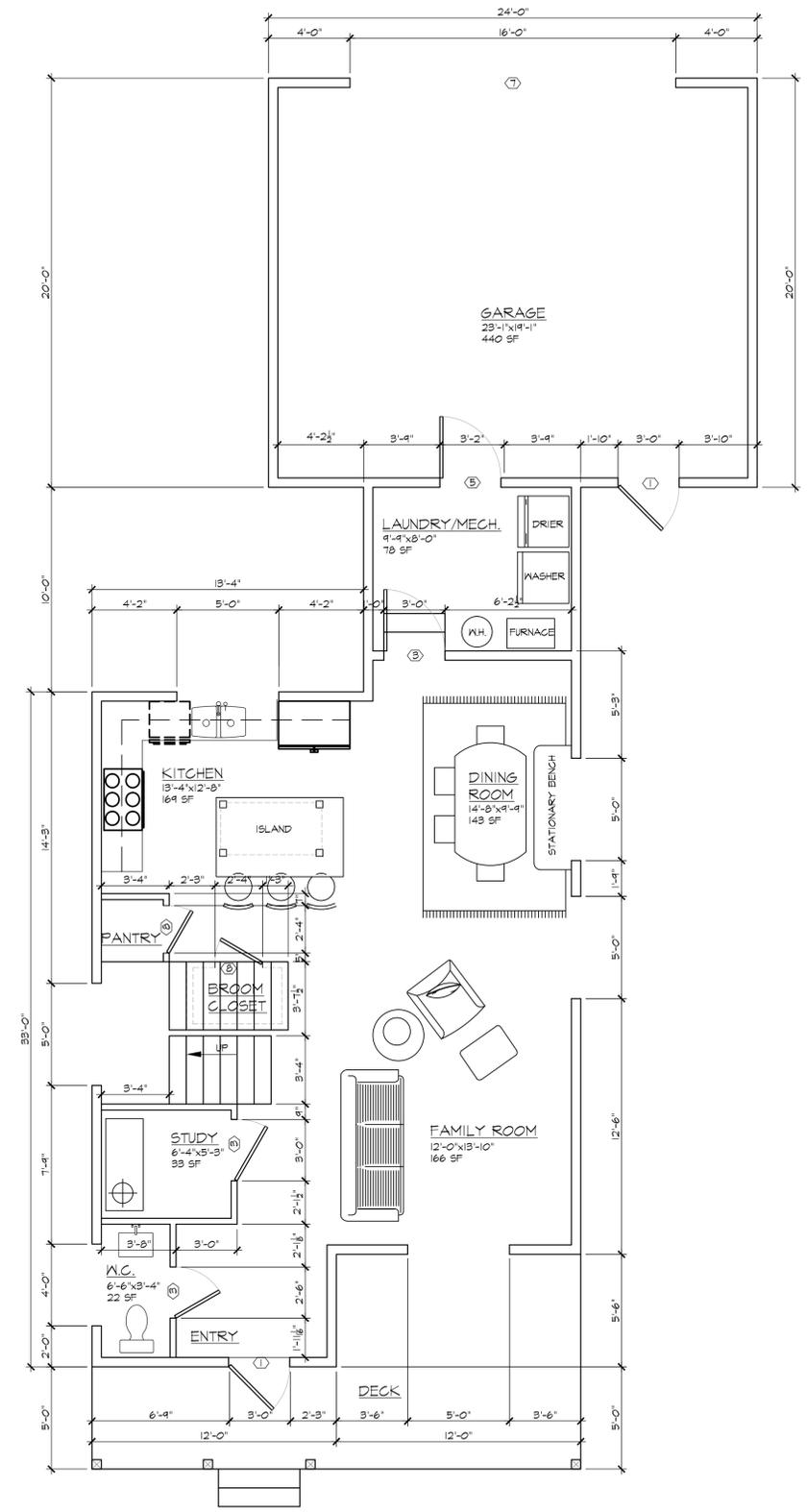
DOOR SCHEDULE							
MARK	WIDTH	HEIGHT	TYPE	FRAME	THRESHOLD	HARDWARE	REMARKS
1	3'-0"	6'-8"	SWINGING	WOOD	ALUMINUM	LEVER AND LOCKSET	
2	3'-0"	6'-8"	SWINGING	WOOD		PRIVACY	
3	2'-6"	6'-8"	SWINGING	WOOD		PRIVACY	
4	4'-0"	6'-8"	SLIDING	WOOD			CLOSET
5	3'-0"	6'-8"	SWINGING	WOOD	ALUMINUM	LEVER AND LOCKSET	SELF-CLOSING FIRE DOOR
6	3'-0"	6'-8"	SWINGING	WOOD		LEVER AND LOCKSET	
7	16'-0"	7'-0"	OVERHEAD GARAGE	WOOD		DOOR OPENER	
8	2'-4"	6'-8"	SWINGING	WOOD			CLOSET
9	2'-6"	6'-8"	SWINGING	WOOD			CLOSET



ROOF PLAN
scale: 1/4" = 1'-0"



SECOND FLOOR PLAN
scale: 1/4" = 1'-0"



MAIN FLOOR PLAN
scale: 1/4" = 1'-0"

Floor Plans

RENDON RESIDENCE
WALKER LANE
GREENFIELD, CA

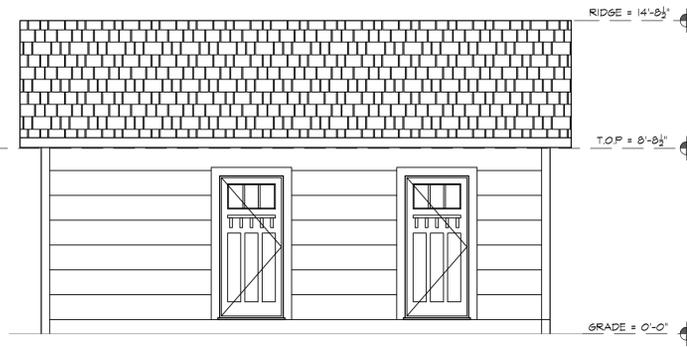


PROJECT #:
046

A2.0

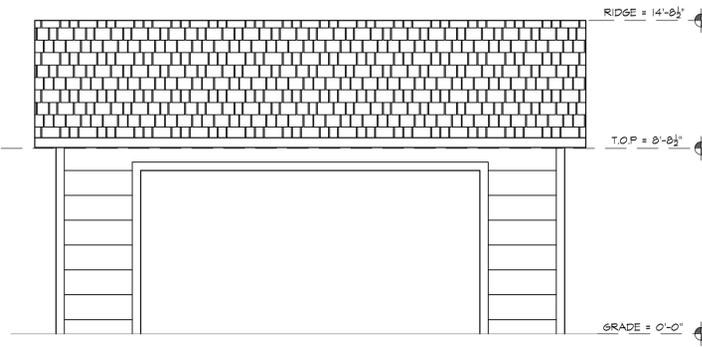
WINDOW SCHEDULE				
MARK	WIDTH	HEIGHT	TYPE	REMARKS
A	5'0"	4'0"	SLIDING	
B	4'0"	16"	SLIDING	
C	2'0"	2'0"	VENT	
D	5'0"	5'0"	FIXED	

- ELEVATION KEYNOTES**
- 1 - ASPHALT SHINGLES, COLOR T.B.D.
 - 2 - HORIZONTAL LAP SIDING, COLOR T.B.D.
 - 3 - 2x6 FASCIA, COLOR T.B.D.



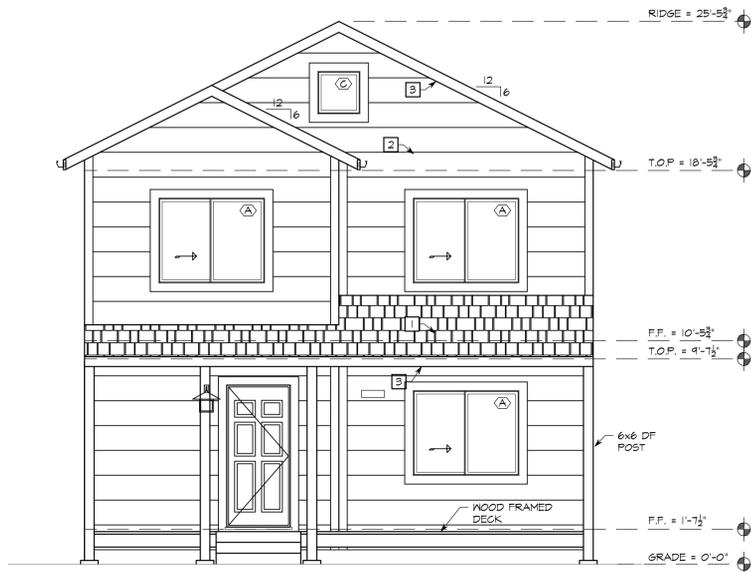
GARAGE EAST ELEVATION

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



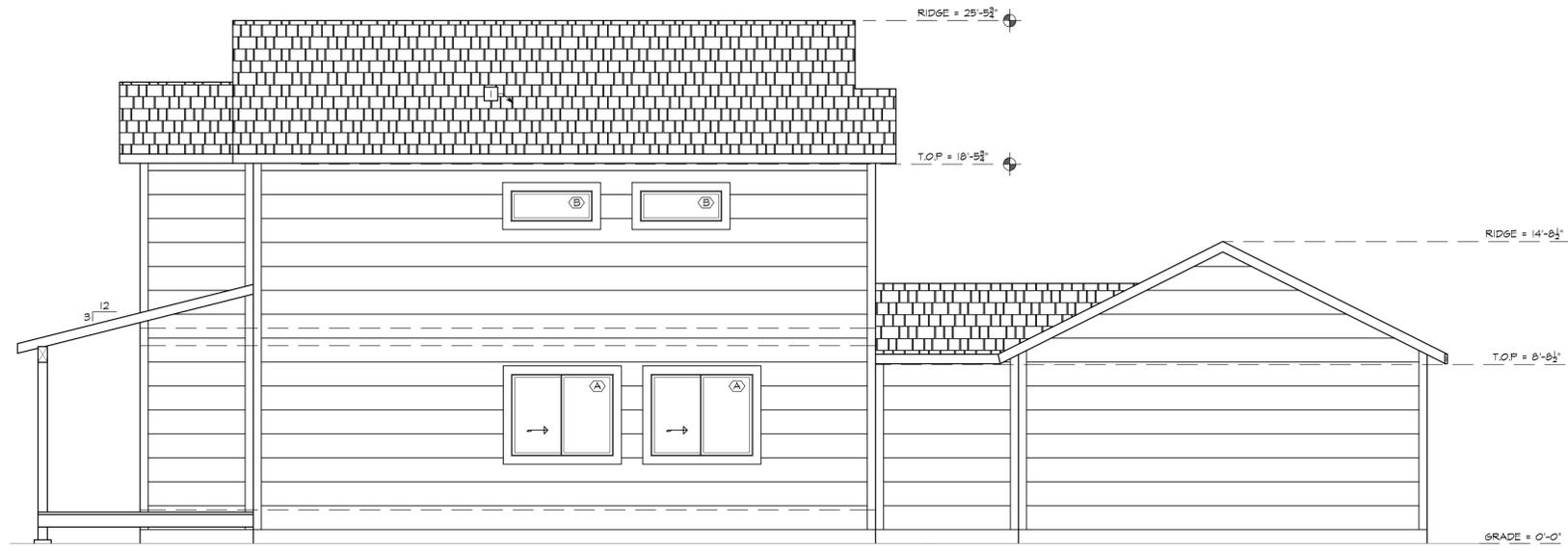
GARAGE WEST ELEVATION

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



EAST ELEVATION

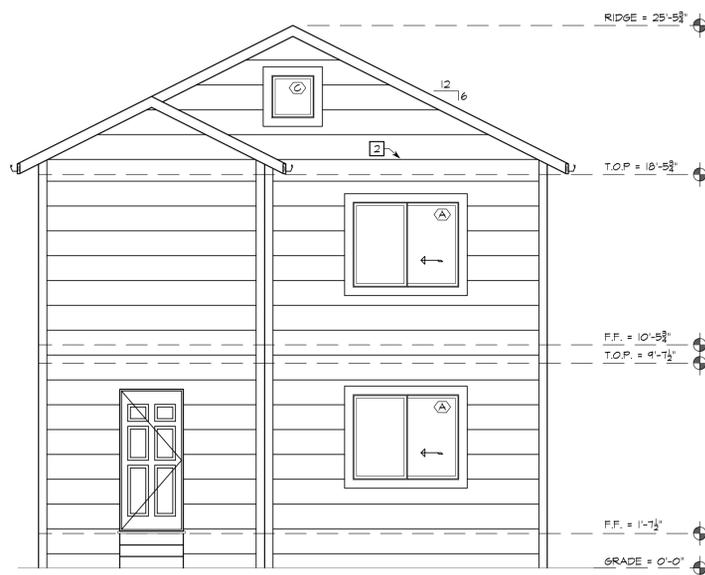
scale: 1/4" = 1'-0"



NORTH ELEVATION

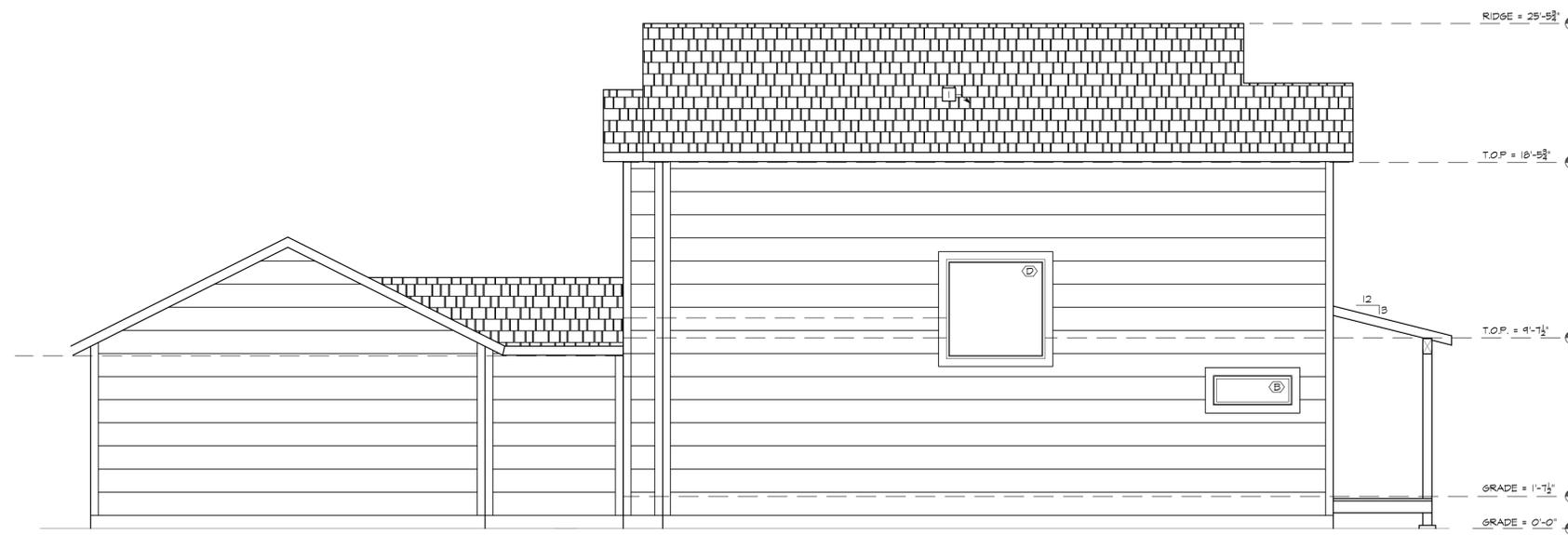
scale: 1/4" = 1'-0"

GARAGE NORTH ELEVATION



WEST ELEVATION

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



GARAGE SOUTH ELEVATION

SOUTH ELEVATION

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



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ISSUE NO.	DATE	DESCRIPTION
1	7/28/16	PLANNING

Elevations
RENDON RESIDENCE
 WALKER LANE
 GREENFIELD, CA



PROJECT #:
046

A3.0



Planning Commission Report

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

DATE: September 15, 2016

AGENDA DATE: October 4, 2016

TO: Planning Commissioners

FROM: Mic Steinmann, Community Services Director

TITLE: **DESIGN REVIEW FOR DOLLAR GENERAL RETAIL STORE DEVELOPMENT AT 300 BLOCK OF EL CAMINO REAL**

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 15303 of the CEQA guidelines governing construction of small structures in urbanized areas and section 15332 governing infill 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 is currently vacant and undeveloped. The project area consists of five parcels totaling approximately 32,500 square feet, located on the east side of the 300 block of El Camino Real (APNs: 024-031-014, -015, -016, -017, and -018). To the north is the Valero gas station, to the east is an alley abutting the rear of residential properties, to the south is existing retail development, and to the west across El Camino Real is the Greenfield Pharmacy and other retail development.

Proposed Development

The design review application is for construction of approximately 9,100 square feet of general retail space. The project includes primary vehicular access from El Camino Real, with secondary access from the alley to the rear of the property. On-site parking is provided for 30 vehicles, including two accessible parking spaces. The center median in El Camino Real will be reconfigured to allow mid-block left-turns for vehicles entering and exiting the project site.

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. General retail development is an allowed use. 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 five adjoining parcels, each approximately 6,500 square feet, for a total project area of approximately 32,500 square feet. In a separate action, the five existing parcels will be merged into a single 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 single-story structure with a maximum exterior elevation of 26 feet.

Fences and Walls: No perimeter fencing or walls are proposed. Existing chain link fencing abutting the residential properties along the alley will be replaced with wood fencing to match existing wood fencing along the alley.

Landscaping: The landscape development standards of chapter 17.54 of the zoning code, the commercial zoning district development standards of chapter 17.32, and the *Downtown Design Guidelines* 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. In

contrast again, 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.

Within the downtown corridor there is an eclectic mix of street frontages, building types, landscape features, and parking configurations: some buildings are to the property line, some are set back, some have landscaping along the street frontage property line, some do not, some have parking along the street frontage, some along a side property line, and some have no parking. There are single story buildings, two story buildings, retail buildings, and residential properties. There is no uniform standard for street frontages, building design or types, landscaping, or parking. In one respect, this lack of uniformity is itself the downtown standard. There are a number of vacant, undeveloped parcels interspersed among fully developed parcels and street frontages. Even if each of these parcels is eventually developed to a “uniform” standard, the downtown streetscape will continue to be an eclectic mix with no identifiable streetscape standard other than the diversity of street frontages themselves.

For the properties immediately adjacent to the Dollar General property and those across El Camino Real, buildings are set back from the street frontage, parking is generally provided immediately adjacent to the street frontage at the front of the buildings, and landscaping consists primarily of street trees. Only the Monterey County Library has landscaping islands within the on-site parking area.

The proposed landscape scheme includes replacement of a missing street tree, landscaping strips along the north and south property lines, two large landscape planting areas adjacent to the building at either end of the building frontage, landscaping around the monument sign at the northern site entrance, and landscape planter islands within the parking areas. The landscape plan also includes reconfiguration and improvements to the El Camino Real median to accommodate left turns to and from the southern driveway entrance and a left turn pocket lane for southbound El Camino Real traffic.

Final landscape and irrigation plans must be submitted as part of the plan check process for issuance of a building permit. The Planning Director shall review and approve the final landscape plans prior to issuance of a building permit.

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 9,100 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 for new development are set forth in Chapter 17.58 of the zoning code. Table 17.58-1 requires the provision of three (3) on-site parking spaces for each 1,000 feet of building space. For a 9,100 square foot general retail store, this equates to a parking requirement for twenty-seven (27) parking spaces. The proposed site plan includes a total of thirty (30) parking space, including two (2) accessible spaces. The proposed development exceeds the minimum on-site vehicle parking requirement.

Section 17.58.100, Bicycle Parking Requirements, requires the provision of bicycle spaces equal to 20% of the required vehicle spaces, but in no case fewer than two employee bicycle spaces and two patron spaces. As part of the proposed development, accommodations for five (5) bicycle parking spaces must be provided. The proposed site plan does not identify the location of required bicycle parking spaces. At the time of application for a building permit, the project's plans will be reviewed for conformance with these bicycle parking requirements.

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. For free-standing pad buildings, one building sign, a maximum of 100 square feet, per public frontage is allowed. A single freestanding sign is allowed with a maximum sign area of 50 square feet, a maximum height of ten (10) feet, with a minimum right-of-way setback of ten (10) feet. At the time a formal signage application is submitted, the Planning Director will review the signage plan for conformity with the requirements of Chapter 17.62 of the zoning code.

Design Features

Design Theme: The proposed design utilizing vertical metal panels for the exterior façade and use of terra cotta, dark bronze, and gray-tone for the primary exterior color theme is reflective of the Central Coast Industrial design theme recommended for the Walnut Avenue Specific Plan development area. The choice of façade materials and exterior colors is also reflective of the proposed design for the renovated and expanded Chevron station and the existing La Plaza Bakery on El Camino Real and Oak Avenue. Both the Chevron station and La Plaza Bakery are also reflective of the Central Coast Industrial design theme.

Exterior Material and Color: The predominant exterior building finish material is metal wall panels with aluminum storefront doors and windows and CMU split face wainscot along the front and side façades. The primary colors for the body of the building are terra cotta, dark bronze, and gray-tone steel panels. Metal cornice and coping trim and front storefront window/door system is dark bronze, and the split face CMU wainscot is gray with black/gray/white aggregate. The upper portion of each façade contains the "Dollar General" nameplate with black letters on a yellow background.

Alley Improvements: The chain link section of the private residential fence along the rear alley will be replaced with wood panels similar to other wood fence sections along the alley. The alley along the entire property line will be graded and re-paved.

El Camino Real Improvements: Left turns to and from the southern site entrance will be provided. This will require modification to the existing El Camino Real median, relocation of two existing street lights, construction of a left turn pocket lane for southbound traffic on El Camino Real, landscape improvements to the median, replacement of a missing street tree, and restriping for on-street parking along the building frontage. The location of the left turn median break is mid-block, approximately 300 feet from Apple Avenue and a similar distance from Palm Avenue (note: 300 feet is a typical standard urban block). The existing mid-block pedestrian crossing will remain in its current location.

Landscaping: Planting strips as shown on the drawings will be provided adjacent to the building and vehicle access from the alley and along the north and south perimeter property lines. A replacement street tree will be planted along the El Camino Real frontage. The tree will be of the same species as the other trees along the El Camino Real frontage. A detailed preliminary landscape plan has not yet been developed, but will be required during the building permit and plan check process. Landscape improvements to the El Camino Real median will be provided as necessary to accommodate the construction of a left turn pocket lane for southbound El Camino Real traffic and to replace any landscaping damaged by this construction.

RECOMMENDATION

The project brought forth by Dollar General is to construct an approximate 9,100 square foot general retail store on five currently vacant and undeveloped parcels along the east side of the 300 block of El Camino Real. The proposed project will create opportunities for more local jobs. It will bring more business to the El Camino Real downtown business corridor. It will develop five adjoining currently vacant and undeveloped parcels.

The proposed project is consistent with the applicable provisions of the City of Greenfield general plan and the zoning code for development of a general retail store in the Retail Business (C-R) zoning district. During the building permit application process, the Planning Director and Building Official will ensure compliance with the design review conditions of approval and other applicable provisions of the zoning code.

The project proposed by Dollar General is important for the economic revitalization of Greenfield and the downtown business corridor. It is recommended the Planning Commission accept this design review report and adopt the attached resolution and conditions of approval, thereby enabling Dollar General to proceed with its plans to design and construct a general retail store in the El Camino Real downtown business corridor.

PROPOSED MOTION

I MOVE THAT THE PLANNING COMMISSION ADOPT RESOLUTION 2016-13 GRANTING DESIGN REVIEW APPROVAL FOR THE CONSTRUCTION OF A DOLLAR GENERAL RETAIL STORE ON THE 300 BLOCK OF EL CAMINO REAL, APNS: 024-031-014, -015, -016, -017, AND -018, SUBJECT TO THE CONDITIONS OF APPROVAL ATTACHED TO THAT RESOLUTION.

**CITY OF GREENFIELD PLANNING COMMISSION
RESOLUTION No. 2016-13**

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
GREENFIELD GRANTING DESIGN REVIEW APPROVAL FOR THE
CONSTRUCTION OF A DOLLAR GENERAL RETAIL STORE
LOCATED ON THE 300 BLOCK OF EL CAMINO REAL**

WHEREAS, an application for Design Review approval for the development of a Dollar General retail store on five contiguous undeveloped parcels on the east side of the 300 block of El Camino Real in the City of Greenfield, APNs: 024-031-014, -015, -016, -017, and -018, 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 proposed development is for nonresidential 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. General retail sales are allowed uses in these general plan and zoning code districts.
 - (b) The proposed project to develop a retail store on five contiguous vacant and undeveloped parcels along El Camino Real in the downtown business corridor will support the general plan goals to encourage the development of a greater number and diversity of common urban amenities, foster and promote the creation of a more vibrant community, encourage the redevelopment of substandard and underutilized existing facilities and sites, and provide flexibility in both the reuse of existing structures and the construction of infill projects.
 - (c) A retail store at the proposed location will provide a greater number and diversity of common urban amenities available within the City, by increasing the number and type of services available locally; it will contribute to making Greenfield a more vibrant community; it will redevelop a currently vacant and underutilized site; and it will promote flexibility in the development of infill projects.
 - (d) A retail store at this location will support the vitality of the downtown business corridor and provide an impetus to further development along the El Camino Real corridor.
 - (e) The preliminary site plans 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 a contemporary Dollar General retail store in other communities.
 - (b) The proposed design and its use of color and material is reflective of the Central Coast Industrial design theme recommended for the Walnut Avenue Specific Plan development area. The color scheme and use of exterior metal panels are reflective of the proposed design for the Chevron station and the existing La Plaza Bakery on El Camino Real at Oak Avenue.
 - (c) The site design is in conformity with the requirements of the zoning code and is an appropriate site layout for a retail establishment.
 - (d) The development of a contemporary retail store at the proposed location will enhance the character of the neighborhood and community by developing

currently vacant and undeveloped parcels along the El Camino Real downtown business 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 appropriate for a general retail store.
 - (b) The exterior color selection and use of vertical metal panels is reflective of the design of the existing La Plaza Bakery and the proposed design for the renovated and expanded Chevron station at El Camino Real and Oak Avenue. The use of vertical metal panels is similar to the new design for the Chevron station. The use of terra cotta and blue for the exterior panels reflects the color scheme of both the Chevron station and La Plaza Bakery.
 - (c) A single-story building is proposed that is consistent with commercial retail development along the downtown business corridor and adjoining properties.
 - (d) Landscaping along El Camino Real will be compatible with other streetside landscaping along the downtown business corridor.
 - (e) 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 on-site parking in excess of the requirements of the zoning code.
 - (b) A public sidewalk is already in place along the El Camino Real frontage.
 - (c) Final site and building plans will include bicycle parking accommodations in accordance with the requirements of the zoning code.

BE IT FURTHER RESOLVED that the Planning Commission hereby grants design review approval to construct a Dollar General retail store on the 300 block of El Camino Real, APNs: 024-031-014, -015, -016, -017, and -018, as indicated on the project plans reviewed by the Planning Commission and subject to the design review conditions of approval attached hereto and incorporated herein by reference.

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 4th day of October, 2016, by the following vote:

AYES, and all in favor, therefore, Commissioners:

NOES, Commissioners:

ABSENT, Commissioners:

Drew Tipton, Chairperson
Planning Commission

Attest:

Desiree Gomez, Secretary
Planning Commission

CONDITIONS OF APPROVAL
Design Review (ARC 2016-05)
300 Block of El Camino Real
APNs: 024-031-014, -015, -016, -017, and -018

Project Description: Construction of a Dollar General retail store of approximately 9,100 square feet on the east side of the 300 block of El Camino Real in the City of Greenfield, CA, APNs: 024-031-014, -015, -016, -017, and -018

Planning Commission Approval: Resolution 2016-13

Approval Date: October 4, 2016

1. These conditions of approval were approved by the City of Greenfield Planning Commission by Resolution 2016-13 on October 4, 2016.
2. The building shall be designed and constructed substantially as depicted on the plans submitted as part of this design review application, including but not limited to materials, colors, signage, storefront doors and windows, parking configuration, site and perimeter landscaping, and street improvements to the alley and El Camino Real. Minor modifications shall be reviewed and approved by the Planning Director. Major modifications shall require review and approval by the Planning Commission. The Planning Director shall make the determination whether any proposed modification is minor or major.
3. Final landscape and irrigation plans shall be submitted as part of the plan check process for issuance of a building permit. The final landscape and irrigation plans shall conform to all water conservation regulations issued by the State Water Resources Control Board, including use of drought tolerant species and water efficient drip or micro-spray irrigation systems. The final landscape plan will include the placement of street trees along El Camino Real in tree wells and required modifications to the El Camino Real landscape median.
4. A final signage plan and application shall be submitted as part of the plan check process for issuance of a building permit. All exterior signage shall receive zoning clearance (administrative plan check) by the Planning Director to ensure compliance with the applicable provisions of chapter 17.62 of the zoning code. This clearance shall be obtained prior to issuance of a building permit.
5. The Resource Efficiency standards of chapter 17.55 of the zoning code do not apply to this project because the building area is less than 10,000 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.

6. At the time of application for a building permit, the project's plans and specifications will be reviewed by the City's Planning Director and Building Official for conformance with the lighting requirements of chapter 17.56 of the zoning code. A building permit will not be issued if any proposed outdoor lighting is not in compliance with the requirements of this chapter.
7. At the time of application for a building permit, the project's plans and specifications will be reviewed by the City's Planning Director and Building Official for conformance with the bicycle parking requirements of chapter 17.58 of the zoning code. A building permit will not be issued if proposed bicycle parking is not in compliance with the requirements of this chapter.
8. The design and construction of the project shall comply with all applicable provisions of the City's Standard Conditions for Construction.
9. These design review conditions of approval shall remain in force for one year after their adoption by the City of Greenfield Planning Commission. If the applicant has not made application for a building permit within this one year period, it will be necessary for the applicant to submit a new application for design review.

ACKNOWLEDGEMENT AND ACCEPTANCE

These design review conditions of approval are hereby accepted upon the express terms and conditions hereof, and shall have no force or effect unless and until agreed to, in writing, by applicant. The undersigned hereby acknowledges the approved terms and conditions, and agrees to conform to and comply with said terms and conditions of approval of this permit.

Dollar General

By:

Date

**CITY OF GREENFIELD
STANDARD CONDITIONS FOR CONSTRUCTION**

GENERAL

1. The project applicant shall execute the City's standard Processing Agreement for payment of costs of development and permit applications whereby the applicant agrees to reimburse the City for all costs incurred by the City in processing development applications, project approval, plan check, permit issuance, inspection, project close-out, and all other costs and expenses incurred by the City in processing, approving, inspecting, and implementing the development project.
2. The applicable mitigation measures which are contained in any Initial Study, Mitigated Negative Declaration, Environmental Impact Report, Mitigation Monitoring and Reporting Program, or other document prepared, issued, and certified in compliance with the requirements of the California Environmental Quality Act (CEQA) for or relating to this project shall be considered additional conditions of approval for this project, and are hereby incorporated by reference.
3. The project applicant shall comply with all of the provisions of any approved Vesting Tentative Map, Final Map, or Parcel Map, all pertinent provisions of the Municipal Code, including, but not limited to applicable provisions of Title 16 "Subdivisions" and Title 19 "Impact Mitigation Fees" for sewer, water, traffic and police services, as well as payment to the School District for school impact fees. No permits or work shall commence on the subject property until approval of the final map unless otherwise approved by the City Engineer and Building Official.
4. The use shall be conducted in compliance with all appropriate Local, State, and Federal laws and regulations, and in conformance with the approved plans.
5. The issuance of a permit or approval of plans and specifications shall not be construed as a permit or an approval of any work that violates the Greenfield Municipal Code.
6. Modifications to the project or to the conditions imposed may be considered in accordance with the City Zoning Ordinance. All revisions shall be submitted to the Building Department prior to field changes and are to be clouded or otherwise identified on the plans submitted with the request for modification.
7. Minor plan changes shall be subject to review and approval by the Planning Director and City Engineer prior to implementation. Major plan changes may also require review and approval of the Planning Commission and/or City Council. The Planning Director shall determine whether review and approval by the Planning Commission and/or City Council is required.

8. A note shall be placed on the plans stating that all utilities shall be placed underground and any associated easements for utilities shall be shown on the Final Map or Grant Deed.
9. Permanent monuments shall be furnished and installed by the applicant as required by the Director of Public Works and detailed in Section 16.20.050 of the Municipal Code.
10. Damage to public roads caused by construction of applicant's project shall be repaired to the satisfaction of the Public Works Department at the applicant's expense prior to final building inspection. The project applicant shall post a bond to secure payment for damage to a city street caused by construction activity in connection with work authorized by the permit. The Public Works Department may waive this requirement when the construction activity will not foreseeably damage the street.
11. The project applicant may not place, maintain or operate steel-tracked grading or construction equipment with cleats on a public or private street without placing protective material beneath the equipment to protect the surface of the street.
12. For new construction, the City shall require the applicant for a building or grading permit to rehabilitate the street pavement along the frontage of the property from the edge of the street to the center of the right-of-way.
13. The project applicant shall be responsible for designing, constructing, and paying for all off-site utility, roadway, and storm water system improvements necessary to provide required services to the project. All utility and infrastructure improvements will be designed and constructed in conformance with City Standards.
14. All landscaping shall utilize drought tolerant species, water efficient drip or micro-spray irrigation systems, and comply with all water conservation regulations issued by the State Water Resources Control Board. Street trees shall be 24-inch box trees with an average spacing of not less than twenty five feet on center. Street trees shall be maintained by the project's Lighting and Landscape Maintenance District, if such district is created at the direction of the City.
15. All utility easements shall be provided on the construction plans and as shown on the approved Final Map, if any, or on any Grant Deed establishing such easements, on file to meet the requirements of the utility companies and the Director of Public Works and/or City Engineer. As required, City Council acceptance of all public easements shall be obtained prior to recordation of the Final Map.
16. The project applicant shall contact the Greenfield U. S. Postmaster to locate in the project the placement of "Neighborhood Delivery and Collection Boxes" (NDCBUs). Any required easements shall be dedicated and shown on the Final Map, if any, or on any Grant Deed within a public utility easement, as approved by City Staff and the Postmaster, Greenfield Post Office.

17. For residential development subdivisions, prior to Final Map approval, the project applicant shall prepare an Inclusionary Housing Agreement to be approved by the City Council that is consistent with the Inclusionary Housing Ordinance existing at the time of the Housing Agreement approval.

PRIOR TO THE ISSUANCE OF GRADING AND BUILDING PERMITS

18. The project applicant shall submit the building permit application for City review and approval and shall pay all costs associated with preparation of the building permit application and issuance of the building permit.
19. All plans and specifications for public works improvements shall be approved by the City Engineer prior to the issuance of a building permit, the construction of said improvements shall be in accordance with the City Specifications and shall be inspected by the Director of Public Works or his authorized agent.
20. Fire hydrants shall be provided by the project applicant at locations within the project area to be approved by the Fire Chief and the City Engineer, and shown on the construction plans.
21. All utilities shall be placed underground. Any associated easements for structures shall be shown on the construction plans and screened to the extent possible from public view through discreet placement and landscaping or fencing.
22. If required by the City, a Lighting and Landscape Maintenance District (LLMD) shall be created by the project applicant, subject to approval by the City Attorney and City Engineer. All costs associated with the creation of the LLMD by the City shall be the responsibility of the project applicant. The LLMD shall include an escalation clause to address increases in the future cost of maintenance and replacement. The LLMD shall address maintenance and operation of all public landscaping and irrigation improvements and street lighting of a local nature in public right of ways, parks, and open space; maintenance of sound walls and community fences; and metering and irrigation for all landscaping strips between the sidewalk and street and open space/park; and other maintenance items as may be required by the Public Works Director or City Engineer. The project applicant shall be responsible for maintaining the items included within the LLMD during the applicable warranty period(s).
23. If required by the City, a Street and Drainage Maintenance District (SDMD) shall be created by the project applicant, subject to approval by the City Attorney and City Engineer. All costs associated with the creation of the SDMD by the City shall be the responsibility of the project applicant. The SDMD shall include an escalation clause to address increases in the future cost of maintenance and replacement. The SDMD shall address the maintenance and operations of streets, roads and highways; the maintenance and operation of drainage and flood control facilities and detention basins; and other maintenance and operation items as may be required by the Public Works Director or

City Engineer. The project applicant shall be responsible for maintaining the items included within the SDMD during the applicable warranty period(s).

24. An on-site storm water detention system shall be designed, constructed and maintained in accordance with City regulations, subject to the final review and approval of the City Engineer. The project's storm water design system will include routing of storm water runoff to off-site drainage facilities when the on-site storm water detention/percolation basin's design capacity is exceeded to avoid impacting adjacent lands. If storm water detention/percolation facilities are not constructed at the beginning of the project construction process, temporary storm water detention facilities shall be implemented to collect runoff and sediment during the grading and construction on site. Final basin configuration shall include landscaping, and perimeter fencing if required by the City, subject to approval by the Planning Director, Public Works Director, and City Engineer.
25. No work shall commence on the subject property until required improvement plans and performance bonds have been submitted to the City and appropriate grading, building or other permits have been issued.
26. The project applicant shall submit for approval of the Planning Director and City Engineer, a Final Landscape Plan for the landscaping of any park and open space, planting strips, fencing surrounding any open space/detention basin, public right-of-ways, and front and side street setback areas visible from the public right-of-way. All landscaping shall utilize drought tolerant species and water efficient drip or micro spray irrigation systems.
27. The project applicant shall prepare a parking plan indicating the location and number of on-site parking spaces available within the project area.
28. The project applicant shall submit a list of street names in accordance with the City of Greenfield policy and approved by the City Council.
29. The project applicant shall prepare and obtain Public Works Director and City Engineer approval of a construction management plan that mitigates temporary traffic impacts. The plan shall detail where adequate off-street parking will be provided and include adequate provisions for construction crew and equipment parking so that the road, mailboxes and driveways are not blocked.
30. The project applicant shall prepare a Public Works Improvement Plan to be approved by the Public Works Director and City Engineer. The Plan shall include all required on- and off-site public improvements including, but not limited to the water system, sanitary sewer system, storm water drainage system including a detention basin (if required), street improvements and other utilities, fire hydrants, street lights, parking lot lights, street landscaping, and project fencing.
31. Plans showing how the sewer line will be linked to the project area shall be provided to the Public Works Director and City Engineer for review and approval.

32. The storm water detention system shall demonstrate capacity for serving the subject property. Design calculations shall be provided to the City Engineer for review and approval along with detailed design.
33. A detailed soils report shall be prepared by a qualified soils engineer and the recommendations of the engineer, as contained in the report, shall be followed for site preparation, grading, foundation support and structural loading designs so that all future site development designs shall be able to withstand earthquake ground movement as required by the most recent edition of the California Building Code (CBC) consistent with the location of the project in relation to known earthquake faults. All excavated and graded material shall be sufficiently watered, using non-potable water when logistically possible, to prevent excessive dust.
34. Site grading and the required detention basin shall be constructed in accordance with the approved improvement plan to collect runoff and sediment during the grading and construction on site.
35. The use of dust and litter control measures during construction shall be required. The measures proposed for use shall be submitted to the City Engineer for approval.
36. The project applicant shall pay all applicable fees, to be calculated using the fee scale in place at the time of application for a building permit, including impact fees for fire, regional transportation agency and schools for each lot or parcel as it is developed. Prior to issuance of a Certificate of Occupancy, all other required impact fees including but not limited to sewer, water, traffic, general facilities, community center and police impact fees shall be paid for each lot or parcel as developed.
37. Existing on-site wells shall be capped and sealed consistent with state law and County of Monterey procedures.; however, such wells may be used for irrigation purposes provided required permits and approvals are obtained from the County of Monterey and other jurisdictions having authority over on-site wells for private irrigation purposes. Septic Systems that may be present on-site shall be demolished according to Monterey County Health Standards.
38. The project applicant shall prepare a Waste Management Recycling, Material Recovery, and Diversion Program for review and approval by the Public Works Director and City Engineer. The program shall include all elements and requirements of chapter 15.24 “Deconstruction, Demolition and Construction Material Recovery and Diversion from Landfills” of the City of Greenfield Municipal Code.
39. The project applicant shall prepare an Erosion and Sediment Control Plan for review and approval by the Public Works Director and City Engineer. The Plan shall include appropriate site-specific construction site Best Management Practices (BMPs); the rationale used for selecting BMPs including supporting soil loss calculations, if necessary; features and facilities to ensure runoff is treated before leaving the site and an evaluation of the feasibility of storage for later use; list applicable permits directly

associated with the grading activity including, but not limited to, any permits required by the State Water Board, U.S. Army Corps of Engineers, and California Department of Fish and Game along with documentation that the required permits have been obtained prior to commencing any grading activity; and drawings and specifications necessary to implement the Plan.

40. If grading shall affect more than one acre, the project applicant shall file a Notice of Intent (NOI) and submit a Storm Water Pollution and Prevention Plan (SWPPP) to the Regional Water Quality Control Board (RWQCB). The SWPPP shall be developed in accordance with the National Pollutant Discharge Elimination System (NPDES) General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities Order No. 2009-0009-DWQ NPDES No. CAS000002 as amended by Order No. 2012-0006-DWQ. This shall be accomplished prior to site grading and development.

DURING CONSTRUCTION AND PRIOR TO FINAL BUILDING INSPECTION

41. Construction activities shall be limited to daylight hours between 7:00 a.m. and 6:00 p.m. excluding Saturdays, Sundays, and holidays. The developer may request in writing from the Public Works Director authorization for construction activities on other than weekdays. If any extremely loud noises (noises which exceed the NUC General Performance Standards for noise, section 17.54.030 of the City municipal code) are to occur and are known of beforehand (i.e., continuous drilling and/or large earthmoving 24-hour notice shall be given to all neighbors within 500 feet of the project site, as well as posting a notice on site.
42. The project applicant shall obtain an encroachment permit(s) from the Public Works Department for all work constructed in the public right-of-way. This permit shall be obtained prior to commencement of any work in the public right-of-way.
43. Trash, scrap and debris shall be stored in a container(s) on the construction site.
44. No person shall place or maintain a container in the public right-of way without an encroachment permit.
45. No person shall place, install or maintain a portable sanitary facility on a construction site closer to the property line than the building setback line.
46. The City may temporarily prohibit or restrict stopping, parking or standing of vehicles along a street abutting a construction project where necessary for public safety. Any such parking restriction shall not be effective until the City places a sign(s) or marking(s) at the site. Any such parking restriction shall be limited to the duration of the project.
47. The City may designate a truck route for ingress and egress from the property during the term of the building permit to minimize the impact of the construction such as noise, dust, traffic safety hazards and potential damage to pavement on a residential street;

provided designation of the truck route will not unreasonably impair the contractor's access to the site or cause undue economic hardship.

48. Construction sites within the entire project area shall be watered each day during construction and all unpaved roads shall be watered twice a day during grading activities to minimize the generation of fugitive dust. In addition, travel on unpaved roads in the construction area shall be limited to 15 miles per hour or less. All stationary and mobile construction equipment shall be properly maintained to minimize exhaust during construction.
49. All rubbish and dead vegetation shall be removed from the site prior to final inspection by the Building Official.
50. The project applicant shall post a publicly visible sign that specifies the telephone number and person to contact regarding dust and other construction related complaints. This person shall respond to complaints and take corrective action within 48 hours. The phone number of the Monterey Bay Unified Air Pollution Control District shall be visible to ensure compliance with Rule 402 (Nuisance).
51. The site shall be properly maintained during construction or a Stop-Work Order will be issued by the Building Official (i.e., refuse shall be discarded promptly, construction materials shall be neatly stored, and the public right-of-way shall not be encroached upon).
52. The water system shall be designed and constructed in accordance with City standards and State law and shall be installed by the developer and accepted by the City.
53. All water mains, sanitary sewers and their appurtenances, storm water drainage lines, and any other utilities to be located beneath the public street, with service laterals up to the property line for each individual lot included within the project area, shall be installed prior to surfacing the streets.
54. All public improvements including the installation of landscaping, construction of detention basins, installation of street improvements, installation of utilities, and installation of fencing shall be completed to the satisfaction of the Public Works Director and City Engineer.
55. Installation and testing of the sewer lines, water systems and fire hydrants must be conducted in accordance with AWWA and standard specifications.
56. All grading within the boundaries of the project area shall be done under the direction and supervision of a soils engineer. Upon completion of all grading, a final soils report shall be submitted to the Public Works Department by the soils engineer. The report shall include locations and elevations of field density tests, summaries of field and laboratory tests, and any other substantiating data developed by the soils engineer.

57. If, during the course of construction, cultural, archaeological, historical, or paleontological resources are uncovered at the site (surface or subsurface resources), work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. The Public Works Director and a qualified archaeologist (i.e., an archaeologist registered with the Society of Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the Public Works Director and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery.
58. In the event of discovery or recognition of any human remains in any location other than a dedicated cemetery, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains until the coroner of Monterey County has determined whether the remains are subject to the coroner's authority. This is in accordance with Section 7050.5 of the California Health and Safety Code. If the human remains are of Native American origin, the coroner must notify the Native American Heritage Commission within 24 hours of identification. Pursuant to Section 5097.98 of the Public Resource Code, the Native American Heritage Commission will identify a "Native American Most Likely Descendent" to inspect the site and provide recommendations for the proper treatment or disposition of the remains and any associated grave goods.
59. All required street names, crosswalks, and traffic control signs as required, shall be installed in accordance with the drawings and specifications, the improvement plans, and the approval of the Public Works Director, City Engineer, and Police Chief.
60. All fixtures and appliances shall be water conserving and low-flow, subject to the approval of the Building Official and consistent with the City's water conservation ordinance and regulations of the State Water Resources Control Board. Toilets shall have maximum water usage of 1.6 gallons per flush. Showers shall consume a maximum of 2.5 gallons per minute.
61. The project applicant shall prepare a Post-Construction Stormwater Management Plan in accordance with the requirements of the Regional Water Quality Control Board, Central Coast Region, Resolution No. R2-2013-0032. The Plan shall be reviewed and approved by the Public Works Director and City Engineer. The City's standard Agreement for Maintenance of Storm Water Facilities shall be executed with the City and recorded with the Monterey County Recorder's Office.
62. When all construction is substantially complete, a temporary certificate of occupancy may be issued at the discretion of the Building Official. Temporary certificates of occupancy may be issued, at the discretion of the Building Official, on a building-by-building basis, or a phase-by-phase basis, thereby allowing phased occupancy of the total project.

63. A final certificate of occupancy shall not be issued until all punch-list items identified by the Building Official during the final inspection are complete and accepted to the satisfaction of the Building Official, any conditions imposed at the time a temporary certificate of occupancy is issued have been satisfied, final Fire Department approvals have been received, and all project close-out documents required under any development agreement, the City municipal code, and these conditions of approval have been received and accepted by the City.