



# City of Greenfield

Greenfield Civic Center  
599 El Camino Real  
Greenfield, CA 93927

## Planning Commission Agenda

Tuesday, April 4, 2023  
6:00 P.M.

**CHAIR STEPHANIE GARCIA**  
**VICE CHAIR CYNTHIA ZAVALA**  
**COMMISSIONER TINA MARTINEZ**  
**COMMISSIONER ROBERT URQUIDES**  
**COMMISSIONER ERNEST GALLARDO**

The Greenfield Planning Commission meeting on April 4, 2023, at 6:00 p.m. will be held in the City Council Chambers located at 599 El Camino Real, Greenfield, California 93927, and will be open to the public. This meeting will also be accessible online and may be viewed through the following options:

Facebook Live: <https://www.facebook.com/GreenfieldCA/>

Zoom Meeting: <http://planning.ci.greenfield.ca.us>

Meeting ID: 876 8074 3187

(No passcode needs to be entered)

- A. CALL TO ORDER
- B. ROLL CALL
- C. PLEDGE OF ALLEGIANCE

**D. PUBLIC COMMENTS FROM THE AUDIENCE REGARDING ITEMS NOT ON THE AGENDA**

**E. CONSENT AGENDA**

1. Adoption of the March 7, 2023 Planning Commission Minutes

**F. BUSINESS ITEMS**

No items.

**G. PUBLIC HEARINGS**

1. Consideration of a Resolution Recommending that the City Council Adopt a Mitigated Negative Declaration and Approve a Vesting Tentative Map and Planned Development for a new 37-lot Single-Family Residential Subdivision at a ~4.6-ac property at 296 Apple Avenue (APN: 109-082-013) – continued from the March 7, 2023 meeting
  - a. Staff Report
  - b. Open/Close Public Hearing
  - c. Planning Commission Discussion and Decision

**H. OTHER BUSINESS**

1. Report on Status of Development Projects Approved by the Planning Commission between 2019 and 2022
  - a. Staff Report
  - b. Open/Close Public Comments
  - c. Planning Commission Discussion and Direction
2. City of Greenfield Housing Update and Annual Progress Report to State Department of Housing and Community Development
  - a. Staff Report
  - b. Open/Close Public Comments
  - c. Planning Commission Discussion and Decision
3. Report on a Proposed Amendment to Chapter 5.04 of the City of Greenfield Municipal Code, Business License Tax, and Request for Planning Commission Feedback
  - a. Staff Report

- b. Open/Close Public Comments
- c. Planning Commission Discussion and Decision

**I. COMMENTS FROM PLANNING COMMISSION AND STAFF**

**J. ADJOURNMENT**



# **City of Greenfield**

Greenfield Civic Center  
599 El Camino Real  
Greenfield, CA 93927

## **Planning Commission Minutes**

Tuesday, March 7, 2023  
6:00 p.m.

**CHAIR STEPHANIE GARCIA  
VICE CHAIR CYNTHIA ZAVALA  
COMMISSIONER TINA MARTINEZ  
COMMISSIONER ROBERT URQUIDES  
COMMISSIONER ERNEST GALLARDO**

### **A. CALL TO ORDER**

Meeting called to order by Chair Garcia at 6:00 p.m.

### **B. ROLL CALL**

Present: Chair Garcia, Vice Chair Zavala, Commissioner Gallardo

Absent: Commissioner Martinez & Commissioner Urquides

Commissioner Gallardo requested a motion to excuse Commissioners Martinez & Urquides.

**Motion** by Commissioner Gallardo to excuse Vice Chair Martinez's absence; seconded by Vice Chair Zavala.

**VOTE**

Ayes: Zavala, Gallardo, and Garcia

Noes: None

Absent: Martinez & Urquides

Motion carried 3-0

Staff Present: Community Development Director Paul Muga, Consulting Planner Rob Mullane (joined via zoom), Senior Planner Danielle Powell, Consulting Permit Technician Austin Arabia, Planning/Building Permit Technician Braulio Fabian

**C. PLEDGE OF ALLEGIANCE**

Pledge led by Vice Chair Zavala.

**D. PUBLIC COMMENTS FROM THE AUDIENCE REGARDING ITEMS NOT ON THE AGENDA**

No comments

**E. CONSENT AGENDA**

1. Adoption of the December 6, 2022 Planning Commission Minutes
2. Adoption of the January 3, 2023 Planning Commission Minutes

**Motion** by Vice Chair Zavala to approve the December 6, 2022, Planning Commission Meeting Minutes with the Correction of the Motion to approve October 4, 2022 minutes was seconded by Commissioner Gallardo not Vice Chair Martinez & January 3, 2023 Planning Commission Minutes; seconded by Commissioner Gallardo.

**VOTE**

Ayes: Zavala, Gallardo, and Garcia

Noes: None

Absent: Martinez and Urquides

Motion carried 3-0-2

**F. BUSINESS ITEMS**

None

**G. PUBLIC HEARINGS**

1. Consideration of a Resolution Recommending that the City Council Approve a one-year Time Extension for the Mira Monte Vesting Tentative Map a ~28-ac Site at the Northeast Corner of Apple Avenue and 13<sup>th</sup> Street (APNs: 109-232-001 and 109-232-008)
  - a. Staff Report
  - b. Open/Close Public Hearing
  - c. Planning Commission Discussion and Decision

Community Development Director Paul Mugan presented the staff report. Mr. Mugan requested the Planning Commission approve a Resolution Recommending the City Council Approve a one-year Time Extension for the Mira Monte Vesting Tentative Map. Consulting Planner Rob Mullane provided some additional information on the request and the history.

Chair Garcia opened public hearing.

Speaker 1. Deborah Rich, the Applicant, gave a presentation on the history of the process they have gone through to get the Tentative Map and the challenges they have faced, which prompted the need to request the extension.

Speaker 2. Mike Bassetti, elaborated on the challenges in marketing the site due to the uncertainty of the housing market and of inflation and recent rebounding of the market for development projects.

Seeing no other speakers, Chair Garcia closed the Public Hearing.

Chair Garcia made comments on the unfortunate events the applicants have faced regarding their project.

Commissioner Gallardo asked if when the project started up, they were designated as affordable homes.

Applicant Deborah responded that they were not, they were market rate homes.

Commissioner Gallardo noted that the delays in proceeding with the project were due to circumstances that are out of the applicants' control and noted his desire to see this project move forward.

**Motion** by Commissioner Gallardo that the Planning Commission of the City of Greenfield Adopt Resolution No. 2023-05, a Resolution Recommending that the City Council Approve a one-year Time Extension for the Mira Monte Vesting Tentative Map, subject to conditions of approval included in the resolution; seconded by Vice Chair Zavala.

## **VOTE**

Ayes: Gallardo, Zavala, and Garcia

Noes: None

Absent: Martinez and Urquides

Motion carried 3-0-2

2. Consideration of a Resolution Recommending that the City Council a.) adopt an Ordinance Amendment making certain changes to Chapter 5.28 (Medicinal and Adult-Use Cannabis) of the City's Municipal Code, including revisions to Section 5.28.050 with respect to the Regulatory Permit Process, and b.) adopt a Resolution updating the City's Administrative Regulations for the Implementation of Chapter 5.28
  - a. Staff Report
  - b. Open/Close Public Comments
  - c. Planning Commission Discussion

Community Development Director Paul Mugan presented the staff report. Mr. Mugan went over the registration and regulatory permitting steps. He noted issues that the proposed changes seek to address, including failure of cannabis operators to register following changes of ownership, and a lack of consistency in the timelines of registration and the regulatory permit renewal process. He pointed out that the proposed changes would clarify and make uniform the registration/renewal application timelines and put all commercial cannabis operators on the same fiscal calendar. He also noted that the revisions to the administrative regulations are necessary, since these regulations have not been updated since their initial approval in 2016.

The Planning Commission had questions on the background check process, the consequences that apply if there is a change of ownership that is not reported in a timely fashion to the City, and the frequency of unreported changes of ownership. Mr. Mugan provided responses.

Chair Garcia opened public hearing.

Seeing no speakers, Chair Garcia closed public hearing.

Chair Garcia commented that she would like to see some language in the permit stating facilities must comply with the current California fire code. Commissioner Gallardo concurred.

Vice Chair Zavala requested that Mr. Mugan's slides be distributed to the Planning Commission.

**Motion** by Vice Chair Zavala that the Planning Commission of the City of Greenfield Adopt Resolution 2023-06 Resolution Recommending that the City Council amend

the City's Administrative Regulations for Implementation of Chapter 5.10 – Cannabis Business Tax Cannabis and Chapter 5.28 – Medicinal and Adult-Use Cannabis, which is included as Exhibit A to this resolution, and adopt an ordinance revising cannabis regulatory permit application requirements, expiration dates, and the renewal timeline as noted in the attached draft City Council ordinance, which is included as Exhibit B to this resolution; seconded by Commissioner Gallardo.

**VOTE**

Ayes: Zavala, Gallardo, and Garcia

Noes: None

Absent: Martinez and Urquides

Motion carried 3-0-2

3. Consideration of a Resolution Recommending that the City Council Adopt a Mitigated Negative Declaration and Approve a Vesting Tentative Map and Planned Development for new 37-lot Single-Family Residential Subdivision at a ~4.6-ac property at 296 Apple Avenue (APN: 109-082-013)
  - a. Staff Report
  - b. Open/Close Public Comments
  - c. Planning Commission Discussion

Consulting Planner Rob Mullane presented the staff report. Mr. Mullane went over the site plan, roadway plans, landscaping, and the floor plans, building plans, elevations for the proposed residences. He noted the mutual self-help model that has the property purchasers conducting much of the construction work themselves and noted that the project applicant, Sheryl Flores, would be providing more in her presentation.

Chair Garcia opened the public hearing.

Speaker 1. Sheryl Flores, Applicant, gave a presentation on the goals and services of People's Self-Help Housing. She explained the requirements to be selected to be a homeowner which include an income limit and working weekends on the building of your house.

Speaker 2. Susanna Gonzalez, concerned with opening up Cardona Street, noting parking and traffic impacts on Cardona Circle.

Speaker 3. Kassandra (no last name provided), expressing similar traffic concerns and how it may impact the safety of children who live along Cardona Circle.

Speaker 4. Samantha Luna, expressing similar concerns with impacts related to opening Cardona Street to 3<sup>rd</sup> St.



Speaker 5. Alcatel (no last name provided), was also concerned about there being less street parking for the residents of Cordona Circle.

Speaker 6. Arlene Haefele, was also concerned with putting Cardona through as well as about noise levels during construction and possible road blockages.

Ms. Flores stated that they are open to work to resolve the community members' concerns and would look at options to restrict the extension of Cardona Street.

Chair Garcia asked what the price point for the houses would be.

The applicant answered that it would likely be somewhere between \$400,000 and \$500,000 but closer to the \$500,000 price point.

Chair Garcia asked if a couple making \$91,000 annually would qualify.

The applicant answered yes, they would, as long as a family of 4 does not make more than about \$91,000 annually, they can qualify.

Chair Garcia asked Ms. Flores if she concurred with the restriction on garage conversions.

Ms. Flores answered they are not opposed but are concerned about the legality of these requests.

Commissioner Gallardo asked how long does the resident need to live in the home before he can sell it.

The applicant answered there is no restriction on when the owner can sell the property.

Commissioner Gallardo asked if the owner can rent the property.

The applicant answered yes, but that would mean the loan payment would be adjust upward to the full amount.

Commissioner Gallardo asked does overtime counts towards general income.

Applicant answered the past 3 years of income are taken into consideration.

Commissioner Gallardo asked are there going to be solar panels at the homes.

The applicant answered solar panels will be required and would be part of the building permit requests.

Commissioner Gallardo stated he has concerns about parking and the street situation.

Chair Garcia asked Ms. Flores for confirmation that as part of their requested developer incentives if they would be requesting a waiver of any development impact fees.

The applicant confirmed that they are not requesting any such waivers.

Chair Garcia closed public hearing.

After additional discussion by the Planning Commission. Chair Garcia made a motion by Chair Garcia to continue this case to allow for additional information and analysis to the next Planning Commission meeting on April 4, 2023; seconded by Vice Chair Zavala.

### **VOTE**

Ayes: Garcia, Zavala, and Gallardo

Noes: None

Absent: Martinez and Urquides

Motion carried 3-0-2

### **H. OTHER BUSINESS**

1. Report on Status of Development Projects Approved by the Planning Commission between 2019 and 2022
  - a. Staff Report
  - b. Open/Close Public Comments
  - c. Planning Commission Discussion

Motion by Chair Garcia to continue Item H1 to the next Planning Commission meeting on April 4, 2023; second by Commissioner Gallardo.

### **VOTE**

Ayes: Garcia, Gallardo, and Zavala

Noes: None

Absent: Martinez and Urquides

Motion carried 3-0-2

### **I. COMMENTS FROM PLANNING COMMISSION AND STAFF**

Mr. Mugan Introduced new Senior Planer Danielle Powell

Senior Planer Danielle Powell gave some information on her background. She shared that she did consulting in the private sector for about five years around the bay area, worked at the high speed rail project in Fresno for about a year working on the environmental planning side, has a background in biology, did a couple of years at Pinnacles working with condors, and grew up in Hollister.

Mr. Mugan introduced the new Planning/Building Permit Technician Braulio Fabian.

Permit Technician Braulio Fabian gave some information on his background. He shared that he was previously an intern for the Grants & Outreach department of the city, he recently graduated from San Francisco State University, was given the opportunity to apply for the Permit Technician position and is very grateful and excited to be working for the Community Development department.

Commissioner Gallardo asked how the welcome to Greenfield sign is coming along.

Ms. Powell reported that the south bound sign will be relocated and that there are a couple of story poles with an orange banner that is marking the midpoint for the sign. For the north bound sign, that sign has recently been determined to be within a County public right-of-way, so the Public Works staff are working with County staff on what is required for permits. The signs will be constructed offsite then brought to the sites for construction. In response to follow-up questions by the Commission, Ms. Powell noted that the relocation would have the northern sign closer to the highway, and the timing of installation of the southern site is not known.

Chair Garcia expressed she would like more input from the community regarding Cardona Cir. Invites the public to join the Planning Commission Meetings to have their voices heard. Commissioner Gallardo concurred.

## **ADJOURNMENT**

Meeting Adjourned by Chair Garcia at 8:51 p.m.