

**CITY OF GREENFIELD  
PLANNING COMMISSION REGULAR MEETING**

**AUGUST 2, 2022 @ 6:00 P.M.**

Attendance and Public Comment Changes

The Greenfield Planning Commission will be conducting its regular meeting on August 2, 2022 at 6:00 pm. The meeting will be held in a hybrid format, with the option for public participation in person at City Hall, or online.

**ATTENDANCE BY THE GENERAL PUBLIC**

The Planning Commission meeting will be held in the Council Chambers and will also be accessible online. The meeting may be viewed through the following options:

- Facebook Live: <https://www.facebook.com/GreenfieldCA/>
- Zoom Meeting:  
Please click the link below to join the Zoom meeting:  
<https://us02web.zoom.us/j/82621313717>  
Meeting ID: 828 1212 2238  
Passcode: 5UYMd4

The City will also provide links to these viewing options on the City's website and on its Facebook page.

**PUBLIC COMMENTS AND PUBLIC HEARINGS**

All public comments, including general public comments, comments on a particular item on the agenda, or comments during a public hearing, can be made in person at the meeting, or by e-mail or through the Zoom videoconferencing platform. Please be aware that any public comments made, including your name, may become public information. Additional instructions for making public comments can be found below.

Comments by E-mail

Public comments made by e-mail must be submitted to the following e-mail address: [Planning@ci.greenfield.ca.us](mailto:Planning@ci.greenfield.ca.us). In the subject line of the e-mail, please state your name and the item you are commenting on. If you wish to submit a public comment on more than one agenda item, please send a separate e-mail for each item you are commenting on. Please be aware that any public comments received that do not specify a particular agenda item will be read aloud during the general public comment portion of the agenda.

For general public comments, all public comments must be received by e-mail no later than 6:00 p.m. on the date of the meeting. For public comment on a public hearing item, all public comments must be received by the close of the public hearing. Comments received by the applicable deadline for submitting e-mail comments will be read aloud by a staff member during the agenda item or public hearing, provided that such comments may be read within the normal three (3) minutes allotted to each speaker. Any portion of your comment extending past three (3) minutes may not be read aloud due to time restrictions. If a comment is received by the City after the applicable deadline for e-mail comments, efforts will be made to read your comment into the record. However, staff cannot guarantee that written comments received after the applicable deadline will be read. All written comments that are not read into the record will be made part of the meeting minutes, provided that such comments are received prior to the end of the Planning Commission meeting.

### Comments by Zoom Videoconferencing

To make a public comment by Zoom videoconferencing, please be aware of the following rules:

- This is an official Planning Commission meeting
- This meeting is being monitored
- This meeting is being streamed live on other platforms
- This meeting is being recorded.
- This meeting will follow the agenda which can be found on the City website
- Citizens viewing this meeting will be on “mute” until granted to speak.
- Those wishing to speak should “raise their hand,” and the meeting host will unmute you at the appropriate time.

Please be aware that comments made by Zoom videoconferencing shall be limited to three minutes per speaker. Additional information regarding Zoom videoconferencing and use of the Zoom videoconferencing platform may be found at <https://zoom.us/>.

The City thanks you for your cooperation in advance. Our community’s health and safety is our highest priority.



# **City of Greenfield**

Greenfield Civic Center  
599 El Camino Real  
Greenfield, CA 93927

## **Planning Commission Agenda**

Tuesday, August 2, 2022  
6:00 P.M.

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

### **AGENDA & ORDER OF BUSINESS**

- 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 June 7, 2022 Planning Commission Minutes (Page 5)

2. Adoption of the July 5, 2022 Planning Commission Minutes (Page 10)

## **F. PUBLIC HEARINGS**

1. Consideration of a Resolution Recommending that the City Council Approve amendments to Chapters 5.10 and 5.28 of Title 5 (Business Taxes, Licenses and Regulations) of the City's Municipal Code regarding Cannabis Business Tax and Medicinal and Adult-Use Cannabis, respectively, regarding adjustments to commercial cannabis business taxes, exterior building signage development standards, and maximum hours of operation for commercial cannabis facilities (Page 15)
  - a. Staff Report
  - b. Open/Close Public Hearing
  - c. Planning Commission Discussion and Decision

## **G. OTHER BUSINESS**

No Items

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

## **I. ADJOURNMENT**



# **City of Greenfield**

Greenfield Civic Center  
599 El Camino Real  
Greenfield, CA 93927

## **Planning Commission Minutes**

Tuesday, June 7, 2022  
6:00 PM

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

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

Meeting called to order by Chair Garcia at 6:01 p.m.

### **B. ROLL CALL**

Present: Chair Garcia, Vice Chair Martinez, Commissioner Gallardo, Commissioner Zavala

Absent: Commissioner Urquides

Staff Present: Consulting Planner Rob Mullane, AICP, Permit Technician Charlene Trejo

**C. PLEDGE OF ALLEGIANCE**

Pledge led by Commissioner Zavala.

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

No comments

**E. CONSENT AGENDA**

1. Adoption of the April 18, 2022, Planning Commission Minutes
2. Adoption of the May 2, 2022, Planning Commission Minutes

**Motion** by Commissioner Zavala to approve the April 18, 2022, and May 2, 2022 Planning Commission Meeting Minutes; seconded by Commissioner Gallardo.

**VOTE**

Ayes: Zavala, Gallardo, Martinez, and Garcia

Noes: None

Absent: Urquides

Motion carried 4-0

**F. PUBLIC HEARINGS**

1. Consideration of a Resolution Approving a Conditional Use Permit for an Equipment Rental Business at 60 4<sup>th</sup> Street; APN: 109-521-001 (page 16)
  - a. Staff Report
  - b. Open/Close Public Hearing
  - c. Planning Commission Discussion

Consulting Planner Rob Mullane presented the staff report. He stated that state notes no issues with the proposed CUP request.

Public Hearing opened by Chair Garcia

Speaker 1: Rob Pedersen, property owner and Vice President of A Tool Shed, explained the history, mission, and community involvement of the company as well as site plans, and operations intended for the Greenfield location.

Commissioner Zavala asked if the business would have video surveillance.

Mr. Pederson responded there will be video surveillance.

Commissioner Gallardo asked if the rental equipment will be on the south side of the building.

Mr. Pedersen responded that some of the equipment will be but not all.

Chair Garcia asked if the company would bring its employees from other store locations or if the staffing would be from Greenfield as job opportunities.

Mr. Pedersen responded there will be one employee transferring but the rest will be local hires.

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

**Motion** by Commissioner Zavala that the Planning Commission Adopt Resolution 2022-04 Approving a Conditional Use Permit to allow an equipment rental business at 60 4<sup>th</sup> Street; seconded by Vice Chair Martinez.

**VOTE**

Ayes: Zavala, Martinez, Gallardo, and Garcia

Noes: None

Absent: Urquides

Motion carried 4-0

2. Consideration of a Resolution Approving a Design Review Permit for the Woodridge Townhomes, a 47-Unit Residential Development on the North Side of Orchard Street; APNs; 024-342-048, -049, -500 (page 37).
  - a. Staff Report
  - b. Open/Close Public Hearing
  - c. Planning Commission Discussion

Mr. Mullane presented the staff report. He stated that this is project was initially proposed in 2005, but did not proceed due to challenges of the recession of the 2000s.

Public Hearing opened by Chair Garcia

Speaker 1: Curtis Gardiner, project manager with Coastal Community Builders, talked about the values of this project and specified the project has been brought up to the 2019 Building Code. He noted the developers intend to market the townhouses to first-time home buyers.

Commissioner Gallardo asked if Coastal Community Builders is the original applicant.

Speaker 2: Ed Rinehart, Project Architect, explained that CCDB is not the original applicant, although he has been the project architect since the initial proposal. He noted that the project has been re-designed to comply with the 2019 Building Code.

Chair Garcia asked if there will be solar panels.

Mr. Gardiner responded there will be solar panels.

Speaker 3: Silvia Soto Esquivel, a Greenfield resident and neighbor of the project, stated her concern about the project creating additional parking issues and adversely impact the value of the neighboring homes.

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

**Motion** by Commissioner Zavala that the Planning Commission of the City of Greenfield Adopt Resolution 2022-05 Granting Design Review Approval for the construction of the 47-Unit Woodridge Townhome Development on the North Side of Orchard Street; seconded by Commissioner Gallardo.

**VOTE**

Ayes: Zavala, Gallardo, Martinez, and Garcia

Noes: None

Absent: Urquides

Motion carried 4-0

**G. OTHER BUSINESS**

1. Workshop on Possible Changes to the Hours and Days for Construction Activities
  - a. Staff Report
  - b. Open/Close Public Comments
  - c. Planning Commission Discussion

Mr. Mullane asked the Commission if the discussion of other business items should be moved to next meeting to allow for consideration by the full Commission. The Planning Commission concurred that the Other Business items should be continued.

2. Workshop on Use of Artificial Grass in Landscaping
  - a. Staff Report
  - b. Open/Close Public Comments
  - c. Planning Commission Discussion and Decision

Item continued to next Planning Commission Meeting as noted above.



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

Commissioner Gallardo emphasized the need for taking care of trees at the Santa Lucia Shopping Center. He also mentioned the issue of abandoned cars in the City. He has reported them but his concerns were not addressed.

Chair Garcia asked on the status of Rental Registry. She also recommended to create an ordinance to make a cap on the number of cars allowed per household. Mr. Mullane explained the Rental Registry is still a work in progress. He also stated Chief Mixer is very active with the Interdepartmental Review meeting and is likely aware of the Commission's concerns.

Mr. Mullane explained an AMBAG RHNA Appeal Letter was distributed to the Commission for information purposes.

Mr. Mullane stated translation services will be included in all meetings going forward.

Mr. Mullane explained East of Eden, a Cannabis business, did not proceed with getting an operation going in Greenfield due to financial constraints.

## **I. ADJOURNMENT**

Meeting Adjourned by Chair Garcia at 7:33 p.m.



# City of Greenfield

Greenfield Civic Center  
599 El Camino Real  
Greenfield, CA 93927

## Planning Commission Minutes

Tuesday, July 5, 2022  
6:00 PM

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

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

Meeting called to order by Vice Chair Martinez at 6:02 PM.

### **B. ROLL CALL**

Present: Vice Chair Martinez, Commissioner Gallardo, Commissioner Urquides,  
Commissioner Zavala

Absent: Chair Garcia

Staff Present: Consulting Planner Rob Mullane, AICP, Consulting Permit Technician  
Austin Arabia, and Management Analyst Yesenia de la Torre

### **C. PLEDGE OF ALLEGIANCE**

Pledge led by Vice Chair Martinez.

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

Speaker 1: David Villarino Gonzalez, President and CEO of the Farmworker Institute of Education and Leadership Development (FIELD), is in search of a facility to be used for their Tactical Education Program.

Speaker 2: Doug Halley, owner of the Passek Industrial Park, stated he has a facility available for the FIELD Institute's use.

### **E. CONSENT AGENDA**

No items

### **F. PUBLIC HEARINGS**

1. Consideration of a Resolution approving a proposed Design Review Permit for a 6-unit townhome development on a ~0.41 -acre project site at the southeast corner of Elm Avenue and St. Charles Place; APNs 024-392-001 through -006
  - a. Staff Report
  - b. Open/Close Public Hearing
  - c. Planning Commission Discussion

Consulting Planner Rob Mullane presented the staff report. He stated that this project was part of a larger development that started in the early 2000s but was recently submitted for design review.

Public Hearing opened at 6:27 PM

Speaker 1: Hugh Walker, Vice President of Stonebridge, noted that at the request of City staff, the design was revised to include driveways that are 20 ft long. He also stated that there will be solar panels installed on the garages.

Commissioner Gallardo asked if there would be sufficient parking on Elm Street and if car garages were going to be full size or carport.

Mr. Mullane responded that there will be parallel parking on Elm Street and that the garages were 2-car enclosed garages.

Commissioner Gallardo commented that he likes the idea of affordable house being available to the community.

Seeing no other speakers, Vice Chair Martinez closed the Public Hearing at 6:31 PM.

**Motion** by Commissioner Zavala that the Planning Commission Adopt Resolution 2022-06 Granting Design Review Approval for the construction of the 6-unit Stonebridge Townhome Development at the Southeast corner of Elm Avenue and St. Charles Place; seconded by Commissioner Gallardo.

**VOTE**

Ayes: Zavala, Gallardo, Urquides, and Martinez

Noes: None

Absent: Garcia

Motion carried 4-0

2. Consideration of a Resolution approving a proposed Design Review Permit for a new 160-sq ft walk-in cooler/freezer addition for an existing restaurant at 246 El Camino Real; APN: 024-032-018
  - a. Staff Report
  - b. Open/Close Public Hearing
  - c. Planning Commission Discussion

Mr. Mullane presented the staff report. He stated that this is a small project with the addition of an 8- by 20-ft cooler, adjacent to the storage on the back of the restaurant's facility. Mr. Mullane stated that staff noted no issues with the proposed project.

Public Hearing opened at 6:42 PM.

Seeing no speakers, Vice Chair Martinez closed the Public Hearing at 6:42 PM.

Public Hearing re-opened at 6:43 PM.

Speaker 1: Stephanie Garcia, speaking as a Greenfield resident, noted her support to allow El Rinconcito to expand their storage.

Seeing no other speakers, Vice Chair Martinez closed the Public Hearing at 6:44 PM.

**Motion** by Commissioner Gallardo that the Planning Commission of the City of Greenfield Adopt Resolution 2022-07 Granting Design Review Approval of a new 160-sq ft walk-in cooler addition to the existing restaurant at 246 El Camino Real, subject to conditions of approval included in the Resolution; seconded by Commissioner Zavala.

## **VOTE**

Ayes: Gallardo, Zavala, Urquides, and Martinez

Noes: None

Absent: Garcia

Motion carried 4-0

## **G. OTHER BUSINESS**

1. Workshop on Possible Changes to the Hours and Days for Construction Activities
  - a. Staff Report
  - b. Open/Close Public Comments
  - c. Planning Commission Discussion

Mr. Mullane asked the Commission if the discussion of the Other Business items should be continued to next meeting to allow a full commission to be present. The Commission concurred.

2. Workshop on Use of Artificial Grass in Landscaping
  - a. Staff Report
  - b. Open/Close Public Comments
  - c. Planning Commission Discussion

No discussion. The item was continued to next Planning Commission meeting as noted above.

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

Commissioner Zavala questioned if David Villarino would be on the agenda next month.

Commissioner Gallardo emphasized the need for taking care of trees in the Santa Lucia Shopping Center and around the City, especially those close to power lines. He noted that trees along Oak Avenue were close to power lines and need to be trimmed back.

Commissioner Urquides mentioned he is disappointed that his calls to the Police Department for code enforcement issues were not returned. He noted that parking on the sidewalk and ADA ramp at the corner of Reed and Deleon was an on-going problem as was parking vehicles on lawns in residential neighborhoods.

Commissioners Urquides and Gallardo noted concerns regarding abandoned cars throughout the City and wanted to know what could be done by Code Enforcement staff to address the issue.

Commissioner Zavala noted concerns with abandoned cars along 13<sup>th</sup> Street.

Vice Chair Martinez noted that the recent Ciclovía event was a great success.

Mr. Mullane responded to Commissioner Zavala's question and noted that the FIELD proposal would likely not be on the next meeting's agenda because the application will have to go through the planning review process.

Regarding the Commission's concerns with Code Enforcement, Mr. Mullane noted that he would convey these concerns to Acting Chief Mixer. He also noted that the Commissioners could contact Chief Mixer to set up a meeting with the appropriate department staff.

## **I. ADJOURNMENT**

Meeting Adjourned by Vice Chair Martinez at 7:04 PM.











The draft revisions to Section 5.28.220.A. regarding cannabis dispensary hours of operation are as follows:

A. Cannabis dispensary or retail facilities may only be open to customers between the hours of nine o'clock (9:00) A.M. and ten o'clock (10:00 P.M.) with all in-store sale transactions finished by 10:00 P.M. ~~seven o'clock (7:00) P.M.~~ and may operate as many as seven (7) days per week. Cannabis cultivation, manufacturing, distribution, and dispensary facilities shall not otherwise be open to the public.

### *Recommended Revisions for Cannabis Dispensary Signage*

Staff recommends a revision to Section 5.28.150 (Signage) to allow cannabis dispensary uses in the Highway Commercial (C-H) or Light Industrial (I-L) zones to have exterior building signage with a maximum area of 100 square feet on up to two sides of the building and that no exterior building signage shall project beyond the height of the roof or roof canopy. This signage allowance is consistent with other commercial uses in the city that are subject to sign regulations in Section 17.62.070 of the Zoning Ordinance. Current dispensary signage regulations, which limit dispensaries to one exterior building sign not to exceed fifteen square feet in area and door and/or window signage not to exceed ten square feet in area, would not be of sufficient size to be viewed by vehicles passing on U.S. Highway 101, in particular.

The draft revisions to Section 5.28.150 for allowable cannabis dispensary signage, are as follows:

Cannabis dispensary use signage for sites zoned C-H Commercial Highway or I-L Light Industrial shall be limited a maximum area of 100 square feet on two sides of the building and that no exterior building signage shall project beyond the height of the roof or roof canopy. Notwithstanding section 17.62.070, exterior signage for cannabis cultivation, manufacturing, and processing facilities or cannabis dispensary operations in other zoning districts ~~the facility~~ shall be limited to one exterior building sign not to exceed fifteen (15) square feet in area, and door and/or window signage not to exceed ten (10) square feet in area; such signs shall not be directly illuminated. Signage shall otherwise be reviewed and approved by the city in accordance with chapter 17.62.

### **CEQA REVIEW**

The proposed zone text amendments are Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061 of the CEQA Guidelines. Section 15061 states that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. The implementation of periodic revisions to the cannabis cultivation tax will not create any physical changes in the environment. The implementation of extended or nighttime business hours for cannabis dispensaries will not create any negative physical changes in the environment as the currently required security plans for cannabis businesses would be sufficient

























