

**CITY OF GREENFIELD
PLANNING COMMISSION REGULAR MEETING**

January 3, 2023 @ 6:00 P.M.

Attendance and Public Comment Changes

The Greenfield Planning Commission will be conducting its regular meeting on January 3, 2023 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:
<http://planning.ci.greenfield.ca.us>

Webinar ID: 876 8074 3187

No passcode needs to be entered.

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. 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, January 3, 2023
6:00 P.M.

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

No items

F. BUSINESS ITEMS

1. Election of Chair and Vice Chair for the 2023 Calendar Year
 - a. Staff Report
 - b. Open/Close Public Comment
 - c. Planning Commission Discussion and Decision

2. Approval of Meeting Dates for the 2023 Planning Commission Calendar
 - a. Staff Report
 - b. Open/Close Public Comment
Planning Commission Discussion and Decision

G. PUBLIC HEARINGS

1. Consideration of a Resolution Approving a Design Review, Conditional Use Permit, and Tentative Parcel Map for a Travel Center with a Gasoline Fueling Station, Diesel Fueling Station, Convenience Store with Beer and Wine Sales, and Two Quick Service Restaurants with Drive-Thrus on a ~4.9-ac Site at 802 El Camino Real (APN: 109-141-004)
 - a. Staff Report
 - b. Open/Close Public Hearing
 - c. Planning Commission Discussion and Decision

2. Consideration of a Resolution Approving a Design Review for a new 6,840-sq ft commercial building with four units that includes 2,880 sq ft for a new restaurant, and 3,890 sq ft for future retail uses at 670 Walnut Avenue (APN: 021-024-027)
 - a. Staff Report
 - b. Open/Close Public Hearing
Planning Commission Discussion and Decision

3. Consideration of a Resolution Approving a Design Review for exterior alterations to the project site and an existing 32,000-sq ft building for commercial cannabis operations at 46/48 4th Street (APN: 109-521-039)
 - a. Staff Report
 - b. Open/Close Public Hearing
 - c. Planning Commission Discussion and Decision

H. OTHER BUSINESS

No items

I. COMMENTS FROM PLANNING COMMISSION AND STAFF

J. ADJOURNMENT