CITY OF GREENFIELD
PLANNING COMMISSION REGULAR MEETING
MAY 5, 2020 @ 6:00 P.M.

Attendance and Public Comment Changes Due to COVID-19

The Greenfield Planning Commission will be conducting its regular meeting on May 5, 2020. Given the current Shelter-in-Place Order covering Monterey County and the Social Distance Guidelines issued by Federal, State, and Local Authorities, the City is implementing the following changes for attendance and public comment.

The Planning Commission meeting to be held on May 5, 2020 at 6:00 p.m. will ***only be accessible online***. The meeting may be viewed through the following options:

- Vimeo livesteam: https://livestream.com/cityofgreenfieldca
- Facebook Live: https://www.facebook.com/GreenfieldCA/

The City will also provide links to these streaming options on the City's website and on its Facebook page. Unfortunately, physical attendance by the public cannot be accommodated given the current circumstances and the need to ensure the health and safety of the City Council, City staff, and the public as a whole.

If you wish to make a general public comment or public comment on a particular item on the agenda, ***you must submit your public comments by e-mail to***: 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-email for each item you are commenting on. Please be aware that written public comments, including your name, may become public information. Additional requirements for submitting public comments by e-mail are provided below.

General Public Comments & Comments on Planning Commission Business Items

For general public comments and comments regarding specific Planning Commission Business Items, all public comments must be received by e-mail no later than 5:30 p.m. on May 5, 2020. Comments received by this time will be read aloud by a staff member during the applicable agenda item, 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 general public comment or comment on a business item is received after 5:30 p.m., efforts will be made to read your comment into the record; however, staff cannot guarantee that written comments received after 5:30 p.m. 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.

Public Hearings

For public comment on a public hearing (Items F1-F5), all public comments must be received by the close of the public hearing period. All comments received by the close of the public hearing period will be read aloud by a staff member during the applicable agenda item, 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 on a public hearing item is received after the close of the public hearing, such comment will be made part of the meeting minutes, provided that such comment is received prior to the end of the meeting.

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.

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 Meeting Agenda

May 5, 2020
6:00 P.M.

CHAIR STEPHANIE GARCIA
VICE CHAIR TINA MARTINEZ
COMMISSIONER MARIA CASTILLO
COMMISSIONER ERNEST GALLARDO
COMMISSIONER ROBERT URQUIDES

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. ADOPTION OF THE MARCH 3, 2020 PLANNING COMMISSION MINUTES

F. PUBLIC HEARING

1. Consider approval of a Design Review Permit for a new single-family residence at 18 Huerta Street (APN: 024-391-055) Page 6

    a. Staff Report
    b. Open/Close Public Hearing
    c. Planning Commission Discussion
    d. Action

2. Consider approval of a Design Review Permit for a new single-family residence at 545 Elm Drive (APN: 024-391-089) Page 31

   a. Staff Report
   b. Open/Close Public Hearing
   c. Planning Commission Discussion
   d. Action

3. Consider approval of a proposed Minor Subdivision at 808 Apple Avenue (APN: 024-021-015) Page 59

   a. Staff Report
   b. Open/Close Public Hearing
   c. Planning Commission Discussion
   d. Action

4. Consider approval of a Design Review Permit for a new two-story single-family residence at 1263 Victorian Circle (APN: 024-291-013) Page 78

   a. Staff Report
   b. Open/Close Public Hearing
   c. Planning Commission Discussion
   d. Action

5. Consider approval of a proposed Time Extension for the Mira Monte Vesting Tentative Map a 28-acre site at the northeast corner of Apple Avenue and Thirteen Street (APNs: 109-232-001 and 109-232-008) Page 103

   a. Staff Report
   b. Open/Close Public Hearing
   c. Planning Commission Discussion
   d. Action

G. BUSINESS

1. Project Update

   a. Staff Oral Report
   b. Open/Close Public Comment
   c. Planning Commission Discussion

H. COMMENTS FROM PLANNING COMMISSION AND STAFF

I. ADJOURNMENT

City of Greenfield
Planning Commission Minutes
Tuesday, March 3, 2020

CALL TO ORDER

Chair Martinez called the meeting to order at 6:05 p.m.

ROLL CALL

Present:	Chair Tina Martinez, Commissioner Stephanie Garcia, Commissioner Ernest Gallardo, Commissioner Robert Urquidez.
Absent:	Vice Chair Maria Castillo
Staff:	Community Development Director Paul Mugan, Building Official Gabriel Martinez Deputy City Clerk Desiree Gomez and Consultant Planner Rob Mullane
Guest:	Michael Schaier, Erik D. Ramakrishnan, Denice Wint, Beatriz Diaz, Art Salvagno, Matt Huerta, M Osslander, John Huerta Jr., Mike Bassetti and Avelina Torres

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

No comments were received.

ADOPTION OF THE FEBRUARY 4, 2020 PLANNING COMMISSION MINUTES

A Motion by Vice-Chair Martinez, seconded by Commissioner Urquidez to approve the February 4, 2020 Planning Commission Minutes. All in favor. Motion carried.

ITEM F-1

CONCEPTUAL REVIEW OF GREENFIELD COMMONS MULTI-FAMILY RESIDENTIAL PROJECT LOCATED AT THE SOUTHEAST CORNER OF WALNUT AVENUE AND 3RD STREET

Chair Garcia and Vice-Chair Martinez stepped down due to conflicts of interest.

Staff report was given by Consultant Planner Mullane.

Michael Schaier, EAH Housing Project Manager, gave opening presentation.

Otis Odell, Project Architect, explained the layout of the project.

Commissioner Gallardo opened public comment at 6:48 pm

Mike Bassetti commented and stated he believed the project would be a really strong asset to the community.

Beatriz Diaz stated she was in favor of the project because Greenfield needed housing.

Ediberto Cruz stated he was not in favor of the project because creating more building would create more problems.

Avelina Torres stated she was in favor of the project and people deserve to live in their own homes for growth.

Matt Huerta, MBEP, commended the City of Greenfield for approving high quality affordable homes and supported the project.

Daniel Gonzales, CCA, was in favor and asked Planning Commission to consider the project.

John Huerta, in favor of the project, asked about options on the façade of the structures and the requirements of CEQA and AG Buffer. He stated that EAH had very impressive architecture and high-quality construction.

Stephanie Garcia, speaking as a Greenfield resident, commented on the RHNA numbers and stated the city needed more moderate and above moderate houses. She stated that what the city had was extremely low, very low and low low-income houses. She also that there was a great concern regarding the impact of the development and was glad there will be a CEQA review.

Otis Odell, Project Architect responded to John Huerta Jr's comments and stated there were certainly other options for the exterior of the building.

Commissioner Gallardo stated he was all for affordable housing, people needed of their own place and would like the project to move forward.

Commissioner Urquides commented on the parking issues and housing needs for Greenfield.

Commissioner Gallardo closed public comment at 7:08 pm

Chair Garcia and Vice-Chair Martinez returned to their seats.

COMMENTS FROM PLANNING COMMISSION AND STAFF

Chair Garcia would like to add the Downtown Street Scape Plan to a future agenda for a status update.

ADJOURNMENT

Chair Garcia adjourned the meeting at 7:12 pm.

_____
Chair of the Planning Commission

_____
Secretary of the Planning Commission

Planning Commission Memo

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

DATE: April 29, 2020

AGENDA DATE: May 5, 2020

TO: Planning Commissioners

PREPARED BY: Rob Mullane, AICP, Consulting Planner

TITLE: **DESIGN REVIEW OF A NEW SINGLE-FAMILY RESIDENCE FOR PROPERTY LOCATED AT 18 HUERTA STREET**

AUTHORITY AND PROCEDURES

Design Review

Section 17.10.040 of the City's Zoning Code sets forth the responsibilities of the Planning Commission. Those responsibilities include, among others, hearing and deciding applications for design review, for which the Planning Commission is the designated approving authority. The Zoning Code requires design review for all new single-family residential development. The purpose of design review is set forth in Section 17.16.070.A of the Zoning Code, which states:

> 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 the 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.

PROJECT DESCRIPTION

The owner of property at 18 Huerta Street (APN: 024-391-055) has submitted an application for the development of a new single-family residence on an undeveloped 5,085-sq ft lot in the Creekbridge Subdivision. The new residence would be a single-story and 1,586 square feet, excluding the 468 square foot, two-car garage. The new residence would have four bedrooms and two baths. It would have a peak height of 17 feet and 7 inches. The proposed residence would be skip-troweled plaster-sided with wood doors, vinyl windows, and EPS foam window and door trim. Proposed paint colors include medium tan (Dunn-Edwards "Apache Tan") for the plaster body, and a lighter tan (Dunn-Edwards "Moonlight") for the trim. The roof would be asphalt shingles.

The project also includes new landscaping improvements, a six-foot wood fence along the side-yard property lines and a portion of the rear yard, and trenching for the installation of new utility connections. The project site fronts on Huerta Street; however, the garage is to the rear of the house, with access to the garage provided by an alley mid-block between Huerta Street and Walker Lane. The site plan, floor plan, and elevations are included as Exhibit 2 to the approving resolution. The proposed paint palette and a detail for the proposed exterior lighting fixtures are included as Exhibit 3 to the approving resolution.

The property owner and project applicant is Mr. Kulwant Singh. The project architect is Mr. Edward Rinehart, AIA.

PROJECT ANALYSIS

Location

The proposed project is located at 18 Huerta Street (see Figure 1 below). The project site is zoned Single Family Residential (R-L) and is bounded by single-family residences to the north, west, and south. Surrounding properties are all zoned Single Family Residential (R-L).

Figure 1 –Location Map

Design Review

The proposed project is the construction of a single-family residential development consisting of a new proposed one-story residence with a total 1,586 square feet, excluding the 468 square foot, two-car garage. This project is in the Creekbridge Subdivision, which has an associated Planned Development component that provides subdivision-specific development standards. The proposed new residence requires design review by the Planning Commission, and staff has analyzed the project's conformance with the City development standards and requirements, including those established by the previously-approved Planned Development.

CONFORMANCE WITH GENERAL PLAN AND ZONING CODE

Land Use/Density: The City's General Plan land use designation for this site is Low Density Residential with a Zoning Code designation as Single-Family Residential (R-L). The R-L zoning district has an allowed maximum density of one to seven units per acre. However, this project is in the Creekbridge Subdivision, which has an associated Planned Development component that provides subdivision-specific development standards. The Planned Development allows for lots that are smaller than 6,000 sq ft and consequently, a higher residential land use density. The proposed one-unit project on 0.12 acre equates to a density of approximately 8.6 units per acre. While this density exceeds the intended density for the R-L zoning district, this is a previously subdivided, legal lot, which conforms to the more specific development standards of the Creekbridge Subdivision Planned Development. As such, the new single-family residence conforms to the allowed density.

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%. However, this project is in the Creekbridge Subdivision, which has an associated Planned Development component that provides subdivision-specific development standards. The Planned Development allows for lot coverage of up to 50% for single-family residences. The project parcel is 5,085 square feet, and the total proposed building footprint is 2,054 square feet. This results in a lot coverage of 40.3%, which conforms to the lot coverage requirements of the previously-approved Planned Development.

Setback: Required minimum setbacks are:

Front Setbacks	
To garage door	30 feet
To living area	15 feet
To covered porch	10 feet
Side Setbacks	
Street side setback	10 feet
Interior setback	5 feet
Garage	0 feet
Rear Setbacks:	
To living area	10 feet
To detached garage/secondary dwelling unit	10 feet

The proposed residence has a 15-foot front-yard setback, 5-foot side-yard setbacks, and a 24-foot 10-inch rear-yard setback. It is in conformance with the development standards established for the Creekbridge Subdivision planned development. As such, the proposed site plan meets or exceeds each of these minimum setback requirements.

Height: Section 17.30.040 of the Zoning Code imposes a maximum height of the structure of 35 feet. The proposed development is one-story with a maximum height of approximately 17 feet 7 inches, which complies with the City's building height development standard.

Accessory Structures: No accessory structures are proposed at this time. Should an accessory structure be proposed in the future, it would need to conform to height, setback, and lot coverage.

Fences: The proposed project includes the construction of a six-foot high wood fence along the side-yard property boundaries and a portion of the rear yard. Section 17.52.030 of the Zoning Code limits perimeter fencing to six feet. As such, the project conforms to the City's fencing requirements.

Landscaping: Section 17.54.040 of the Zoning Code requires minimum landscape coverage of 25%. The site plan indicates approximately 25% of the site area will be landscaped.

Resource Efficiency: The resource efficiency standards of Chapter 17.55 of the Zoning Code apply to all residential projects with a total livable area more than 5,000 square feet. The project's proposed livable area is less than 5,000 square feet, and therefore these standards do not apply.

Lighting: The City's development standards for exterior lighting are set forth in Chapter 17.56 of the Zoning Code. Chapter 17.56 notes that these lighting standards apply to non-residential projects and multi-family projects. However, Sub-Section 17.16.070.E.4 of the City's Design Review requirements stipulates that exterior lighting be one of the project components to consider in determining that a proposed project should be approved. As such, the project architect provided a light fixture detail and information on the proposed lighting (see Attachment 4). The proposed exterior lighting is fully shielded and directed downward, and hence, would be expected to be compatible with neighboring properties.

Staff has included a condition of approval that requires the depiction of the proposed lighting fixtures on the site plan and elevations in the Building Permit plan set, as well as specifications of and a detail for all proposed exterior lighting fixture.

Parking: Section 17.58.050 of the Zoning Code requires a minimum of two off-street parking spaces per residential unit. The proposed project includes a two-car garage and 24-foot long concrete driveway, and would therefore meet the minimum off-street parking requirements of the Zoning Code.

Circulation: Vehicular access to the property is from the alley behind Huerta Drive. A new concrete driveway, 16 feet in width, would be constructed from alley to the proposed two-car garage.

Signage: No signs are proposed as part of this project.

DESIGN FEATURES

Building Design and Features: The architecture of the building utilizes a light and neutral/earth tone color palette. Materials include black composite shingle roofing, stucco, and wood trim. Staff notes that the proposed two-story structure is larger than other homes in the vicinity and presents are larger bulk and scale than adjacent homes.

COMMUNITY/NEIGHBORHOOD IMPACT

The proposed new residence is located in a single-family residential zoning district. The proposed construction is consistent with all applicable Zoning Code requirements (as modified by the previously-approved Planned Development). Impacts on City services including water, sewer, trash, police, fire, schools, noise, traffic, or air quality would be less than significant.

CEQA

The proposed residence is exempt from the requirements of CEQA pursuant to Section 15303 of the CEQA guidelines, Section 15303 provides a Class 3 categorical exemption for construction of small structures in urbanized areas. The project does not present any unusual features or circumstances that would result in a potentially significant environmental impact, nor is it located in an environmentally-sensitive area. As such, the project qualifies for the Class 3 CEQA exemption.

RECOMMENDATION

It is recommended the Planning Commission adopt the attached resolution granting design review approval for the construction of the 1,586-square foot single-family residence with an attached 468 square foot, two-car garage as depicted in the attached plan set. The project is consistent with the objectives of the City's General Plan and complies with all other applicable zoning regulations. The design of the project, including the single-family residence and the associated landscaping, will improve the character and appearance of the neighborhood and community. The architecture, including the character, scale, and quality of the design, relationship with the site, and building materials establishes a clear design concept and is compatible with the character of single-family residential development on nearby properties.

ALTERNATIVES

1. Recommend denial of the Design Review. Deny the project based on findings of inconsistency with State law, the General Plan, Zoning Regulations and/or other pertinent City standards.
2. Recommend approval of the project with revisions and/or additions to or revisions to the attached conditions of approval.

PROPOSED MOTION

I MOVE THAT THE PLANNING COMMISSION OF THE CITY OF GREENFIELD ADOPT RESOLUTION NO. 2020-01 GRANTING DESIGN REVIEW APPROVAL OF A 1,586-SQUARE FOOT SINGLE-FAMILY RESIDENCE WITH AN ATTACHED 468-SQUARE FOOT, TWO-CAR GARAGE AT 18 HUERTA STREET, SUBJECT TO CONDITIONS OF APPROVAL INCLUDED IN THE RESOLUTION.

ATTACHMENTS

1. Resolution PC No. 2020-01
2. Conditions of Approval (to be included as Exhibit A to the resolution)
3. Design Review Plan Set (to be included as Exhibit B to the resolution)
4. Proposed Paint Color Detail and Proposed Exterior Lighting (Exhibit C to the resolution)
5. PowerPoint Presentation in Handout Format

PLANNING COMMISSION RESOLUTION NO. 2020-01

EXHIBIT A

18 HUERTA STREET DESIGN REVIEW

GENERAL

1. The project applicant shall comply with all provisions of the approved Design Review, all pertinent provisions of the Municipal Code, including, but not limited to applicable provisions of 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 work shall commence on the subject property until issuance of the associated Building Permit, unless otherwise approved by the City Engineer and Building Official.

2. This Design Review approval is for the property at 18 Huerta Street (APN: 024-391-055) and the following project description.

   The project is the development of a new single-family residence on an undeveloped 5,085-sq ft lot in the Creekbridge Subdivision. The new residence would be a single-story and 1,586 square feet, excluding the 468 square foot, two-car garage. The new residence would have four bedrooms and two baths. It would have a peak height of 17 feet and 7 inches. The proposed residence would be skip-troweled plaster-sided with wood doors, vinyl windows, and EPS foam window and door trim. Proposed paint colors include medium tan (Dunn-Edwards "Apache Tan") for the plaster body, and a lighter tan (Dunn-Edwards "Moonlight") for the trim. The roof would be asphalt shingles.

   The project also includes new landscaping improvements, a six-foot wood fence along the side-yard property lines and a portion of the rear yard, and trenching for the installation of new utility connections. The project site fronts on Huerta Street; however, the garage is to the rear of the house, with access to the garage provided by an alley mid-block between Huerta Street and Walker Lane. The site plan, floor plan, and elevations are included as Exhibit 2 to the approving resolution. The proposed paint palette and a detail for the proposed exterior lighting fixtures are included as Exhibit 3 to the approving resolution.

3. The use shall be conducted in compliance with all appropriate Local, State, and Federal laws and regulations, and in conformance with the approved plans.

4. 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.

5. 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 Division prior to field changes and are to be clouded or otherwise identified on the plans submitted with the request for modification.

6. Minor plan changes shall be subject to review and approval by the Community Development Director and/or City Engineer as appropriate, prior to implementation. Major plan changes may also require review and approval of the Planning Commission and/or City Council. The Community Development Director shall determine whether review and approval by the Planning Commission and/or City Council is required.

7. 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 Parcel Map. No new additional power poles to support services shall be allowed.

8. 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 applicant in good health and replaced if deemed necessary by Community Development Department staff.

9. All utility easements shall be depicted on the construction plans on file to meet the requirements of the utility companies and the Director of Public Works and/or City Engineer.

10. This Design Review shall expire three years from the date of final approval, or on May 4, 2023, and become null and void, unless exercised through the issuance of the associated Building Permit.

PRIOR TO THE ISSUANCE OF GRADING AND BUILDING PERMITS

11. 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.

12. The Building Permit submittal set shall include on one or more full size sheets these conditions of approval and shall reference the associated approving resolution number and date.

13. The Building Permit submittal set shall include details on the approved finish colors and materials, including a color rendering of the exterior finishes.

14. The Building Permit submittal set shall include the detail of the approved exterior lighting fixtures. In addition, these fixtures shall be depicted on the floor plan sheets for the architectural set and electrical set, as well as on the architectural elevations.

15. A final landscape plan shall be included with the Building Permit submittal. The final landscape plan shall meet all requirements for final landscape plans as set forth in Chapter 17.54 of the City Municipal Code and shall include the necessary documentation for compliance with the City's Model Water Efficiency Ordinance.

16. 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.

17. On-site storm water detention facilities shall be designed, constructed and maintained in accordance with City regulations, subject to the final review and approval of the City Engineer or Building Official. 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.

18. Construction plans submitted with the Building Permit application shall show the location of the sewer and water laterals subject to approval by to the Public Works Director and City Engineer.

19. 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. Fees due prior to issuance of the Building Permit include any balance due for processing of the Planning permit and all plan-check related fees. 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.

DURING CONSTRUCTION AND PRIOR TO FINAL BUILDING INSPECTION

20. 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 Community Development Director or Public Works Director, as applicable, 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.

21. The project applicant shall obtain an Encroachment Permit 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.

22. Trash, scrap and debris shall be stored in a container(s) on the construction site. Bins shall be provided by the contractor if self-haul, otherwise by Tri-Cities Disposal, the exclusive trash, scrap, and debris hauler franchisee in the City of Greenfield.

23. No person shall place or maintain a container in the public right-of way without an Encroachment Permit.

24. 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.

25. 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.

26. 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.

27. 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.

28. All rubbish and dead vegetation shall be removed from the site prior to final inspection by the Building Official.

29. 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).

30. 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).

31. All public improvements including the installation of landscaping and improvements to the sidewalks, shall be completed to the satisfaction of the Public Works Director and City Engineer. The project applicant shall be responsible for maintaining such public improvements until accepted by the City.

32. 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.

33. 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 Community Development Director or Public Works Director, as appropriate, 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 archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery, prior to the City authorizing the resumption of grading activities.

34. 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.

35. 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.

36. A final certificate of occupancy shall not be issued until all punch-list items identified by the Building Official and Project Planner during the final inspection are complete and accepted to the satisfaction of the Building Official, 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.

ONGOING OPERATIONAL CONDITIONS

37. All structures and all landscaping, fencing, and other improvements shall adhere to the approved plans, including the final landscape plans and shall be maintained in good condition as an on-going requirement. Swap out of materials, colors, and landscaping species shall not occur without prior written City approval. Any deficiencies noted by City staff shall be addressed within 30 days of written notice of non-compliance by the City.

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BUILDING SECTION AND ARCHITECTURAL DETAILS	A-4
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PLUMBING PLAN, FIXTURE SCHEDULE, & DETAILS	P-1
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LANDSCAPE PLAN, HYDROZONE PLAN, IRRIGATION PLAN	L-1
LANDSCAPE DETAILS	L-2
LANDSCAPE SPECIFICATIONS	L-3

NOTES

1. SPECIAL INSPECTION IS REQUIRED FOR ALL WORK THAT CANNOT BE VISUALLY INSPECTED.
2. A CHEMICAL TOILET IS REQUIRED ON-SITE DURING CONSTRUCTION, CBC 3305.1.
3. CHANGES FROM THE APPROVED PLANS DURING THE COURSE OF CONSTRUCTION SHALL CAUSE CONSTRUCTION TO BE SUSPENDED UNTIL SUCH TIME AS THE PLANS CAN BE AMENDED BY THE DESIGNER AND SUBMITTED TO THE COUNTY FOR REVIEW AND APPROVAL, CRC R106.4.

HERS NOTES

HERS VERIFICATION IS REQUIRED FOR THIS PROJECT. SEE TITLE 24 REPORT FOR MORE INFORMATION.
1. BUILDING-LEVEL VERIFICATIONS :
   * IAQ MECHANICAL VENTILATION
2. HVAC DISTRIBUTION SYSTEM VERIFICATIONS :
   * DUCT SEALING
   * DUCT DESIGN-RETURN
   * DUCT DESIGN-SUPPLY

DESIGN DATA:
Project: Kulwant Singh
Huerta St.
Greenfield Ca. 93927

	DL	LL.	TL.
ROOF LOADS:	**14.0 psf**	**20.0 psf**	**34.0 psf**
FLOOR LOADS:	**N/A Slab On Grade**		

Occupancy Category	Occupancy Group	Construction Classification	Stories	Site Class Class
II	R-3	V	1S	D

SEISMIC — System: Equivalent Lateral Force Procedure Using Light-Frame Walls W/ Shear Panels.

Importance **1**
Ss= **1.342** S1 = **0.455** Design Category = **D**
Sds= **0.895** Sd1 = **0.469** R = **6.5**
Cs= **0.140**
Fa= **1.0** Fv = **1.5**

V =FSds/(R/I) = **W** V = **10,000 lbs.**

Irregularities: NONE

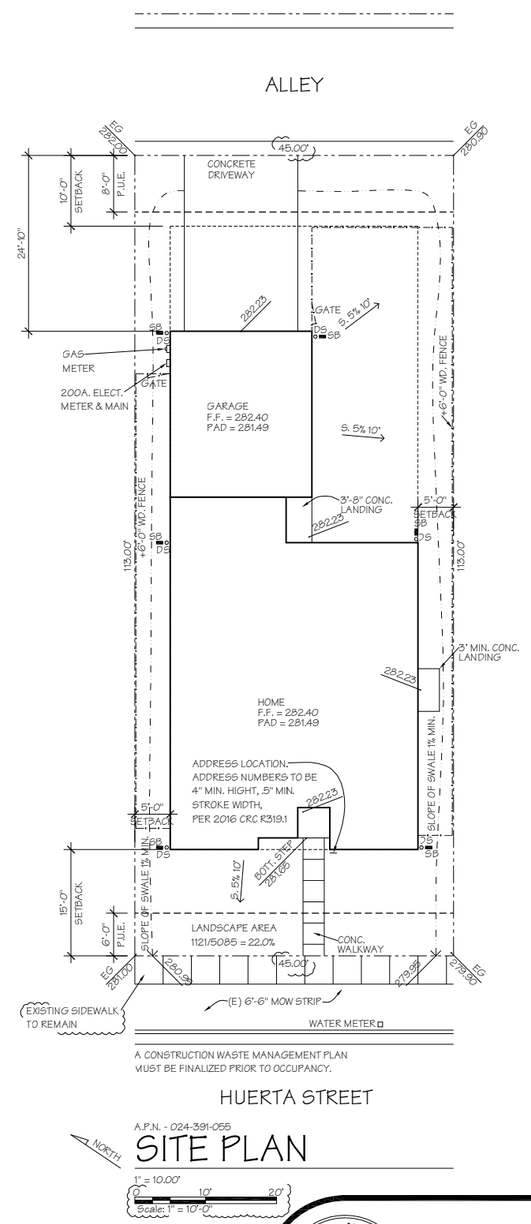
BASIC WIND SPEED **110 mph** Exposure **B** h = **20.25' Max** **A = 1**

q Max **14.1 psf**

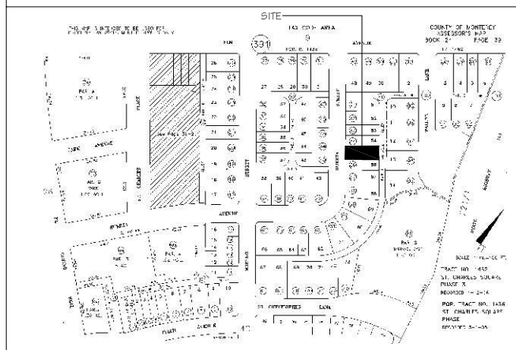
Cladding Zone 1 = **17.4** Zone 2 = **14.1**

SNOW	Pf	Ce	I	Cr
	N/A	N/A	N/A	N/A

FOUNDATION: Soil Type 4, Table 1806.2 Of The 2016 C.B.C.
Assume Bearing Capacity Of 1500 psf.



VICINITY MAP



STATISTICS

USE/SCOPE OF WORK : NEW SINGLE FAMILY HOME WITH AN ATTACHED GARAGE.

A.P.N. : 024-391-055
LOT AREA : 5,085 S.F.
ZONING : R-L
BUILDING AREAS : LIVING AREA : 1,586 S.F.
ATTACHED GARAGE : 468 S.F.

CODE ANALYSIS

OCCUPANCY GROUP : R-3 / U
CONSTRUCTION TYPE : V-B
STORIES: ONE
FIRE SPRINKLERS : INSTALLED PER N.F.P.A. 13D SEPARATE PERMIT REQUIRED
DEFERRED SUBMITTALS : FIRE SPRINKLER PLANS AND MANFACTURED TRUSSES

ENERGY METHOD : 2016 STANDARDS
CODES : 2016 C.B.C., 2016 C.M.C., 2016 C.P.C., 2016 C.E.C., 2016 TITLE 24, 2016 CRC, 2016 CEnC

GENERAL NOTES

1. THE CONTRACTOR SHALL EXAMINE AND CHECK ALL EXISTING CONDITIONS, DIMENSIONS, LEVELS AND MATERIALS. NOTIFY THE OWNER AND THE ARCHITECT (EDWARD L. RINEHART) IF ANY DISCREPANCIES ARE FOUND OR REQUEST FOR INFORMATION ABOUT SCOPE OF CHANGES FROM PLANS DRAWN BY EDWARD L. RINEHART, A.I.A. ARCHITECT , BEFORE PROCEEDING WITH WORK.
2. ALL LUMBER SHALL BE DOUGLAS FIR #2 OR BETTER
3. ALL NAILING SHALL BE PER C.B.C. , CHAPTER 23
4. ALL EQUIPMENT TO BE INSTALLED SHALL BE LISTED BY AN APPROVED TESTING AGENCY THAT IS ACCEPTABLE TO CITY OF GREENFIELD BUILDING INSPECTION DEPARTMENT.
5. ALL GYPSUM BOARD SHALL BE INSTALLED PER C.B.C. , CHAPTER 25
6. ALL CONCRETE SHALL BE 2500 P.S.I. COMPRESSIVE STRENGTH AT 28 DAYS.
7. POST ADDRESS PRIOR TO CONSTRUCTION (6" NUMERALS, 3/8" STROKE, ON CONTRASTING BACKGROUND) TO BE VISIBLE FROM BOTH DIRECTIONS OF TRAVEL.
8. TOILETS SHALL BE LOW FLOW TOILETS (1.28 GALLON/FLUSH MAX.),SHOWERHEADS(1.8 G.P.M.@ 80 P.S.I.), LAVATORY FAUCETS (1.2 G.P.M. @ 60 P.S.I.), KITCHEN FAUCETS (1.8 G.P.M. @ 60 P.S.I.)
9. RECYCLE AND/OR SALVAGE FOR REUSE A MINIMUM OF 65% OF THE NONHAZARDOUS CONSTRUCTION AND DEMOLITION WASTE IN ACCORDANCE WITH EITHER SECTION 4.408.2, 4.408.3 OR 4.408.4; OR MEET A MORE STRINGENT LOCAL CONSTRUCTION AND DEMOLITION. VERIFY WITH LOCAL BUILDING FOR REQUIREMENTS.
10. PRIOR TO THE START OF CONSTRUCTION THE APPLICANT/OWNER SHALL PROVIDE THE LOCATION OF A STATE OF CALIFORNIA LICENSED SURVEYOR'S OR CIVIL ENGINEER'S REFERENCE DATUM (INSTALLED PRIOR TO ANY GRADING) THAT SHALL BE USED TO ESTABLISHED INDICATED ELEVATIONS ON SUBMITTED PLANS AND SHALL REMAIN IN PLACE UNDISTURBED THROUGHOUT THE ENTIRETY OF CONSTRUCTION WORK ON THIS PERMIT.

OWNER

KULWANT SINGH
791 APRICOT ST.
GREENFIELD, CA 93927
PHONE -

LICENSED ARCHITECT — EDWARD L. RINEHART No. C-26684 — RENEWAL DATE 5-31-21 — STATE OF CALIFORNIA

EDWARD L. RINEHART
A.I.A. ARCHITECT
107 CHURCH STREET - SALINAS - CALIFORNIA 93901
Phone : (831)-422-1046 Fax : (831) 422-1952
e-mail : edrinehart@att.net

NEW HOME FOR :
KULWANT SINGH
18 HUERTA STREET - A.P.N. 024-391-055
GREENFIELD - CALIFORNIA 93927

SHEET NO. **A-1** OF 4 SHEETS

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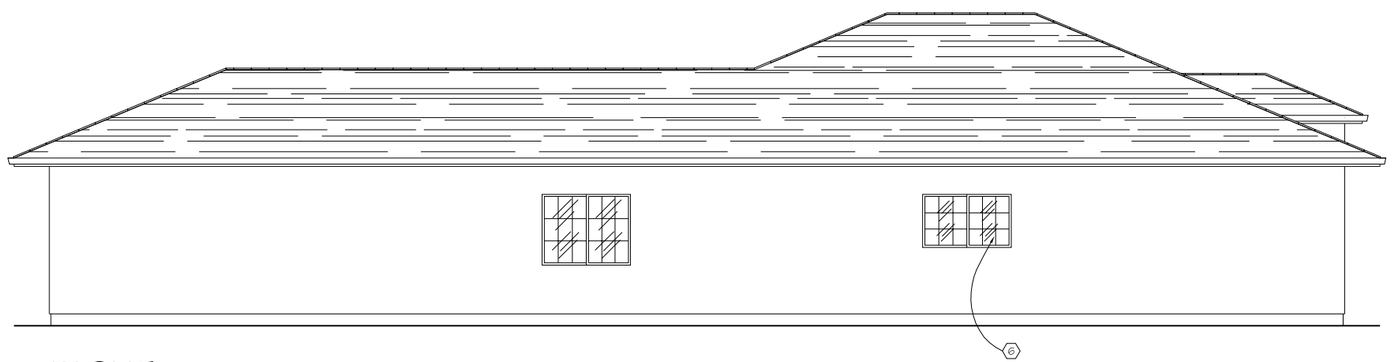
REVISIONS : 1. 2. 3. 4.
BY : ELR
DATE ISSUED : 5-23-19

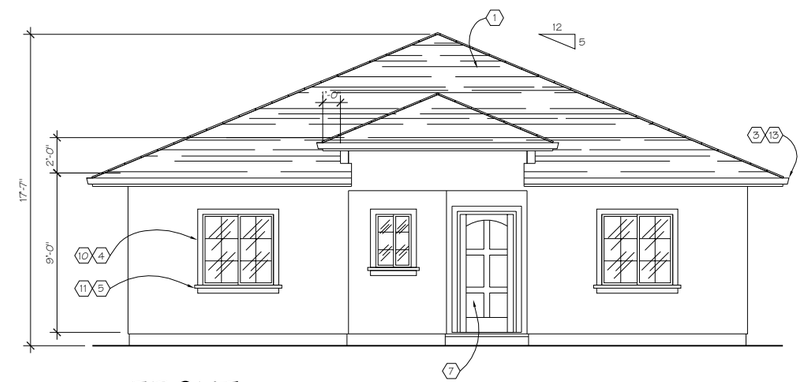
FINISH SCHEDULE

1. ASPHALT SHINGLES 01*30 FELT. CLASS "A" FIRE RATING.
2. 7/8" CEMENT PLASTER (3 COAT) & METAL LATH OVER 2 LAYERS GRADE "D" BUILDING PAPER. SKIP TROWEL TEXTURE.
3. 4"x4" 26 GA. G.I. OGEE GUTTER & 1-3/4"x2-1/2" RECT. DOWNSPOUT. PAINT TO ADJ. SURFACE.
4. 3½" E.P.S FOAM TRIM.
5. 2"x5½" E.P.S FOAM SHAPE WINDOW SILL
6. VINYL WINDOW.
7. WOOD DOOR.
8. 16'-0"x7'-0" ROLL-UP DOOR
9. PAINT: BODY- DEC 746 (APACHE TAN) BY "DUNN-EDWARDS".
10. PAINT: TRIM- DE 6246 (MOONLIGHT) BY "DUNN-EDWARDS".
11. PAINT: ACCENT- DE 6249 (TRINITY ISLANDS) BY "DUNN-EDWARDS".



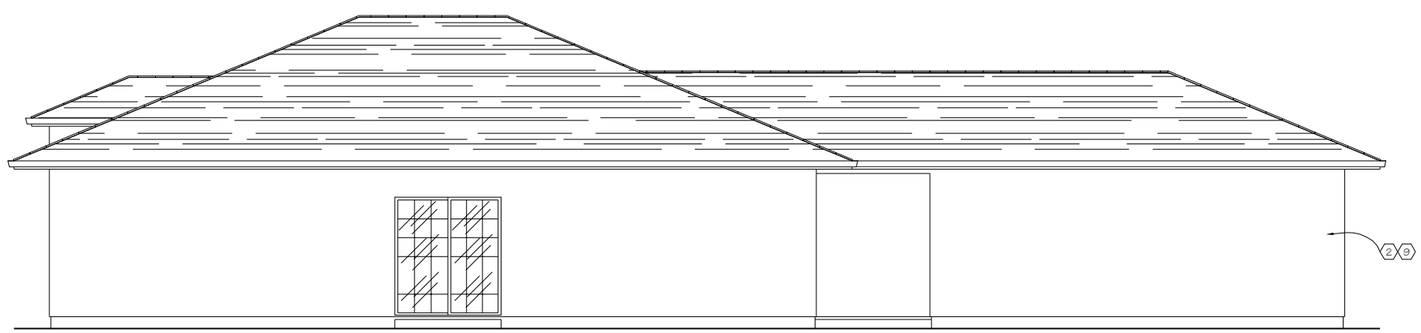
RIGHT

¼" = 1'-0"



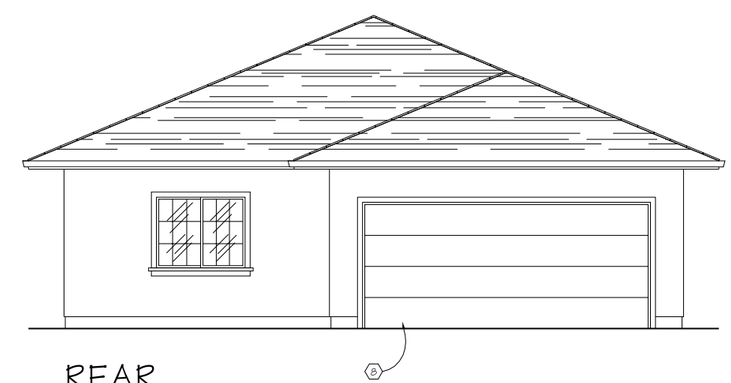
FRONT

¼" = 1'-0"



LEFT

¼" = 1'-0"



REAR

¼" = 1'-0"

0 2' 4' 8'
Scale: 1/4" = 1'-0"

LICENSED ARCHITECT
EDWARD L. RINEHART
No. C-26684
RENEWAL DATE
8-31-21
STATE OF CALIFORNIA

EDWARD L. RINEHART
A.I.A. ARCHITECT

107 CHURCH STREET - SALINAS - CALIFORNIA 93901
Phone : (831)-422-1046 Fax : (831) 422-1952
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NEW HOME FOR :

KULWANT SINGH

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GREENFIELD - CALIFORNIA 93927

SHEET NO.
A-2
OF 4 SHEETS

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REVISIONS : 1. 2. 3. 4.

BY : ELR
DATE ISSUED : 5-23-19

DOOR SCHEDULE

NO.	SIZE	TYPE	HRDW. GROUP	FINISH / MATERIAL	REMARKS
1	3'-0"x6'-8"	S.C. 1¾"	A.	DECORATIVE PAINT GRADE	1/2" THRH.
2	2'-6"x6'-8"	H.C. 1⅜"	C.	4 PANEL PAINT GRADE	
3	2'-6"x6'-8"	H.C. 1⅜"	C.	4 PANEL PAINT GRADE	
4	PR. 3'-0"x6'-8"	SLIDING	D.	4 PANEL PAINT GRADE	
5	2'-0"x6'-8"	H.C. 1⅜"	B.	4 PANEL PAINT GRADE	
6	2'-6"x6'-8"	H.C. 1⅜"	C.	4 PANEL PAINT GRADE	
7	PR. 4'-0"x6'-8"	SLIDING	D.	4 PANEL PAINT GRADE	
8	2'-6"x6'-8"	H.C. 1⅜"	C.	4 PANEL PAINT GRADE	
9	16'-0"x7'-0"	SECTIONAL ROLL-UP		BY MANUF.	
10	2'-8"x6'-8"	S.C. 1¾"	E.	4 PANEL PAINT GRADE	1 3/8" TH. SELF CLOSING 20 MIN. FIRE RATED
11	2'-6"x6'-8"	H.C. 1⅜"	C.	4 PANEL PAINT GRADE	
12	2'-6"x6'-8"	H.C. 1⅜"	C.	4 PANEL PAINT GRADE	
13	PR. 3'-0"x6'-8"	SLIDING	D.	4 PANEL PAINT GRADE	
14	1'-6"x6'-8"	H.C. 1⅜"	B.	4 PANEL PAINT GRADE	
15	PR. 3'-0"x6'-8"	SLIDING	D.	4 PANEL PAINT GRADE	
16	2'-6"x6'-8"	H.C. 1⅜"	C.	4 PANEL PAINT GRADE	

HARDWARE GROUP: USE LEVER TYPE HARDWARE

A. LOCKSET W/DEADBOLT-PEEPSIGHT
B. PASSAGE SET
C. PASSAGE SET W/PRIVACY LOCK
D. RESSESED PULLS - FLOOR GUIDES
E. LOCKSET - AUTO CLOSER

WINDOW SCHEDULE

NO.	SIZE	TYPE	SHAPE	FINISH / MATERIAL	REMARKS
1	4'-0"x4'-0"	H.S.W.	SQ.	VINYL / WHITE	U= .42 LOW "E" TYPICAL
2	6'-0"x6'-8"	SLIDING	SQ.	VINYL / WHITE	TEMP. GL.
3	5'-0"x4'-0"	H.S.W.	SQ.	VINYL / WHITE	
4	2'-0"x3'-0"	H.S.W.	SQ.	VINYL / WHITE	OBSCURE GLASS TEMP. GL.
5	4'-0"x3'-0"	H.S.W.	SQ.	VINYL / WHITE	

FINISH SCHEDULE

LIVINGROOM, BEDROOMS

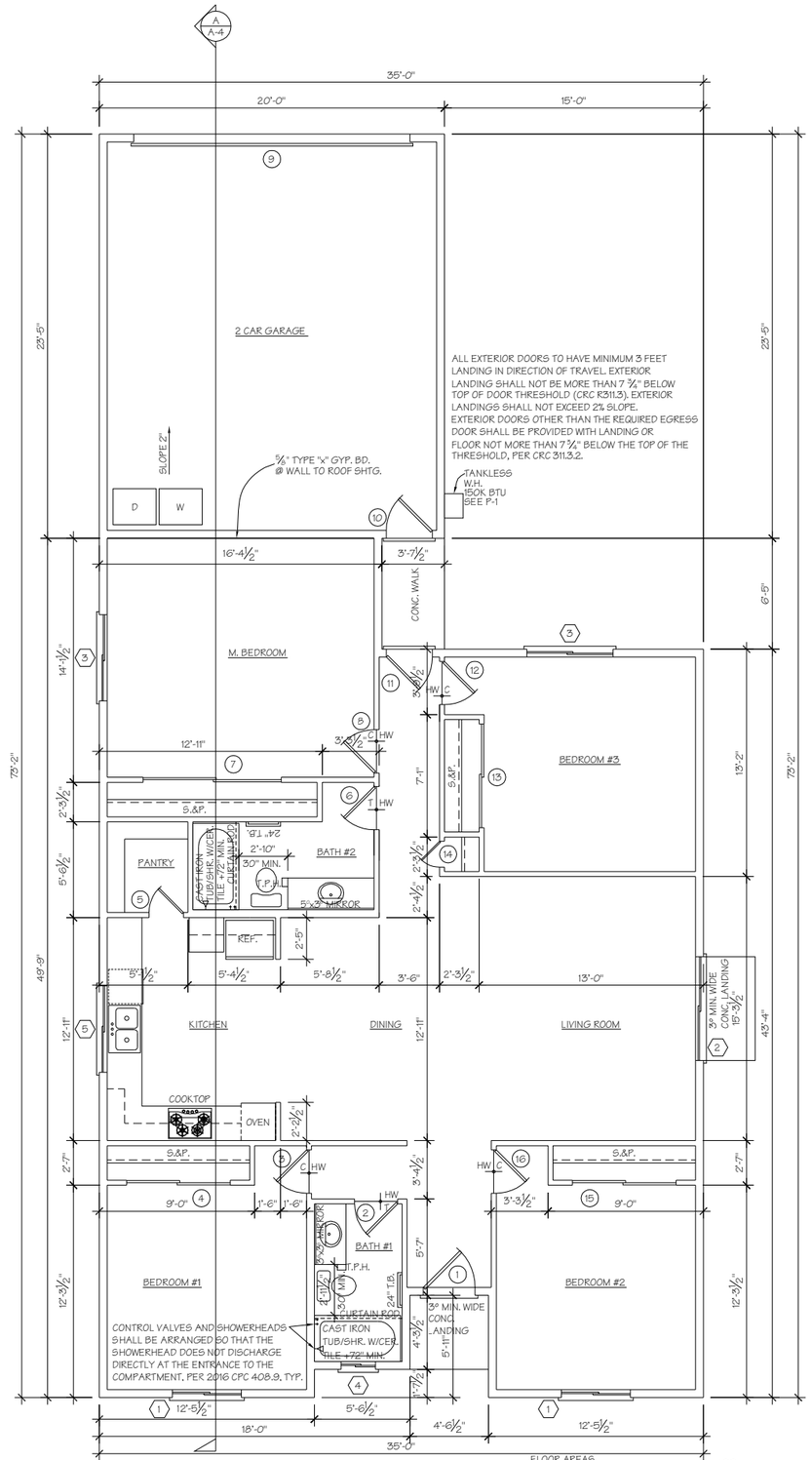
FLOOR: HARDWOOD
BASE: 2 1/4" WOOD
WALLS: GYP. BD. LT. SPRAY TEXT. KNOCK DOWN PAINT SEMI-GLOSS ENAMEL OFF-WHITE
CEILING: GYP. BD. LT. SPRAY TEXT. KNOCK DOWN PAINT SEMI-GLOSS ENAMEL OFF-WHITE

KITCHEN / DINING, BATHROOMS

FLOOR: CER. TILE
BASE: 6" CER. TILE
WALLS: GYP. BD. LT. SPRAY TEXT. KNOCK DOWN PAINT SEMI-GLOSS ENAMEL OFF-WHITE
CEILING: GYP. BD. LT. SPRAY TEXT. KNOCK DOWN PAINT SEMI-GLOSS ENAMEL OFF-WHITE

GARAGE

FLOOR: CONC.
BASE: NONE
WALLS: 5/8" TYPE "x" GYP. BD. TAPPED NO PAINT NO TEXTURE

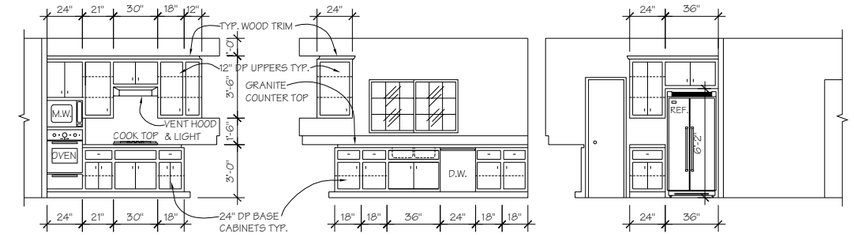


FLOOR PLAN

¼" = 1'-0"

FLOOR AREAS
LIVING AREA: 1,586 S.F.
GARAGE : 468 S.F.

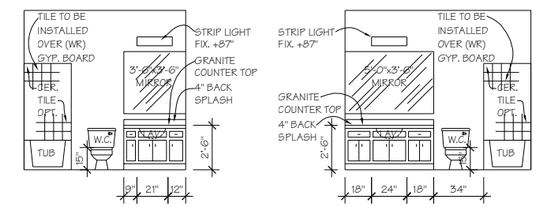
Scale: 1/4" = 1'-0"



KITCHEN

¼" = 1'-0"

CABINET ELEVATION DRAWINGS ARE FOR GRAPHIC REPRESENTATION ONLY. CABINET DOOR AND DRAWER WIDTH MODULES ARE NOT NECESSARILY DRAWN TO SCALE AND OVERALL DIMENSIONS SHOULD BE ADAPTED TO ROOM SIZES WHICH ARE MEASURED PER THE FLOOR PLAN DIMENSIONS.



BATH #1

¼" = 1'-0"

BATH #2

¼" = 1'-0"

EMERGENCY EGRESS REQUIREMENTS FROM SLEEPING ROOMS: (CRC 2016 SECT. 310.2):

A) MINIMUM NET CLEAR OPENABLE DIMENSION OF 24 INCHES IN HEIGHT. R310.2.1
B) MINIMUM NET CLEAR OPENABLE DIMENSION 20 INCHES IN WIDTH. R310.2.1
C) MINIMUM NET CLEAR OPENABLE DIMENSION OF 5.7 SQUARE FEET IN AREA. R310.2.1
D) OPENINGS SHALL HAVE THE BOTTOM OF THE CLEAR OPENING NOT GREATER THAN 44 INCHES MEASURED FROM THE FLOOR. R310.2.2

LICENSED ARCHITECT
EDWARD L. RINEHART
No. C-26684
RENEWAL DATE 8-31-21
STATE OF CALIFORNIA

EDWARD L. RINEHART
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NEW HOME FOR :
KULWANT SINGH
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SHEET NO.
A-3
OF 4 SHEETS

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REVISIONS : 1. 2. 3. 4.

BY : ELR
DATE ISSUED : 5-23-19

Irrigation Notes

1) See sheet L3 for planting and irrigation specifications and sheet L2 for details
2) This system is designed to operate with minimum 25 GPM at minimum 50 p.s.i. at the point of connection. A separate 1" water meter is needed for landscape irrigation. If this condition is not met contact the Landscape Architect for possible redesign. The LANDSCAPE CONTRACTOR IS TO REVIEW THE PLANS AND CHECK THE AVAILABLE PRESSURE ON SITE AND COORDINATE POSSIBLE SOLUTIONS IF THE PRESSURE IS NOT ADEQUATE. DESIGN CHANGES MAY BE CONVERTING SOME OF SHRUB AREAS TO DRIP OR USING LOWER OR LESS POP-UPS. Sprinklers have been spaced closer together so that the radius of throw at 20 psi should be adequate coverage.
3) Detector tape should be installed with any pressure lines not buried in the same trench with control wires and with any lines of any kind under paving not in a trench with control wires.
4) Run 2 extra control wires from the controller to the far end of each leg and to the furthest quick coupler, coming up at each valve with some extra wire along the way so valves could be added if necessary in the future.
5) Since flood bubblers are used on the plan it is important that permanent basins 4" high be installed and maintained at those plants with bubblers.
6) Be sure shrub area spray heads are set in 12 inches to 18 inches from edge of paving and 24 inches from buildings, walls, and fences. Set lawn heads in 2 inches from paving. Adjust plants so they aren't too close to spray sprinklers and blocking the spray excessively.
7) The routing of sprinkler lines is schematic on the plan. Do not put valves too close to trees. Stay 8' to 10' away if possible. Do not put pressure lines under trees. Install lines in planting areas instead of under paving whenever possible.
8) All sprinklers are to have check valves as necessary to keep low heads from draining water and wasting water or causing excessive wet areas.
9) Verify that areas with spray irrigation are sized such that the sprinklers as laid out will spray head to head and not exceed spacing on the legend. If necessary heads and planting can be moved in from the edges some times instead of using bigger heads.
10) Irrigation shall be done in the evening and early morning hours when there is less wind and evaporation
11) Regular maintenance is to include the following minimum conditions
a) Landscapes shall be maintained to ensure water efficiency. On a regular schedule check, adjust, and repair the irrigation equipment, reset the controller based on weather, aerate and dethatch turf, replenish mulch, fertilize, prune, and weed landscape areas
b) Whenever possible, repair of the irrigation system shall be done with the originally specified materials or equivalent.
c) The irrigation system shall be checked at least once a year prior to start up in the spring, for runoff and overspray. If at all possible do this 1 to 2 times per month March thru October. Make adjustments and repairs as necessary to conserve water.
d) Scheduling irrigation based on CIMIS information, conducting water audits and prescribing the amount of water applied
12) See the Civil Engineers Grading Plan

Irrigation Legend

KEY	MANUF.	MANUF. #	DESCRIPTION	RADIUS	GPM Q,H,F	PSI
(8)	RAINBIRD	1806-SAMPRS-8	12" pop-up with 8' series nozzle	6'	.19,.38,.75	20
(10)	RAINBIRD	1806-SAMPRS-10	12" pop-up with 10' series nozzle	8'	.33,.65,1.3	20
(12)	RAINBIRD	1806-SAMPRS-12	12" pop-up with 12' series nozzle	10'	.53,1.05,2.1	20
(15)	RAINBIRD	1806-SAMPRS-15	12" pop-up with 15' series nozzle	12'	.75,1.5,3.0	20
(17)	RAINBIRD	1806-SAMPRS-18VAN	12" pop-up with 18' VAN series nozzle	15'	1.4,2.3,4.5	20
(SS)	RAINBIRD	1812-SAMPRS-15SST	12" pop-up with 4' side strip nozzle	4'x28'	1.0	20

Use VAN series nozzles instead of MPR nozzles when necessary for odd shaped areas

- Rainbird 1401 — .25 GPM pressure compensating bubbler on black Sch 40 PVC flexible pipe swing joint. Use one bubbler per shrub
- Rainbird 1300A-F — 2 GPM adjustable flood bubbler on Sch 80 riser use triple swing joint. Use two bubbler per tree - install in deep water tubes. Adjust down to 1 GPM - install in deep water tubes
- [Q] Rainbird 33DLRC — 3/4" quick coupler with locking cover and 2 piece body - provide one valve key and one hose swivel
- [C] Hunter ICC-1600M — 16 station controller (expandible) wall mount with multiple programing, cycle start, and calender program. Provide additional bid for Hunter ICR-KIT - remote control - transmitter and receiver. Common area electrical service is required for controller
- Hunter PGV-101A — 1" remote control angle valve w/flow control below grade in valve box with union. Contractor to provide alternate bid extra for manual isolation valve at each remote control valve
- Febco SERIES 710, 715 — Atmospheric vacuum breaker - AVB must be installed at least 6" above height sprinkler head. AVB to be installed on each irrigation zone, after the solenoid valve.
- Install some manual isolation valves the same size as the pressure line, below grade in valve boxes at major paving crossings so that different portions of the site can be isolated for repairs while allowing irrigation water to the rest of the site. Mark locations on as-built.

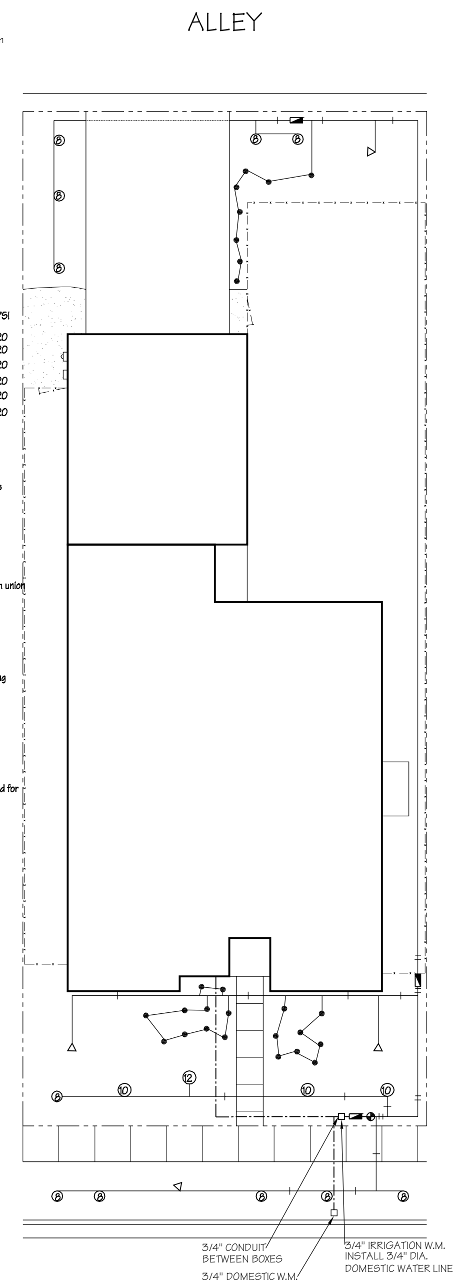
3/4", 1", 1-1/4", 1-1/2", 2", 2-1/2" — Nonpressure line - Sch 40 PVC 3/4" unless noted for larger size - 12" deep - pipes less than 2" to be Sch 40 PVC. Pipes 2" and larger to be CL315PVC

Pressure line - Sch 40 PVC 2" unless noted for smaller size - 18" deep (24" deep under A.C. paving)

Lines under paving - Pressure line - Sch 40 PVC 2" unless noted for smaller size - 18" deep (24" deep under A.C. paving)

At each paving crossing of the pressure line, install a Sch 40 PVC 2" pressure line in 4" sleeve, an extra 2" Sch 40 PVC line in 4" sleeve, and a 2" gray PVC conduit for control wires.

Where ever a non pressure line crosses paving, use 1-1/2" Sch 40 PVC line in 4" sleeve. Also install an extra 2" Sch 40 PVC line in sleeve. Cap and mark pipes until used. Sleeves are required for water lines. They should be twice as large as the pipe inside them. i.e. Use a 4" sleeve for a 2" line



A.P.N. - 024-391-055

IRRIGATION PLAN

1" = 10.00'

ALL EXTERIOR SPIKETS WILL HAVE HOSE BIB VACUUM BREAKERS WITH SCREW BROKEN OFF.

Estimated Total Water Use

Equation: ETWU = ET₀ x 0.62 x [((PF x HA)/IE) + SLA]; Considering precipitation ETWA =(ETo-Eppt) x 0.62 x [((PF x HA)/IE) +SLA]

Enter values in Pale Blue Cells

Tan Cells Show Results

Messages and Warnings

Irrigation Efficiency Default Value for overhead 0.75 and drip 0.81.

Plant Water Use Type	Plant Factor
Very Low	0 - 0.1
Low	0.2 - 0.3
Medium	0.4 - 0.6
High	0.7 - 1.0
SLA	1

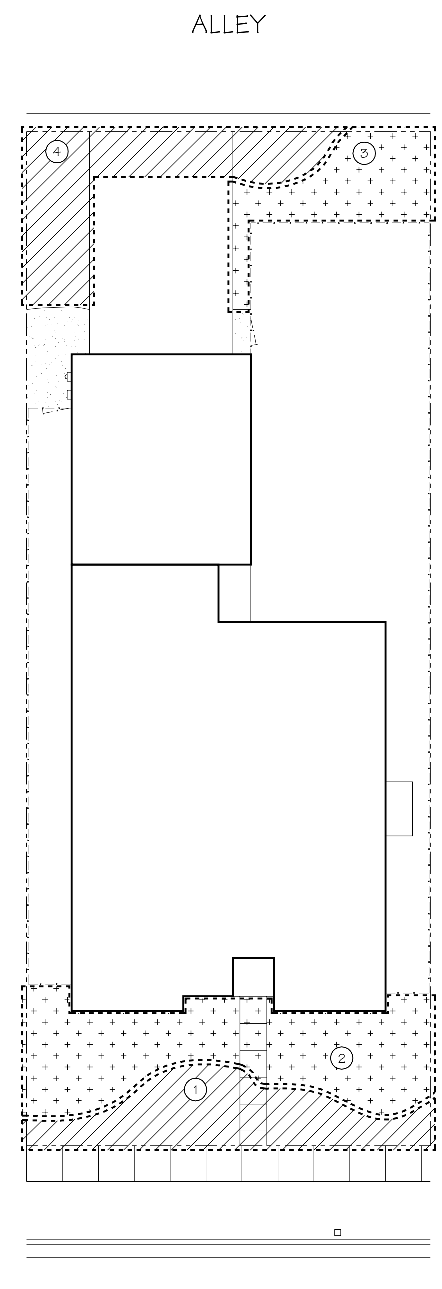
Hydrozone	Select System From the Dropdown List click on cell below	Plant Water Use Type (s) (low, medium, high)	Plant Factor (PF)	Hydrozone Area (HA) (ft²) Without SLA	Irrigation Efficiency (IE)	(PF x HA (ft²))/IE
Zone 1	Overhead Spray	Medium	0.50	237	0.75	158
Zone 2	Drip	Low	0.20	430	0.81	106
Zone 3	Drip	Low	0.20	191	0.81	47
Zone 4	Overhead Spray	Medium	0.50	263	0.75	175
						487
		SLA		0		0
			Sum	1,121		

Results

MAWA = 18,922

ETWU =	
14,936	Gallons
1,997	Cubic Feet
20	HCF
0	Acre-feet
0	Millions of Gallons

ETWU complies with MAWA



A.P.N. - 024-391-055

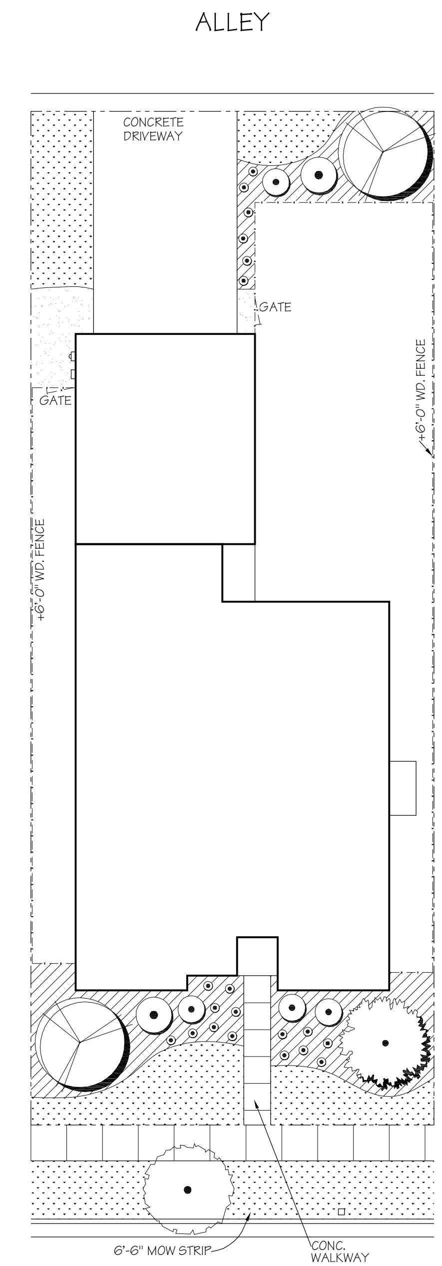
HYDROZONE PLAN

1" = 10.00'

IRRIGATION HYDRO-ZONE LEGEND

PLANTS ARE GROUP TO HAVE MATCHING WATER REQUIREMENTS AND MICRO-CLIMATE CHARACTERISTICS

- HIGH WATER REQUIREMENT
- MEDIUM WATER REQUIREMENT
- LOW WATER REQUIREMENT (DROUGHT TOLERANT PLANTING)



A.P.N. - 024-391-055

LANDSCAPE PLAN

1" = 10.00'

Plant Notes

1) Final working drawings to include automatic irrigation plan.
2) Exact location of plants on site to be adjusted so as to best coordinate with sprinkler head locations, lights, drainage features, and swales
3) Use 2-1/2 inch deep mulch in all planting areas. Provide owner with different mulch samples and prices. Use something that will not blow away in the strong wind.
5) Any plants with bubblers must have permanently maintained watering basins 4" high
6) Install plants for all plant circles shown on the plan even if they aren't labeled. Call for clarification. For bidding purposes, if no one is available to answer questions, assume that any plant circle scaled less than 8' wide is 5 gal. size and any circle scaled larger is 15 gal. size
7) The plan is schematic. Don't install plants too close to edges of paving or buildings. Be sure plants are not blocking sprinkler spray excessively. See irrigation notes about keeping valves and quick couplers away from trees.

PLANT LIST

Q/Size Name

Trees

2/15 gal. - Pyrus kawakamii - Evergreen Pear

1/15 gal. - Prunus cerasifera "Krauter Vesuvius" - Purple Leaf Flowering Plum

1/15 gal. - Pyrus Kawakamii - Evergreen Pear

Shrubs

2/1 gal. - Euryops pectinatus "Viridis" - Yellow Daisy Bush

4/1 gal. - Correa "Ivory Bells" - White Flowering Austrainlian Fuschia

Perennials (plant 3' apart)

20/1 gal. - choose a mix of the following:

Achillea millefolium - Yarrow
Hemerocallis hybrids - Daylily (choose evergreen types
Tagetes lemonii - Copper Canyon Daisy

Turf

Shredded Redwood Bark Mulch - 3" Deep Layer

Permeable Crushed Granite Gravel Paving

Maximum Applied Water Allowance Calculations for New and Rehabilitated Residential Landscapes

Enter value in Pale Blue Cells

Tan Cells Show Results

Messages and Warnings

Click on the blue cell on right to Pick City Name	Greenfield	Name of City
ET_o of City from Appendix A	49.50	ET_o (inches/year)
	500	Overhead Landscape Area (ft²)
	621	Drip Landscape Area (ft²)
	0	SLA (ft²)
Total Landscape Area	1,121.00	
Results:		
$(ET_o) \times (0.62) \times [(0.55 \times LA) + (1.0 - 0.55) \times SLA)]$	18,921.92	Gallons
	2,529.50	Cubic Feet
	25.30	HCF
	0.06	Acre-feet
	0.02	Millions of Gallons
MAWA calculation incorporating Effective Precipitation (Optional) Precipitation (Optional)		
ET_o of City from Appendix A	49.50	ET_o (inches/year)
Total Landscape Area	1,121.00	LA (ft²)
Special Landscape Area	0.00	SLA (ft²)
		Total annual precipitiation (inches/year)
Enter Effective Precipitation	0.00	Eppt (in/yr)(25% of total annual precipitation)
Results:		
$MAWA = [(ET_o - Eppt) \times (0.62)] \times [(0.55 \times LA) + ((1.0 - 0.55) \times SLA)]$	-	Gallons
	-	Cubic Feet
	-	HCF
	-	Acre-feet
	-	Millions of Gallons

LICENSED ARCHITECT — EDWARD L. RINEHART No. C-26684 RENEWAL DATE 8-31-21 — STATE OF CALIFORNIA

EDWARD L. RINEHART
A.I.A. ARCHITECT

NEW HOME FOR :
KULWANT SINGH
18 HUERTA STREET - A.P.N. 024-391-055
GREENFIELD - CALIFORNIA 93927

SHEET NO. L-1 OF 3 SHEETS

(C) COPYRIGHT 2019. THE DRAWINGS AND SPECIFICATIONS, IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED HEREBY ARE AND SHALL REMAIN THE PROPERTY OF EDWARD L. RINEHART, A.I.A. ARCHITECT, AND NO PART OF SHALL BE COPIED, DISCLOSED TO OTHERS, OR USED IN CONNECTION WITH ANY WORK OR PROJECT FOR OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT

107 CHURCH STREET - SALINAS - CALIFORNIA 93901
Phone : (831)-422-1046 Fax : (831) 422-1952
e-mail : edrinehart@att.net

REVISIONS : 1. 2. 3. 4.

BY : ELR DATE ISSUED : 5-23-19

1905

18 Huerta Street Design Review
Proposed Paint Details

HOME PRODUCTS COLOR & INSPIRATION HOW TO ABOUT US DIRECTORY

Color & Inspiration • Colors

APACHE TAN DEC746 PAINT COLOR

Apache Tan

DEC746 RL#629

Warm Neutrals, Ranch / Desert Modern, Perfect Palette®

LRV 50

Munsell: HUE=9.68YR / VALUE=7.5 / CHROMA=2.3

TRIM	ACCENT
Moonlight DE6246	**Trinity Islands** DE6249

Paint colors represented are approximations and are not exact matches. No guarantee is intended and approval or final color selections and color placement are the responsibility of the property owner or the owner's agent. Purchasing 8 oz. Perfect Palette Sampler color is highly recommended.

18 Huerta Street Design Review
Proposed Exterior Light Detail and Specifications

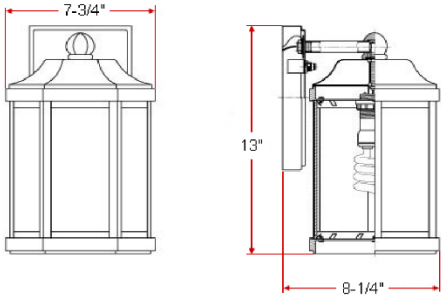
BENNETT Downlight

DESIGNHOUSE

Specifications

Material Construction:	Formed Steel
Lens:	Amber glass
Lamp Type & Wattage:	One 18W GU 24 CFL lamp (2700K); included
Mounting:	Wall mounted
Finish	Oil Rubbed Bronze (US10B)
Voltage:	120V
Weight:	5.12 lbs

Dimensions



Warranty & Compliances

Warranty	10 Year Limited Warranty
UL	UL/cUL; Suitable for damp locations
ADA	N/A
EnergyStar	N/A

Order Code

Downlight 514992

Type:
Job:
Order Code:
Approvals:

Design House reserves the right to make changes in materials, specifications & models at any time. Design House also reserves the right to discontinue product without notice or obligation.

BENNETT Downlight-072909

18 Huerta Street

Design Review

Greenfield Planning Commission

May 5, 2020

1

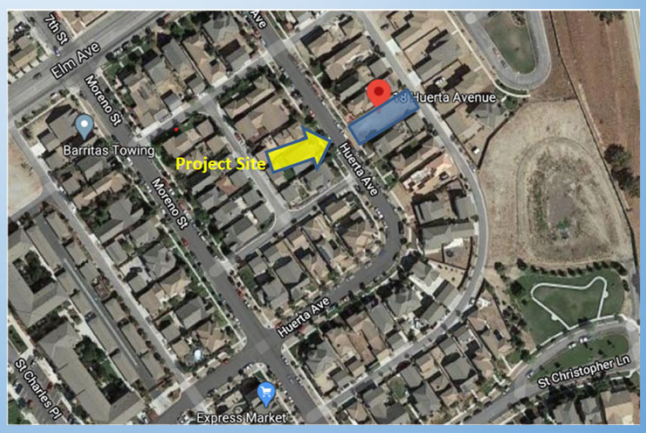
PROJECT DESCRIPTION

- **New one-story single-family residence on undeveloped lot**
- **Residence: 1,586 sq ft, 17 ft 7 in peak height**
- **Garage: 468-sq ft attached, rear-loaded, two-car garage**
- **The new residence would have four bedrooms and two bathrooms**
- **New landscaping improvements**
- **Trenching for the installation of new utility connections**
- **Proposal meets all Zoning Code development standards (as modified by Creekbridge Planned Development)**

2

PROJECT INFORMATION

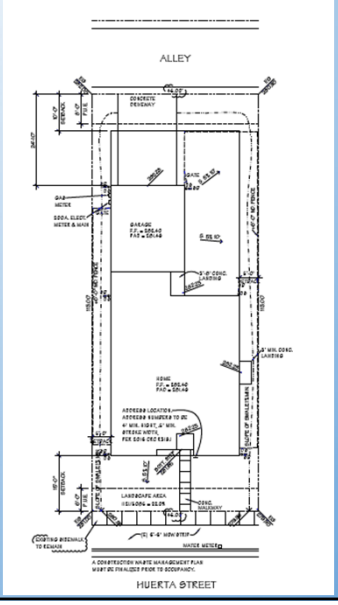
- Location – 18 Huerta St. in Creekbridge Subdivision
- General Plan Designation is Low Density Residential
- Zoning: S-F Residential
- Creekbridge Planned Dev. applies
- Applicant: Kulwant Singh
- Architect: Edward Rinehart



3

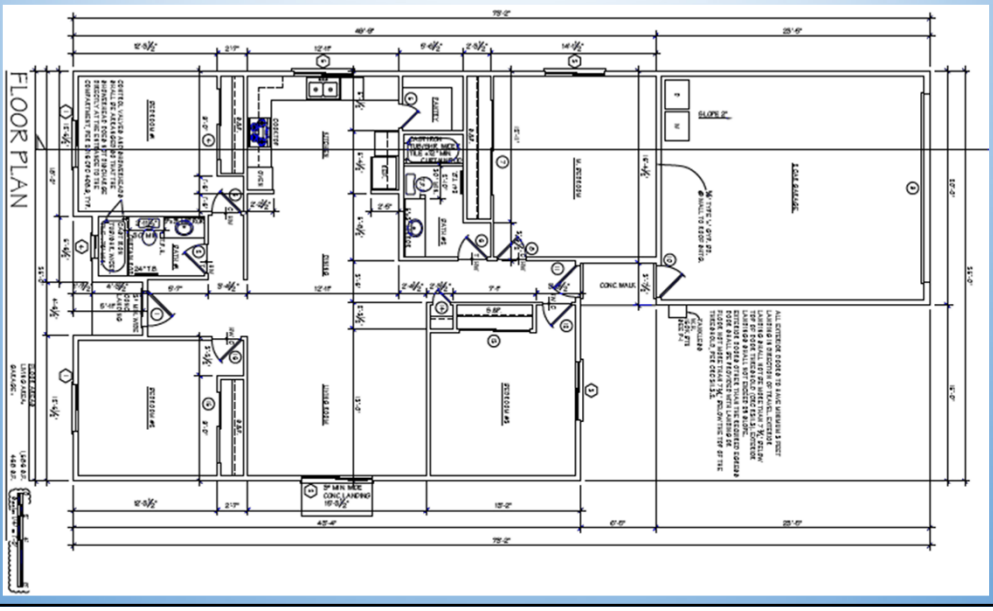
SITE PLAN

- Residence oriented to Huerta St.
- Garage oriented to alley (rear loaded)
- Setbacks
  Front: 15 ft, Sides: 5 ft, Rear 24 ft 10 in
- Site Coverage: 40.3% (Planned Development)
- Fencing: 6-ft wood fence along side yards and portion of rear yard
- Landscaping: 25% coverage, trees in front and back yard, and one street tree (evergreen pear)



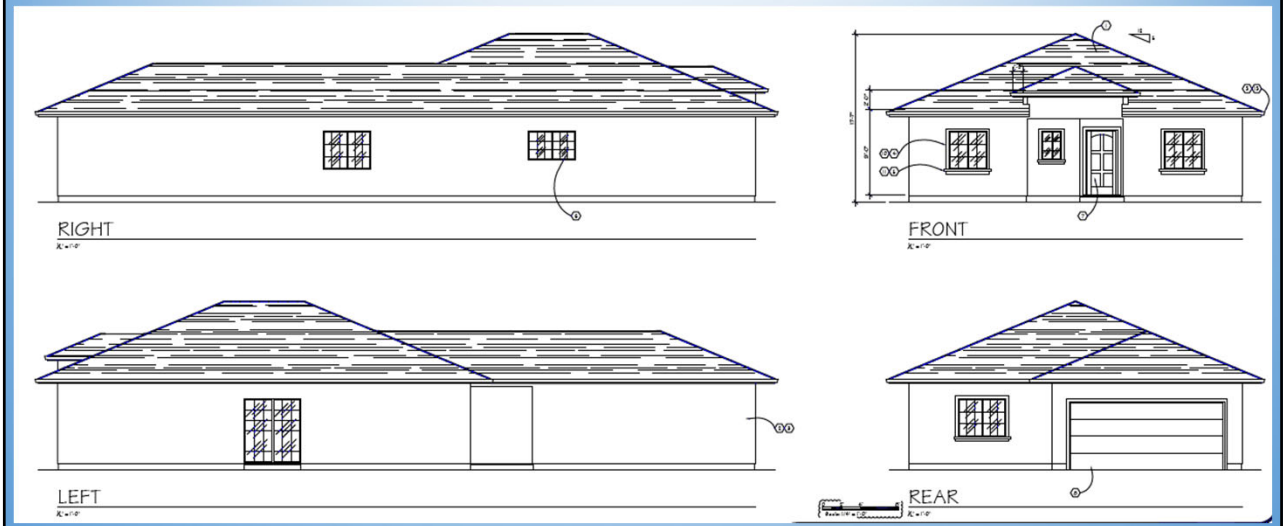
4

FLOOR PLAN



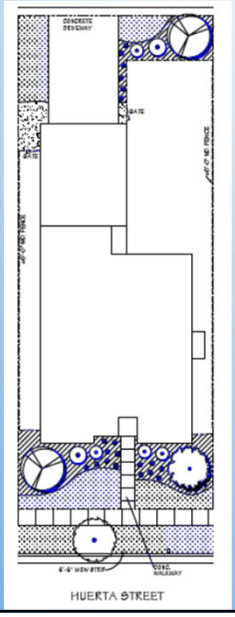
5

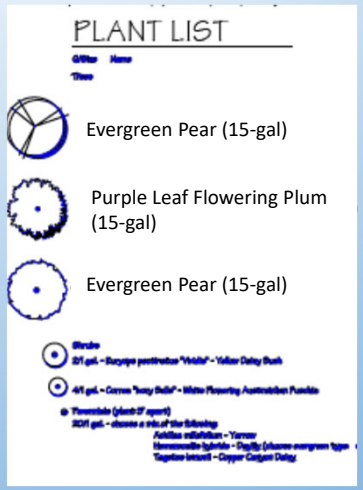
ELEVATIONS



6

LANDSCAPE PLAN





7

Site Photo - View from Huerta St.

8

Site Photo - View from Alley

9

PLANNING COMMISSION CONSIDERATIONS

- **Project Architect to clarify tree species (duplicate use of Evergreen Pear) – condition of approval clarifying this to be included**
- **Commission to consider design vis-à-vis design of other homes in Creekbridge Subdivision - compatibility**
- **Commission to consider proposed color scheme and other design components**

10

CEQA REVIEW

- **Project is categorically exempt pursuant to Section 15303 of the CEQA guidelines, Section 15303 provides a Class 3 categorical exemption for construction of small structures in urbanized areas. The project does not present any unusual features that would result in a potentially significant environmental impact, nor is it located in an environmentally sensitive area. As such, the project qualifies for the Class 3 CEQA exemption.**

11

STAFF RECOMMENDATION

Once the Public Hearing is completed and the Planning Commission has completed its deliberations:

- **Staff recommends the Planning Commission adopt Resolution No. 2020-01 approving the Design Review for the new one-story, 1,586-sq ft residence with an attached 468-sq ft, two-car garage, subject to the attached conditions of approval, as revised by staff at the hearing.**

12

Planning Commission Memo

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

DATE: April 29, 2020

AGENDA DATE: May 5, 2020

TO: Planning Commissioners

PREPARED BY: Rob Mullane, AICP, Consulting Planner

TITLE: **DESIGN REVIEW OF A NEW SINGLE-FAMILY RESIDENCE FOR PROPERTY LOCATED AT 545 ELM AVENUE**

AUTHORITY AND PROCEDURES

Design Review

Section 17.10.040 of the City's Zoning Code sets forth the responsibilities of the Planning Commission. Those responsibilities include, among others, hearing and deciding applications for design review, for which the Planning Commission is the designated approving authority. The Zoning Code requires design review for all new single-family residential development. The purpose of design review is set forth in Section 17.16.070.A of the Zoning Code, which states:

> 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 the 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.

PROJECT DESCRIPTION

The owner of property at 545 Elm Avenue (APN: 024-391-089) has submitted an application for the development of a new single-family residence on an undeveloped 5,850-sq ft lot in the Creekbridge Subdivision. The new residence would be a single-story and 1,586 square feet, excluding the 468 square foot, two-car garage. The new residence would have four bedrooms and two baths. It would have a peak height of 17 feet and 7 inches. The proposed residence would be skip-troweled plaster-sided with wood doors, vinyl windows, and EPS foam window and door trim. Proposed paint colors include medium tan (Dunn-Edwards "Apache Tan") for the plaster body, and a lighter tan (Dunn-Edwards "Moonlight") for the trim. The roof would be asphalt shingles.

The project also includes new landscaping improvements, a six-foot wood fence along the side-yard property lines and a portion of the rear yard, and trenching for the installation of new utility connections. The project site fronts on Elm Avenue; however, the garage is to the rear of the house, with access to the garage provided by an alley parallel to and one-half-block to the southeast of Elm Avenue. The site plan, floor plan, and elevations are included as Exhibit 2 to Attachment 1. The proposed paint palette and a detail for the proposed exterior lighting fixtures are included as Exhibit 3 to Attachment 1.

The property owner and project applicant is Mr. Harpreet Cheema. The project architect is Mr. Edward Rinehart, AIA.

PROJECT ANALYSIS

Location

The proposed project is located at 545 Elm Avenue (see Figure 1 below). The project site is zoned Single Family Residential (R-L) and is bounded by single-family residences to the north, west, and south. Surrounding properties are all zoned Single Family Residential (R-L).

Figure 1 –Location Map

Design Review

The proposed project is the construction of a single-family residential development consisting of a new proposed one-story residence with a total 1,586 square feet, excluding the 468 square foot, two-car garage. This project is in the Creekbridge Subdivision, which has an associated Planned Development component that provides subdivision-specific development standards. The proposed new residence requires design review by the Planning Commission, and staff has analyzed the project's conformance with the City development standards and requirements, including those established by the previously-approved Planned Development.

CONFORMANCE WITH GENERAL PLAN AND ZONING CODE

Land Use/Density: The City's General Plan land use designation for this site is Low Density Residential with a Zoning Code designation as Single-Family Residential (R-L). The R-L zoning district has an allowed maximum density of one to seven units per acre. However, this project is in the Creekbridge Subdivision, which has an associated Planned Development component that provides subdivision-specific development standards. The Planned Development allows for lots that are smaller than 6,000 sq ft and consequently, a higher residential land use density. The proposed one-unit project on 0.13 acre equates to a density of approximately 7.4 units per acre. While this density slightly exceeds the intended density for the R-L zoning district, this is a previously subdivided, legal lot, which conforms to the more specific development standards of the Creekbridge Subdivision Planned Development. As such, the new single-family residence conforms to the allowed density.

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%. However, this project is in the Creekbridge Subdivision, which has an associated Planned Development component that provides subdivision-specific development standards. The Planned Development allows for lot coverage of up to 50% for single-family residences. The project parcel is 5,850 square feet, and the total proposed building footprint is 2,054 square feet. This results in a lot coverage of 35.1%, which conforms to the lot coverage requirements of the previously-approved Planned Development.

Setback: Required minimum setbacks are:

Front Setbacks	
To garage door	30 feet
To living area	15 feet
To covered porch	10 feet
Side Setbacks	
Street side setback	10 feet
Interior setback	5 feet
Garage	0 feet
Rear Setbacks:	
To living area	10 feet
To detached garage/secondary dwelling unit	10 feet

The proposed residence has a 25-foot front-yard setback, 5-foot side-yard setbacks, and a 31-foot 10-inch rear-yard setback. It is in conformance with the development standards established for the Creekbridge Subdivision planned development. As such, the proposed site plan meets or exceeds each of these minimum setback requirements.

Height: Section 17.30.040 of the Zoning Code imposes a maximum height of the structure of 35 feet. The proposed development is one-story with a maximum height of approximately 17 feet 7 inches, which complies with the City's building height development standard.

Accessory Structures: No accessory structures are proposed at this time. Should an accessory structure be proposed in the future, it would need to conform to height, setback, and lot coverage.

Fences: The proposed project includes the construction of a six-foot high wood fence along the side-yard property boundaries and a portion of the rear yard. Section 17.52.030 of the Zoning Code limits perimeter fencing to six feet. As such, the project conforms to the City's fencing requirements.

Landscaping: Section 17.54.040 of the Zoning Code requires minimum landscape coverage of 25%. The site plan indicates that 27.4% of the site area will be landscaped, which exceeds the minimum landscaping requirement.

Resource Efficiency: The resource efficiency standards of Chapter 17.55 of the Zoning Code apply to all residential projects with a total livable area more than 5,000 square feet. The project's proposed livable area is less than 5,000 square feet, and therefore these standards do not apply.

Lighting: The City's development standards for exterior lighting are set forth in Chapter 17.56 of the Zoning Code. Chapter 17.56 notes that these lighting standards apply to non-residential projects and multi-family projects. However, Sub-Section 17.16.070.E.4 of the City's Design Review requirements stipulates that exterior lighting be one of the project components to consider in determining that a proposed project should be approved. As such, the project architect provided a light fixture detail and information on the proposed lighting (see Attachment 1 Exhibit C). The proposed exterior lighting is fully shielded and directed downward, and hence, would be expected to be compatible with neighboring properties.

Staff has included a condition of approval that requires the depiction of the proposed lighting fixtures on the site plan and elevations in the Building Permit plan set, as well as specifications of and a detail for all proposed exterior lighting fixture.

Parking: Section 17.58.050 of the Zoning Code requires a minimum of two off-street parking spaces per residential unit. The proposed project includes a two-car garage and 31-foot long concrete driveway, and would therefore meet the minimum off-street parking requirements of the Zoning Code.

Circulation: Vehicular access to the property is from the alley to the rear of the property off of Walker Lane. A new concrete driveway, 16 feet in width, would be constructed from alley to the proposed two-car garage.

Signage: No signs are proposed as part of this project.

DESIGN FEATURES

Building Design and Features: The architecture of the building utilizes a light and neutral/earth tone color palette. Materials include black composite shingle roofing, stucco, and wood trim. Staff notes that the proposed two-story structure is larger than other homes in the vicinity and presents are larger bulk and scale than adjacent homes.

COMMUNITY/NEIGHBORHOOD IMPACT

The proposed new residence is located in a single-family residential zoning district. The proposed construction is consistent with all applicable Zoning Code requirements (as modified by the previously-approved Planned Development). Impacts on City services including water, sewer, trash, police, fire, schools, noise, traffic, or air quality would be less than significant.

CEQA

The proposed residence is exempt from the requirements of CEQA pursuant to Section 15303 of the CEQA guidelines, Section 15303 provides a Class 3 categorical exemption for construction of small structures in urbanized areas. The project does not present any unusual features or circumstances that would result in a potentially significant environmental impact, nor is it located in an environmentally-sensitive area. As such, the project qualifies for the Class 3 CEQA exemption.

RECOMMENDATION

It is recommended the Planning Commission adopt the attached resolution granting design review approval for the construction of the 1,586-square foot single-family residence with an attached 468 square foot, two-car garage as depicted in the attached plan set. The project is consistent with the objectives of the City's General Plan and complies with all other applicable zoning regulations. The design of the project, including the single-family residence and the associated landscaping, will improve the character and appearance of the neighborhood and community. The architecture, including the character, scale, and quality of the design, relationship with the site, and building materials establishes a clear design concept and is compatible with the character of single-family residential development on nearby properties.

ALTERNATIVES

1. Recommend denial of the Design Review. Deny the project based on findings of inconsistency with State law, the General Plan, Zoning Regulations and/or other pertinent City standards.
2. Recommend approval of the project with revisions and/or additions to or revisions to the attached conditions of approval.

PROPOSED MOTION

I MOVE THAT THE PLANNING COMMISSION OF THE CITY OF GREENFIELD ADOPT RESOLUTION NO. 2020-02 GRANTING DESIGN REVIEW APPROVAL OF A 1,586-SQUARE FOOT SINGLE-FAMILY RESIDENCE WITH AN ATTACHED 468-SQUARE FOOT, TWO-CAR GARAGE AT 545 ELM AVENUE, SUBJECT TO CONDITIONS OF APPROVAL INCLUDED IN THE RESOLUTION.

ATTACHMENTS

1. Resolution PC No. 2020-02
2. Conditions of Approval (to be included as Exhibit A to the resolution)
3. Design Review Plan Set (to be included as Exhibit B to the resolution)
4. Proposed Paint Color Detail and Proposed Exterior Lighting (Exhibit C to the resolution)
5. PowerPoint Presentation in Handout Format

CITY OF GREENFIELD PLANNING COMMISSION
RESOLUTION NO. 2020-02

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GREENFIELD GRANTING DESIGN REVIEW APPROVAL FOR THE CONSTRUCTION OF A 1,586-SQUARE FOOT SINGLE-FAMILY RESIDENCE AT 545 ELM AVENUE

WHEREAS, an application for design review approval for the construction of a 1,586-square foot single-family residence on a 5,850-square foot lot at 545 Elm Avenue, APN 024-391-089, has been submitted to the City of Greenfield; and

WHEREAS, the project site is located in the Creekbridge Subdivision that has an approved Planned Development that sets forth specific development standards; and

WHEREAS, Section 17.16.070 of the City of Greenfield zoning code requires design review for all single-family residential development; 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, 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 application for design review was heard by the Planning Commission at a duly-noticed public meeting on May 5, 2020;

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 a public meeting and has made the following findings regarding the proposed development:

1. FINDING: That any two-story construction requires notification of property owners pursuant to Section 17.14.040, "Public Notices," of this title

   (a) The proposed development includes a single-story residence. However, noticing of the public hearing was conducted.

2. 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 single-family uses and is in the Single Family Residential (R-L) zoning district. The proposed 1,586-square foot single-family residence is an allowed use in the Low Density Residential Land Use Designation in the City's General Glan and in the Single Family Residential (R-L) Zoning District.

(b) The plan set indicates that the new single-family residence conforms to applicable zoning regulations as modified in the Planned Development approved for the Creekbridge Subdivision, including those relating to lot size and building coverage, building and site setbacks, building height, fences and walls, landscaping, resource efficiency, lighting, parking, and signage.

3. 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 community.

(a) The architecture of the building utilizes a light and earth tone color palette. Materials include plaster walls, composite asphalt shingle roof, wood doors, and finished foam window trim. Exterior elevations and detailing are appropriate for the proposed design theme.

(b) Approximately 27% of the total site area will be landscape and open space.

(c) The site design is in conformity with the requirements of the zoning code and is an appropriate site layout for a single-family residence.

(d) The development of a single-family residence at the proposed location will enhance the character of the neighborhood and community by developing a currently vacant and undeveloped parcel along the residential corridor for this portion of Elm Avenue.

4. 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 similar elements establishes a clear design concept and is compatible with the character of buildings on adjoining nearby properties.

(a) The architecture of the building utilizes a light and earth tone color palette. Materials include plaster walls, composite asphalt shingle roof, wood doors, and finished foam window trim. Exterior elevations and detailing are appropriate for the proposed design theme.

(b) The architecture of the new residence, its scale, relationship with the site and neighboring single-family residences, building materials, and colors establishes a clear design concept and is compatible with other single-family residences in the surrounding and nearby neighborhoods.

(c) Exterior lighting is fully-shielded and downward-directed. Exterior lighting will be checked during plan check of the building permit submittal and prior to final building inspection to ensure that it conforms to the approved Design Review, which is appropriate for the type and scale of the proposed residential development.

5. FINDING: That the proposed project addresses vehicular, bicycle, and pedestrian transportation modes of circulation.

(a) The number of on-site parking spaces is provided as required by the zoning code. A single-family residence need not provide additional bicycle or pedestrian amenities, other than those installed with the initial development of the subdivision.

(b) The existing sidewalk along Elm Avenue will be not be impacted, and the project will take driveway access from the existing alley.

BE IT FURTHER RESOLVED that the Planning Commission hereby grants Design Review approval to construct the single-family residence at 545 Elm Avenue, APN: 024-391-089, as indicated on the project plans approved by the Planning Commission (included as Exhibit B and Exhibit C) and subject to the attached conditions of approval (included as Exhibit A).

PASSED AND ADOPTED by the Planning Commission of the City of Greenfield, at a regularly scheduled meeting of the Planning Commission held on the 5th day of May 2020, by the following vote:

AYES, and all in favor, therefore, Commissioners:

NOES, Commissioners:

ABSENT, Commissioners:

_____
Stephanie Garcia, Chairperson

Attest:

_____
Desiree Gomez, Secretary

PLANNING COMMISSION RESOLUTION NO. 2020-02

EXHIBIT A

545 ELM AVENUE DESIGN REVIEW

GENERAL

1. The project applicant shall comply with all provisions of the approved Design Review, all pertinent provisions of the Municipal Code, including, but not limited to applicable provisions of 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 work shall commence on the subject property until issuance of the associated Building Permit, unless otherwise approved by the City Engineer and Building Official.

2. This Design Review approval is for the property at 545 Elm Avenue (APN: 024-391-089) and the following project description.

   The project is the development of a new single-family residence on an undeveloped 5,850-sq ft lot in the Creekbridge Subdivision. The new residence would be a single-story and 1,586 square feet, excluding the 468 square foot, two-car garage. The new residence would have four bedrooms and two baths. It would have a peak height of 17 feet and 7 inches. The proposed residence would be skip-troweled plaster-sided with wood doors, vinyl windows, and EPS foam window and door trim. Proposed paint colors include medium tan (Dunn-Edwards "Apache Tan") for the plaster body, and a lighter tan (Dunn-Edwards "Moonlight") for the trim. The roof would be asphalt shingles.

   The project also includes new landscaping improvements, a six-foot wood fence along the side-yard property lines and a portion of the rear yard, and trenching for the installation of new utility connections. The project site fronts on Elm Avenue; however, the garage is to the rear of the house, with access to the garage provided by an alley that parallels Elm Avenue one-half-block to the southeast. The site plan, floor plan, and elevations are included as Exhibit 2 to the approving resolution. The proposed paint palette and a detail for the proposed exterior lighting fixtures are included as Exhibit 3 to the approving resolution.

3. The use shall be conducted in compliance with all appropriate Local, State, and Federal laws and regulations, and in conformance with the approved plans.

4. 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.

5. 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 Division prior to field changes and are to be clouded or otherwise identified on the plans submitted with the request for modification.

6. Minor plan changes shall be subject to review and approval by the Community Development Director and/or City Engineer as appropriate, prior to implementation. Major plan changes may also require review and approval of the Planning Commission and/or City Council. The Community Development Director shall determine whether review and approval by the Planning Commission and/or City Council is required.

7. 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 Parcel Map. No new additional power poles to support services shall be allowed.

8. 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 applicant in good health and replaced if deemed necessary by Community Development Department staff.

9. All utility easements shall be depicted on the construction plans on file to meet the requirements of the utility companies and the Director of Public Works and/or City Engineer.

10. This Design Review shall expire three years from the date of final approval, or on May 4, 2023, and become null and void, unless exercised through the issuance of the associated Building Permit.

PRIOR TO THE ISSUANCE OF GRADING AND BUILDING PERMITS

11. 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.

12. The Building Permit submittal set shall include on one or more full size sheets these conditions of approval and shall reference the associated approving resolution number and date.

13. The Building Permit submittal set shall include details on the approved finish colors and materials, including a color rendering of the exterior finishes.

14. The Building Permit submittal set shall include the detail of the approved exterior lighting fixtures. In addition, these fixtures shall be depicted on the floor plan sheets for the architectural set and electrical set, as well as on the architectural elevations.

15. A final landscape plan shall be included with the Building Permit submittal. The final landscape plan shall meet all requirements for final landscape plans as set forth in Chapter 17.54 of the City Municipal Code and shall include the necessary documentation for compliance with the City's Model Water Efficiency Ordinance.

16. 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.

17. On-site storm water detention facilities shall be designed, constructed and maintained in accordance with City regulations, subject to the final review and approval of the City Engineer or Building Official. 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.

18. Construction plans submitted with the Building Permit application shall show the location of the sewer and water laterals subject to approval by to the Public Works Director and City Engineer.

19. 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. Fees due prior to issuance of the Building Permit include any balance due for processing of the Planning permit and all plan-check related fees. 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.

DURING CONSTRUCTION AND PRIOR TO FINAL BUILDING INSPECTION

20. 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 Community Development Director or Public Works Director, as applicable, 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.

21. The project applicant shall obtain an Encroachment Permit 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.

22. Trash, scrap and debris shall be stored in a container(s) on the construction site. Bins shall be provided by the contractor if self-haul, otherwise by Tri-Cities Disposal, the exclusive trash, scrap, and debris hauler franchisee in the City of Greenfield.

23. No person shall place or maintain a container in the public right-of way without an Encroachment Permit.

24. 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.

25. 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.

26. 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.

27. 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.

28. All rubbish and dead vegetation shall be removed from the site prior to final inspection by the Building Official.

29. 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).

30. 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).

31. All public improvements including the installation of landscaping and improvements to the sidewalks, shall be completed to the satisfaction of the Public Works Director and City Engineer. The project applicant shall be responsible for maintaining such public improvements until accepted by the City.

32. 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.

33. 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 Community Development Director or Public Works Director, as appropriate, 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 archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery, prior to the City authorizing the resumption of grading activities.

34. 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.

35. 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.

36. A final certificate of occupancy shall not be issued until all punch-list items identified by the Building Official and Project Planner during the final inspection are complete and accepted to the satisfaction of the Building Official, 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.

ONGOING OPERATIONAL CONDITIONS

37. All structures and all landscaping, fencing, and other improvements shall adhere to the approved plans, including the final landscape plans and shall be maintained in good condition as an on-going requirement. Swap out of materials, colors, and landscaping species shall not occur without prior written City approval. Any deficiencies noted by City staff shall be addressed within 30 days of written notice of non-compliance by the City.

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NOTES

1. SPECIAL INSPECTION IS REQUIRED FOR ALL WORK THAT CANNOT BE VISUALLY INSPECTED.
2. A CHEMICAL TOILET IS REQUIRED ON-SITE DURING CONSTRUCTION, CBC 3305.1.
3. CHANGES FROM THE APPROVED PLANS DURING THE COURSE OF CONSTRUCTION SHALL CAUSE CONSTRUCTION TO BE SUSPENDED UNTIL SUCH TIME AS THE PLANS CAN BE AMENDED BY THE DESIGNER AND SUBMITTED TO THE COUNTY FOR REVIEW AND APPROVAL, CRC R106.4.

HERS NOTES

HERS VERIFICATION IS REQUIRED FOR THIS PROJECT. SEE TITLE 24 REPORT FOR MORE INFORMATION.
1. BUILDING-LEVEL VERIFICATIONS :
   * IAQ MECHANICAL VENTILATION
2. HVAC DISTRIBUTION SYSTEM VERIFICATIONS :
   * DUCT SEALING
   * DUCT DESIGN-RETURN
   * DUCT DESIGN-SUPPLY

DESIGN DATA:
Project: Harpreet Cheema
Elm Ave.
Greenfield Ca. 93927

	DL	LL.	TL.
ROOF LOADS:	**14.0 psf**	**20.0 psf**	**34.0 psf**
FLOOR LOADS:	**N/A Slab On Grade**		

Occupancy Category	Occupancy Group	Construction Classification	Stories	Site Class Class
II	**R-3**	**V**	**1S**	**D**

SEISMIC System: Equivalent Lateral Force Procedure Using Light-Frame Walls W/ Shear Panels.

Importance **1**
Ss= **1.342** S1 = **0.455** Design Category = **D**
Sds= **0.895** Sd1 = **0.469** R = **6.5**
Cs= **0.140**
Fa= **1.0** Fv = **1.5**

V =FSds/(R/I) = **W** V = **10,000 lbs.**

Irregularities: NONE

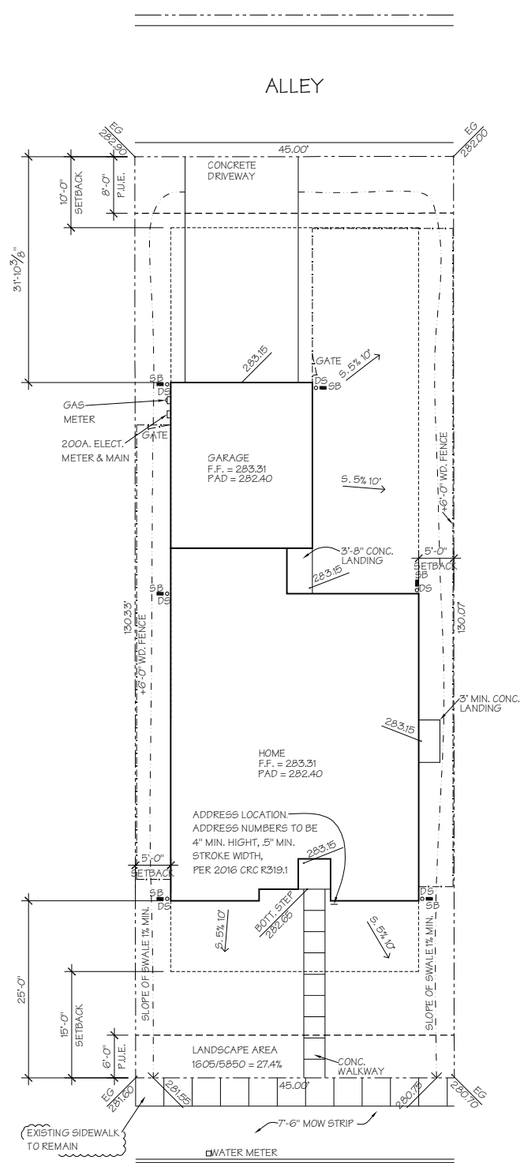
BASIC WIND SPEED **110 mph** Exposure **B** h = **20.25' Max** **A = 1**

q Max **14.1 psf**

Cladding Zone 1 = **17.4** Zone 2 = **14.1**

SNOW	Pf	Ce	I	Cr
	N/A	**N/A**	**N/A**	**N/A**

FOUNDATION: Soil Type 4, Table 1806.2 Of The 2016 C.B.C.
Assume Bearing Capacity Of 1500 psf.



A CONSTRUCTION WASTE MANAGEMENT PLAN MUST BE FINALIZED PRIOR TO OCCUPANCY.

ELM AVENUE

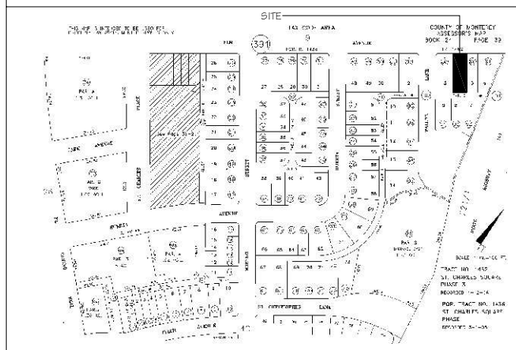
NORTH

A.P.N. - 024-391-089

SITE PLAN

1" = 10.00'
0 10' 20'
Scale: 1" = 10'-0"

VICINITY MAP



STATISTICS

USE/SCOPE OF WORK : NEW SINGLE FAMILY HOME WITH AN ATTACHED GARAGE.

A.P.N. : 024-391-089
LOT AREA : 5,850 S.F.
ZONING : R-L
BUILDING AREAS : LIVING AREA : 1,586 S.F.
ATTACHED GARAGE : 468 S.F.

CODE ANALYSIS

OCCUPANCY GROUP : R-3 / U
CONSTRUCTION TYPE : V-B
STORIES: ONE
FIRE SPRINKLERS : INSTALLED PER N.F.P.A. 13D SEPARATE PERMIT REQUIRED
DEFERRED SUBMITTALS : FIRE SPRINKLER PLANS AND MANFACTURED TRUSSES

ENERGY METHOD : 2016 STANDARDS
CODES : 2016 C.B.C., 2016 C.M.C., 2016 C.P.C., 2016 C.E.C., 2016 TITLE 24, 2016 CRC, 2016 CEnC

GENERAL NOTES

1. THE CONTRACTOR SHALL EXAMINE AND CHECK ALL EXISTING CONDITIONS, DIMENSIONS, LEVELS AND MATERIALS. NOTIFY THE OWNER AND THE ARCHITECT (EDWARD L. RINEHART) IF ANY DISCREPANCIES ARE FOUND OR REQUEST FOR INFORMATION ABOUT SCOPE OF CHANGES FROM PLANS DRAWN BY EDWARD L. RINEHART, A.I.A. ARCHITECT , BEFORE PROCEEDING WITH WORK.
2. ALL LUMBER SHALL BE DOUGLAS FIR #2 OR BETTER
3. ALL NAILING SHALL BE PER C.B.C. , CHAPTER 23
4. ALL EQUIPMENT TO BE INSTALLED SHALL BE LISTED BY AN APPROVED TESTING AGENCY THAT IS ACCEPTABLE TO CITY OF GREENFIELD BUILDING INSPECTION DEPARTMENT.
5. ALL GYPSUM BOARD SHALL BE INSTALLED PER C.B.C. , CHAPTER 25
6. ALL CONCRETE SHALL BE 2500 P.S.I. COMPRESSIVE STRENGTH AT 28 DAYS.
7. POST ADDRESS PRIOR TO CONSTRUCTION (6" NUMERALS, 3/8" STROKE, ON CONTRASTING BACKGROUND) TO BE VISIBLE FROM BOTH DIRECTIONS OF TRAVEL.
8. TOILETS SHALL BE LOW FLOW TOILETS (1.28 GALLON/FLUSH MAX.),SHOWERHEADS(1.8 G.P.M.@ 80 P.S.I.), LAVATORY FAUCETS (1.2 G.P.M. @ 60 P.S.I.), KITCHEN FAUCETS (1.8 G.P.M. @ 60 P.S.I.)
9. RECYCLE AND/OR SALVAGE FOR REUSE A MINIMUM OF 65% OF THE NONHAZARDOUS CONSTRUCTION AND DEMOLITION WASTE IN ACCORDANCE WITH EITHER SECTION 4.408.2, 4.408.3 OR 4.408.4; OR MEET A MORE STRINGENT LOCAL CONSTRUCTION AND DEMOLITION. VERIFY WITH LOCAL BUILDING FOR REQUIREMENTS.
10. PRIOR TO THE START OF CONSTRUCTION THE APPLICANT/OWNER SHALL PROVIDE THE LOCATION OF A STATE OF CALIFORNIA LICENSED SURVEYOR'S OR CIVIL ENGINEER'S REFERENCE DATUM (INSTALLED PRIOR TO ANY GRADING) THAT SHALL BE USED TO ESTABLISHED INDICATED ELEVATIONS ON SUBMITTED PLANS AND SHALL REMAIN IN PLACE UNDISTURBED THROUGHOUT THE ENTIRETY OF CONSTRUCTION WORK ON THIS PERMIT.

OWNER

HARPREET CHEEMA
345 LAS MANZANITAS DR.
GREENFIELD, CA 93927
PHONE -

LICENSED ARCHITECT
EDWARD L. RINEHART
No. C 25684
RENEWAL DATE 5-31-21
STATE OF CALIFORNIA

EDWARD L. RINEHART
A.I.A. ARCHITECT
107 CHURCH STREET - SALINAS - CALIFORNIA 93901
Phone : (831)-422-1046 Fax : (831) 422-1952
e-mail : edrinehart@att.net

NEW HOME FOR :
HARPREET CHEEMA
545 ELM AVENUE - A.P.N. 024-391-089
GREENFIELD - CALIFORNIA 93927

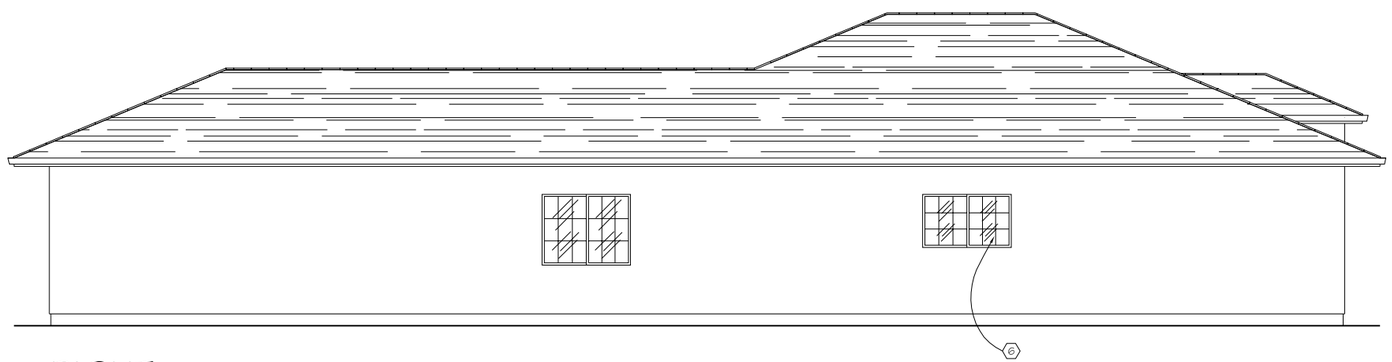
SHEET NO.
A-1
OF 4 SHEETS

(C) COPYRIGHT 2019. THE DRAWINGS AND SPECIFICATIONS, IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED HEREBY ARE AND SHALL REMAIN THE PROPERTY OF EDWARD L. RINEHART, A.I.A. ARCHITECT, AND NO PART OF SHALL BE COPIED, DISCLOSED TO OTHERS, OR USED IN CONNECTION WITH ANY WORK OR PROJECT FOR OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT

REVISIONS : 1. 2. 3. 4.
BY : ELR
DATE ISSUED : 5-23-19

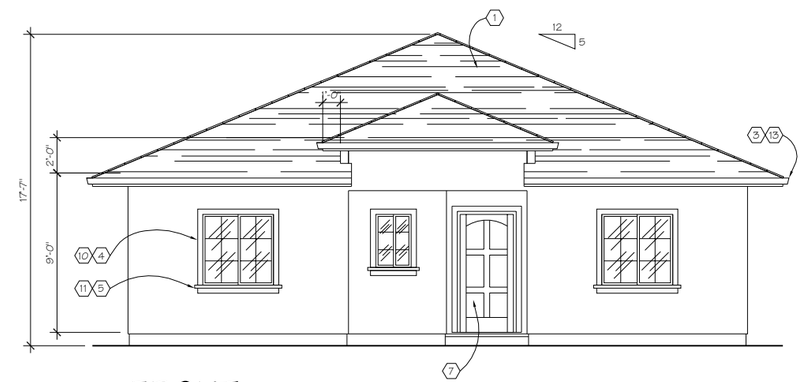
FINISH SCHEDULE

1. ASPHALT SHINGLES 01*30 FELT. CLASS "A" FIRE RATING.
2. 7/8" CEMENT PLASTER (3 COAT) & METAL LATH OVER 2 LAYERS GRADE "D" BUILDING PAPER. SKIP TROWEL TEXTURE.
3. 4"x4" 26 GA. G.I. OGEE GUTTER & 1-3/4"x2-1/2" RECT. DOWNSPOUT. PAINT TO ADJ. SURFACE.
4. 3½" E.P.S FOAM TRIM.
5. 2"x5½" E.P.S FOAM SHAPE WINDOW SILL
6. VINYL WINDOW.
7. WOOD DOOR.
8. 16'-0"x7'-0" ROLL-UP DOOR
9. PAINT: BODY- DEC 746 (APACHE TAN) BY "DUNN-EDWARDS".
10. PAINT: TRIM- DE 6246 (MOONLIGHT) BY "DUNN-EDWARDS".
11. PAINT: ACCENT- DE 6249 (TRINITY ISLANDS) BY "DUNN-EDWARDS".



RIGHT

¼" = 1'-0"



FRONT

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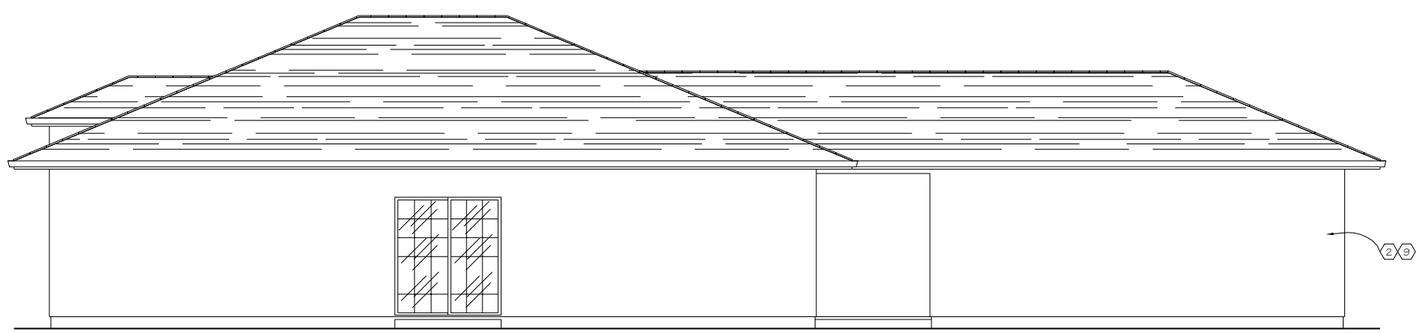

LEFT

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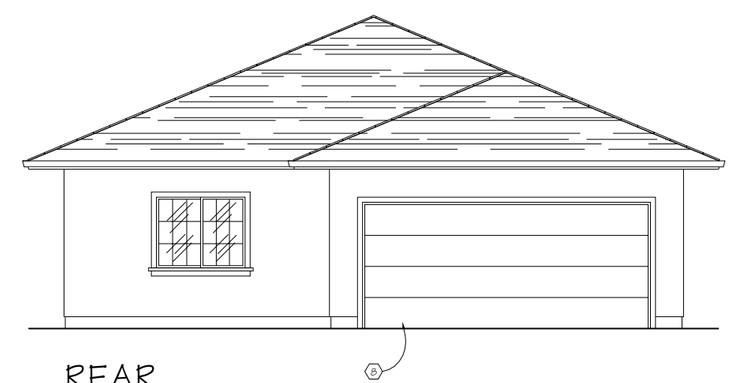

REAR

¼" = 1'-0"

0 2' 4' 8'
Scale: 1/4" = 1'-0"

LICENSED ARCHITECT
EDWARD L. RINEHART
No. C-26684
RENEWAL DATE
8-31-21
STATE OF CALIFORNIA

EDWARD L. RINEHART
A.I.A. ARCHITECT

107 CHURCH STREET - SALINAS - CALIFORNIA 93901
Phone : (831)-422-1046 Fax : (831) 422-1952
e-mail : edrinehart@att.net

NEW HOME FOR :

HARPREET CHEEMA

545 ELM AVENUE - A.P.N. 024-391-089
GREENFIELD - CALIFORNIA 93927

SHEET NO.
A-2
OF 4 SHEETS

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REVISIONS : 1. 2. 3. 4.

BY : ELR
DATE ISSUED : 5-23-19

DOOR SCHEDULE

NO.	SIZE	TYPE	HRDW. GROUP	FINISH / MATERIAL	REMARKS
1	3'-0"x6'-8"	S.C. 1¾"	A.	DECORATIVE PAINT GRADE	1/2" THRH.
2	2'-6"x6'-8"	H.C. 1⅜"	C.	4 PANEL PAINT GRADE	
3	2'-6"x6'-8"	H.C. 1⅜"	C.	4 PANEL PAINT GRADE	
4	PR. 3'-0"x6'-8"	SLIDING	D.	4 PANEL PAINT GRADE	
5	2'-0"x6'-8"	H.C. 1⅜"	B.	4 PANEL PAINT GRADE	
6	2'-6"x6'-8"	H.C. 1⅜"	C.	4 PANEL PAINT GRADE	
7	PR. 4'-0"x6'-8"	SLIDING	D.	4 PANEL PAINT GRADE	
8	2'-6"x6'-8"	H.C. 1⅜"	C.	4 PANEL PAINT GRADE	
9	16'-0"x7'-0"	SECTIONAL ROLL-UP		BY MANUF.	
10	2'-8"x6'-8"	S.C. 1¾"	E.	4 PANEL PAINT GRADE	1 3/8" TH. SELF CLOSING 20 MIN. FIRE RATED
11	2'-6"x6'-8"	H.C. 1⅜"	C.	4 PANEL PAINT GRADE	
12	2'-6"x6'-8"	H.C. 1⅜"	C.	4 PANEL PAINT GRADE	
13	PR. 3'-0"x6'-8"	SLIDING	D.	4 PANEL PAINT GRADE	
14	1'-6"x6'-8"	H.C. 1⅜"	B.	4 PANEL PAINT GRADE	
15	PR. 3'-0"x6'-8"	SLIDING	D.	4 PANEL PAINT GRADE	
16	2'-6"x6'-8"	H.C. 1⅜"	C.	4 PANEL PAINT GRADE	

HARDWARE GROUP: USE LEVER TYPE HARDWARE

A. LOCKSET W/DEADBOLT-PEEPSIGHT
B. PASSAGE SET
C. PASSAGE SET W/PRIVACY LOCK
D. RESSESED PULLS - FLOOR GUIDES
E. LOCKSET - AUTO CLOSER

WINDOW SCHEDULE

NO.	SIZE	TYPE	SHAPE	FINISH / MATERIAL	REMARKS
1	4'-0"x4'-0"	H.S.W.	SQ.	VINYL / WHITE	U= .42 LOW "E" TYPICAL
2	6'-0"x6'-8"	SLIDING	SQ.	VINYL / WHITE	TEMP. GL.
3	5'-0"x4'-0"	H.S.W.	SQ.	VINYL / WHITE	
4	2'-0"x3'-0"	H.S.W.	SQ.	VINYL / WHITE	OBSCURE GLASS TEMP. GL.
5	4'-0"x3'-0"	H.S.W.	SQ.	VINYL / WHITE	

FINISH SCHEDULE

LIVINGROOM, BEDROOMS

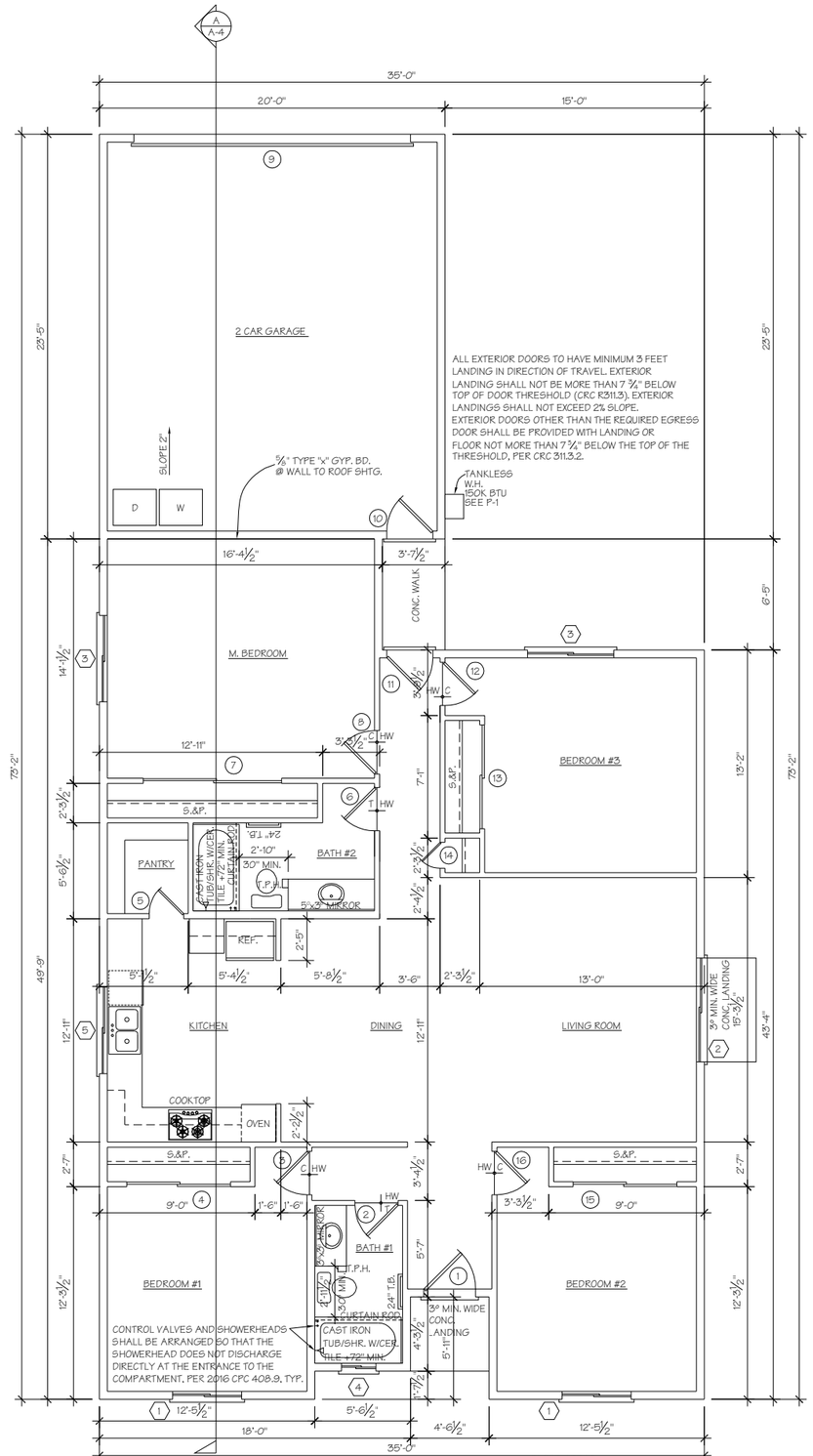
FLOOR: HARDWOOD
BASE: 2 1/4" WOOD
WALLS: GYP. BD. LT. SPRAY TEXT. KNOCK DOWN PAINT SEMI-GLOSS ENAMEL OFF-WHITE
CEILING: GYP. BD. LT. SPRAY TEXT. KNOCK DOWN PAINT SEMI-GLOSS ENAMEL OFF-WHITE

KITCHEN / DINING, BATHROOMS

FLOOR: CER. TILE
BASE: 6" CER. TILE
WALLS: GYP. BD. LT. SPRAY TEXT. KNOCK DOWN PAINT SEMI-GLOSS ENAMEL OFF-WHITE
CEILING: GYP. BD. LT. SPRAY TEXT. KNOCK DOWN PAINT SEMI-GLOSS ENAMEL OFF-WHITE

GARAGE

FLOOR: CONC.
BASE: NONE
WALLS: 5/8" TYPE "x" GYP. BD. TAPPED NO PAINT NO TEXTURE

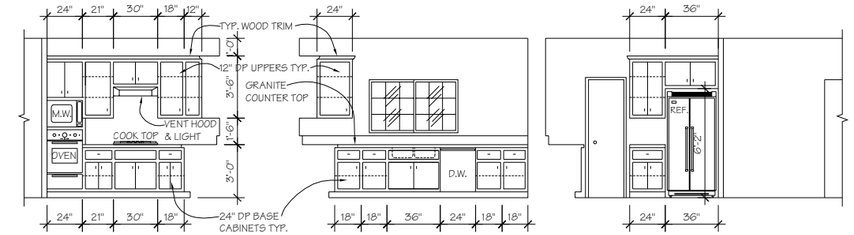


FLOOR PLAN

¼" = 1'-0"

FLOOR AREAS	
LIVING AREA:	1,586 S.F.
GARAGE :	468 S.F.

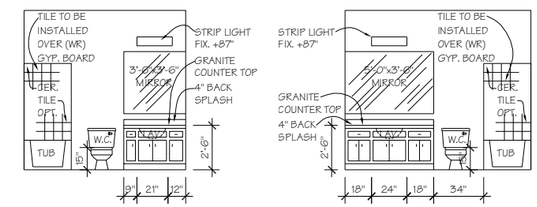
Scale: 1/4" = 1'-0"



KITCHEN

¼" = 1'-0"

CABINET ELEVATION DRAWINGS ARE FOR GRAPHIC REPRESENTATION ONLY. CABINET DOOR AND DRAWER WIDTH MODULES ARE NOT NECESSARILY DRAWN TO SCALE AND OVERALL DIMENSIONS SHOULD BE ADAPTED TO ROOM SIZES WHICH ARE MEASURED PER THE FLOOR PLAN DIMENSIONS.



BATH #1

¼" = 1'-0"

BATH #2

¼" = 1'-0"

EMERGENCY EGRESS REQUIREMENTS FROM SLEEPING ROOMS: (CRC 2016 SECT. 310.2):

A) MINIMUM NET CLEAR OPENABLE DIMENSION OF 24 INCHES IN HEIGHT. R310.2.1
B) MINIMUM NET CLEAR OPENABLE DIMENSION 20 INCHES IN WIDTH. R310.2.1
C) MINIMUM NET CLEAR OPENABLE DIMENSION OF 5.7 SQUARE FEET IN AREA. R310.2.1
D) OPENINGS SHALL HAVE THE BOTTOM OF THE CLEAR OPENING NOT GREATER THAN 44 INCHES MEASURED FROM THE FLOOR. R310.2.2

LICENSED ARCHITECT
EDWARD L. RINEHART
No. C-26684
RENEWAL DATE 8-31-21
STATE OF CALIFORNIA

EDWARD L. RINEHART
A.I.A. ARCHITECT
107 CHURCH STREET - SALINAS - CALIFORNIA 93901
Phone : (831)-422-1046 Fax : (831) 422-1952
e-mail : edrinehart@att.net

NEW HOME FOR :

HARPREET CHEEMA

545 ELM AVENUE - A.P.N. 024-391-089
GREENFIELD - CALIFORNIA 93927

SHEET NO. **A-3** OF 4 SHEETS

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REVISIONS : 1. 2. 3. 4.

BY : ELR
DATE ISSUED : 5-23-19

Irrigation Notes

1) See sheet L3 for planting and irrigation specifications and sheet L2 for details
2) This system is designed to operate with minimum 25 GPM at minimum 50 p.s.i. at the point of connection. A separate 1" water meter is needed for landscape irrigation. If this condition is not met contact the Landscape Architect for possible redesign. The LANDSCAPE CONTRACTOR IS TO REVIEW THE PLANS AND CHECK THE AVAILABLE PRESSURE ON SITE AND COORDINATE POSSIBLE SOLUTIONS IF THE PRESSURE IS NOT ADEQUATE. DESIGN CHANGES MAY BE CONVERTING SOME OF SHRUB AREAS TO DRIP OR USING LOWER OR LESS POP-UPS. Sprinklers have been spaced closer together so that the radius of throw at 20 psi should be adequate coverage.
3) Detector tape should be installed with any pressure lines not buried in the same trench with control wires and with any lines of any kind under paving not in a trench with control wires.
4) Run 2 extra control wires from the controller to the far end of each leg and to the furthest quick coupler, coming up at each valve with some extra wire along the way so valves could be added if necessary in the future.
5) Since flood bubblers are used on the plan it is important that permanent basins 4" high be installed and maintained at those plants with bubblers.
6) Be sure shrub area spray heads are set in 12 inches to 18 inches from edge of paving and 24 inches from buildings, walls, and fences. Set lawn heads in 2 inches from paving. Adjust plants so they aren't too close to spray sprinklers and blocking the spray excessively.
7) The routing of sprinkler lines is schematic on the plan. Do not put valves too close to trees. Stay 8' to 10' away if possible. Do not put pressure lines under trees. Install lines in planting areas instead of under paving whenever possible.
8) All sprinklers are to have check valves as necessary to keep low heads from draining water and wasting water or causing excessive wet areas.
9) Verify that areas with spray irrigation are sized such that the sprinklers as laid out will spray head to head and not exceed spacing on the legend. If necessary heads and planting can be moved in from the edges some times instead of using bigger heads.
10) Irrigation shall be done in the evening and early morning hours when there is less wind and evaporation
11) Regular maintenance is to include the following minimum conditions
a) Landscapes shall be maintained to ensure water efficiency. On a regular schedule check, adjust, and repair the irrigation equipment, reset the controller based on weather, aerate and dethatch turf, replenish mulch, fertilize, prune, and weed landscape areas
b) Whenever possible, repair of the irrigation system shall be done with the originally specified materials or equivalent.
c) The irrigation system shall be checked at least once a year prior to start up in the spring, for runoff and overspray. If at all possible do this 1 to 2 times per month March thru October. Make adjustments and repairs as necessary to conserve water.
d) Scheduling irrigation based on CIMIS information, conducting water audits and prescribing the amount of water applied
12) See the Civil Engineers Grading Plan

Irrigation Legend

KEY	MANUF.	MANUF. #	DESCRIPTION	RADIUS	GPM Q,H,F	PSI
8	RAINBIRD	1806-SAMPRS-8	12" pop-up with 8' series nozzle	6'	.19,.38,.75	20
10	RAINBIRD	1806-SAMPRS-10	12" pop-up with 10' series nozzle	8'	.33,.65,1.3	20
12	RAINBIRD	1806-SAMPRS-12	12" pop-up with 12' series nozzle	10'	.53,1.05,2.1	20
15	RAINBIRD	1806-SAMPRS-15	12" pop-up with 15' series nozzle	12'	.75,1.5,3.0	20
17	RAINBIRD	1806-SAMPRS-18VAN	12" pop-up with 18' VAN series nozzle	15'	1.4,2.3,4.5	20
SS	RAINBIRD	1812-SAMPRS-15SST	12" pop-up with 4' side strip nozzle	4'x28'	1.0	20

Use VAN series nozzles instead of MPR nozzles when necessary for odd shaped areas

- ● Rainbird 1401 — .25 GPM pressure compensating bubbler on black Sch 40 PVC flexible pipe swing joint. Use one bubbler per shrub
- △ Rainbird 1300A-F — 2 GPM adjustable flood bubbler on Sch 80 riser use triple swing joint. Use two bubbler per tree - install in deep water tubes. Adjust down to 1 GPM - install in deep water tubes
- [Q] Rainbird 33DLRC — 3/4" quick coupler with locking cover and 2 piece body - provide one valve key and one hose swivel
- [C] Hunter ICC-1600M — 16 station controller (expandible) wall mount with multiple programing, cycle start, and calender program. Provide additional bid for Hunter ICR-KIT - remote control - transmitter and receiver. Common area electrical service is required for controller
- Hunter PGV-101A — 1" remote control angle valve w/flow control below grade in valve box with union. Contractor to provide alternate bid extra for manual isolation valve at each remote control valve
- Febco SERIES 710, 715 — Atmospheric vacuum breaker - AVB must be installed at least 6" above height sprinkler head. AVB to be installed on each irrigation zone, after the solenoid valve.
- ⋈ Install some manual isolation valves the same size as the pressure line, below grade in valve boxes at major paving crossings so that different portions of the site can be isolated for repairs while allowing irrigation water to the rest of the site. Mark locations on as-built.

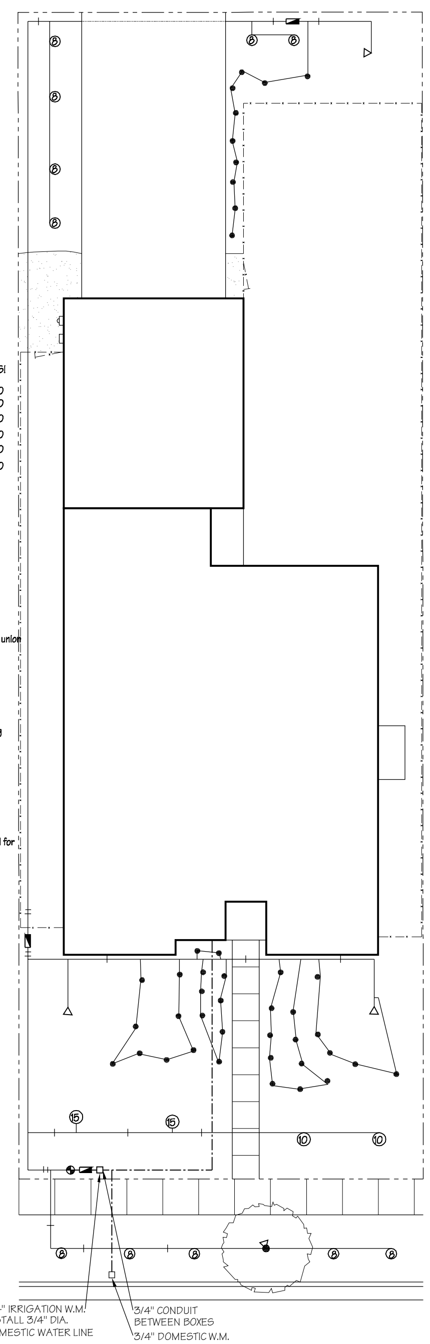
3/4", 1", 1-1/4", 1-1/2", 2", 2-1/2" — Nonpressure line - Sch 40 PVC 3/4" unless noted for larger size - 12" deep - pipes less than 2" to be Sch 40 PVC. Pipes 2" and larger to be CL315PVC

Pressure line - Sch 40 PVC 2" unless noted for smaller size - 18" deep (24" deep under A.C. paving)

Lines under paving - Pressure line - Sch 40 PVC 2" unless noted for smaller size - 18" deep (24" deep under A.C. paving)

At each paving crossing of the pressure line, install a Sch 40 PVC 2" pressure line in 4" sleeve, an extra 2" Sch 40 PVC line in 4" sleeve, and a 2" gray PVC conduit for control wires.

Where ever a non pressure line crosses paving, use 1-1/2" Sch 40 PVC line in 4" sleeve. Also install an extra 2" Sch 40 PVC line in sleeve. Cap and mark pipes until used. Sleeves are required for water lines. They should be twice as large as the pipe inside them. i.e. Use a 4" sleeve for a 2" line

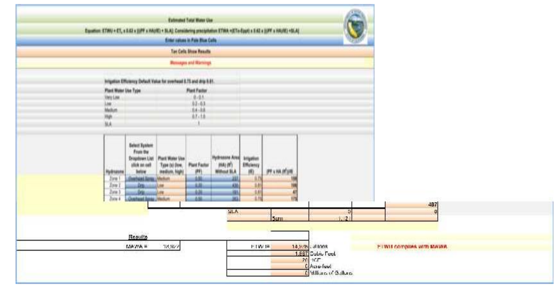


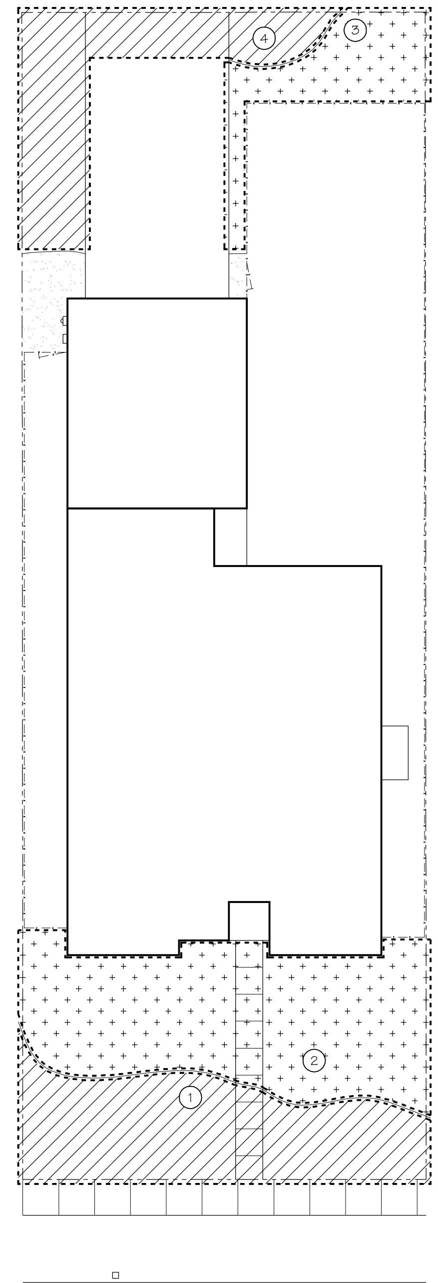
A.P.N. - 024-391-089

IRRIGATION PLAN

1" = 10.00'

ALL EXTERIOR SPIKETS WILL HAVE HOSE BIB VACUUM BREAKERS WITH SCREW BROKEN OFF.





A.P.N. - 024-391-089

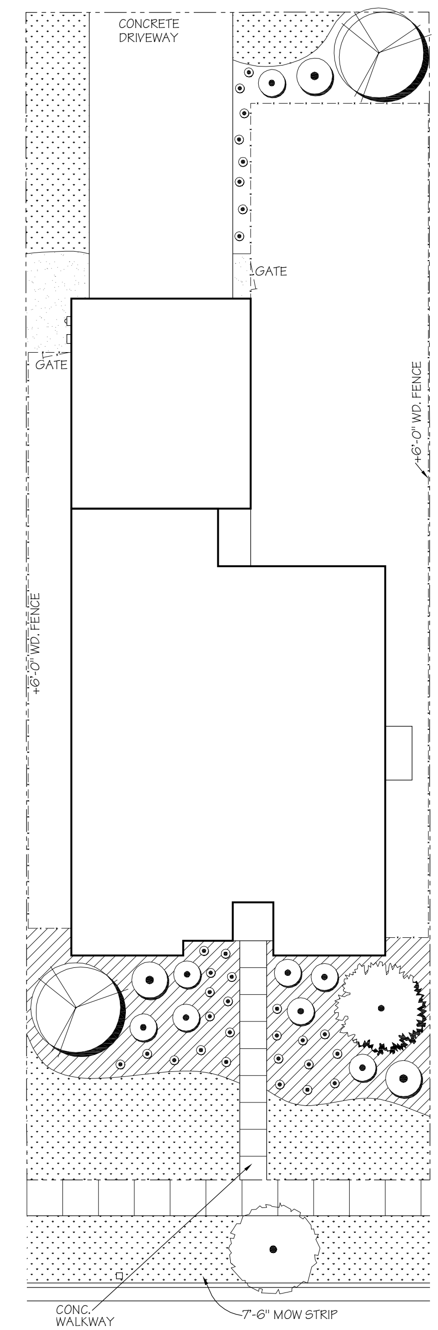
HYDROZONE PLAN

1" = 10.00'

IRRIGATION HYDRO-ZONE LEGEND

PLANTS ARE GROUP TO HAVE MATCHING WATER REQUIREMENTS AND MICRO-CLIMATE CHARACTERISTICS

- HIGH WATER REQUIREMENT
- MEDIUM WATER REQUIREMENT
- LOW WATER REQUIREMENT (DROUGHT TOLERANT PLANTING)



A.P.N. - 024-391-089

LANDSCAPE PLAN

1" = 10.00'

Plant Notes

1) Final working drawings to include automatic irrigation plan.
2) Exact location of plants on site to be adjusted so as to best coordinate with sprinkler head locations, lights, drainage features, and swales
3) Use 2-1/2 inch deep mulch in all planting areas. Provide owner with different mulch samples and prices. Use something that will not blow away in the strong wind.
5) Any plants with bubblers must have permanently maintained watering basins 4" high
6) Install plants for all plant circles shown on the plan even if they aren't labeled. Call for clarification. For bidding purposes, if no one is available to answer questions, assume that any plant circle scaled less than 8' wide is 5 gal. size and any circle scaled larger is 15 gal. size
7) The plan is schematic. Don't install plants too close to edges of paving or buildings. Be sure plants are not blocking sprinkler spray excessively. See irrigation notes about keeping valves and quick couplers away from trees.

PLANT LIST

Q/Size Name

Trees

- 2/15 gal. - Pyrus kawakamii - Evergreen Pear
- 1/15 gal. - Prunus cerasifera "Krauter Vesuvius" - Purple Leaf Flowering Plum
- 1/15 gal. - Pyrus Kawakamii - Evergreen Pear

Shrubs

- 3/1 gal. - Euryops pectinatus "Viridis" - Yellow Daisy Bush
- 7/1 gal. - Correa "Ivory Bells" - White Flowering Australinian Fuschia
- Perennials (plant 3' apart)
  31/1 gal. - choose a mix of the following:
  - Achillea millefolium - Yarrow
  - Hemerocallis hybrids - Daylily (choose evergreen type)
  - Tagetes lemonii - Copper Canyon Daisy

- Turf
- Shredded Redwood Bark Mulch - 3" Deep Layer
- Permeable Crushed Granite Gravel Paving

Maximum Applied Water Allowance Calculations for New and Rehabilitated Residential Landscapes

Enter value in Pale Blue Cells

Tan Cells Show Results

Messages and Warnings

Click on the blue cell on right to Pick City Name	Greenfield	Name of City
ET_o of City from Appendix A	49.50	ET_o (inches/year)
	500	Overhead Landscape Area (ft^2)
	621	Drip Landscape Area (ft^2)
	0	SLA (ft^2)
Total Landscape Area	1,121.00	
Results:		
$(ET_o) \times (0.62) \times [(0.55 \times LA) + (1.0 - 0.55) \times SLA)]$	18,921.92	Gallons
	2,529.50	Cubic Feet
	25.30	HCF
	0.06	Acre-feet
	0.02	Millions of Gallons
MAWA calculation incorporating Effective Precipitation (Optional) Precipitation (Optional)		
ET_o of City from Appendix A	49.50	ET_o (inches/year)
Total Landscape Area	1,121.00	LA (ft^2)
Special Landscape Area	0.00	SLA (ft^2)
		Total annual precipitiation (inches/year)
Enter Effective Precipitation	0.00	Eppt (in/yr)(25% of total annual precipitation)
Results:		
$MAWA = [(ET_o - Eppt) \times (0.62)] \times [(0.55 \times LA) + ((1.0 - 0.55) \times SLA)]$	-	Gallons
	-	Cubic Feet
	-	HCF
	-	Acre-feet
	-	Millions of Gallons

LICENSED ARCHITECT – EDWARD L. RINEHART – No. C-26684 – RENEWAL DATE 8-31-21 – STATE OF CALIFORNIA

EDWARD L. RINEHART
A.I.A. ARCHITECT

107 CHURCH STREET - SALINAS - CALIFORNIA 93901
Phone : (831)-422-1046 Fax : (831) 422-1952
e-mail : edrinehart@att.net

NEW HOME FOR :

HARPREET CHEEMA

545 ELM AVENUE - A.P.N. 024-391-089
GREENFIELD - CALIFORNIA 93927

SHEET NO. L-1 OF 3 SHEETS

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REVISIONS : 1. 2. 3. 4.

BY : ELR
DATE ISSUED : 5-23-19

1905

545 Elm Avenue Design Review
Proposed Paint Details

HOME PRODUCTS COLOR & INSPIRATION HOW TO ABOUT US DIRECTORY

Color & Inspiration • Colors

APACHE TAN DEC746 PAINT COLOR

Apache Tan

DEC746 RL#629

Warm Neutrals, Ranch / Desert Modern, Perfect Palette®

LRV 50

Munsell: HUE=9.68YR / VALUE=7.5 / CHROMA=2.3

TRIM	ACCENT
Moonlight DE6246	**Trinity Islands** DE6249

Paint colors represented are approximations and are not exact matches. No guarantee is intended and approval or final color selections and color placement are the responsibility of the property owner or the owner's agent. Purchasing 8 oz. Perfect Palette Sampler color is highly recommended.

545 Elm Avenue Design Review
Proposed Exterior Light Detail and Specifications

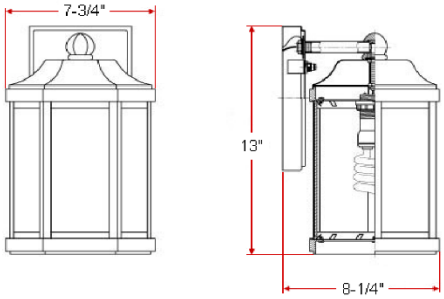
BENNETT Downlight

DESIGNHOUSE

Specifications

Material Construction:	Formed Steel
Lens:	Amber glass
Lamp Type & Wattage:	One 18W GU 24 CFL lamp (2700K); included
Mounting:	Wall mounted
Finish	Oil Rubbed Bronze (US10B)
Voltage:	120V
Weight:	5.12 lbs

Dimensions



Warranty & Compliances

Warranty	10 Year Limited Warranty
UL	UL/cUL; Suitable for damp locations
ADA	N/A
EnergyStar	N/A

Order Code

Downlight	514992	TRU MATCH

Type:
Job:
Order Code:
Approvals:

Design House reserves the right to make changes in materials, specifications & models at any time. Design House also reserves the right to discontinue product without notice or obligation.

BENNETT Downlight-072909

545 Elm Avenue

Design Review

Greenfield Planning Commission

May 5, 2020

1

PROJECT DESCRIPTION

- **New one-story single-family residence on undeveloped lot**
- **Residence: 1,586 sq ft, 17 ft 7 in peak height**
- **Garage: 468-sq ft attached, rear-loaded, two-car garage**
- **The new residence would have four bedrooms and two bathrooms**
- **New landscaping improvements**
- **Trenching for the installation of new utility connections**
- **Proposal meets all Zoning Code development standards (including those as modified by Creekbridge Planned Development)**

2

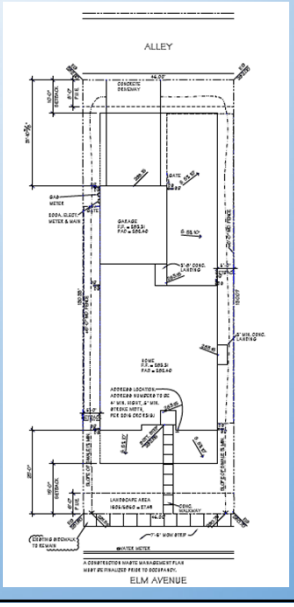
PROJECT INFORMATION

- Location: 545 Elm Ave. (Creekbridge Subdivision); Lot Size: 5,850 sq ft
- General Plan Designation is Low Density Residential
- Zoning: S-F Residential
- Creekbridge Planned Dev. applies
- Applicant: Harpreet Cheema
- Architect: Edward Rinehart

3

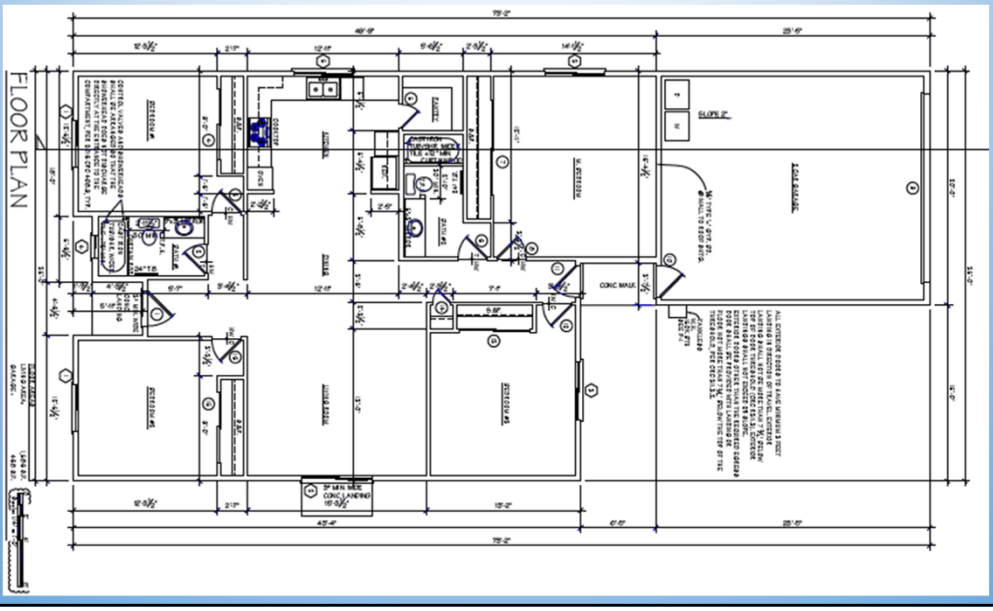
SITE PLAN

- Residence oriented to Elm Avenue
- Garage oriented to alley (rear loaded)
- Setbacks
  Front: 25 ft, Sides: 5 ft, Rear 31 ft 10 in
- Site Coverage: 35.1%
- Fencing: 6-ft wood fence along side yards and portion of rear yard
- Landscaping: 27.4% coverage, trees in front and back yard, and one street tree (evergreen pear)



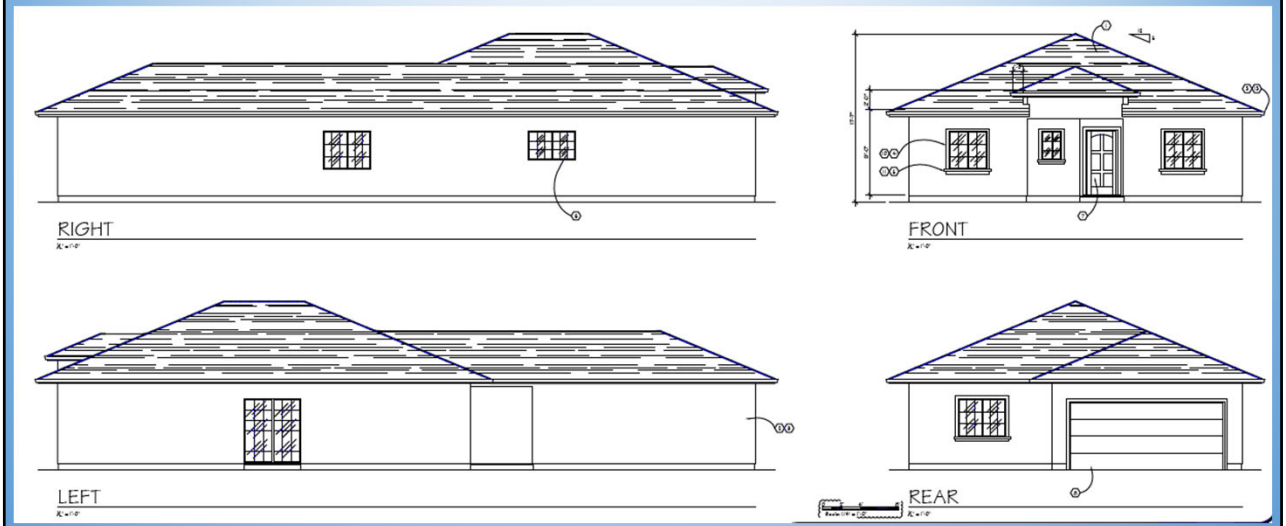
4

FLOOR PLAN



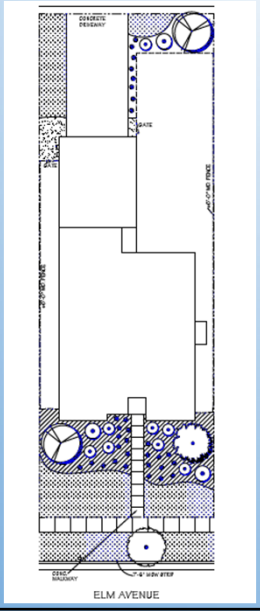
5

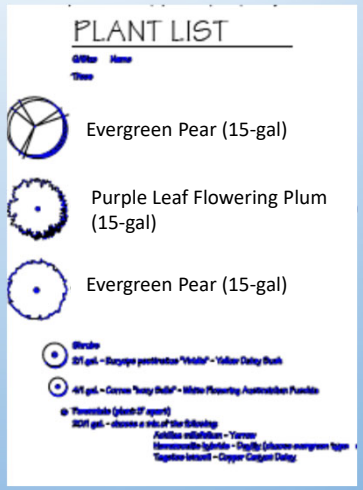
ELEVATIONS



6

LANDSCAPE PLAN





7

Site Photo - View from Elm Ave.

8

Site Photo - View from Alley

9

PLANNING COMMISSION CONSIDERATIONS

- **Project Architect to clarify tree species (duplicate use of Evergreen Pear) – condition of approval clarifying this to be included**
- **Commission to consider design vis-à-vis design of other homes in Creekbridge Subdivision - compatibility**
- **Commission to consider proposed color scheme and other design components**

10

CEQA REVIEW

- **Project is categorically exempt pursuant to Section 15303 of the CEQA guidelines, Section 15303 provides a Class 3 categorical exemption for construction of small structures in urbanized areas. The project does not present any unusual features that would result in a potentially significant environmental impact, nor is it located in an environmentally sensitive area. As such, the project qualifies for the Class 3 CEQA exemption.**

11

STAFF RECOMMENDATION

Once the Public Hearing is completed and the Planning Commission has completed its deliberations:

- **Staff recommends the Planning Commission adopt Resolution No. 2020-02 approving the Design Review for the new one-story, 1,586-sq ft residence with an attached 468-sq ft, two-car garage at 545 Elm Avenue, subject to the attached conditions of approval, as revised by staff at the hearing.**

12

Planning Commission Memo

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

DATE: April 29, 2020

AGENDA DATE: May 5, 2020

TO: Planning Commissioners

PREPARED BY: Rob Mullane, AICP, Consulting Planner

TITLE: **MINOR SUBDIVISION FOR PROPERTY LOCATED AT 808 APPLE AVENUE FOR FUTURE RESIDENTIAL DEVELOPMENT**

AUTHORITY AND PROCEDURES

Subdivision Ordinance: The subdivision of property into four or fewer lots is governed by the California Subdivision Map Act, Government Code Section 66410 *et seq.*, and the City's Subdivision Ordinance, Title 16 of the City Municipal Code. For minor subdivisions of four or fewer lots, the Planning Commission is the designated approving authority pursuant to Sections 16.28.090 and 17.14.050 of the Municipal Code.

Section 16.12.040 of the Municipal Code specifies that the minimum lot area for a residential subdivision is 6,000 square feet and that the minimum width of each lot is 60 feet.

Zoning Ordinance: The City's Zoning Code establishes development standards for each zoning district. For single-family residential districts, those standards are set forth in Chapter 17.30. For a proposed subdivision where there is one or more existing structures on the project parcel, City staff must ensure that approval of the minor subdivision will not result in non-conforming buildings. As such, an analysis of how the proposed resultant lots in the minor subdivision comply with the development standards of the zoning district is provided in this staff report.

PROJECT DESCRIPTION

The owner of property at 808 Apple Avenue (APN: 024-021-015) has submitted an application for the subdivision of that property into two separate parcels or lots. The existing parcel is 17,466 square feet in size, and the proposed resultant lots would be 6,989 sq ft and 10,477 sq ft in size (Parcels A and B, respectively). Parcel A would have dimensions of 60 feet wide by 116.5 feet deep. Parcel B would have dimensions of 90 feet wide by 116.5 feet deep and would contain an

existing single-family residence. The minor subdivision is proposed to facilitate future development of a single-family residence on Parcel A, which would have frontage on and take access from Eighth Street.

The property owner and project applicant is Mr. Tarsem Singh. The project engineer is Mr. Allen Searson of H.D. Peters Co., Inc. & Associates. A letter from the project engineer regarding the project and its objective is included as Attachment 2.

PROJECT ANALYSIS

Location

The proposed project is located at 808 Apple Avenue at the northwest corner of Apple Avenue and Eighth Street, as depicted in Figure 1 and in the project's site plan (Attachment 3). The project site is zoned Single Family Residential (R-L), and is bounded by single-family residences to the north, east, and south, and commercial uses to the west. The zoning of the surrounding areas includes multi-family residential zoning to the south and commercial retail zoning to the west, with the areas to the north and east zoned as Single Family Residential (R-L). The existing single-family residence takes access from Apple Avenue, which the proposed new residential lot would take access from Eighth Street.

Figure 1 – Location Map

Minor Subdivision

Being a residential subdivision of four or fewer lots, this is a minor subdivision governed by the requirements of Section 16.12.040 and Chapter 16.28 of the City's Municipal Code. It is also subject to the single-family residential development standards of Section 17.30.040 of the Municipal Code.

Section 16.12.040 specifies that the minimum lot area for a residential subdivision is 6,000 square feet and the minimum width of each lot is 60 feet. Section 17.30.040 specifies that in the R-L zoning district, minimum lot dimensions are 60 ft by 90 ft, front setbacks are 30 feet to the garage door, rear setbacks are 10 feet to the living area, and interior side-yard setbacks are 5 feet and street side setbacks are 10 feet.

The tentative parcel map would divide the existing 17,466-sq ft lot in size, into two parcels: Parcel A at 6,989 sq ft in size, and Parcel B at 10,477 sq ft in size. The attributes of each proposed parcel are as follows:

Parcel A:	Lot Area	6,989 sq ft
	Width	60 ft
	Length	116.5 ft
Parcel B:	Lot Area	10,477 sq ft
	Width	90 ft
	Length	116.5 ft

Parcels A and B would both conform to the minimum lot size and minimum lot dimensions under the City's subdivision regulations and zoning regulations. In addition, the proposed subdivision does not result in any new non-conformities relative to the existing single-family residence when development standards in the Zoning Code are applied.

CONFORMANCE WITH GENERAL PLAN AND ZONING CODE

Land Use/Density: The City's General Plan land use designation for this site is Low Density Residential with a zoning of Single-Family Residential (R-L). The R-L Zoning District has an allowed maximum density of one to seven units per acre. The proposed minor subdivision would allow for two single-family residences, one on each of the resultant lots, which results in a density of 5.0 units per acre. As such, the proposed project conforms to the maximum density allowed in the R-L Zoning District.

Lot Coverage: In the R-L Zoning District, Section 17.30.040 of the Zoning Code specifies a maximum lot coverage of 40%. The resultant lot coverage for the existing residence on Parcel B would be 17%, which is within the maximum lot coverage.

Lot Dimensions: Minimum lot dimensions in the R-L Zoning District are 60 feet width/frontage and 90 feet depth. The two resultant lots meet these development standards, as previously noted.

Setbacks: Required minimum setbacks are:

Front Setbacks	
To garage door	30 feet
To living area	15 feet
To covered porch	10 feet
Side Setbacks	
Street side setback	10 feet
Interior setback	5 feet
Garage	0 feet
Rear Setbacks:	
To living area	10 feet
To detached garage/secondary dwelling unit	10 feet

The future development of Parcel A would need to comply with these setback requirements. The existing single-family residence on the proposed Parcel B meets most setbacks, but is legal non-conforming for the front-yard setback to the garage door, as the existing driveway is approximately 20 feet long. However, the proposed lot split does not increase the degree of this legal non-conformity, and hence, the proposed minor subdivision may be approved.

Fences: The project site has existing fencing that does not exceed six feet in height, and no new fencing is proposed as part of the subdivision. Section 17.52.030 of the Zoning Code limits perimeter fencing to six feet. The proposed project complies with the Zoning Code.

Landscaping: Section 17.54.040 of the Zoning Code requires minimum landscape coverage of 25%. The site plan indicates more than 25% of the total site area for Parcel B is landscaped, and hence, the proposed minor subdivision is consistent with this development standard.

Resource Efficiency: The resource efficiency standards of Chapter 17.55 of the Zoning Code apply to all residential projects with a total livable area more than 5,000 square feet. The resultant residential development would not exceed 5,000 sq feet for either residence, and therefore these standards do not apply.

Lighting: The City's development standards for exterior lighting are set forth in Chapter 17.56 of the Zoning Code. Chapter 17.56 notes that these lighting standards apply to non-residential projects and multi-family projects. However, Sub-section 17.16.070.E.4 of the City's Design Review requirements stipulates that exterior lighting be one of the project components to consider in determining that a proposed project should be approved. The proposed lighting of the future residential development on Parcel A would be reviewed as part of the Design Review process and would need to comply with best practices for exterior lighting: e.g. fully shielded, downward directed, and at an appropriate intensity/lumen level and hue.

Parking: Section 17.58.050 of the Zoning Code requires a minimum of two off-street parking spaces per residential unit. Two off-street parking spaces are currently provided for the existing

residence on proposed Parcel B, and the proposed minor subdivision would not conflict with this requirement.

Circulation: Vehicular access to the existing residence on Parcel B is from Apple Avenues. Future development of a single-family residence on Parcel A would task access via a new driveway onto Eighth Street. The future proposed driveway would be reviewed as part of the Design Review process and would need to confirm to circulation and parking requirements.

Signage: No signs are proposed as part of this project.

COMMUNITY/NEIGHBORHOOD IMPACT

The project is located in the Single Family Residential Zoning district. The proposed minor subdivision would facilitate future construction of a new single-family house on Parcel A. The new construction would be required to be consistent with all applicable Zoning Code requirements. Impacts on City services including water, sewer, trash, police, fire, schools, noise, traffic, or air quality due to the future development of a new single-family home would be less than significant.

CEQA

The proposed subdivision and future residential development is exempt from the requirements of CEQA pursuant to Section 15303 of the State CEQA guidelines governing construction of small structures in urbanized areas and Section 15304 governing minor alterations to land (California Code of Regulations, Title 14, Chapter 3). The project does not present any unusual features or circumstances that would result in a potentially significant environmental impact, nor is it located in an environmentally-sensitive area.

RECOMMENDATION

It is recommended the Planning Commission adopt the attached resolution approving the subdivision of property at 808 Apple Avenue into two parcels. The proposed minor subdivision is consistent with the objectives of the City's General Plan and complies with all applicable zoning and subdivision regulations.

ALTERNATIVES

1. Deny the proposed minor subdivision based on findings of inconsistency with State law, the General Plan, City Subdivision Regulations, Zoning Regulations, and/or other pertinent City standards.
2. Recommend approval of the proposed minor subdivision with revisions and/or additions or revisions to the draft conditions of approval.

PROPOSED MOTION

I MOVE THAT THE PLANNING COMMISSION OF THE CITY OF GREENFIELD ADOPT RESOLUTION NO. 2020-03 APPROVING THE SUBDIVISION OF PROPERTY AT 808 APPLE AVENUE INTO TWO LOTS, SUBJECT TO THE CONDITIONS OF APPROVAL INCLUDED AS AN EXHIBIT TO THE RESOLUTION.

ATTACHMENTS

1. Resolution PC No. 2020-03, including
   Exhibit A. Conditions of Approval
   Exhibit B. Tentative Parcel Map Exhibit
2. Letter from Project Engineer Regarding Project and Objective
3. Site Plan
4. PowerPoint slides in handout format

CITY OF GREENFIELD PLANNING COMMISSION
RESOLUTION NO. 2020-03

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GREENFIELD APPROVING THE SUBDIVISION OF PROPERTY AT 808 APPLE AVENUE INTO TWO PARCELS

WHEREAS, California Government Code Section 66410 *et seq.* and Title 16 of the City Municipal Code set forth requirements for minor subdivisions and parcel maps; and

WHEREAS, Section 16.12.040 of the Municipal Code establishes development standards for residential subdivisions; and

WHEREAS, Section 17.30.040 of the Municipal Code establishes development standards for single-family residential districts; and

WHEREAS, the Planning Commission is the designated approving authority for minor subdivisions under Titles 16 and 17 of the Municipal Code; and

WHEREAS, an application has been submitted by the owner of property at 808 Apple Avenue (APN: 024-021-015) for the subdivision of that property into two separate parcels or lots; and

WHEREAS, the City Surveyor has reviewed the proposed tentative parcel map for technical accuracy and completeness and will be reviewing for approval the final parcel map for conformity with the parcel map requirements of the California Subdivision Map Act (Government Code Section 66410 *et seq.*) and the City Subdivision Ordinance, Title 16 of the City Municipal Code; and

WHEREAS, the City of Greenfield Community Development Director has reviewed and analyzed the requested tentative parcel map and recommends the Planning Commission approve such tentative parcel map; and

WHEREAS, the application for the proposed minor subdivision was heard by the Planning Commission at a duly-noticed public hearing on May 5, 2020;

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

1. FINDING: That the Planning Commission has considered the requested minor subdivision, the analysis of the request as set forth in the staff report, and all testimony provided at the public hearing for the minor subdivision and determines that the requested minor subdivision is in conformity with the requirements of the City's

subdivision regulations (Title 16 of the City's Municipal Code) and is in conformity with the City's General Plan.

(a) The subdivision meets all subdivision requirements and is consistent with the land use density standards in the General Plan. The subdivision does not create any new building or use non-conformities, nor does it increase the severity of any existing non-conformities.

NOW, THEREFORE, BE IT HEREBY FURTHER RESOLVED, that the Planning Commission of the City of Greenfield has considered all written and verbal evidence regarding this proposed minor subdivision and parcel map at the public hearing and does hereby:

1. Accept the categorical exemptions identified for the project (Section 15303 of the CEQA guidelines governing construction of small structures in urbanized areas and Section 15304 governing minor alterations to land); and

2. Approve said tentative parcel map, substantially in the form of the Exhibit B attached to this resolution, for certain undeveloped property located at 808 Apple Avenue (APN: 024-021-015) in the City of Greenfield, subject to the attached conditions of approval, included as Exhibit A to this resolution.

PASSED AND ADOPTED by the Planning Commission of the City of Greenfield, at a regularly scheduled meeting of the Planning Commission held on the 5th day of May 2020, by the following vote:

AYES, and all in favor, therefore, Commissioners:

NOES, Commissioners:

ABSENT, Commissioners:

_____
Stephanie Garcia, Chairperson

Attest:

_____
Desiree Gomez, Secretary

PLANNING COMMISSION RESOLUTION NO. 2020-03

EXHIBIT A

CONDITIONS OF APPROVAL
808 APPLE AVENUE MINOR SUBDIVISION

GENERAL

1. The project applicant shall comply with all provisions of the approved 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 parcel map, unless otherwise approved by the City Engineer and Building Official.

2. This minor subdivision approval is for the property at 808 Apple Avenue (APN: 024-021-015) and the following project description.

   The property at 808 Apple Avenue is to be subdivided into two separate parcels or lots. The existing parcel is 17,466 square feet in size, and the proposed resultant lots would be 6,989 sq ft and 10,477 sq ft in size (Parcels A and B, respectively). Parcel A would have dimensions of 60 feet in width by 116.5 feet in depth. Parcel B would have dimensions of 90 feet in width by 116.5 feet in depth and would contain an existing single-family residence. The minor subdivision is proposed to facilitate future development of a single-family residence on Parcel A, which would have frontage on and take access from Eighth Street.

3. The use shall be conducted in compliance with all appropriate Local, State, and Federal laws and regulations, and in conformance with the approved plans.

4. 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.

5. Modifications to the project or to the conditions imposed may be considered in accordance with the City Subdivision regulations and Zoning Ordinance. All revisions shall be submitted to the Community Development Department prior to field changes and are to be clouded or otherwise identified on the plans submitted with the request for modification.

6. Minor plan changes shall be subject to review and approval by the Community Development 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 Community Development Director shall determine whether review and approval by the Planning Commission and/or City Council is required.

7. 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 Parcel Map. No new additional power poles to support services shall be allowed.

8. All utility easements shall be provided on the construction plans and as shown on the approved Final Parcel Map, on file to meet the requirements of the utility companies and the Director of Public Works and/or City Engineer.

9. New meter locations shall be determined in consultation with City Public Works staff.

10. Driveway curb cut locations for any future development of Parcel A shall be reviewed and approved by the City prior to submittal of Planning or Building Permits for improvements on Parcel A.

11. New meter locations shall be determined in consultation with City Public Works staff.

12. Prior to approval of the Parcel Map, the applicant will schedule with the City an inspection of the condition of frontage sidewalks, driveway aprons, and handicap accessibility compliance within the public rights-of-way along the project's Apple Avenue and 8th Street frontages. Prior to recordation of the Parcel Map, the applicant will be responsible for repair of any improvements noted to be in need of maintenance.

13. Prior to recordation of the Parcel Map, the project applicant shall pay all applicable fees, including Planning and City Engineer review of the minor subdivision.

14. This minor subdivision/tentative parcel map shall expire two years from the date of final approval, or on May 4, 2022, and become null and void, unless exercised through the approval and recordation of the associated Final Parcel Map.

OWNER'S STATEMENT

WE THE UNDERSIGNED HEREBY STATE THAT WE ARE THE OWNERS OF, OR HAVE SOME RIGHT, TITLE OR INTEREST IN AND TO THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION SHOWN UPON THIS MAP, AND THAT WE ARE THE ONLY PERSONS OR CORPORATIONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID PROPERTY, AND WE CONSENT TO THE MAKING OF SAID MAP AND SUBDIVISION AS SHOWN WITHIN THE BORDER LINE SHOWN THUS, ———— - - - ————

OWNERS:

TARSEM SINGH AND LAKHWINDER KAUR,
HUSBAND AND WIFE, AS JOINT TENANTS

BY _____

TARSEM SINGH

BY _____

LAKHWINDER KAUR

STATE OF CALIFORNIA }
COUNTY OF MONTEREY } S.S.

ON _____ BEFORE ME, _____

_____

PERSONALLY APPEARED _____

_____

PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME OR NAMES IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/ HER/THEIR SIGNATURE(S) OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT. I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

_____

SIGNATURE OF NOTARY

STATE OF CALIFORNIA }
COUNTY OF MONTEREY } S.S.

ON _____ BEFORE ME, _____

_____

PERSONALLY APPEARED _____

_____

PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME OR NAMES IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/ HER/THEIR SIGNATURE(S) OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT. I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

_____

SIGNATURE OF NOTARY

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF MR. TARSEM SINGH IN DECEMBER, 2019. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

I ALSO HEREBY STATE THAT ALL MONUMENTS WILL BE OF THE CHARACTER AND WILL BE SET IN THE POSITIONS INDICATED WITHIN ONE YEAR OF THE DATE OF RECORDATION OF THIS MAP AND WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

SIGNED _____ DATE SIGNED _____

VIRGIL L. WILLIAMS

LICENSED LAND SURVEYOR NO. 3304
LICENSE EXPIRES JUNE 30, 2020

LICENSED LAND SURVEYOR
VIRGIL L. WILLIAMS
NO. 3304
STATE OF CALIFORNIA

CITY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP, THAT THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, IF REQUIRED, AND ANY APPROVED ALTERATIONS THEREOF, THAT ALL THE PROVISIONS OF CHAPTER 2 OF THE SUBDIVISION MAP ACT AND ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP, IF REQUIRED, HAVE BEEN COMPLIED WITH AND THAT I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT.

_____

MARK E. REINHARDT, PLS 6392
CITY SURVEYOR

PROFESSIONAL LAND SURVEYOR
Mark E. Reinhardt
No. 6392
STATE OF CALIFORNIA

COUNTY RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____,
2019, AT _____ M. IN VOLUME _____ OF "PARCEL MAPS"
AT PAGE _____ AT THE REQUEST OF H.D. PETERS CO., INC. & ASSOCIATES.

_____

COUNTY RECORDER

_____

DEPUTY

FEE: _____ DOC. NO. _____

PARCEL MAP

OF A DIVISION OF

LOTS 281, 282, & 283

OF MAP OF CLARK CITY
PER VOL. 1 "CITIES & TOWNS" PG. 66

SITUATE IN

THE CITY OF GREENFIELD, MONTEREY COUNTY, CALIFORNIA

PREPARED FOR

MR. TARSEM SINGH

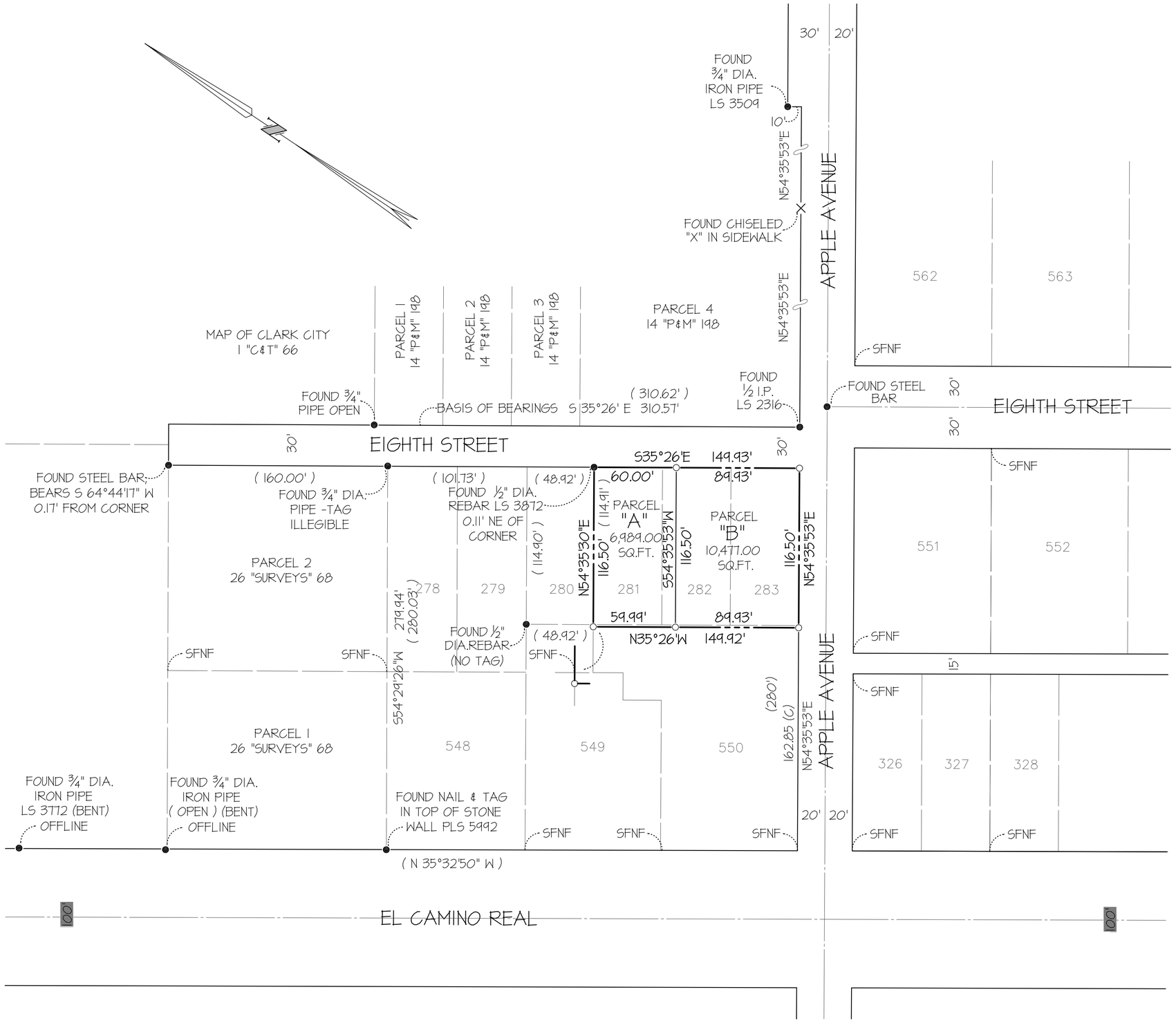
BY

H. D. PETERS CO. INC. & ASSOCIATES
119 CENTRAL AVENUE, SALINAS, CA 93901 PH: 831-424-3961
SINCE 1921

DECEMBER, 2019

SHEET ONE OF TWO

4276.DWG



LEGEND

THE BORDER LINE SHOWN THUS, ——— - - - ——— INDICATES THE EXTERIOR BOUNDARIES OF THE LAND INCLUDED WITHIN THIS PARCELS BEING CREATED BY THIS MAP.

DISTANCES AND DIMENSIONS ARE EXPRESSED IN FEET AND DECIMALS THEREOF.

DISTANCES AND DIMENSIONS WITHIN PARENTHESIS REFER TO DATA OF PRIOR RECORD (.....)

—○—	DENOTES SET MONUMENTATION AS SHOWN
—●—	DENOTES FOUND MONUMENTATION AS SHOWN
SFNF	DENOTES SEARCHED FOR AND NOT FOUND
(C)	DENOTES CALCULATED

BASIS OF BEARINGS

THE BEARING OF S 35°26'00" E. SHOWN AS THE NORTHEASTERLY LINE OF EIGHTH STREET ON MAP FILED FOR RECORD IN VOLUME 26 OF "SURVEYS" AT PAGE 68 WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP AND WAS TAKEN FROM FOUND MONUMENTATION MARKING SAID LINE.

PARCEL MAP

OF A DIVISION OF

LOTS 281, 282, & 283

OF MAP OF CLARK CITY
PER VOL. 1 "CITIES & TOWNS" PG. 66

SITUATE IN

THE CITY OF GREENFIELD, MONTEREY COUNTY, CALIFORNIA

PREPARED FOR

MR. TARSEM SINGH

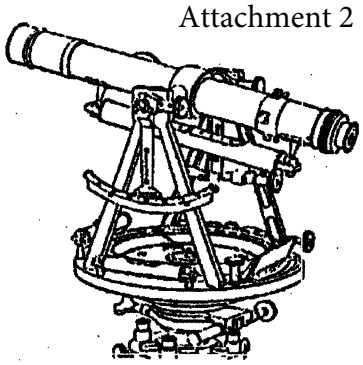
BY

H. D. PETERS CO. INC. & ASSOCIATES
119 CENTRAL AVENUE, SALINAS, CA 93901 PH: 831-424-3961
SINCE 1921

DECEMBER, 2019 SCALE: 1"= 60'

SHEET ONE OF TWO

4276.DWG



H.D. PETERS CO., INC. & ASSOCIATES
Engineering-Surveying-Land Planning
119 Central Avenue –Salinas, California 93901
831-424-3961

January 13, 2020

City of Greenfield
599 El Camino Real
P.O. Box 127
Greenfield, CA 93927
attn.: Mr. Rob Mullane, MS AICP

via email
rmullane@ci.greenfield.ca.us

re: 808 Apple Avenue, Greenfield, CA

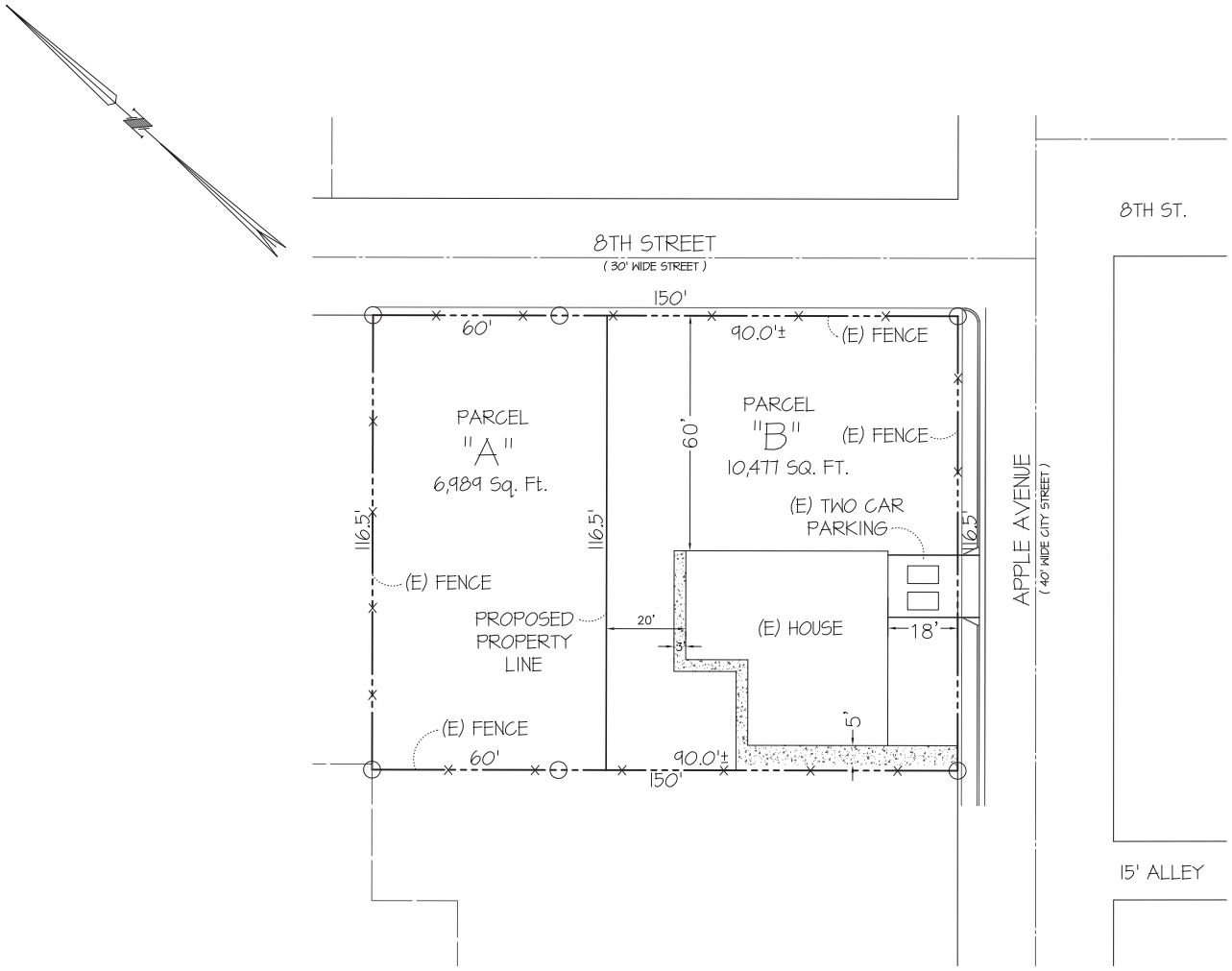
Rob,

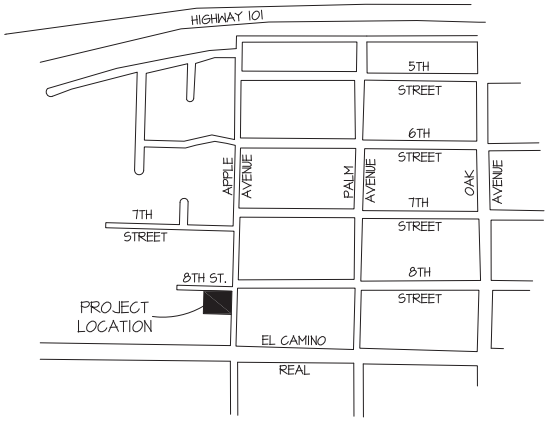
Thank you very much for your review of our project.

The proposal for this project is to divide the existing 0.40 acre parcel into 2 separate parcels of approximately 6,989 sq. ft. and 10,477 sq. ft. The larger parcel will contain an existing single family residence and the smaller parcel will be used to construct a single family residence in the future.

H. D. PETERS CO., INC. & ASSOCIATES

Allen D. Searson





VICINITY MAP
CITY OF GREENFIELD

PROJECT DATA TABLE

EXISTING LOT SIZE = 17,250 SQ. FT.±
PROPOSED LOT SIZES A = 6,989, B = 10,477
NO GRADING FOR THIS MINOR SUBDIVISION.
APPROX. EXISTING IMPERVIOUS COVERAGE
FOR HOUSE AND DRIVEWAY =3,000 SQ. FT.
NO EXISTING ONSITE STORM WATER RETENTION.
NO PROPOSED STRUCTURES FOR THIS MINOR SUBDIVISION.
WATER & SEWER SERVICE FROM APPLE AVE FOR
EXISTING RESIDENCE.
EXISTING VEGETATION = DIRT LOT WITH PERIMETER SHRUBS.
NO PROPOSED LANDSCAPING FOR THIS MINOR SUBDIVISION.

H. D. PETERS CO.
ENGINEERING – SURVEYING – LAND PLANNING
119 CENTRAL AVENUE – POST OFFICE BOX 512 SALINAS, CALIFORNIA 93902 PH (831) 424-3961 FAX (831) 424-2746

SITE PLAN
FOR
PROPOSED MINOR SUBDIVISION
808 APPLE AVENUE
GREENFIELD, CA 93927

SCALE 1"= 20'	DRAWN HG	JOB NO. 4276
DATE 12/16/2019	DESIGNED -	FILE NO. 4276

808 Apple Avenue

Minor Subdivision / Tentative Parcel Map

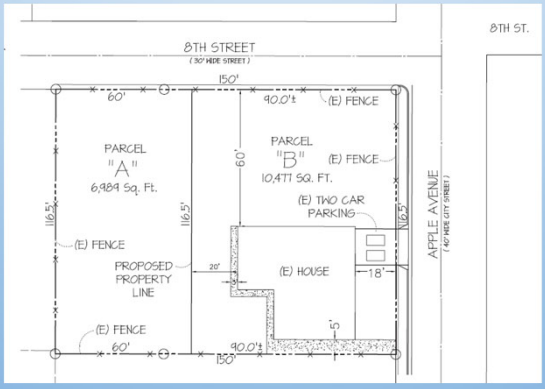
Greenfield Planning Commission

May 5, 2020

1

PROJECT DESCRIPTION

- **New subdivision of 17,466-sq ft lot into two resultant lots:**
  - **Parcel A: 6,989 sq ft (60 ft x 116.5 ft)**
  - **Parcel B: 10,477 sq ft (90 ft x 116.5 ft)**
- **Objective: creation of lot for new single-family residence on Parcel A**



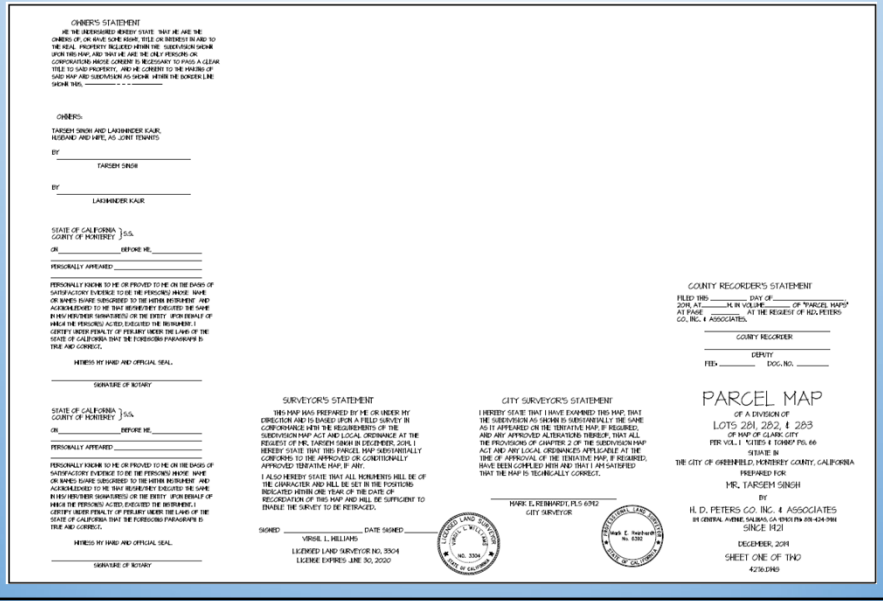
2

PROJECT INFORMATION

- **Location: 808 Apple Ave.; Project Site: 17,466 sq ft**
- **General Plan Designation is Low Density Residential**
- **Zoning: S-F Residential**
  - **Parcel B contains an existing s-f residence**
  - **Parcel B access: Apple Ave.**
  - **Parcel A is undeveloped**
  - **Parcel A (new) access: 8th St.**
  - **Proposed Lot Sizes comply with 6,000-sq ft min. lot size**
  - **No new (or intensified) non-conformities**
  - **Applicant: Tarsem Singh**
  - **Project Engineer: Al Searson**

3

Parcel Map Exhibit - Sheet 1



OWNER'S STATEMENT

WE THE UNDERSIGNED HEREBY STATE THAT WE ARE THE OWNERS OF, OR HAVE SOME RIGHT, TITLE OR INTEREST IN AND TO THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION SHOWN UPON THIS MAP, AND THAT WE ARE THE ONLY PERSONS OR CORPORATIONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID PROPERTY, AND WE CONSENT TO THE MAKING OF SAID MAP AND SUBDIVISION AS SHOWN WITHIN THE BORDER LINE SHOWN THIS, _____

OWNERS:

TARSEM SINGH AND LAKHWINDER KAUR, HUSBAND AND WIFE, AS JOINT TENANTS

BY _____
TARSEM SINGH

BY _____
LAKHWINDER KAUR

STATE OF CALIFORNIA }SS.
COUNTY OF MONTEREY }

ON _____ BEFORE ME, _____

PERSONALLY APPEARED _____

PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME OR NAMES IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT. I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

_____
SIGNATURE OF NOTARY

STATE OF CALIFORNIA }SS.
COUNTY OF MONTEREY }

ON _____ BEFORE ME, _____

PERSONALLY APPEARED _____

PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME OR NAMES IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT. I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

_____
SIGNATURE OF NOTARY

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF MR. TARSEM SINGH IN DECEMBER, 2014. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

I ALSO HEREBY STATE THAT ALL MONUMENTS WILL BE OF THE CHARACTER AND WILL BE SET IN THE POSITIONS INDICATED WITHIN ONE YEAR OF THE DATE OF RECORDATION OF THIS MAP AND WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

SIGNED _____ DATE SIGNED _____
VIRGIL L. WILLIAMS
LICENSED LAND SURVEYOR NO. 3504
LICENSE EXPIRES JUNE 30, 2020

CITY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP, THAT THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, IF REQUIRED, AND ANY APPROVED ALTERATIONS THEREOF, THAT ALL THE PROVISIONS OF CHAPTER 2 OF THE SUBDIVISION MAP ACT AND ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP, IF REQUIRED, HAVE BEEN COMPLIED WITH AND THAT I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT.

_____
MARK E. REINHARDT, PLS 6362
CITY SURVEYOR

COUNTY RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____ 20__, AT _____ H. IN VOLUME _____ OF "PARCEL MAPS" AT PAGE _____ AT THE REQUEST OF H.D. PETERS CO. INC. & ASSOCIATES.

_____
COUNTY RECORDER

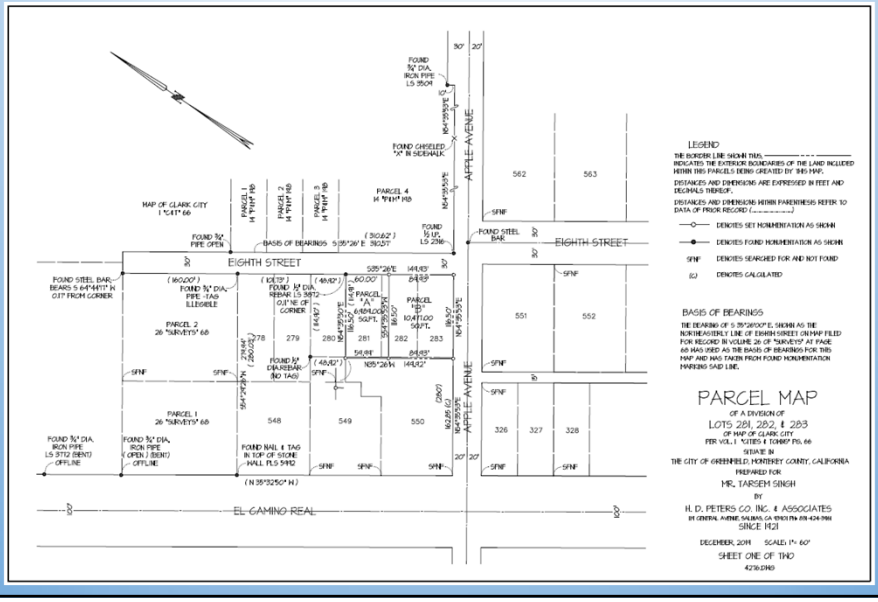
_____
DEPUTY

FEE: _____ DOC. NO. _____

PARCEL MAP
OF A DIVISION OF
LOTS 281, 282, & 283
OF MAP OF CLARK CITY
PER VOL. 1 "CITIES & TOWNS" PG. 66
SITUATE IN
THE CITY OF GREENFIELD, MONTEREY COUNTY, CALIFORNIA
PREPARED FOR
MR. TARSEM SINGH
BY
H. D. PETERS CO. INC. & ASSOCIATES
111 CENTRAL AVENUE, SALINAS, CA 93901 PH: 831-424-9911
SINCE 1921
DECEMBER, 2014
SHEET ONE OF TWO
4216.DWG

4

Parcel Map Exhibit - Sheet 2



5

Site Photo - View from the Project's 8th St. Frontage

6

PLANNING COMMISSION CONSIDERATIONS

- **Project meets all subdivision requirements and zoning code standards**
- **Staff notes no concerns with proposed minor subdivision**
- **Standard Conditions of Approval would be required (Exhibit A to Planning Commission Resolution)**

7

CEQA REVIEW

- **The proposed subdivision and future residential development is exempt from the requirements of CEQA pursuant to Section 15303 of the State CEQA guidelines governing construction of small structures in urbanized areas and Section 15304 governing minor alterations to land (California Code of Regulations, Title 14, Chapter 3). The project does not present any unusual features or circumstances that would result in a potentially significant environmental impact, nor is it located in an environmentally-sensitive area.**

8

STAFF RECOMMENDATION

Once the Public Hearing is completed and the Planning Commission has completed its deliberations:

- **Staff recommends the Planning Commission adopt Resolution No. 2020-03 approving the subdivision of property at 808 Apple Avenue into two parcels, subject to the attached conditions of approval**

9

Planning Commission Memo

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

DATE: April 30, 2020

AGENDA DATE: May 5, 2020

TO: Planning Commissioners

PREPARED BY: Shaveta Sharma, Consulting Planner

TITLE: **DESIGN REVIEW OF A NEW SINGLE-FAMILY RESIDENCE FOR PROPERTY LOCATED AT 1263 VICTORIAN CIRCLE**

AUTHORITY AND PROCEDURES

Design Review

Section 17.10.040 of the City's Zoning Code sets forth the responsibilities of the Planning Commission. Those responsibilities include, among others, hearing and deciding applications for design review, for which the Planning Commission is the designated approving authority. The Zoning Code requires design review for all new single-family residential development. The purpose of design review is set forth in Section 17.16.070.A of the Zoning Code, which states:

> 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 the 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.

PROJECT DESCRIPTION

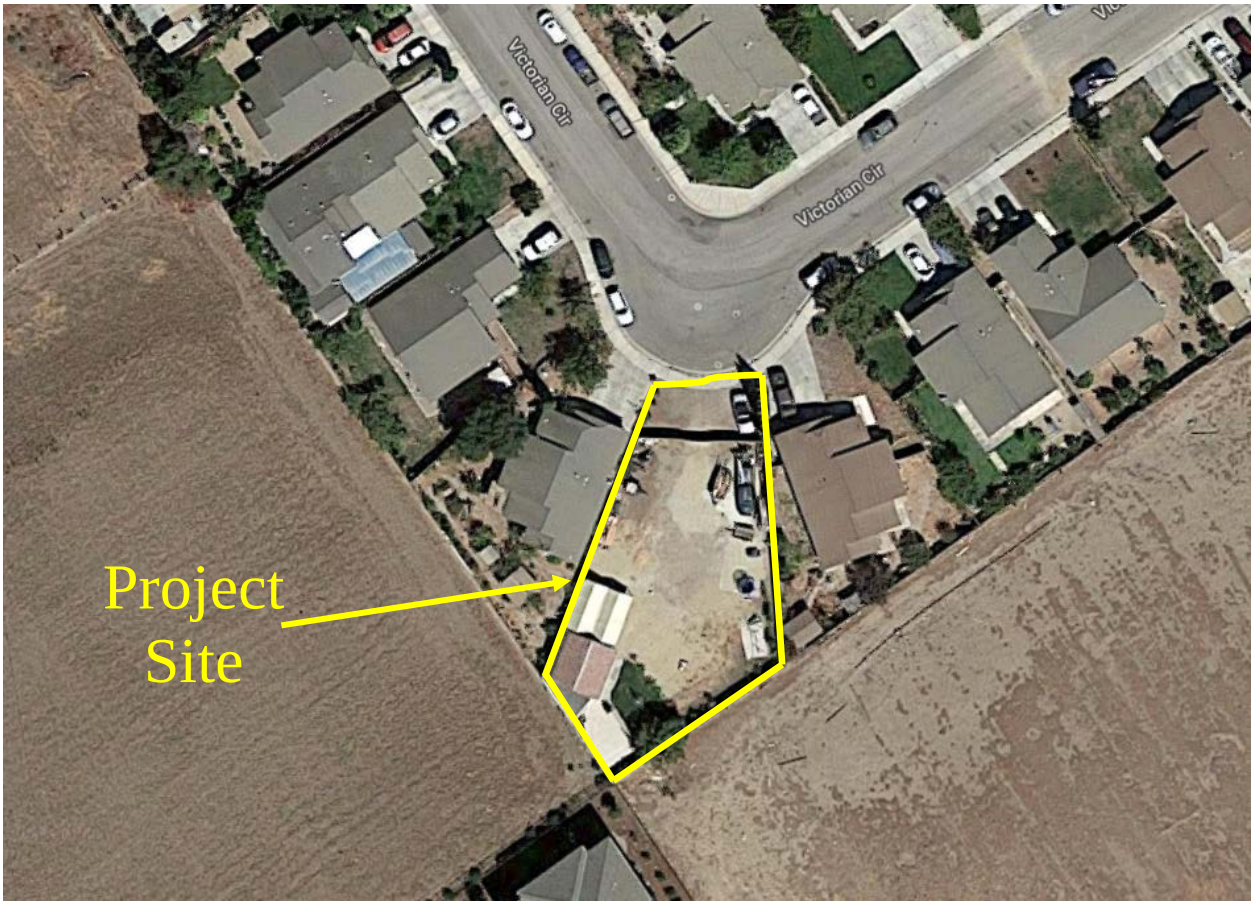
The owner of property at 1263 Victorian Circle (APN: 024-291-013) has submitted an application for the development of a new single-family residence. The new residence would be two-story and 3,510 square feet, excluding a 228-sq ft patio, a 228-sq ft balcony, and the 440-sq ft, two-car garage. The new residence would have four bedrooms and three bathrooms, new landscaping improvements, a proposed 7 foot 4 inch fence, and trenching for the installation of new utility connections. Landscaping would include a grass area in the front yard, and mulch as necessary in the side and rear yards to meet the City's 25% landscape coverage requirement. The site plan, floor plan, and elevations are included as Attachment 3 to this staff report.

PROJECT ANALYSIS

Location

The proposed project is located at 1263 Victorian Circle (see Figure 1 below). The project site is zoned Single Family Residential (R-L) and is bounded by single-family residences to the north, west, and south. The property has an existing 256 square foot (16 feet by 16 feet) storage building on the property as well as existing walls along the property boundary, but that the property is otherwise undeveloped. It has been used for storage and had an irrigation system installed to support landscaping on the property. Surrounding properties are all zoned Single Family Residential (R-L).

Figure 1 –Location Map



Design Review

The proposed project is the construction of a single-family residential development consisting of a new proposed two-story residence with a total 3,510 square feet, in addition to the 440-sq ft garage. The proposed new residence requires design review by the Planning Commission.

CONFORMANCE WITH GENERAL PLAN AND ZONING CODE

Land Use/Density: The City's General Plan land use designation for this site is Low Density Residential with a Zoning Code designation as Single-Family Residential (R-L). The R-L zoning district has an allowed maximum density of one to seven units per acre. The proposed one-unit project on 0.20 acre equates to a density of approximately 5 units per acre. As such, the proposed project conforms to the maximum density allowed in the R-L zoning district.

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 project parcel is approximately 0.20 acres, or 8,727 square feet. Total proposed enclosed space is 3,950 square feet, and a lot coverage of 26%.

Lot Dimensions: Minimum lot dimensions in the R-L zoning district are 60 feet width/frontage and 90 feet depth. The project is 113 feet deep. For a cul-de-sac lot, the City uses average lot width. The average lot width is 61.5 feet. As such, the parcel meets lot dimension development standards.

Setback: Required minimum setbacks are:

Front Setbacks	
To garage door	30 feet
To living area	15 feet
To covered porch	10 feet
Side Setbacks	
Street side setback	10 feet
Interior setback	5 feet
Garage	0 feet
Rear Setbacks:	
To living area	10 feet
To detached garage/secondary dwelling unit	10 feet

The proposed project has a 30 feet front setback to the garage, and 33 feet front setback to the living area. There is a five feet interior side setback along the western property line, and a 13 feet interior side setback along the eastern property line. The rear setback to the living area varies between 16 and 40 feet. As such, the proposed site plan meets or exceeds each of these minimum setback requirements.

Height: Section 17.30.040 of the Zoning Code imposes a maximum height of the structure of 35 feet. The proposed development is two-story with a maximum exterior elevation of approximately 28 feet 8 inches, which complies with the City's building height development standard.

Accessory Structures: Section 17.30.040 of the Zoning Code sets forth minimum setback distances for accessory structures from property lines and between accessory structures. The existing storage building is 256 square feet from the proposed new residence at its closest point, which meets building separation requirements. However, the existing storage building slightly encroaches into the required side and rear setbacks. The proposed project shows this shed relocated to meet side and rear setback requirements. Alternatively, the storage building could be modified to conform to setbacks. A condition of approval has been drafted to ensure that the necessary adjustments are made prior to issuance of the building permit for the new residence.

Fences: The proposed project includes a request for a 7 feet 4 inch tall fence wood fence along the property boundary. Section 17.16.070 of the Zoning Code allows for fencing exceeding six feet with design review approval.

Landscaping: Section 17.54.040 of the Zoning Code requires minimum landscape coverage of 25%. The site plan indicates approximately 25% of the total site area will be landscaped.

Resource Efficiency: The resource efficiency standards of Chapter 17.55 of the Zoning Code apply to all residential projects with a total livable area more than 5,000 square feet. The project's proposed livable area is less than 5,000 square feet, and therefore these standards do not apply.

Lighting: The City's development standards for exterior lighting are set forthi in Chapter 17.56 of the Zoning Code. Chapter 17.56 notes that these lighting standards apply to non-residential projects and multi-family projects. Nevertheless, as part of the design review and in order to minimize potential lighting and glare impacts on adjacent properties, staff recommends that this new single-family residence comply with the lighting requirements of Chapter 17.56. Staff has included a condition of approval that requires the depiction of the proposed lighting fixtures on the site plan and elevations in the Building Permit plan set, as well as specifications of and a detail for all proposed exterior lighting fixture.

Parking: Section 17.58.050 of the Zoning Code requires a minimum of two off-street parking spaces per residential unit. The proposed project includes a two-car garage and 30-foot long concrete driveway, and would therefore meet the minimum off-street parking requirements of the Zoning Code.

Circulation: Vehicular access to the property is from the the cul-de-sac on Victorian Circle. A new concrete driveway, 16 feet in width, would be constructed from alley to the proposed two-car garage.

Signage: No signs are proposed as part of this project.

DESIGN FEATURES

Building Design and Features: The architecture of the building utilizes a light and neutral/earth tone color palette. Materials include black composite shingle roofing, stucco, and wood trim. Staff notes that the proposed two-story structure is larger than other homes in the vicinity and presents are larger bulk and scale than adjacent homes. The second story along the eastern property line has three windows, one for each bedroom and bathroom. The western property line has five windows for the master bedroom, bathroom, and family room. Based, on the location of where the windows and residence are sited on the property, there would be minimal privacy concerns. However, the Commission, could at its discretion choose to require the owners to have privacy film applied to the windows.

COMMUNITY/NEIGHBORHOOD IMPACT

The proposed new residence is located in a single-family residential zoning district. The proposed construction is consistent with all applicable Zoning Code requirements. Any impact on City services including water, sewer, trash, police, fire, schools, noise, traffic, or air quality will be less than significant.

CEQA

The proposed subdivision and future residential development is exempt from the requirements of CEQA pursuant to Section 15303 of the CEQA guidelines, Section 15303 provides a Class 3 categorical exemption for construction of small structures in urbanized areas. The project does not present any unusual features that would result in a potentially significant environmental impact, nor is it located in an environmentally sensitive area. As such, the project qualifies for the Class 3 CEQA exemption.

RECOMMENDATION

It is recommended the Planning Commission adopt the attached resolution granting design review approval for the construction of a 3,950-square foot single-family residence. The project is consistent with the objectives of the City's General Plan and complies with all other applicable zoning regulations. The design of the project, including the single-family residence and the associated landscaping, will improve the character and appearance of the neighborhood and community. The architecture, including the character, scale, and quality of the design, relationship with the site, and building materials establishes a clear design concept and is compatible with the character of single-family residential development on nearby properties.

ALTERNATIVES

1. Recommend denial of the Design Review. Deny the project based on findings of inconsistency with State law, the General Plan, Zoning Regulations and/or other pertinent City standards.
2. Recommend approval of the project with revisions and/or additions to or revisions to the attached conditions of approval.

PROPOSED MOTION

I MOVE THAT THE PLANNING COMMISSION OF THE CITY OF GREENFIELD ADOPT RESOLUTION NO. 2020-04 GRANTING DESIGN REVIEW APPROVAL OF A 3,950-SQUARE FOOT SINGLE-FAMILY RESIEDENCE, SUBJECT TO CONDITIONS OF APPROVAL INCLUDED IN THE RESOLUTION.

ATTACHMENTS

1. Resolution PC No. 2020-04, including
   Exhibit A. Conditions of Approval
   Exhibit B. Design Review Plan Set
2. PowerPoint slides in handout format

CITY OF GREENFIELD PLANNING COMMISSION
RESOLUTION NO. 2020-04

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GREENFIELD APPROVING THE DESIGN REVIEW FOR 1263 VICTORIAN CIRCLE PER SECTION 17.14 OF THE MUNICIPAL CODE.

WHEREAS, Title 17 of the City of Greenfield municipal code set forth requirements for design review; and

WHEREAS, Section 17.30.040 of the municipal code establishes development standards for single-family residential districts; and

WHEREAS, an application has been submitted by the owner of property at 1263 Victorian Circle (APN: 024-291-013) for the design review of a two-story single-family residence at that property; and

WHEREAS, the City of Greenfield Community Development Director has reviewed and analyzed the requested design review and recommends the Planning Commission approve such design review 17.30.040 of the municipal code; and

WHEREAS, the application for the proposed design review was heard by the Planning Commission at a duly-noticed public hearing on May 5, 2020;

NOW, THEREFORE, BE IT HEREBY RESOLVED, that the Planning Commission of the City of Greenfield has considered all written and verbal evidence regarding this proposed minor subdivision and parcel map at the public hearing and does hereby:

1. Accept the categorical exemptions identified for the project (Section 15303 of the CEQA guidelines governing construction of small structures in urbanized areas);

2. Approve said design review for property located at 1263 Victorian Circle (APN: 024-291-013) in the City of Greenfield, subject to the attached applicable standard conditions of approval, included as Exhibit A; and

PASSED AND ADOPTED by the Planning Commission of the City of Greenfield, at a regularly scheduled meeting of the Planning Commission held on the 5th day of May 2020, by the following vote:

AYES, and all in favor, therefore, Commissioners:

NOES, Commissioners:

ABSENT, Commissioners:

_____
Stephanie Garcia, Chairperson

_____
Desiree Gomez, Secretary

PLANNING COMMISSION RESOLUTION NO. 2020-04

EXHIBIT A

1263 VICTORIAN CIRCLE DESIGN REVIEW

GENERAL

1. The project applicant shall comply with all provisions of the approved Design Review, all pertinent provisions of the Municipal Code, including, but not limited to applicable provisions of 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 work shall commence on the subject property until issuance of the associated Building Permit, unless otherwise approved by the City Engineer and Building Official.

2. Approved Development consists of a two-story and 3,510 square feet, excluding a 228-sq ft patio, a 228-sq ft balcony, and the 440-sq ft, two-car garage. The new residence would have four bedrooms and three bathrooms, new landscaping improvements, and trenching for the installation of new utility connections.

3. The use shall be conducted in compliance with all appropriate Local, State, and Federal laws and regulations, and in conformance with the approved plans.

4. 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.

5. 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 Division prior to field changes and are to be clouded or otherwise identified on the plans submitted with the request for modification.

6. Minor plan changes shall be subject to review and approval by the Community Development Director and/or City Engineer as appropriate, prior to implementation. Major plan changes may also require review and approval of the Planning Commission and/or City Council. The Community Development Director shall determine whether review and approval by the Planning Commission and/or City Council is required.

7. 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 Parcel Map. No new additional power poles to support services shall be allowed.

8. 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

applicant in good health and replaced if deemed necessary by Community Development Department staff.

9. All utility easements shall be depicted on the construction plans on file to meet the requirements of the utility companies and the Director of Public Works and/or City Engineer.

10. This Design Review shall expire three years from the date of final approval, or on May 4, 2023, and become null and void, unless exercised through the issuance of the associated Building Permit.

PRIOR TO THE ISSUANCE OF GRADING AND BUILDING PERMITS

11. The Building Permit submittal set shall include on one or more full size sheets these conditions of approval and shall reference the associated approving resolution number and date.

12. A final landscape plan shall be included with the Building Permit submittal. The final landscape plan shall meet all requirements for final landscape plans as set forth in Chapter 17.54 of the City Municipal Code and shall include the necessary documentation for compliance with the City's Model Water Efficiency Ordinance.

13. The existing shed shall be relocated or partially demolished to meet required street and rear yard setbacks shown on the approved site plan.

14. The project plans shall include any proposed exterior lighting with the Building Permit submittal for City review and approval.

15. 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.

16. 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.

17. On-site storm water detention facilities shall be designed, constructed and maintained in accordance with City regulations, subject to the final review and approval of the City Engineer or Building Official. 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.

18. Construction plans submitted with the Building Permit application shall show the location of the sewer and water laterals subject to approval by to the Public Works Director and City Engineer.

19. 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. Fees due prior to issuance of the Building Permit include any balance due for processing of the Planning permit and all plan-check related fees. 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.

DURING CONSTRUCTION AND PRIOR TO FINAL BUILDING INSPECTION

20. 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 Community Development Director or Public Works Director, as applicable, 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.

21. The project applicant shall obtain an Encroachment Permit 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.

22. Trash, scrap and debris shall be stored in a container(s) on the construction site. Bins shall be provided by the contractor if self-haul, otherwise by Tri-Cities Disposal, the exclusive trash, scrap, and debris hauler franchisee in the City of Greenfield.

23. No person shall place or maintain a container in the public right-of way without an Encroachment Permit.

24. 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.

25. 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.

26. 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.

27. 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.

28. All rubbish and dead vegetation shall be removed from the site prior to final inspection by the Building Official.

29. 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).

30. 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).

31. All public improvements including the installation of landscaping and improvements to the sidewalks, shall be completed to the satisfaction of the Public Works Director and City Engineer. The project applicant shall be responsible for maintaining such public improvements until accepted by the City.

32. 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.

33. 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 Community Development Director or Public Works Director, as appropriate, 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 archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery, prior to the City authorizing the resumption of grading activities.

34. 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.

35. 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 1.28 gallons per flush. Showers shall consume a maximum of 1.8 gallons per minute.

36. A final certificate of occupancy shall not be issued until all punch-list items identified by the Building Official and Project Planner during the final inspection are complete and accepted to the satisfaction of the Building Official, 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.

ONGOING OPERATIONAL CONDITIONS

37. All structures and all landscaping, fencing, and other improvements shall adhere to the approved plans, including the final landscape plans and shall be maintained in good condition as an on-going requirement. Swap out of materials, colors, and landscaping species shall not occur without prior written City approval. Any deficiencies noted by City staff shall be addressed within 30 days of written notice of non-compliance by the City.

SHEET INDEX

COVER, SITE PLAN	A-1
EXTERIOR ELEVATIONS	A-2
FLOOR PLAN - FIRST & SECOND LEVEL, EXISTING STORAGE PLAN & EXT. ELEVS.	A-3

STORMWATER TREATMENT MEASURE SIZING

DRAINAGE AREA	AREA (S.F.)	IMPERVIOUS AREA	4% IMPERVIOUS AREA REQUIRED FOR TREATMENT (S.F.)	AREA PROVIDED IN TREATMENT MEASURE (S.F.)
BLDG. ROOF	2,974	2,974	119	130
IMPERVIOUS CONCRETE	1,970	1,665	79	90
PERVIOUS AREAS (REAR)	3,495	0		0
LANDSCAPE AREA (FRONT)	1,007	0		0
MINIMUM STORAGE VOLUME REQUIRED PER CENTRAL COAST REGION STORMWATER CONTROL MEASURE		MIN. VOL. (C.F.)	DEPTH BELOW UNDERDRAIN (FT.)	
		358	1.63	

PLANT LIST

Q/Size Name

Trees

1/15 gal. - Pyrus kawakamii - Evergreen Pear

1/15 gal. - Prunus cerasifera "Krauter Vesuvius" - Purple Leaf Flowering Plum

Shrubs

5/1 gal. - Euryops pectinatus "Viridis" - Yellow Daisy Bush

4/1 gal. - Correa "Ivory Bells" - White Flowering Australian Fuschia

Perennials (plant 3' apart)
30/1 gal. - choose a mix of the following:
Achillea millefolium - Yarrow
Hemerocallis hybrids - Daylily (choose evergreen types)
Tagetes lemonii - Copper Canyon Daisy

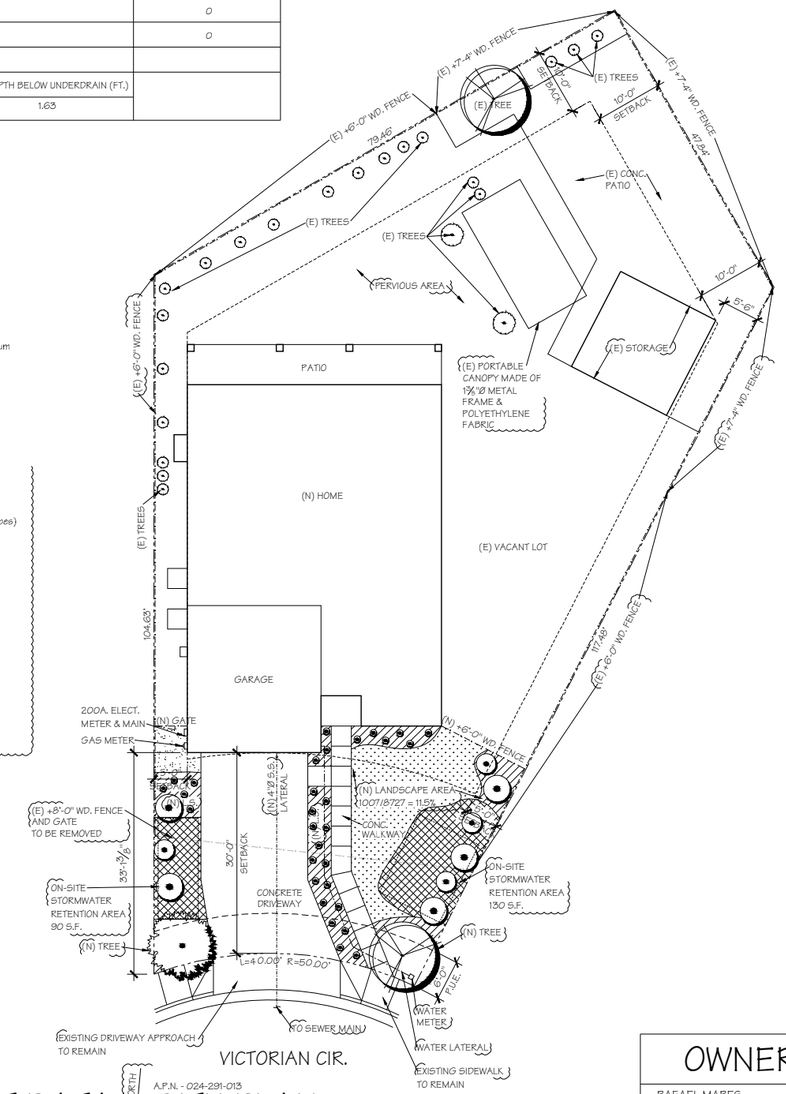
Ground cover

Turf

Shredded Redwood Bark Mulch - 3" Deep Layer

1 gal. @ 36" o.c. Ceanothus G.H. "Yankee Point" - Yankee Point Ceanothus

Permeable Crushed Granite Gravel Paving



SITE PLAN

AREAS

FIRST FLOOR :	1,551 S.F.
SECOND FLOOR :	1,959 S.F.
GARAGE :	440 S.F.
PATIO AREA :	228 S.F.
BALCONY AREA :	228 S.F.
(E) STORAGE :	256 S.F.

IMPERVIOUS AREAS

BUILDING PAD :	1,931 S.F.
CONCRETE PATIO :	228 S.F.
CONCRETE DRIVEWAY :	484 S.F.
TOTAL CONCRETE WALKS :	161 S.F.
TOTAL IMPERVIOUS :	2,864 S.F.

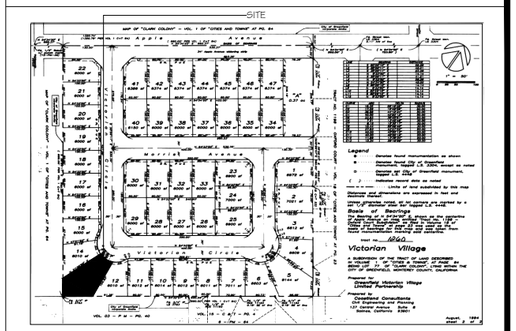
PROJECT DATA

LOT SIZE :	8,727 S.F.
LOT COVERAGE (TOTAL) :	26%
GRADING :	NONE
TREE REMOVAL :	NONE

OWNER

RAFAEL MARES
1120 HEID DR. APT. 31
GREENFIELD, CA 93927
PHONE - (831) 809-6858

VICINITY MAP



STATISTICS

USE/SCOPE OF WORK : NEW SINGLE FAMILY HOME WITH AN ATTACHED GARAGE ON A VACANT LOT.

A.P.N. : 024-291-013
LOT AREA : 8,727 S.F.
ZONING : R-L

BUILDING AREAS :	FIRST FLOOR :	1,551 S.F.
	SECOND FLOOR :	1,959 S.F.
	GARAGE :	440 S.F.
	TOTAL LIVING AREA :	3,510 S.F.
	PATIO AREA :	228 S.F.
	BALCONY AREA :	228 S.F.
	(E) STORAGE :	256 S.F.
PARKING PROVIDED :	4 = 2 COVERED + 2 UNCOVERED	

CODE ANALYSIS

OCCUPANCY GROUP : R-3 / U
CONSTRUCTION TYPE : V-B
STORIES: TWO
FIRE SPRINKLERS : INSTALLED PER N.F.P.A. 13D SEPARATE PERMIT REQUIRED
DEFERRED SUBMITTALS : FIRE SPRINKLER PLANS AND MANFACTURED TRUSSES
ENERGY METHOD : 2016 STANDARDS
CODES : 2016 C.B.C., 2016 C.M.C., 2016 C.P.C., 2016 C.E.C., 2016 TITLE 24, 2016 CRC, 2016 CEnC

GENERAL NOTES

1. THE CONTRACTOR SHALL EXAMINE AND CHECK ALL EXISTING CONDITIONS, DIMENSIONS, LEVELS AND MATERIALS. NOTIFY THE OWNER AND THE ARCHITECT (EDWARD L. RINEHART) IF ANY DISCREPANCIES ARE FOUND OR REQUEST FOR INFORMATION ABOUT SCOPE OF CHANGES FROM PLANS DRAWN BY EDWARD L. RINEHART, A.I.A. ARCHITECT , BEFORE PROCEEDING WITH WORK.
2. ALL LUMBER SHALL BE DOUGLAS FIR #2 OR BETTER
3. ALL NAILING SHALL BE PER C.B.C. , CHAPTER 23
4. ALL EQUIPMENT TO BE INSTALLED SHALL BE LISTED BY AN APPROVED TESTING AGENCY THAT IS ACCEPTABLE TO CITY OF GREENFIELD BUILDING INSPECTION DEPARTMENT.
5. ALL GYPSUM BOARD SHALL BE INSTALLED PER C.B.C. , CHAPTER 25
6. ALL CONCRETE SHALL BE 2500 P.S.I. COMPRESSIVE STRENGTH AT 28 DAYS.
7. POST ADDRESS PRIOR TO CONSTRUCTION (6" NUMERALS, 3/8" STROKE, ON CONTRASTING BACKGROUND) TO BE VISIBLE FROM BOTH DIRECTIONS OF TRAVEL.
8. TOILETS SHALL BE LOW FLOW TOILETS (1.28 GALLON/FLUSH MAX.),SHOWERHEADS(1.8 G.P.M.@ 80 P.S.I.), LAVATORY FAUCETS (1.2 G.P.M. @ 60 P.S.I.), KITCHEN FAUCETS (1.8 G.P.M. @ 60 P.S.I.)
9. RECYCLE AND/OR SALVAGE FOR REUSE A MINIMUM OF 65% OF THE NONHAZARDOUS CONSTRUCTION AND DEMOLITION WASTE IN ACCORDANCE WITH EITHER SECTION 4.408.2, 4.408.3 OR 4.408.4; OR MEET A MORE STRINGENT LOCAL CONSTRUCTION AND DEMOLITION. VERIFY WITH LOCAL BUILDING FOR REQUIREMENTS.
10. PRIOR TO THE START OF CONSTRUCTION THE APPLICANT/OWNER SHALL PROVIDE THE LOCATION OF A STATE OF CALIFORNIA LICENSED SURVEYOR'S OR CIVIL ENGINEER'S REFERENCE DATUM (INSTALLED PRIOR TO ANY GRADING) THAT SHALL BE USED TO ESTABLISHED INDICATED ELEVATIONS ON SUBMITTED PLANS AND SHALL REMAIN IN PLACE UNDISTURBED THROUGHOUT THE ENTIRETY OF CONSTRUCTION WORK ON THIS PERMIT.

LICENSED ARCHITECT
EDWARD L. RINEHART
No. C-26684
RENEWAL DATE 8-31-21
STATE OF CALIFORNIA

EDWARD L. RINEHART
A.I.A. ARCHITECT
107 CHURCH STREET - SALINAS - CALIFORNIA 93901
Phone : (831)-422-1046 Fax : (831) 422-1952
e-mail : edrinehart@att.net

NEW HOME FOR :
RAFAEL MARES
1263 VICTORIAN CIRCLE
GREENFIELD - CALIFORNIA 93927

SHEET NO. A-1 OF 3 SHEETS

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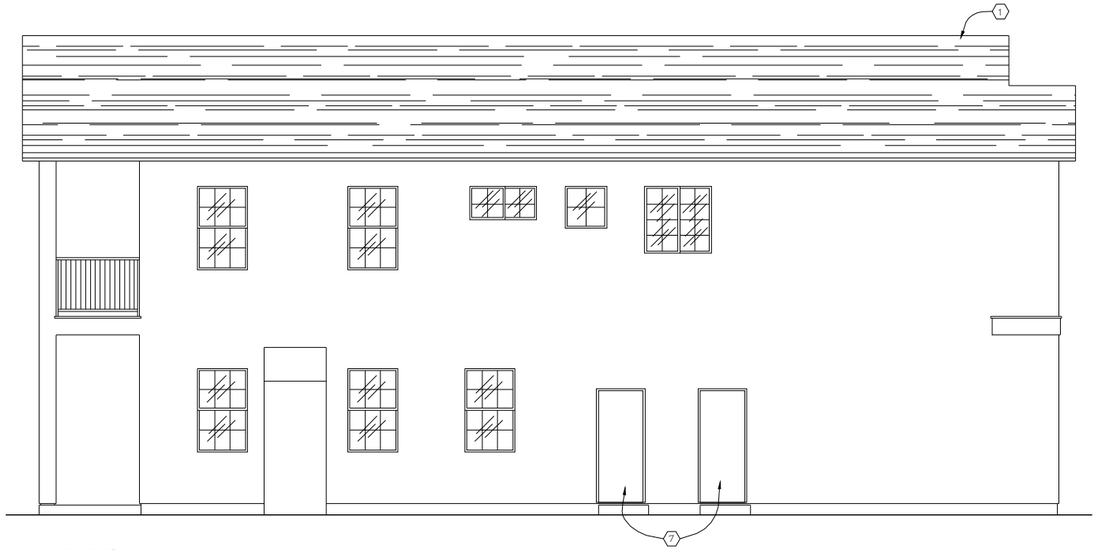
REVISIONS : 1. 2. 3. 4.

BY : ELR
DATE ISSUED : 6-28-19

1909

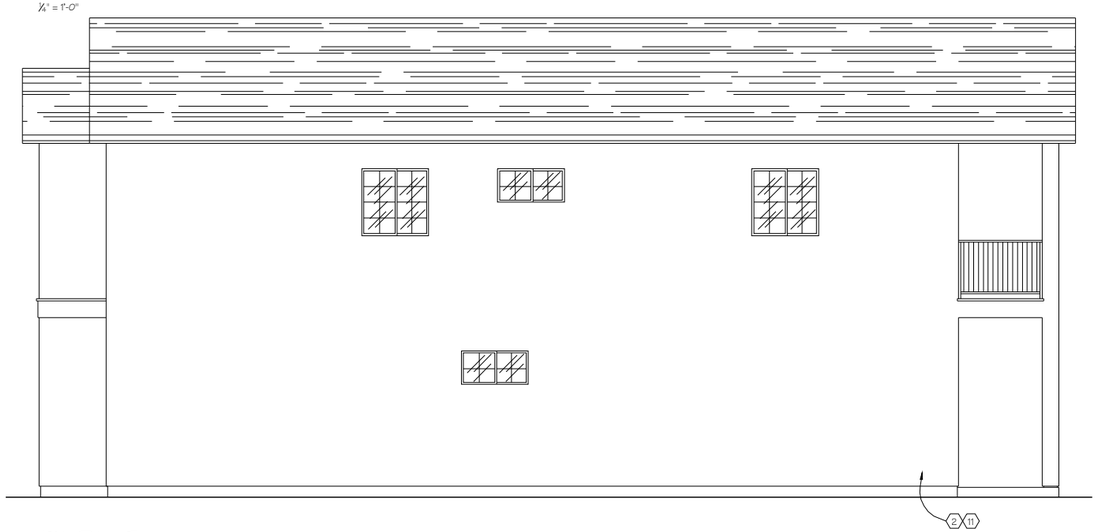


LEFT

1/4" = 1'-0"

FRONT

1/4" = 1'-0"



RIGHT

1/4" = 1'-0"

REAR

1/4" = 1'-0"

0 2' 4' 8'
Scale: 1/4" = 1'-0"

FINISH SCHEDULE

1. ASPHALT SHINGLES 0/*30 FELT. CLASS "A" FIRE RATING.
2. 7/8" CEMENT PLASTER (3 COAT) & METAL LATH OVER 2 LAYERS GRADE "D" BUILDING PAPER. SKIP TROWEL TEXTURE.
3. 4"x4" 26 GA. G.I. OGEE GUTTER & 1-3/4"x2-1/2" RECT. DOWNSPOUT. PAINT TO ADJ. SURFACE.
4. 6" E.P.S FOAM TRIM.
5. 2"x14" E.P.S FOAM BAND.
6. VINYL WINDOW.
7. WOOD DOOR.
8. 16'-0"x7'-0" ROLL-UP DOOR.
9. METAL GUARD RAIL (WROUGHT IRON)+42".
10. WOOD DECK.
11. PAINT: BODY- DE6149 (CREAM WASHED) BY "DUNN EDWARDS".
12. PAINT: TRIM- DEA158- (NORTHERN TERRITORY) BY "DUNN EDWARDS".
13. PAINT: ACCENT- DEC716- (STONISH BEIGE) BY "DUNN EDWARDS".

LICENSED ARCHITECT
EDWARD L. RINEHART
No. C-26684
RENEWAL DATE
8-31-21
STATE OF CALIFORNIA

EDWARD L. RINEHART
A.I.A. ARCHITECT

107 CHURCH STREET - SALINAS - CALIFORNIA 93901
Phone : (831)-422-1046 Fax : (831) 422-1952
e-mail : edrinehart@att.net

NEW HOME FOR :
RAFAEL MARES
1263 VICTORIAN CIRCLE
GREENFIELD - CALIFORNIA 93927

SHEET NO.
A-2
OF 3 SHEETS

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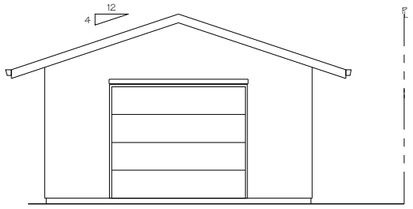
REVISIONS : 1. 2. 3. 4.

BY : ELR
DATE ISSUED : 6-28-19

1909



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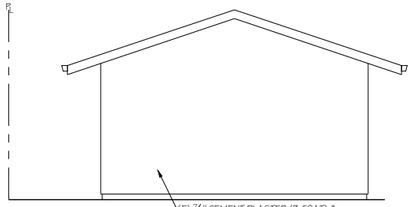

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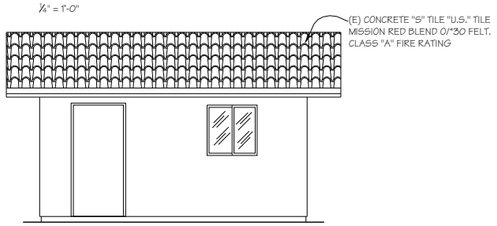

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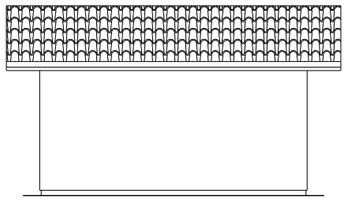

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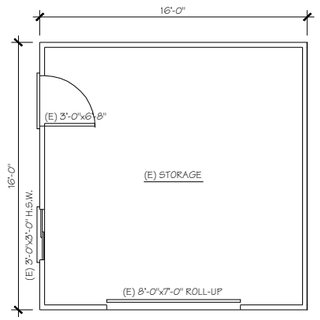
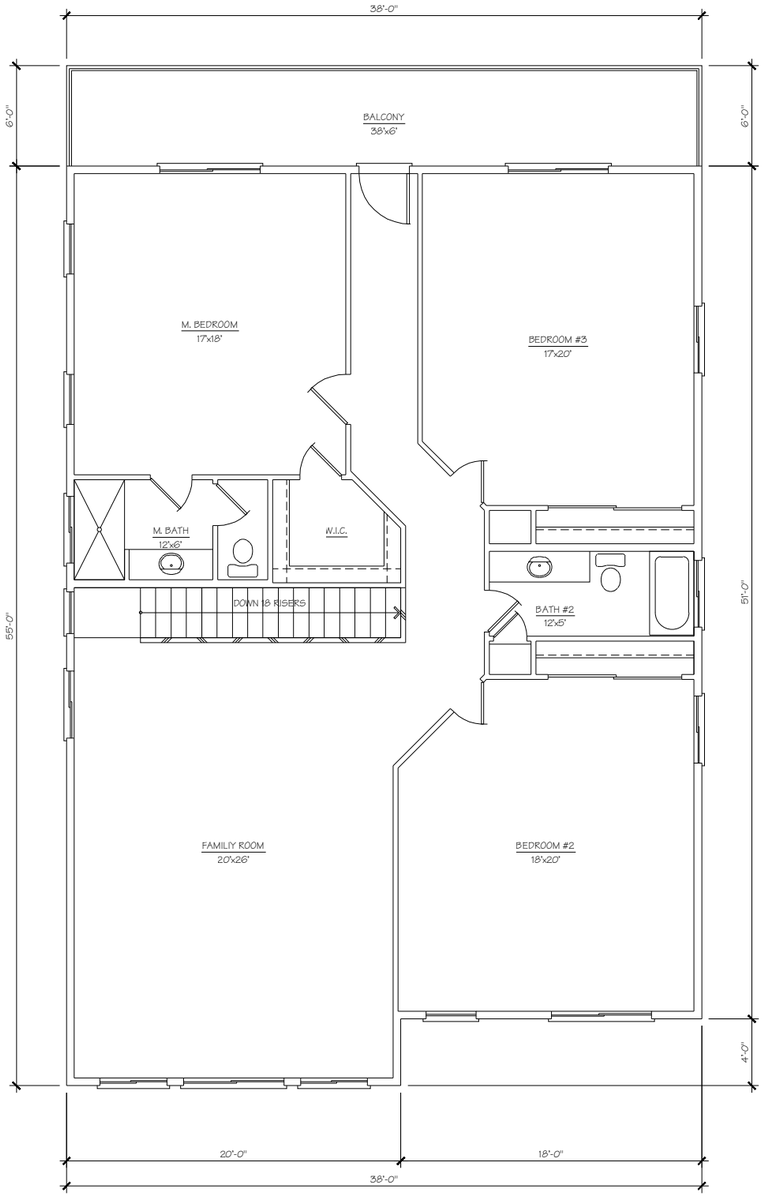


FLOOR PLAN - (E) STORAGE

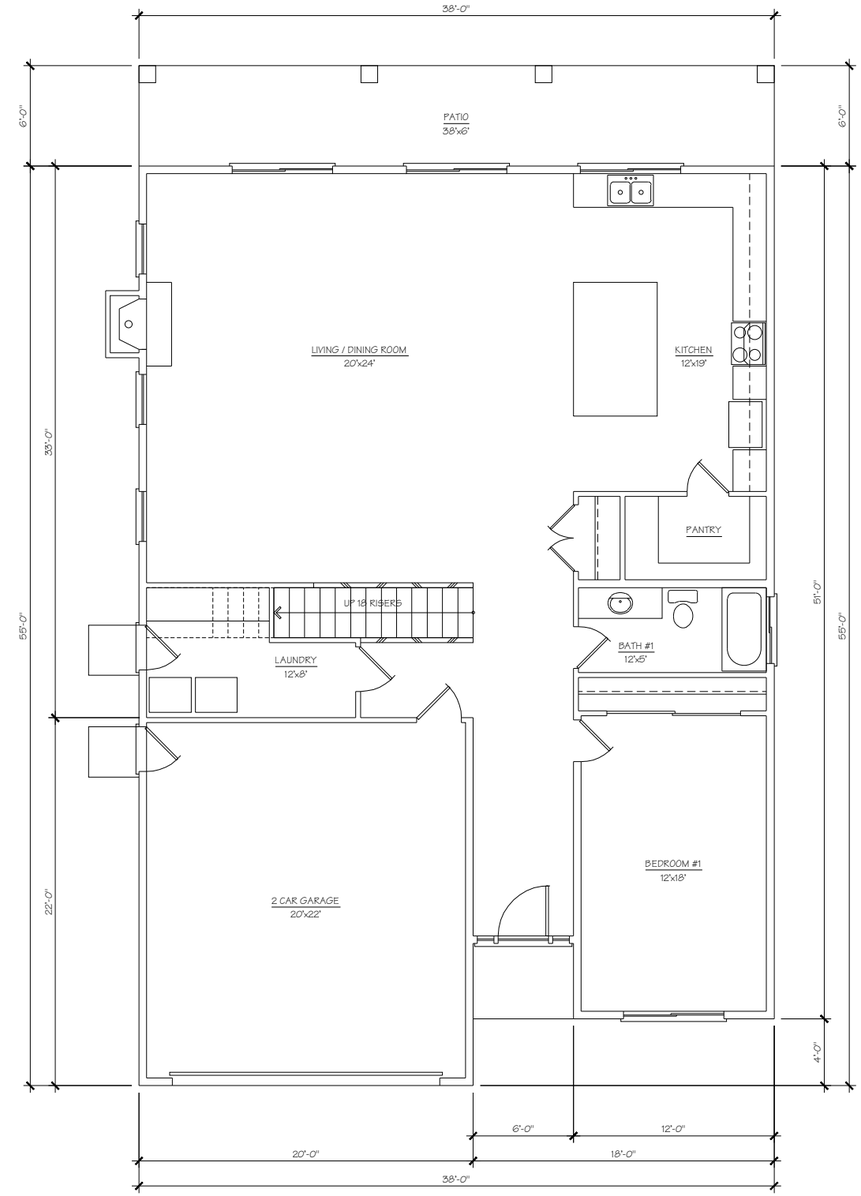
1/4" = 1'-0"



FLOOR PLAN - SECOND LEVEL

1/4" = 1'-0"

0 2' 4' 8'
Scale: 1/4" = 1'-0"



FLOOR PLAN - FIRST LEVEL

1/4" = 1'-0"

LICENSED ARCHITECT
EDWARD L. RINEHART
No. C-26684
RENEWAL DATE
8-31-21
STATE OF CALIFORNIA

EDWARD L. RINEHART
A.I.A. ARCHITECT

NEW HOME FOR :

RAFAEL MARES

1263 VICTORIAN CIRCLE
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SHEET NO.
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107 CHURCH STREET - SALINAS - CALIFORNIA 93901
Phone : (831)-422-1046 Fax : (831) 422-1952
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REVISIONS :
1.
2.
3.
4.

BY : ELR
DATE ISSUED : 6-28-19

1909

1263 Victorian Circle

Design Review

Greenfield Planning Commission

May 5, 2020

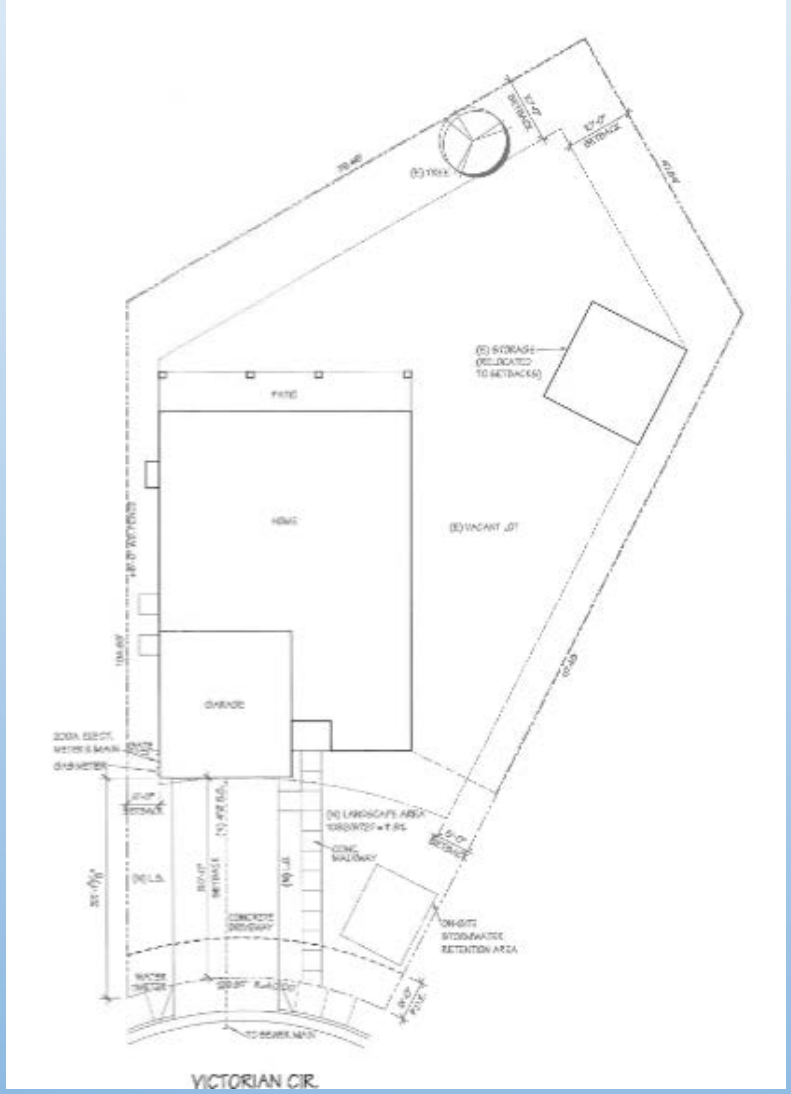
PROJECT DESCRIPTION

- **Two-story and 3,510 square feet**
- **228-sq ft patio**
- **228-sq ft balcony**
- **440-sq ft, two-car garage**
- **The new residence would have four bedrooms and three bathrooms**
- **New landscaping improvements**
- **Trenching for the installation of new utility connections**

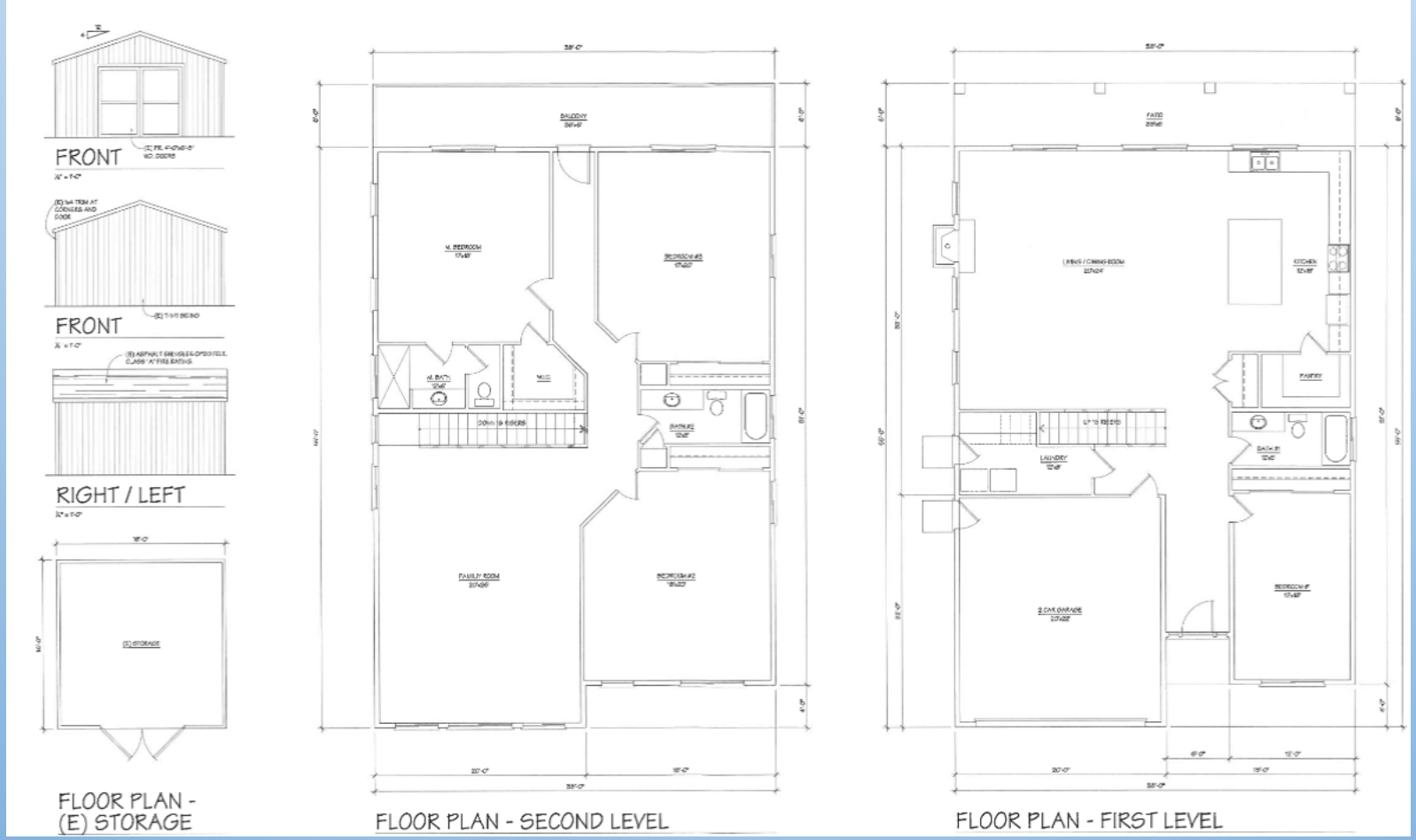
PROJECT INFORMATION

- **Location – 1263 Victorian Circle**
- **General Plan Designation is Low Density Residential**
- **Zoning is Residential-Low**

SITE PLAN



FLOOR PLAN


FRONT
FRONT
RIGHT / LEFT
FLOOR PLAN - (E) STORAGE
FLOOR PLAN - SECOND LEVEL
FLOOR PLAN - FIRST LEVEL

ELEVATIONS

PROJECT REQUESTS

Planning Commission Considerations

- Two-story design among neighboring one-story properties
- Bulk/height considerations
- Privacy
- Final Building Permits will not be released, until existing shed complies with required setbacks, per conditions of approval

CEQA REVIEW

- **Project is categorically exempt pursuant to Section 15303 of the CEQA guidelines, Section 15303 provides a Class 3 categorical exemption for construction of small structures in urbanized areas. The project does not present any unusual features that would result in a potentially significant environmental impact, nor is it located in an environmentally sensitive area. As such, the project qualifies for the Class 3 CEQA exemption.**

STAFF RECOMMENDATION

Once the Public Hearing is completed and the Planning Commission has completed its deliberations:

- **Staff recommends the Planning Commission adopt Resolution No. 2020-** that: approves the design review for the two-story and 3,510 square feet, excluding a 228-sq ft patio, a 228-sq ft balcony, and the 440-sq ft, two-car garage, new landscaping improvements, and trenching for the installation of new utility connections.**

Planning Commission Memo

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

DATE: April 29, 2020

AGENDA DATE: May 5, 2020

TO: Planning Commissioners

PREPARED BY: Rob Mullane, AICP, Consulting Planner

TITLE: **EXTENSION OF MIRA MONTE VESTING TENTATIVE MAP**

BACKGROUND, AUTHORITY, AND PROCEDURES

Sections 16.16.120 and 16-A.08.030 of the City's Municipal Code provide that a vesting tentative map shall expire twenty-four months from the date it was approved, unless it is extended by the City Council in accordance with the provisions of section 16.16.130.

On March 12, 2019, the City Council approved a Vesting Tentative Map for the Mira Monte residential subdivision and authorized staff to file the associated annexation application to the Monterey County LAFCO. An annexation application was filed with LAFCO later that spring, and the LAFCO Board approved the annexation request on October 28, 2020. The applicant has continued to work with City staff, County staff, and the Monterey County Ag Land Trust on satisfying all requirements needed prior to recording the annexation, and the applicant is actively pursuing bringing the project to market.

Since 14 months have passed since approval of Vesting Tentative Map (VTM), and since the March 2019 VTM approval had a term of 24 months, additional time is needed to complete all prior to recordation requirements as well as to line up the appropriate parties to continue with the development of the subdivision. As such, the applicant is requesting a two-year extension for the VTM, along with a revision to the project's condition of approval with respect to inclusionary housing.

PROJECT DESCRIPTION

The owner of the Mira Monte Subdivision, a 166-unit single-family residential subdivision at the northeast corner of Apple Avenue and 13th Street (APNs: 109-232-001 and 109-232-008) has

submitted a request for a two-year extension of the Vesting Tentative Map. Along with the extension is a request for relief on the project's inclusionary housing requirement by striking Condition #21 from the project's conditions of approval. The property owner and project applicant is Ms. Deborah Rich of Montana Skies, LLC.

PROJECT ANALYSIS

Location

The Mira Monte Subdivision is a 28-acre project site located at the northeast corner of Apple Avenue and 13th Street. It is currently comprised by two separate APNs: 109-232-001 and 109-232-008. The project site is zoned Single Family Residential (R-L).

Figure 1 – Location Map

Time Extension and Inclusionary Housing

On March 10, 2020, an application was filed by Ms. Debra Rich, the General Manager of Montana Skies, for a two-year time extension on the Mira Monte VTM as well as a revision to the conditions of approval with respect to the subdivision's inclusionary housing requirement. These requests are summarized in a letter from the applicant sent to the City on March 10, 2020 (Attachment 2). The applicant provided an additional letter in support of the requests, and this was received by the City

on April 19, 2020 (Attachment C). Both letters provide background as to why both the extension and the inclusionary housing requirement relief are being sought.

Of particular note is that the number of buildable lots was reduced from the 166 lots approved by the City (see Attachment 4) to 151 lots with the imposition of wider than anticipated agricultural buffers, which were finalized prior to LAFCO's action on the Annexation. Some of these lots may be developable in the future should the agricultural buffer be lifted as a result of the cessation of agricultural uses near the project site, but the timing on this is uncertain and may be several years from now. The time extension also provides the applicant with additional time to market the property to builders. Staff supports the time extension request.

With respect to the request for relief on the subdivision's inclusionary housing requirements, this is a component that staff also supports. As noted in the applicant's correspondence, Section 17.51.050.C of the Zoning Code provides relief from inclusionary housing requirements for developments built within a half-mile radius of projects that are supported by government subsidies. The Terracina Oaks Apartment and Walnut Grove Apartments are near the Mira Monte project site and already provide a substantial amount of affordable housing. In addition, with the issuance of building permits for Phase 1A of the Avila Multi-family Residential project, which is anticipated any day now, the City has met 96% of its very low- and low-income housing allocation for the 2014 to 2023 Regional Housing Needs Assessment cycle.

The resolution included as Attachment 1 to this staff report includes a recital that Section 17.51.050.C is applicable, and as such, allows the City to provide relief on Mira Monte's inclusionary housing requirement.

The extension and the change to the inclusionary housing requirement would be reflected as revised conditions of approval for the VTM. The resolution for granting these requests will include the revised conditions of approval as an exhibit for clarity of the record. Specifically, Condition #11 will be revised to note the new VTM expiration date of March 11, 2023. In addition, Condition #21 will be deleted and noted as such with all subsequent conditions of approval retaining their prior numbering. The revised conditions of approval have been included as Exhibit A to the Planning Commission resolution recommending that the City Council approve the Time Extension request, and will also be included in that future City Council resolution.

NEXT STEPS

The granting of a time extension and any revised conditions of approval for a previously-approved VTM requires City Council action. The Planning Commission's action would be in the form of a recommendation to the City Council on the request. The Planning Commission may include any revisions to the time extension request or to the VTM's conditions of approval, and if so, the Planning Commission should specific these revisions prior to taking action on the resolution. Further along in the process, prior to the creation of the individual subdivision lots, a final map will be prepared by the subdivider and will go to the City Council for action after review by City staff.

CEQA

The City Council adopted the 2008 Initial Study/Mitigated Negative Declaration (IS/MND) for the Villages project, on November 25, 2008, via Resolution 2008-103. The current Mira Monte project is for a portion of the annexation analyzed in the 2008 IS/MND. The City prepared an addendum to the 2008 IS/MND pursuant to CEQA Guidelines Section 15164, and the City Council adopted this addendum on March 12, 2019. The extension of the Vesting Tentative Map for a two-year period and proposed revision to the project's inclusionary housing requirement would not lead to any new environmental impacts.

RECOMMENDATION

It is recommended the Planning Commission adopt the attached resolution recommending that the City Council grant the requested two-year time extension on the Mira Monte VTM, and revise the project's conditions of approval to delete the inclusionary housing requirement.

ALTERNATIVES

1. The Commission could recommend denial of either or both the VTM time extension or the relief on the inclusionary housing requirement.
2. The Commission could recommend specific revisions to either or both the length of time for the VTM extension, or the inclusionary housing requirement. Revisions to either or both of these components would be reflected in recommended changes to the VTM's conditions of approval.

PROPOSED MOTION

I MOVE THAT THE PLANNING COMMISSION OF THE CITY OF GREENFIELD ADOPT RESOLUTION NO. 2020-05 RECOMMENDING THAT THE CITY COUNCIL GRANT A TWO-YEAR TIME EXTENSION TO THE MIRA MONTE VESTING TENTATIVE MAP, SUBJECT TO THE REVISED CONDITIONS OF APPROVAL INCLUDED AS AN EXHIBIT TO THE RESOLUTION.

ATTACHMENTS

1. Resolution PC No. 2020-05 including
   Exhibit A. Revised Conditions of Approval
2. March 10, 2020 Letter from the Applicant with Requests
3. Recent Correspondence from Applicant in Support of Request
4. Previously-approved Mira Monte Vesting Tentative Map Plan Set
5. PowerPoint Presentation in Handout Format

CITY OF GREENFIELD PLANNING COMMISSION
RESOLUTION NO. 2020-05

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GREENFIELD RECOMMENDING THAT THE CITY COUNCIL APPROVE A TWO-YEAR EXTENSION FOR THE MIRA MONTE VESTING TENTATIVE MAP

WHEREAS, Sections 16.16.120 and 16-A.08.030 of the City of Greenfield Municipal Code specify that a vesting tentative map shall expire twenty-four months from the date it was approved, unless it is extended by the City Council in accordance with Section 16.16.130; and

WHEREAS, Section 16.16.130 of the City of Greenfield Municipal Code specifies that the time at which a tentative map expires may be extended by the City Council for a period or periods not exceeding a total of three years; and

WHEREAS, the project applicant, Montana Skies, LLC, filed a vesting tentative map for the Mira Monte project, a 166-lot subdivision for a proposed residential development at the property located at APNs 109-232-001 and 109-232-008, in 2018; and

WHEREAS, the California Environmental Quality Act (CEQA) requires an assessment of the environmental impacts of a proposed project and the adoption of all feasible measures to mitigate those impacts; and

WHEREAS, the City of Greenfield adopted the Villages Planned Development and Annexation Project Initial Study/Mitigated Negative Declaration, on November 25, 2008, via Resolution No. 2008-103, which included the 28.08-acre Mira Monte project that is the subject of this current action, and approved the pre-zoning and a vesting tentative map for the Mira Monte property; and

WHEREAS, the City of Greenfield prepared and adopted on March 12, 2019, an Addendum to the 2008 Villages Planned Development and Annexation Project Initial Study/Mitigated Negative Declaration, and said Addendum was prepared and all CEQA analyses and reviews have been completed in accordance with the CEQA guidelines as set forth in California Code of Regulations, Title 14, Chapter 3, Sections 15000 et seq.; and

WHEREAS, the Greenfield City Council approved the Mira Monte Vesting Tentative Map on March 12, 2019, along with other project approvals related to the requested annexation; and

WHEREAS, on March 10, 2020, prior to the expiration of the approved vesting tentative map, a written request was received from Montana Skies, LLC for a two-year extension of the Mira Monte Vesting Tentative Map along with a request to revise the project's conditions of approval with respect to the inclusionary housing requirement; and

WHEREAS, the Planning Commission considered the time extension and revised condition of approval request at a duly-noticed public hearing on May 5, 2020; and

WHEREAS, the Planning Commission considered the requisite findings for granting relief to the City's inclusionary housing requirement pursuant to Section 17.51.050 B.3. of the City's Municipal Code;

NOW, THEREFORE, BE IT HEREBY RESOLVED, that the Planning Commission of the City of Greenfield recommends that the City Council approve a two-year extension for the Mira Monte Vesting Tentative Map to March 11, 2023, subject to the attached conditions of approval included as Exhibit A to this resolution.

PASSED AND ADOPTED by the Planning Commission of the City of Greenfield, at a regularly scheduled meeting of the Planning Commission held on the 5th day of May 2020, by the following vote:

AYES, and all in favor, therefore, Commissioners:

NOES, Commissioners:

ABSENT, Commissioners:

_____
Stephanie Garcia, Chairperson

Attest:

_____
Desiree Gomez, Secretary

EXHIBIT "A" to City Council Reso. 2019-22

CONDITIONS OF APPROVAL (Revised May 2020, via CC Reso. 2020-)

MIRA MONTE ANNEXATION PROJECT VESTING TENTATIVE MAP
AND ANNEXATION

The applicable mitigation measures which are contained in the Initial Study/Mitigated Negative Declaration and attached in the Mitigation Monitoring and Reporting Program shall be considered additional conditions of approval for this proposal, and are hereby incorporated by reference.

GENERAL

1. The use shall be conducted in compliance with all appropriate State and Federal laws and regulations, and in conformance with the approved plans. Any significant changes to this approval will require amendment by the Planning Commission and City Council.

2. Modifications to the project or to the conditions imposed may be considered in accordance with the City's Subdivision Ordinance and Zoning Code. All revisions shall be submitted prior to field changes and are to be clouded or otherwise identified on the plans submitted with the request for modification.

3. 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.

4. The subdivider shall comply with all of the provisions of the approved Vesting Tentative Map, all pertinent provisions of the Municipal Code, including, but not limited to applicable provisions of Chapter 16 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.

5. Permanent monuments shall be furnished and installed by the subdivider as required by the Director of Public Works and detailed in Section 16.20.050 of the Municipal Code.

6. **Mitigation 2-1:** As a condition of the annexation of this property into the city, the Applicant shall be subject to any agriculture preservation program, agricultural mitigation fee, or other agricultural mitigation mechanisms adopted by the City of Greenfield, consistent with the required Memorandum of Agreement to be completed prior to consideration of the project by Monterey County LAFCO.

7. **Mitigation 2-3:** The City of Greenfield shall require a Right-to-Farm notification statement to run with the title as disclosure and notice in deeds at the time of transfer or sale of all properties on the project site. The statement shall inform any future property owners of the continuation of agricultural activities in the area and shall disclose the potential effects of agricultural activities on adjacent land uses to future residents.

8. **Mitigation 10-2:**

Proposed Residential Dwellings

- Exterior air conditioning units for proposed residential dwellings shall be located at a minimum distance of 10 feet from adjacent outdoor activity areas or shielded from direct line-of-sight. When practical, it is recommended that exterior AC units be low-noise rated and not be located along exterior building facades of bedrooms.

Proposed Open Space/Park Area

- Use of amplified public address/sound systems within the proposed park area shall be prohibited.
- Use of proposed park facilities shall be limited to between the daytime hours of 7:00 a.m. and 10:00 p.m.
- Landscape maintenance activities for the proposed park shall be limited to between the daytime hours of 7:00 a.m. and 10:00 p.m.

9. **Mitigation 10-3:** Proposed pre-cast masonry walls located along the boundary of the project site shall be constructed to a minimum height of six feet with no visible air gaps between building components or at the base of the structure.

10. **Mitigation 11-1a:** As a condition of project approval, the project Applicant will be required to pay in-lieu Community Facility Impact Fees (including in-lieu park fees) to be calculated based on the fee rate in place at the time of building permit issuance. This fee is required to be paid prior to occupancy permit issuance.

11. The vesting tentative map shall expire on March 11, 2023, which is twenty-four months from the date it was approved or conditionally approved, plus the two-year extension approved on May 26, 2020, unless the Final Map has been approved or unless the tentative map is extended again in accordance with the provisions of Section 16.16.130 of the City's Municipal Code.

PRIOR TO RECORDATION OF FINAL MAP

12. All plans , profiles and easements that may be necessary, as determined by the City Engineer, to validate functionality and buildability of proposed public improvements shall be approved by the City Engineer and Fire Department prior to the filing of the Final Map. Construction of said improvements shall be completed or secured with a bond in accordance with the City requirements and are subject to all fees appropriate for the services. Impact fees shall be paid in accordance with the applicable Municipal Code.

13. Fire hydrant shall be provided by the developer at locations to be determined by the Greenfield Fire Department within the subdivision to be approved by the Fire Chief and the City Engineer, and shown on the Final Map.

14. The Developer and City shall enter into a Subdivision Improvement Agreement acceptable to the City Attorney and the City Engineer and approved by the City Council.

15. A Lighting and Landscape Maintenance District (LLMD) and a Streets and Storm Drains Maintenance District (SSMD) shall be created by the developer, subject to review by the City Attorney and City Engineer. All costs associated with the creation of the LLMD and SSMD by the City, shall be the responsibility of the developer. The LLMD and SSMD shall comply with current State Maintenance District formation laws and include an escalation clause to address increases in the future cost of maintenance and replacement. The LLMD shall address landscape maintenance in public right of ways, parks, and open space; maintenance of lighting system and components 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 City Engineer or City Attorney. The SSMD shall address maintenance of streets (including curb, gutter & sidewalks), storm drains and all associated components and percolation basins; The developer shall be responsible to maintain the items included within the LLMD and SSMD until the fees have been collected for the Assessment District.

16. The applicant shall take the steps necessary to annex to or form a City Community Facilities District (CFD) in order to provide funding for City services for each new parcel or dwelling unit in the proposed development. The agreement to form or annex to a CFD shall be in a manner to be approved by the City Attorney. Participation in a City CFD for services is intended to fully mitigate the incremental impact of new residential development on City services and maintain such services at the standards established in the General Plan.

For any project resulting in the development of five (5) or more residential units on separate parcels, applicant shall also prepare and record the necessary documents to form a homeowners association (the “HOA”) for such development, which HOA shall become active only if and when the CFD is terminated. The HOA documents shall provide that the HOA shall be required to fund the services provided by the CFD, and at the same level established in the Rate and Method of Apportionment for the CFD.

17. All utility easements, including a Public Utilities Easement on the front of all of the lots for telephone, electric, cable, shall be provided on the Final Map. This configuration must meet the requirements of the utility companies and the City Engineer.

18. Prior to the City's acceptance of the Final Map, the Developer shall contact the Greenfield U.S. Postmaster to locate in the subdivision placement of "Neighborhood Delivery and Collection Boxes (NDCBU's). Any required easements shall be dedicated and shown on the Final Map within a public utility easement, as approved by City Staff and the Postmaster, Greenfield Post Office.

19. The reproducible Mylar and electronic files of the plans and profiles of said improvements shall be furnished to the Public Works Department and shall become the property of the City of Greenfield at the time of approval.

20. No permits or work shall commence on the subject property until approval of the Final Map unless otherwise approved by the Building Official or City Engineer.

21. ~~Prior to Final Map approval, the project developer shall prepare an Inclusionary Housing Agreement to be approved by the City Council that is consistent with the existing Inclusionary Housing Ordinance at the time of the Housing Agreement approval.~~ (Cond. 21 deleted by City Council Reso. 2020-)

22. Prior to Final Map approval, the project developer shall prepare a parking plan indicating the location and number of street parking spaces available within the subdivision.

23. Prior to Final Map approval, the Applicant shall submit a list of street names in accordance with the City of Greenfield Policy, to be approved by the City Council.

24. Preparation of the final improvement plans and construction of the units shall proceed in compliance with all applicable state and federal laws, City ordinances and the ordinances or regulations of other jurisdictions where applicable.

25. **Mitigation 6-1:** Prior to Final Map approval, the Applicant shall incorporate the structural design recommendations of the *Preliminary Geotechnical Investigation* prepared by Stevens, Ferrone & Bailey Engineering Company, Inc. (August 3, 2005) and the Geotechnical Engineering Report prepared by Earth Systems Pacific (July 22, 2006), including requirements for site preparation and grading, engineered fill, utility trench excavations, foundations, slab design, soil corrosion and pavement design. Recommendations of the report shall be incorporated into the final improvement plans subject to review and approval by the City Engineer.

26. **Mitigation 8-1:** Project Applicant(s) for near-term and future development within the project site shall identify, as part of Vesting Tentative Map submittal, a detailed drainage plan designed to contain stormwater runoff from the 100-year storm event onsite and shall include: detailed hydrologic modeling; existing facilities; soil and topographic data; erosion control and best management practices; descriptions of proposed flood control facilities; compliance with waste discharge requirements; phasing and implementation; identification of the entity that is responsible for facility design and construction; Clean Water Act compliance; and facility maintenance. Where feasible, project Applicant(s) shall design a detailed drainage plan which utilizes a single, adequately sized retention pond to serve the remainder of the project site. Drainage improvements shall be subject to review and approval by the City Engineer.

PRIOR TO THE ISSUANCE OF GRADING AND BUILDING PERMITS

27. The storm water retention/percolation pond must be designed, constructed and monitored in accordance with City regulations, subject to the final review and approval of the City Engineer. The project's final design system will include routing of storm water runoff to off-site drainage facilities when the pond's design capacity is exceeded to avoid impacting adjacent lands. Storm water detention facilities shall be constructed at the beginning of the subdivision improvement construction process to collect runoff and sediment during the grading and construction on site. Final basin configuration shall include perimeter fencing and heavy landscaping. The basin shall be maintained through the required LLD.

28. Prior to the issuance of grading permits, the developer shall submit for the approval of the Community Development Director a Final Landscape Plan for the landscaping of the park and open space, planting strips, and fencing surrounding the open space/detention basin. All landscaping shall utilize drought tolerant species and water efficient irrigation systems.

29. Prior to the issuance of grading and building permits, the developer shall submit for the approval of the Community Development Director, a Final Landscape plan for the landscaping for residential front yards. All landscaping shall utilize drought tolerant species and water efficient irrigation systems.

30. Prior to the issuance of grading permits, the project developer shall submit an Architectural Design Review application for approval by the Planning Commission of housing designs and elevations for the project.

31. **Mitigation 1-1:** Prior to the issuance of grading and building permits, the Applicant shall prepare and submit to the City of Greenfield a detailed exterior lighting plan that indicates the location and type of lighting that will be used. Exterior lighting shall specify type and maker, and demonstrate a non-intrusive quality through incorporation of baffles and lens cut-offs to direct lighting downward, while still providing an adequate amount of light for safety and/or security.

32. The developer shall prepare "For Construction" Subdivision Improvement Plans to be approved by the City Engineer and the City Attorney prior to issuance of grading or building permits, unless as authorized by the City Engineer. The Improvement Plans 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, street landscaping, and project fencing.

33. Prior to issuance of grading permits, plans showing how the sewer line will be linked to the subdivision shall be provided to the City Engineer for review and approval.

34. The proposed percolation basin shall demonstrate capacity for serving this subdivision. Design calculations shall be provided to the City Engineer for review and approval along with detailed design, prior to submittal of the Final Map.

35. A detailed soils report shall be prepared prior to site development 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 projects 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.

36. Site grading and the required detention basin shall be installed in accordance with the approved improvement plan, to collect runoff and sediment during the grading and construction on site.

37. The use of dust and litter control measures during all construction, as well as during construction of housing units shall be required. The measures proposed for use shall be submitted to the City Engineer for approval. Developer shall provide $5000.00 cash deposit with City to secure compliance with litter and dust control measures. This deposit shall be made before any construction or site preparation activity shall be allowed to begin.

38. Prior to the issuance of building permits the developer or Applicants shall pay all applicable fees, to be calculated using the fee scale in place at the time of annexation, including impact fees for fire, regional transportation agency and schools for each of the lots as they are developed. Prior to 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 as developed.

39. Existing on-site wells shall be capped and sealed consistent with state law and County of Monterey procedures. Septic Systems that may be present onsite shall be demolished according to Monterey County Health Standards.

40. Construction contractors shall implement a Waste Management Recycling Program to be reviewed and approved by the City of Greenfield Community Development Department prior to issuance of building or demolition permits. Many natural resources are saved by recycling construction site waste, while salvaging, reusing, and recycling these materials can reduce disposal costs, extend the life of landfills, and create jobs. The program shall include the following two sections. Each section will be reviewed and approved as noted.

SECTION ONE: Submitted and approved prior to issuance of building or demolition permits:

1. Salvage and Deconstruction: Identify the items you anticipate salvaging and the salvage company that will be used.
2. Inert Solids: Identify inert solids that will be generated and identify how these will be diverted from disposal through salvaging, reusing or recycling 100% of inert solids, including asphalt, brick, concrete, dirt, fines, rock, sand, soil, and stone.

3. Separation On-Site: In addition to 100% diversion of inert solids, 50% of non-inert materials must be diverted, including wood, metal, cardboard, green waste, gypsum, and fixtures. Non-inert materials may be separated on-site for recycling and will count towards the 50% diversion requirement. Identify materials that will be separated on-site for recycling companies.
4. Mixed Construction and Demolition (C&D) Debris: If non-inert materials are not separated on-site for recycling, or if the materials separated for recycling are not at least 50% of the total mixed debris generated, then mixed C&D must be taken to a mixed C&D sorting facility that will separate and recycle for you. Indicate the mixed C&D sorting facilities you intend to use.
5. Disposal: Indicate what percentage of all debris generated will be disposed, what materials you expect to dispose of, and what facility(ies) you will use.
6. Hauling of debris: Indicate how you intend to transport debris.

SECTION TWO: Submitted and approved following the removal of all debris and prior to issuance of occupancy for any buildings onsite:

Section Two requires documentation of debris handling during the project and submittal of receipts, or equivalent documentation, demonstrating that 100% of inert solids and 50% of the remaining construction and demolition debris were diverted. Upon completion of the project, the contractor will have 30 days in which to submit Section Two with the required receipts, or equivalent documentation to demonstrate compliance with the WMRP. If the 100% of inert solids and 50% of the remaining construction and demolition debris diversions are met, then the entire deposit will be returned within 14 days upon submittal of all original receipts. If the diversion rates are not met, only a pro rata portion of the deposit will be returned to the Applicant.

41. **Mitigation 2-2:** Prior to the issuance of building permits, the Applicant will mitigate for the loss of farmland by:

1) Consistent with the City of Greenfield policies regarding land use buffers, final site plans shall include a 100-foot minimum land use buffer along the northern boundaries of the project site. The buffer distance shall be measured from the edge of active agricultural fields or vineyards and the nearest residential building line. Distances comprising the buffer may include roadway rights-of-way, easements, landscaping and other uninhabited uses. Ultimate design and consideration of setbacks will be subject to review and approval by the City of Greenfield.

or

2) Contribution or participation in agricultural land buffer mitigation adopted by the City of Greenfield and in place at the time that LAFCO considers the annexation.

42. **Mitigation 4-1:** If proposed construction activities are planned to occur during the nesting seasons for local avian species (typically March 1st through August 31st), the Applicant shall retain a qualified biologist to conduct a focused survey for active nests of raptors and migratory birds (other than western burrowing owl) within and in the vicinity of (no less that 100-feet outside project boundaries, where possible) the construction area no more than 30 days prior to ground disturbance or tree removal. If active nests are located during preconstruction surveys, USFWS and/or DFG (as appropriate) shall be notified regarding the status of the nests.

Furthermore, construction activities shall be restricted as necessary to avoid disturbance of the nest until it is abandoned or the biologist deems disturbance potential to be minimal. Restrictions may include establishment of exclusion zones (no ingress of personnel or equipment at a minimum radius of 100-feet around the nest) or alteration of the construction schedule. No action is necessary if construction will occur during the nonbreeding season (generally September 1st through February 28th).

43. **Mitigation 7-2:** Prior to approval of a demolition permit for existing structures located on the project site, the City of Greenfield shall require the Applicant contract with a qualified professional to conduct an asbestos and lead-based paint survey for the presence of these materials within existing structures prior to demolition. If these materials are encountered during this survey, the Applicant shall have it removed, transported and disposed of in accordance with the State and local regulations.

44. **Mitigation 15-2:** The City of Greenfield requires that the Applicant pay the City's adopted Traffic Impact Fee[1] prior to the issuance of building permit.

    Payment of the fee shall represent the Applicant's fair share contribution towards the following improvements:

    - With signalization and coordination of the signals at the two Walnut Avenue / Highway 101 terminals, as well as providing an exclusive westbound right turn lane and a separate northbound right turn lane at the Walnut Avenue/Highway 101 NB Ramp terminal, the intersections would operate at LOS C or better.
    - The intersection of 10th Street/Walnut Avenue will operate at LOS A during both the AM and PM peak hours with signalization and re-striping of eastbound and westbound legs to accommodate left-turn lanes. On-street parking would have to be removed.

45. **Mitigation 15-1a/b:** The City of Greenfield shall require that the Applicant construct the following ¾ street improvements during the beginning phases of project construction~~,~~ as required by the City Engineer.

    Installation of curbs, gutters, sidewalks and landscaping on the street frontage of Walnut Avenue, Apple Avenue, and 13th Street and street improvements in accordance with the following General Plan roadway widths (3/4) for collector streets:

    - Walnut Avenue – 60 feet ROW and 46.5 feet face of curb (FC) distance
    - Apple Avenue – 68 feet ROW and 62 FC
    - 13th Street – 82 feet ROW and 62' feet FC

46. **Mitigation 15-3:** The City of Greenfield requires that the Applicant pay the City's adopted Traffic Impact Fee prior to the issuance of building permit.

    Payment of the fee shall represent the Applicants fair share contribution towards the following improvements to address project impacts:

- The streets on the project frontage will all be upgraded to standards that will ensure acceptable operating conditions.
- Walnut Avenue between 10th Street and El Camino Real will have to be restriped to include left-turn lanes or a two-way left turn lane. On-street parking may have to be removed. The project should implement this improvement.

47. **Mitigation 15-4:** The City of Greenfield requires that the Applicant pay the City's adopted Traffic Impact Fee prior to the issuance of building permit.

    Payment of the fee shall represent the Applicants fair share contribution towards the following improvements:

INTERSECTION IMPROVEMENTS

Intersection/Segment	GPBO with Project Conditions
1) Highway 101 NB On-Ramp / Livingston Road	Signalization and following geometry: NB: 2BT, 2NBR EB: 1EBT, 1EBT/R, 1EBR WB: 2WBL, 2WBR
2) El Camino Real / Hwy 101 SB Off-Ramp – Thorne Road	Construction of new interchange with new Highway 101 overpass connecting to Thorne Road and following geometry: NB: 1NBL, 1NBT, 2NBR SB: 2SBL, 1SBT, 1SBR EB: 1EBL, 1EBT, 1EBT/R WB: 1WBL, 1WBT, 1WBR
3) El Camino Real / Hwy 101 SB On-Ramp	No intersection—new interchange
4) Highway 101 NB On-Ramp / Hwy 101 SB On-Ramp (at El Camino)	No intersection—new interchange
5) Highway 101 SB Ramps / Walnut Avenue	Construction of a new Walnut Avenue bridge. The City is currently conducting a PSR for this interchange project. Geometry: SB-Off Ramp: 2SBL, 1SBT/L, 1SBR SB-On Ramp: 2SBT EB: 3EBT, 1EBR WB: 2WBL, 1WBT
6) Highway 101 NB Ramps / Walnut Avenue	Construction of a new Walnut Avenue bridge. The City is currently conducting a PSR for this interchange project. Geometry: NB-Off Ramp: 1NBL/T, 2NBR NB-On Ramp: 2NBT EB: 2EBL, 3EBT WB: 2WBL, 1WBT, 2WBR
7) El Camino Real / Cypress Avenue	Signalization, re-striping and following geometry: NB: 1NBL, 1NBT, 1NBT/R SB: 1SBL, 2SBT, 1SBR EB: 1EBL/T/R WB: 1WBL/T/R
8) El Camino Real / Pine Avenue	Signalization, re-striping and following geometry: NB: 1NBL, 2NBT, 1NBR SB: 1SBL, 2SBT, 1SBR EB: 1EBL, 1EBT/R WB: 1WBL, 1 WBT, 1WBR

Intersection/Segment	GPBO with Project Conditions
9) El Camino Real / Cherry Avenue	Signalization, re-striping and following geometry: NB: 1NBL, 1NBT, 1NBT/R SB: 1SBL, 1SBT, 1SBT/R EB: 1EBL/T/R WB: 1WBL/T/R
10) El Camino Real / Walnut Avenue	Signalization, re-striping and following geometry (completed in March 2008 as part of the on-going traffic signal project): NB: 1NBL, 1NBT, 1NBL SB: 2SBL, 1SBT, 1SBR EB: 1 EBL, 1EBT/R WB: 1WBL, 1WBT, 1WBR
11) El Camino Real / Apple Avenue	Signalization, re-striping and following geometry: NB: 1NBL, 1NBT/R SB: 1SBL, 1SBT/R EB: 1EBL/T/R WB: 1WBL/T/R
12) El Camino Real / Oak Avenue	Signalization, re-striping and following geometry (Completed in March 2008 of the on-going traffic signal project): NB: 1NBL, 1NBT/R SB: 1SBL, 1SBT/R EB: 1EBL, 1EB/T/R WB: 1WBL, 1WBT/R
13) El Camino Real / Elm Avenue	Signalization, re-striping and following geometry (Completed in March 2008 as part of the on-going traffic signal project): NB: 1NBL, 1NBT, 1NBR SB: 1SBL, 1SBT/R EB: 1EBL, 1EB/T/R WB: 1WBL, 1WBT/R
1) 10th Street and Walnut Avenue	Signalization and re-striping for separate eastbound left and separate westbound left-turn lanes.

DURING CONSTRUCTION AND PRIOR TO FINAL BUILDING INSPECTION

48. Post a publicly visible sign, which specifies the telephone number and person to contact regarding dust 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).

49. Prior to Certificates of Occupancy, 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.

50. Prior to Certificates of Occupancy, all water mains, sanitary sewers and their appurtenances, storm water drainage lines, and any other utilities to be located beneath the public street, shall be installed, with service laterals up to the property line for each individual lot included within the tract, prior to surfacing the streets.

51. Prior to the issuance of Certificates of Occupancy, all public improvements including the installation of landscaping, construction of the detention basin, installation of street improvements, installation of utilities, installation of fencing shall be completed to the satisfaction of the City Engineer and Community Development Director.

52. Installation and testing of the sewer lines, water systems and fire hydrants must be conducted in accordance with AWWA and standard specifications.

53. All grading within the boundaries of the subdivision 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, certifying compliance with the City's grading ordinance. 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.

54. Prior to issuance of Certificates of Occupancy, the Developer shall install all required street name, crosswalks, and traffic control signs as required, in accordance with the specification of the City Engineer, the improvement plans, and the approval of the Police Chief.

55. The Building Official will confirm that all fixtures and appliances in the yards and structures shall be water conserving and low-flow, subject to the approval of the Building Official and consistent with the City's water conservation ordinance. Toilets shall have maximum water usage of 1.6 gallons per flush. Showers shall consume a maximum of 2.5 gallons per minute.

56. Final design of the open space areas shall be reviewed by the Parks Committee for approval prior to issuance of occupancy permits.

57. **Mitigation 3-1:** During construction, the Applicant shall implement MBUAPCD-recommended mitigation measures to the extent that predicted emissions of PM^{10} would be reduced below the MBUAPCD's emissions threshold of 82 lbs/day. Therefore, all construction in the project site shall comply with the following Best Construction Practices (BCPs):

<u>Fugitive Dust</u>

- Water all active construction areas at least twice daily. Frequency should be based on the type of operation, soil and wind exposure.
- Prohibit all grading activities during periods of high wind (over 15 mph).

- Apply chemical soil stabilizers on inactive construction areas (disturbed lands within construction projects that are unused for at least four consecutive days).
- Apply non-toxic binders (e.g., latex acrylic copolymer) to exposed areas after cut and fill operations and hydroseed areas.
- Cover all trucks hauling dirt, sand and other loose materials or require all haul trucks to maintain at least 2'0" of freeboard.
- Replant vegetation in disturbed areas as quickly as possible.
- Enclose, cover, water twice daily, or apply non-toxic soil binders to exposed stockpiles, such as dirt, sand, etc.
- Sweep daily, with water sweepers, all paved access roads, parking areas and staging areas at construction sites.
- Sweep streets daily, with water sweepers, if visible soil materials are carried onto adjacent public streets.
- Limit traffic speeds on unpaved roads to 15 mph or less based on soil or wind exposure.
- Install sandbags or other erosion control measures to prevent silt runoff to public roadways.

<u>Mobile/Stationary-Source Emissions</u>

- Diesel equipment used onsite should be year 2003, or newer, equipped with emission control technology (e.g., diesel-oxidation catalyst), or use alternative fuels (e.g., biodiesel).
- Construction equipment shall not be left idling when not in use.
- Post a publicly visible sign which specifies the telephone number and person to contact regarding emissions-related complaints. This person shall respond to complaints and take corrective action within 48 hours. The phone number of the MBUAPCD shall be visible to ensure compliance with Rule 402 (Nuisance).
- Prior to the issuance of the grading/building permit, the Applicant shall contact the Monterey Bay Unified Air Pollution Control District to determine the current feasibility of diesel particulate matter emission controls and alternative diesel fuels. An emission control plan shall be developed and approved in consultation with the District for submittal to the City/County Building Department.
- Prior to the issuance of the grading/building permit, the Applicant shall contact the Monterey Bay Unified Air Pollution Control District (MBUAPCD) to determine the significance of emissions of diesel particulate matter and acrolein from the project, as well as the current feasibility of diesel particulate matter emission controls and alternative diesel fuels. If impacts are determined to be potentially significant and mitigation is feasible, an emission control plan shall be developed and approved in consultation with the District for submittal to the City/County Building Department. However, if the MBUAPCD has not reinstated its threshold of significance for emissions of acrolein by the date of project approval by the Lead Agency, the project shall not have to consider or mitigate emissions of acrolein

58. Mitigation 5-1: As a condition of project approval, and implemented during construction activities, if any prehistoric or historic artifacts, or other indications of archaeological resources are found once project construction is underway, all work in the immediate vicinity must stop and the City of Greenfield Community

Development Department shall be immediately notified. An archaeologist meeting the Secretary of Interior's Professional Qualifications Standards in prehistoric or historical archaeology, as appropriate, shall be retained to evaluate the finds and recommend appropriate mitigation measures for the inadvertently discovered cultural resources. The City and the Applicant will consider the mitigation recommendations of the qualified archaeologist. The City and the Applicant shall consult and agree upon implementation of a measure or measures that the City and the Applicant deem feasible and appropriate. Such measures may include avoidance, preservation in place, excavation, documentation, curation, data recovery or other appropriate measures.

59. **Mitigation 5-2:** As a condition of project approval, and implemented during construction activities, if any paleontological resources (i.e., fossils) are found once project construction is underway, all work in the immediate vicinity must stop and the City of Greenfield Community Development Department shall be immediately notified. A qualified paleontologist shall be retained to evaluate the finds and recommend appropriate mitigation for the inadvertently discovered paleontological resources. The City and the Applicant will consider the mitigation recommendations of the qualified paleontologist. The City and the Applicant shall consult and agree upon implementation of a measure or measures that the City and the Applicant deem feasible and appropriate. Such measures may include avoidance, preservation in place, excavation, documentation, curation or other appropriate measures.

60. **Mitigation 5-3:** As a condition of project approval, and implemented during construction activities, if human remains are discovered, all work must stop in the immediate vicinity of the find, the City of Greenfield Community Development Department must be notified and the County Coroner must be notified, according to Section 7050.5 of the California Health and Safety Code. If the remains are determined to be Native American, the coroner shall notify the Native American Heritage Commission, and the procedures outlined in CEQA Guidelines Section 15064.5(d) and (e) shall be followed.

61. **Mitigation 8-2:** All drainage and erosion control plans submitted shall incorporate temporary measures effective from October 1 through March 31 that ensure eroded or exposed soils are maintained on-site during construction.

62. **Mitigation 10-1:** *Construction Noise*
    - Noise-generating construction operations shall be limited to the hours between 7:00 AM to 6:00 PM Monday through Friday. The Applicant may request permission from the City to continue with construction through the weekend. If made, said request shall be submitted in writing for review and approval by the Director of Public Works and shall be pursuant to the limitations that the Public Works Director determines are appropriate;
    - Construction equipment and equipment staging areas shall be located at the furthest distance possible from nearby noise-sensitive land uses;
    - Construction equipment shall be properly maintained and equipped with noise-reduction intake and exhaust mufflers and engine shrouds, in accordance with manufacturers' recommendations. Equipment engine shrouds shall be closed during equipment operation;
    - When not in use, motorized construction equipment shall not be left idling.

March 10, 2020

Mr. Paul Mugan
Community Development Director
City of Greenfield
599 El Camino Real
Greenfield, CA 93927

Dear Paul:

I am writing in regards to the recently annexed Mira Monte project for two reasons: first, I write to request a two-year extension of Mira Monte's vesting tentative map; second, I'd like to request a change to the project's Conditions of Approval.

After Mira Monte's Vesting Tentative Map was approved by City Council in March 2019, there were unforeseen and extended delays in the LAFCO annexation proceedings. In addition, the City of Greenfield has, for reasons beyond its control, had to delay both the consideration of changes to Mira Monte's Conditions of Approval as well as the finalization of draft easements for the required agricultural buffers. Given these delays, I would like to request a two-year extension of the vesting tentative map. The current map will expire in March 2021.

I am hoping that the City of Greenfield will simultaneously consider a modification in regards to Mira Monte's conditions of approval as detailed in, "Exhibit A: Conditions of Approval Mira Monte Annexation Project Vesting Tentative Map and Annexation," which is included in the adopted Resolution No. 2019-22. Specifically, I am requesting a revision to Condition #21, which pertains to inclusionary housing units.

Please note that Condition #2 listed in the same Exhibit A specifies that modifications to the Conditions of Approval may be considered in accordance with the City's Subdivision Ordinance and Zoning Code. City Municipal Code Section 17.51.050 C offers relief from the inclusionary housing requirement for new developments that will be built within a half-mile area radius in which the City's requirements for government subsidized housing have already been met.

Since Mira Monte is within a half-mile of Terracina Oaks Apartments and of Walnut Grove II and Walnut Grove III, and given those developments' substantial contributions to the provision of affordable housing units, I believe that Mira Monte qualifies for the exemption.

I would especially welcome application of the exemption to the Mira Monte project given that we reduced the number of immediately buildable lots in the Mira Monte project from 166 to 151 to accommodate a request by the Monterey County Agricultural Commissioner to add new and to augment existing agricultural buffers to mitigate the potential impact of agricultural pesticides on the future residents of Mira Monte.

The reduction in buildable lots to accommodate the Agricultural Commissioner's request will have a significant negative economic impact on the project, giving the landowner and the future developer less margin to accommodate inclusionary housing.

The goal of Mira Monte remains the same that it has been since its conception 15 years ago: to create an attractive neighborhood of market rate housing targeted at Greenfield's low-to-mid Middle Class. Keeping the price point within reach of this market segment becomes increasingly difficult the more houses we take away from the developer as he or she will need to recoup their costs and profit on fewer and fewer homes.

I understand that my requests for extending the vesting tentative map and for relief from inclusionary housing will be considered in April, 2020, by both the Planning Commission and the City Council of the City of Greenfield. I appreciate your consideration of these requests, and look forward to hearing what additional information I can provide at or before the meetings.

Warm regards,

Deborah K. Rich
General Manager
Montana Skies, LLC

Good evening, Madame Chair and Commissioners:

Thank you for being here, especially given the unique challenges presented by the coronavirus, and thank you for considering my requests for both a two-year extension of the Mira Monte Vesting Tentative Map as well as for relief from the inclusionary housing requirement for the Mira Monte Subdivision.

The Greenfield City Council renewed Mira Monte's Vesting Tentative Map in March of 2019. It has taken over a year for city staff and I to navigate our way through the LAFCO annexation process and to finalize conditions of approval. Further, the coronavirus has delayed the opportunity for the city's consideration of removing the condition of inclusionary housing from the Mira Monte development. I think that it is reasonable to expect that it could take 2-3 years from today to bring on board a developer, and for a developer to work his or her way through to a final map. A two-year extension of the VTM will create space for the project to proceed.

Meanwhile, I think that it is critical for the viability of the project that the inclusionary housing condition be removed. I don't make this request for relief lightly. I believe that everyone desires and benefits from the security and comfort that a family home can offer.

But I also believe that Greenfield needs the market rate housing that Mira Monte was designed to offer, and I don't think that we can meet this need if Mira Monte has an inclusionary housing component.

Two reasons make the inclusionary housing requirement onerous to the point of being a deal breaker for the Mira Monte subdivision: the first is the additional agricultural buffer requirements that the county added to the plan during the annexation process. The second is that inclusionary housing policies only work when land and housing prices are booming. This has not been the case in Greenfield since the housing bubble in the years prior to the 2008-2009 recession, and it is not the case, today.

When you last considered the Mira Monte subdivision in 2018, the plan called for 166 market rate homes. However, late in the LAFCO annexation process, the County Agricultural Commissioner made an unexpected request: the commissioner wanted to double the size of one of the subdivision's existing agricultural buffers, and to add an entirely new one.

The Commissioner made the request in response to concern voiced by residents of cities in the county, including of Greenfield, about the potential for pesticide exposure. One way that the Commissioner is responding to this concern is to effectively push housing in towards the middle of any new development space, thus giving pesticides applied in neighboring fields further opportunity to volatize.

Despite feeling that a better way to address this concern is to change agricultural practices, the staff and I agreed to this increase in buffer footage. None of us wants to see any family member, friend, or neighbor exposed to pesticides. We doubled the size of an existing buffer from 100' to 200', and added an additional 100' buffer.

But this was an expensive give. Accommodating the protective buffers required giving up 15 homes, shrinking the neighborhood to 151 homes.

Meeting the 20% inclusionary housing requirement would require taking an additional 30 homes out of the revenue equation for a developer. Approximately 15 of those 30 homes would have to be sold at a price lower than the cost of building the home. The other 15 would be sold at a price that might cover the building costs, but that would not leave the developer any profit.

As you know, whenever the City interacts with private industry, there is always the need to strike a balance between the City creating the best community it can for its citizens, and leaving enough profit on the table to incentivize business owners, developers and landowners to do the work necessary to help the City meet its goals. Stacking inclusionary housing on top of the goal of reducing potential pesticide exposure is an ask that will make it very difficult to help the city bring market rate housing into the housing mixture.

I think that it is worth remembering that inclusionary housing policies first came into being in the 1970's on the East Coast. In parts of the United States, the housing market, and thus land development, was booming during the 70's as a result of the unprecedentedly large baby boomer generation coming of age and starting families. Landowners and developers could be said to be making outsize gains, and there appeared to be room to use the inclusionary policies to carve out money for low income housing, while still leaving developers plentiful profits. These policies have been much less effective, and even perhaps prohibitive of growth whenever and wherever housing prices have returned to more normal levels.

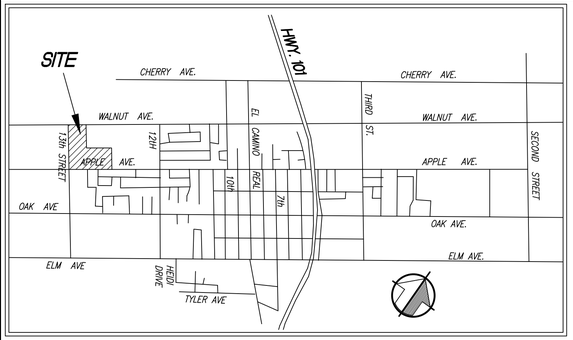
Here locally, outsize gains were perhaps available in Greenfield in the lead-up to the 2008 housing bust when market rate homes were selling in Greenfield for well over $500,000. Those same homes are now selling for the low to mid $300,000's. As a result of the coronavirus, prices might drop further. The profit margin left for both landowners and developers has been greatly reduced, and projects can easily become hard to justify economically.

Greenfield's long-standing commitment to inclusionary housing has led to a large percentage of the Greenfield housing market being already committed to low income housing. In the half-mile radius around the Mira Monte subdivision, the City's requirement to inclusionary housing has already been met. I am grateful that City Code allows for relief from the inclusionary housing component where low income housing already comprises a robust percentage of the available homes nearby.

I hope that in the interest of expeditiously providing Greenfield market rate homes, and in recognition of both the desire to support the health of Greenfield residents as well as of the reality of housing prices in the City, that relief from the inclusionary housing requirement can be granted to Mira Monte.

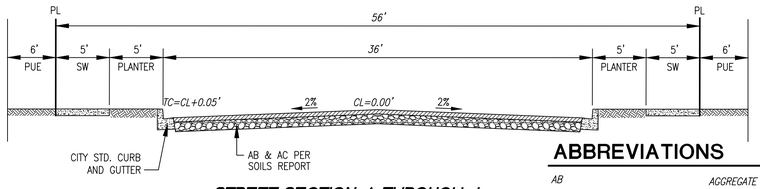
Warm regards,

Deborah Rich
General Manager
Montana Skies, LLC



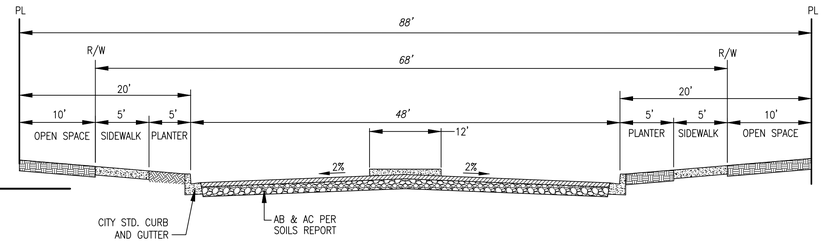
VICINITY MAP-CITY OF GREENFIELD

NOT TO SCALE



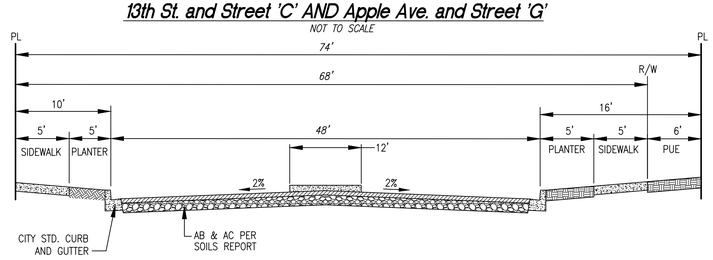
STREET SECTION-A THROUGH J

NOT TO SCALE



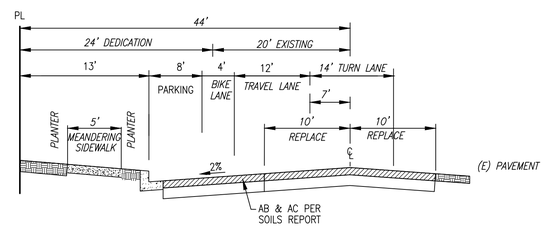
STREET SECTION-ENTRANCE
13th St. and Street 'C' AND Apple Ave. and Street 'G'

NOT TO SCALE



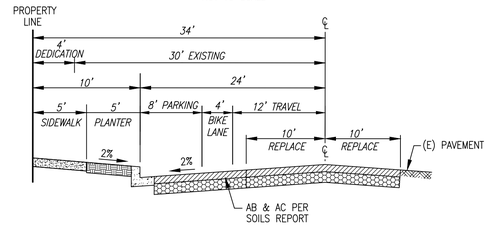
STREET SECTION- STREET 'G' W/MEDIAN

NOT TO SCALE



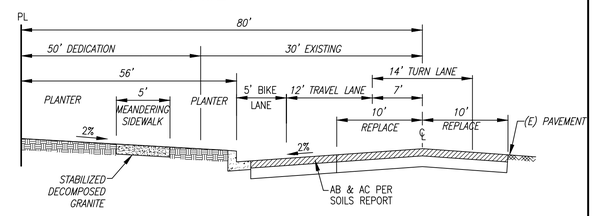
TYPICAL SECTION-13TH STREET

NOT TO SCALE



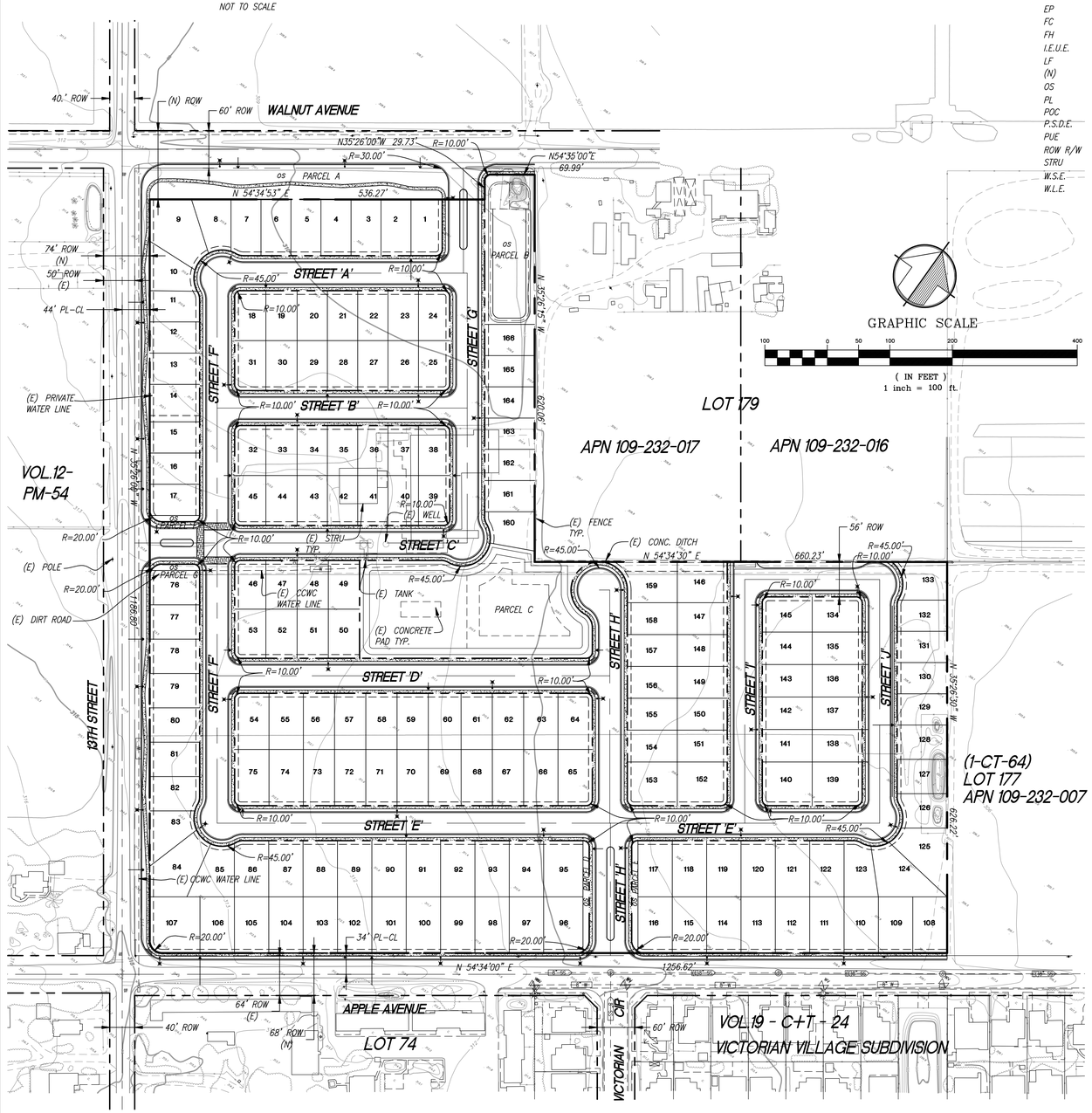
TYPICAL SECTION-APPLE AVENUE

NOT TO SCALE



TYPICAL SECTION-WALNUT STREET

NOT TO SCALE



ABBREVIATIONS

AB	AGGREGATE BASE
AC	AGGREGATE CONCRETE
AD	AREA DRAIN
BC	BACK OF CURB
BW	BACK OF WALK
CCWC	CLARK COLONY WATER COMPANY
CL	CENTER LINE
CONC.	CONCRETE
(E)	EXISTING
EP	EDGE OF PAVEMENT
FC	FACE OF CURB
FH	FIRE HYDRANT
I.E.U.E.	INGRESS, EGRESS, AND UTILITY EASEMENT
LF	LINEAL FEET
(N)	NEW
OS	OPEN SPACE
PL	PROPERTY LINE
POC	POINT OF CONNECTION
P.S.D.E.	PRIVATE STORM DRAIN EASEMENT
PUE	PUBLIC UTILITY EASEMENT
ROW R/W	RIGHT OF WAY
STRU	STRUCTURE
W.S.E.	WATER SURFACE ELEVATION
W.L.E.	WATER LINE EASEMENT

DEVELOPER'S STATEMENT

APPLICANT:
Deborah Rich
MONTANA SKIES, LLC
1281 Fourth St.
Monterey, CA 93940
AGENT:
Mattew Sundt, GSPEC
Golden State Planning and Environmenal Consulting

OWNER:
Deborah Rich
MONTANA SKIES, LLC
1281 Fourth St.
Monterey, CA 93940

ASSESSOR'S PARCEL NO: 109-232-008

LOT 180 OF CLARK COLONY (1-CT-64)

ASSESSOR'S PARCEL NO: 109-232-001

LOT 181 & LOT 182 OF CLARK COLONY (VOL. 13-S-109)

GENERAL PLAN DESIGNATION: Low Density Residential

EXISTING ZONING: Monterey County Agricultural

PROPOSED ZONING: Residential Planned Unit Development

PROPERTY LOCATION: City of Greenfield/Monterey County

GROSS PROPERTY SIZE: 28.08 acres (current boundary/property line)

PROPOSED DEVELOPMENT AREA:

Residential Lots	17.14 acres	
Right of way	8.09 acres	
Percolation Basin / Park	1.31 acres	
Percolation Basin / Open Space	0.44 acres	Total 1.46 acres
Open Space	1.02 acres	

Net Density – 166 lots / 28.08 acres – 5.9 lots / acres
Maximum Lot Size – 7443 sq.ft.
Minimum Lot Size – 3980 sq.ft.
Average Lot Size – 5661 sq.ft.

PROPOSED USE:
Single Family Residential Lots – 166 lots
Open Space / Percolation Basin – 1 parcel
Neighborhood Park / Percolation Basin – 1 parcel
Open Space – 7 parcels

PROPOSED DEVELOPMENT:
Fully developed lots and houses

PHASING: May Be Developed in Phases

STRUCTURES TO BE DEMOLISHED: Yes

PAST AND RECENT USE: Agricultural/Rural Residential
CURRENTLY USED FOR FARMING

GRADING: Balance on site.

SANITARY SEWER SERVICE: City of Greenfield system connecting to the sewer main in Apple Avenue, Walnut Avenue.

PROPOSED PROPERTY ACCESS: Street connections to Apple Avenue, Walnut Avenue, and 13th Street.

STORM WATER SYSTEM: A series of storm drain pipes for the subdivision. Storm water percolation basin located in open space along Walnut Ave and within Park.

WATER SERVICE: City of Greenfield water system with service from Apple Avenue and Walnut Avenue.

GAS & ELECTRIC SERVICE FROM P.G.&E.

CABLE TELEVISION SERVICE FROM CHARTER COMMUNICATIONS

TELEPHONE SERVICE FROM SBC

BASIS OF BEARINGS

THE BEARING OF N 35°26'15" W ALONG THE NORTH LINE OF WALNUT AVENUE AND LOT 179 AS SHOWN ON THE MAP RECORDED IN VOLUME 1 OF CITIES & TOWNS AT PAGE 64 AS FOUND MONUMENTED, WAS TAKEN AS BASIS OF BEARINGS SHOWN UPON THIS MAP.

NOTES

1. ALL PROPERTY LINE RADII AT CORNERS ARE 10 FEET (R=10') TYPICAL, UNLESS OTHERWISE NOTED.
2. EXISTING CLARK COLONY WATER COMPANY (CCWC) PIPELINES SHOWN ON THIS MAP ARE BASED ON APPROXIMATE LOCATIONS PROVIDED BY CCWC STAFF. EXISTING CCWC DITCHES ARE SHOWN THE TOPOGRAPHIC SURVEY.
3. EXISTING EASEMENTS FOR CCWC PIPELINES AND DITCHES ARE "BLANKET EASEMENTS" ACROSS THE PROPERTY PER CCWC STAFF. FUTURE DEVELOPMENT OF THE SUBJECT PROPERTY WILL DEDICATE NEW EASEMENTS BY METES AND BOUNDS TO THE CCWC.
4. TREE PLANTINGS: PROPOSED TREE PLANTINGS FOR THE DEVELOPMENT WILL BE SHOWN ON A LANDSCAPE PLAN TO BE PREPARED AT A FUTURE DATE AND TO ACCOMPANY IMPROVEMENT PLAN AND FINAL MAP SUBMITTAL PACKAGES.
5. A GEOTECHNICAL INVESTIGATION HAS BEEN PREPARED FOR THE PROPERTY SHOWN ON THIS MAP ENTITLED, "GEOTECHNICAL INVESTIGATION FOR THE GREENFIELD VILLAGES RESIDENTIAL DEVELOPMENT", PREPARED BY STEVEN FERRONE, AND BAILEY, INC., DATED AUGUST 3, 2005 (SFB PROJECT NO. 127-25).
6. THE PROPOSED DEVELOPMENT SHOWN ON THIS MAP SHALL COMPLY WITH CHAPTER 16.36 OF THE GREENFIELD MUNICIPAL CODE. ALL IMPROVEMENTS SHALL CONFORM TO THE CITY'S STANDARD DETAILS AND SPECIFICATIONS AS ADOPTED BY THE CITY COUNCIL. ANY DEVIATIONS SHALL BE ONLY WITH THE WRITTEN APPROVAL OF THE CITY COUNCIL. PERMITS SHALL BE OBTAINED FROM THE CITY ENGINEER, WHERE REQUIRED, BEFORE ANY CONSTRUCTION IS STARTED.

REV.	DATE	DESCRIPTION	APPR'D	SCH.	DATE	DESCRIPTION

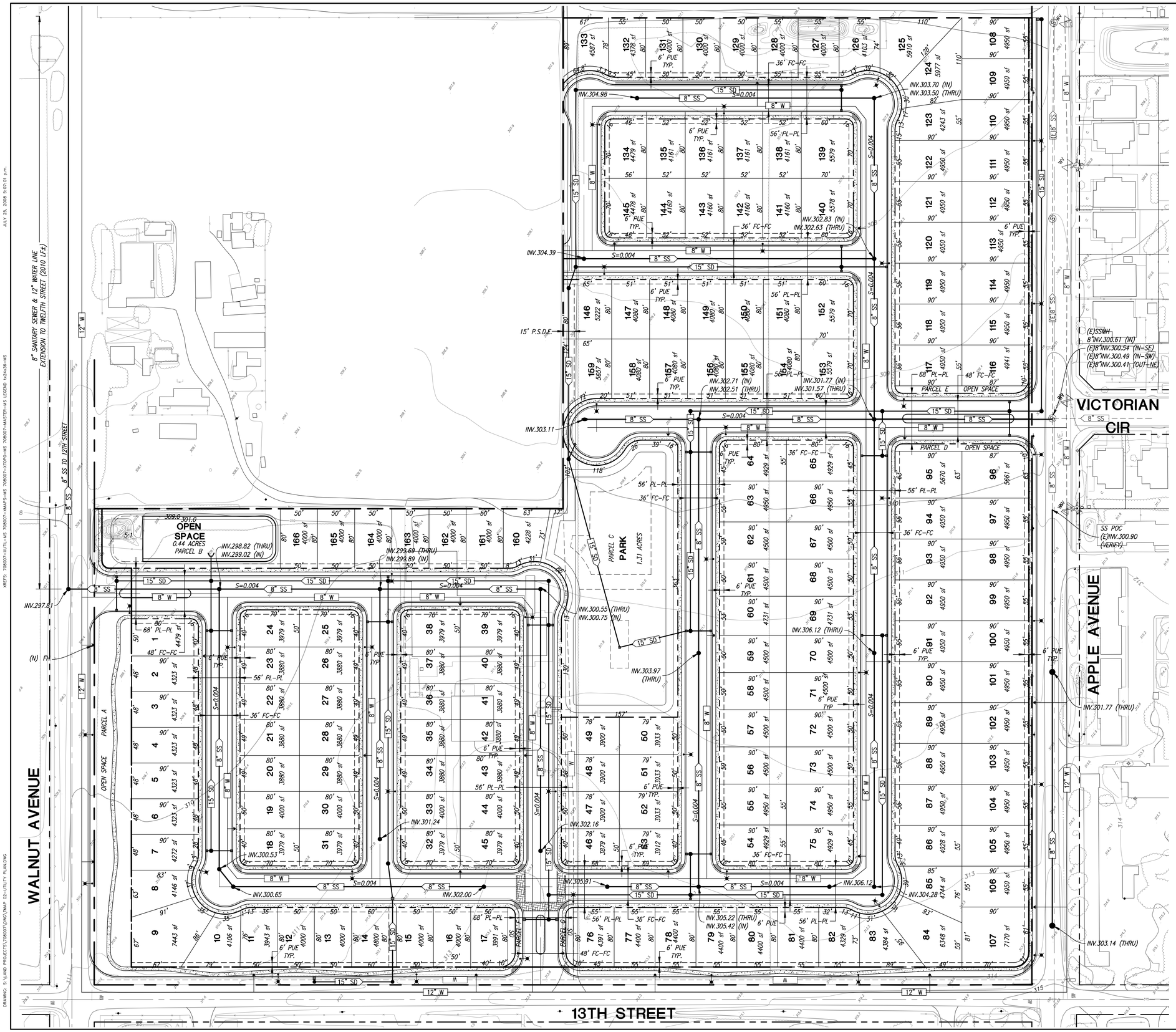
DESIGNED BY: CAD
DRAWN BY: RK
CHECKED BY: RJS/LDG
DATE: 07/02/19
SCALE: AS NOTED

REGISTERED PROFESSIONAL ENGINEER
ROBERT S. JOHNSON
No. 34866
EXP. 9-30-19
CIVIL
STATE OF CALIFORNIA

Creegan+D'Angelo
INFRASTRUCTURE ENGINEERS
225 Cannery Row, Suite H
Monterey, CA 93940
Tel (831) 373-1333
Fax (831) 373-0733
www.cdengineers.com

MONTANA SKIES
VESTING TENTATIVE MAP
MIRA MONTE AT GREENFIELD VILLAGE
SITE PLAN
Greenfield Monterey County California

SHEET NUMBER 1
OF 3 SHEETS
DRAWING NO. 718002



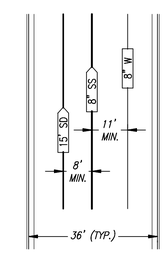
GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

LEGEND

BOUNDARY LINE	
PROPERTY LINE/ROW	
LOT LINE	
EASEMENT LINE	
WATER LINE	6" W
STORM DRAIN	15" SD
SANITARY SEWER	6" SS
EXISTING UTILITIES	8" SS
EXISTING SSMH/SDMH (as noted)	S
CATCH BASIN	
FIRE HYDRANT	
SS/SD MANHOLE	
SS CLEANOUT (FLUSHING INLET)	
STREET LIGHT	
HANDICAP RAMP	
CURB AND GUTTER	
FINISH GRADE CENTERLINE	CL308.0
FINISH GRADE TOP OF CURB	TC307.5
EXISTING ELEVATION	(E)305.0
GRADE/DIRECTION OF DRAINAGE	0.4%
GRADE BREAK (HIGH POINT/LOW POINT)	GB HP LP
PAD ELEVATION	P313.1
RETAINING WALL	
EXISTING FENCE	
EXISTING STRUCTURE	
EXISTING CONCRETE	
EXISTING VEGETATION	
EXISTING DIRT ROAD	
CENTER OF RIGHT OF WAY	
EXISTING CONC. DITCH	
EXISTING POWER POLE AND GUY WIRE	



DETAIL - TYP. UTILITY LOCATION
NO SCALE

REV.	DATE	DESCRIPTION	APPR'D	SCH.	DATE	DESCRIPTION

DESIGNED BY: CAD
DRAWN BY: RK
CHECKED BY: RJS/LDG
DATE: 02/19
SCALE: AS NOTED

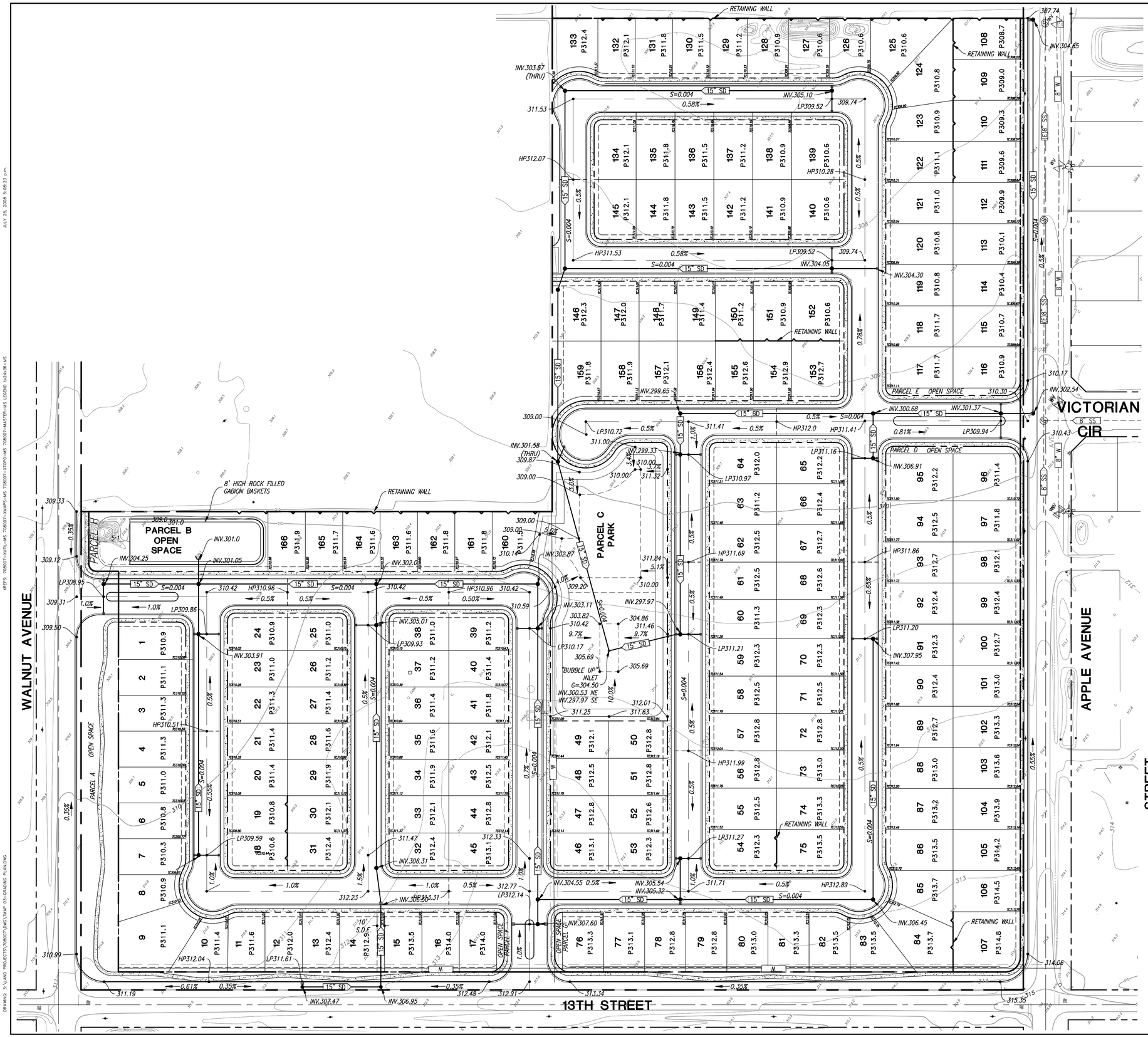
REGISTERED PROFESSIONAL ENGINEER ROBERT S. JONES No. 34866 EXP. 9-30-19 CIVIL STATE OF CALIFORNIA

225 Cannery Row, Suite H
Monterey CA 93940
Tel (831) 373-1333
Fax (831) 373-0733
www.cdengineers.com
Creegan+D'Angelo INFRASTRUCTURE ENGINEERS

MONTANA SKIES
VESTING TENTATIVE MAP
MIRA MONTE AT GREENFIELD VILLAGE
UTILITY PLAN
Greenfield Monterey County California

SHEET NUMBER 2 OF 3 SHEETS

DRAWING NO. 718002



GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

LEGEND

BOUNDARY LINE	
PROPERTY LINE/ROW	
LOT LINE	
EASEMENT LINE	
WATER LINE	6" W
STORM DRAIN	15" SD
SANITARY SEWER	6" SS
EXISTING UTILITIES	8" SS
EXISTING SSMH/SDMH (as noted)	
CATCH BASIN	
FIRE HYDRANT	
SS/SD MANHOLE	
SS CLEANOUT (FLUSHING INLET)	
STREET LIGHT	
HANDICAP RAMP	
CURB AND GUTTER	
FINISH GRADE CENTERLINE	CL308.0
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EXISTING ELEVATION	(E)305.0
GRADE/DIRECTION OF DRAINAGE	0.4%
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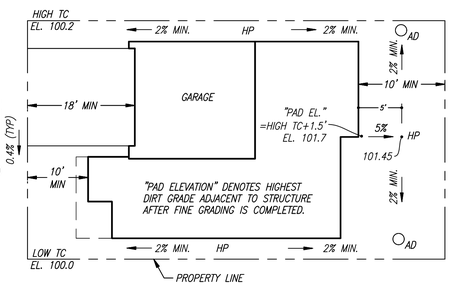
EXISTING FENCE	
EXISTING STRUCTURE	
EXISTING CONCRETE	
EXISTING VEGETATION	
EXISTING DIRT ROAD	
CENTER OF RIGHT OF WAY	
EXISTING CONC. DITCH	
EXISTING POWER POLE AND GUY WIRE	



TYPICAL LOT LAYOUT & GRADING

NO SCALE

NOTE:

FINISH GRADE AT EXTERIOR OF HOUSE SHALL BE MINIMUM 6" BELOW FF AND SHALL SLOPE AT A MINIMUM OF 5% AWAY FROM THE HOUSE FOUNDATION.

SYM	DESCRIPTION	DATE	SCH.	APPR'D	DESCRIPTION	DATE	REV.

DESIGNED BY: CAD
DRAWN BY: RK
CHECKED BY: RJS/LDG
DATE: 02/19
SCALE: AS NOTED

REGISTERED PROFESSIONAL ENGINEER ROBERT S. JOHNSON No. 34866 EXP. 9-30-19 CIVIL STATE OF CALIFORNIA

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MONTANA SKIES
VESTING TENTATIVE MAP
MIRA MONTE AT GREENFIELD VILLAGE
GRADING & DRAINAGE
Greenfield Monterey County California

SHEET NUMBER
3
OF 3 SHEETS

DRAWING NO.
718002

Mira Monte Subdivision

Time Extension and Revisions to Conditions of Approval

Greenfield Planning Commission

May 5, 2020

1

Background and Request

- **Mira Monte Annexation and 166-lot Single-Family Residential Subdivision – approved by City Council on March 12, 2019**
- **Several Follow-up CC Actions for Annexation Requirements (Pre-Zoning, Tax-Sharing Agreement, ROW Maint. Agreement)**
- **Applicant and Staff working on Annexation Recordation Pre-Conditions**
- **March 2020 – Time Extension Request (and Inclusionary Housing Requirement Relief)**

2

Request Details and Rationale

Details:

- **Two-Year Time Extension on Vesting Tentative Map – extends it to 3/11/2023**
- **Relief from 20% inclusionary housing requirement (10% moderate income, 10% low income) – Condition #21 of VTM approval**

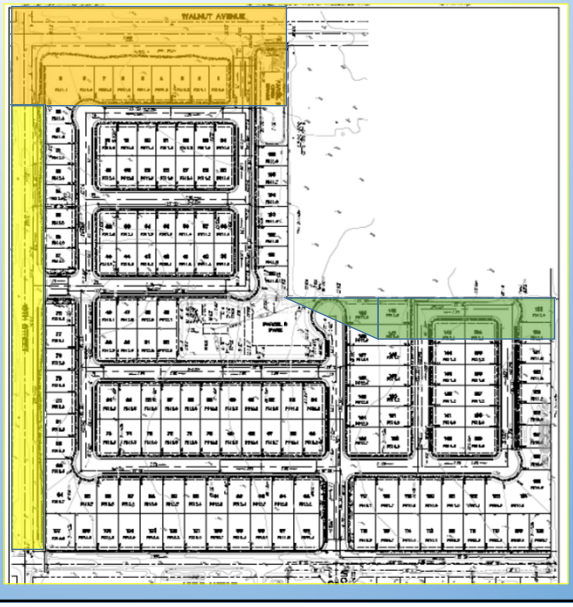
Rationale:

- **Time Extension needed to complete annexation "prior to recordation requirements" (ag buffer agreements) and for more time to market the site to a builder**
- **Relief from inclusionary housing requirement needed 1) to compensate for loss of 15 building lots through application of ag buffers (initial building potential reduced from 166 lots to 151 lots) and 2) b/c inclusionary housing policies work best in booming economies with higher market rate home prices**
- **City has made excellent progress in developing lower income housing (96% of lower income RHNA allocation met with issuance of Building Permits for Phase 1A of Avila Multi-Family Housing project); also Terracina Oaks and Walnut Grove are nearby affordable housing projects**

3

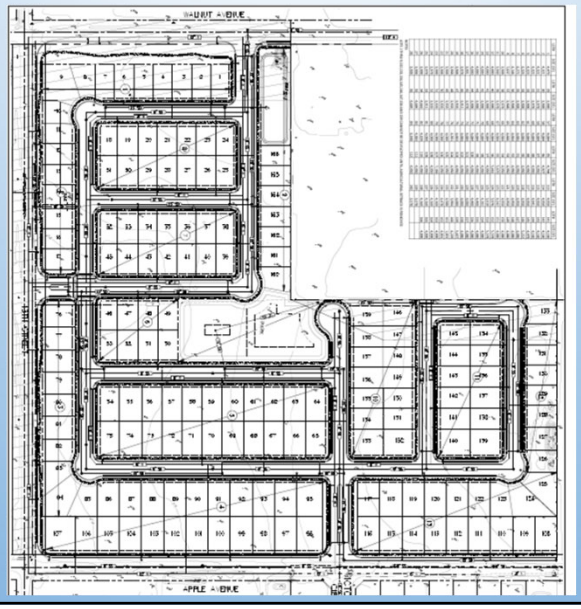
Mira Monte VTM with Ag Buffers

- **Project Buildout Change from 166 lots/SFRs to 151 lots/SFRs**
- **200-ft ag buffer (orange) along Walnut Ave. frontage**
- **74-foot ag buffer (yellow) along 13th St. frontage**
- **100-foot ag buffer for interior E-W property line**
- **No buffer for rest of Prop. Lines**



4

Mira Monte VTM with Ag Buffers (Line Drawing)



5

Staff Recommendation

Once the Public Hearing is completed and the Planning Commission has completed its deliberations:

Staff recommends the Planning Commission:

(1) adopt Resolution No. 2020-___ recommending that the City Council approve a two-year time extension for the VTM, and provide relief from the inclusionary housing requirement applied to the VTM (deletion of Condition #21)

6