

FOUNTAIN VALLEY PLANNING COMMISSION AGENDA

CITY HALL COUNCIL CHAMBERS
10200 SLATER AVENUE

WEDNESDAY, FEBRUARY 8, 2017
REGULAR MEETING – 6:00 PM

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in Planning Commission meetings, please contact the Planning Department at 714-593-4425. Notification 72 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to the meeting.

REGULAR MEETING

CALL TO ORDER

SALUTE TO THE FLAG

ROLL CALL: Brown, Cameron, Gaston, McVicker, Vice Chair Ajamian, Chair Harper

APPROVAL OF MINUTES

- January 11, 2017

ANNOUNCEMENT OF SUPPLEMENTAL COMMUNICATIONS

Anyone wishing to speak during Public Comments must fill out and submit a blue speaker card. The Planning Commission can take no action on this date, unless the item is agendaized. Anyone wishing to speak on items not on tonight's agenda, may do so during Public Comments. Speakers on items scheduled for Public Hearing or non-public hearing items will be invited to speak when those items are heard. (Three minutes per speaker)

It is customary for Commissioners to visit applicant sites. Unless any Commissioner has further disclosure statements at this time, it may be stated that no contact was made during the visit with the applicant, his/her agent or neighbors of the proposed project.

PUBLIC HEARINGS

1. **PRECISE PLAN NO. 541 – SHOPPES AT FOUNTAIN VALLEY**

Petition submitted by Builders Associates #3, LLC to demolish an existing loading dock and construct a new 9,718 sq. ft. building located at 17150 Brookhurst Street.

CEQA Compliance: This request is categorically exempt pursuant to Class 32 (Section 15332 – In-Fill Development Projects) of the California Environmental Quality Act (CEQA) Guidelines.

Recommended Action: Staff recommends that the Planning Commission adopt Resolution No. 17-05 approving Precise Plan No. 541 to demolish an existing loading dock and construct a new 9,718 sq. ft. building located at 17150 Brookhurst Street.

2. **CONDITIONAL USE PERMIT NO. 1809 – FIBO KIDS ACADEMY**

Petition submitted by Artistic Inspirations Inc. to open and operate an art studio located at 18611 Brookhurst Street.

CEQA Compliance: This request is categorically exempt pursuant to Class 1, Existing Facilities, Section 15301 of the California Environmental Quality Act (CEQA) Guidelines, which establishes that existing structures involved in negligible or no expansion of use beyond the previously existing are exempt from the provisions of CEQA.

Recommended Action: Staff recommends that the Planning Commission adopt Resolution No. 17-06 approving Conditional Use Permit No. 1809 to open and operate an art studio located at 18611 Brookhurst Street.

NEW BUSINESS

3. **DEVELOPMENT REVIEW NO. 15-07 – MILE SQUARE PLAZA**

Infinity Design UA on behalf of FV Brookhurst Square, LLC has submitted a request to remodel the exterior of the existing shopping center located at the southwest corner of Brookhurst Street and Heil Avenue. This item was continued from the January 11, 2017 Planning Commission meeting.

CEQA Compliance: This request is categorically exempt pursuant to Class 1, Existing Facilities, Section 15301 of the California Environmental Quality Act (CEQA) Guidelines, which establishes that existing structures involved in negligible or no expansion of use beyond the previously existing are exempt from the provisions of CEQA.

Recommended Action: Staff recommends that the Planning Commission adopt Resolution No. 17-02 approving Development No. 15-07 submitted by Infinity Design UA on behalf of FV Brookhurst Square, LLC to remodel the exterior of the existing shopping center located at the southwest corner of Brookhurst Street and Heil Avenue (16501-16581 Brookhurst Street).

4. **DEVELOPMENT REVIEW NO. 16-09 – KFC**

Robert Blackie has submitted a request on behalf of KFC to remodel the exterior of the existing restaurant building located at 17239 Brookhurst Street.

CEQA Compliance: This request is categorically exempt from the provisions of CEQA (Class 15301, Existing Facilities).

Recommended Action: Staff recommends that the Planning Commission adopt Resolution No. 17-03 approving Development Review No. 16-09 submitted by Robert Blackie on behalf of KFC to remodel the exterior of the existing restaurant building located at 17239 Brookhurst Street.

5. **DEVELOPMENT REVIEW NO. 16-12 – CIRCLE K / EXXON MOBIL**

Sorin Enache has submitted a request to install architectural waves under the existing canopy at the Circle K / ExxonMobil service station located at 9024 ~~Magnolia Street~~. **Warner Avenue**.

CEQA Compliance: This request is categorically exempt from the provisions of CEQA (Class 3 15303(e), New Construction or Conversion of Small Structures)

Recommended Action: Staff recommends that the Planning Commission adopt Resolution No. 17-07 approving Development Review No. 16-12 submitted by Sorin Enache to install architectural waves under the existing canopy at the Circle K / ExxonMobil service station located at 9024 Magnolia Street.

6. SIGN COMMITTEE PROGRAM UPDATE

An update of Sign Committee actions from the meeting of February 8, 2017.

- A. 9024 Warner Avenue – Circle K/Exxon Mobil – Sign Permit No. 17-02
Sorin Enache has submitted a request to reface two (2) existing digital/changeable copy LED price signs at the Circle K/ExxonMobil gas station located at 9024 Warner Avenue.

CEQA Compliance: The project is categorically exempt from the provisions of CEQA (Class 11, Section 15311, Accessory Structures).

Recommended Action: Staff recommends that the Planning Commission receive and file the report.

UNFINISHED BUSINESS

PUBLIC COMMENTS

Anyone wishing to speak on non-agendized items may do so at this time.

COMMENTS FROM STAFF

COMMENTS FROM COMMISSIONERS

ADJOURNMENT

Adjournment to the next regular Planning Commission meeting scheduled for March 8, 2017.

ALL ITEMS WHICH HAVE FINAL APPROVAL BY THE PLANNING COMMISSION MAY BE APPEALED TO THE CITY COUNCIL WITHIN 20 CALENDAR DAYS OF THE COMMISSION'S ACTION BY ANY APPLICANT OR PROPERTY OWNER WITHIN 500 FT. OF THE SUBJECT PROPOSAL. PERSONS WISHING FURTHER INFORMATION SHOULD CONTACT THE PLANNING DEPARTMENT(CHAPTER 21. 60 FVMC)

MATERIAL(S) RELATED TO AN ITEM ON THIS AGENDA SUBMITTED TO THE PLANNING COMMISSION AFTER DISTRIBUTION OF THE AGENDA PACKET IS/ARE AVAILABLE FOR PUBLIC INSPECTION IN THE PLANNING DEPARTMENT AT 10200 SLATER AVENUE, FOUNTAIN VALLEY DURING NORMAL BUSINESS HOURS.

Planning Commission meetings can be viewed on FVTV via Spectrum Cable Channel 3, Frontier FiOS Channel 21, and AT&T U-Verse Channel 99. Commission Meetings are also posted on the City's website at www.fountainvalley.org.