

FOUNTAIN VALLEY PLANNING COMMISSION AGENDA

CITY HALL COUNCIL CHAMBERS
10200 SLATER AVENUE

WEDNESDAY, FEBRUARY 24, 2021
STUDY SESSION – 5:30 PM
REGULAR MEETING – Immediately Following Study Session

In an effort to protect public health and prevent the spread of COVID-19, we encourage you to watch on FVTV on the city's website or via Spectrum Channel 3, Verizon FiOS Channel 21 and AT&T U-Verse Channel 99. Those watching remotely but desiring to testify on an item have two options: (1) in advance until 5:00 PM on February 24, 2021 by letter, email, or by telephone; and (2) until the close of public hearing on the item in question via email at PC.PublicComments@ fountainvalley.org. In the subject line, please indicate the item number and include your name and address. If further information is desired, you may contact the Planning Department at (714) 593-4425.

Applicants and stakeholders may also attend the meeting to address the Planning Commission in person. However, to prevent the spread of COVID-19, all attendees are required to wear a face mask and adhere to physical distancing requirements. To limit crowds, please wait outside until your item is being considered. Each item will be announced and the Chair will allow time to clear and for applicants to enter the chambers between items.

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.

STUDY SESSION

CALL TO ORDER: 5:30 PM

1. STUDY SESSION - GENERAL PLAN UPDATE/HOUSING ELEMENT/RHNA

A study session on the current status of the General Plan Update project including the Housing Element, RHNA allocation, and next steps.

REGULAR MEETING

CALL TO ORDER Immediately Following Study Session

SALUTE TO THE FLAG

ROLL CALL: Farrell, Lopez, Saad, Tahir, Vice-Chair Osborn, Chair Spear

APPROVAL OF MINUTES

- December 9, 2020
- February 10, 2021

INTRODUCTION OF THE NEW PLANNING COMMISSIONERS

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)

ANNOUNCEMENT OF SUPPLEMENTAL COMMUNICATIONS

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. CONDITIONAL USE PERMIT NO. 1875M – BONCHON CHICKEN

Petition submitted by Catherine Dinh for a modification to an existing conditional use permit to allow for the onsite sale, service, and consumption of alcohol (Type 41 Beer and Wine ABC License) within the existing restaurant and to extend the operating hours to close at 11:00 p.m., seven (7) days per week for Bonchon Chicken located at 16177 Brookhurst Street.

CEQA Compliance: This request is exempt from environmental review pursuant to CEQA Guidelines section 15301.

Recommended Action: Staff recommends that the Planning Commission adopt Alternative #1 approving the request.

2. GENERAL PLAN AMENDMENT 20-01, ZONING MAP AMENDMENT 431, PRECISE PLAN 559, CONDITIONAL USE PERMIT 1882, TENTATIVE TRACT 19069, MITIGATED NEGATIVE DECLARATION – MOIOLA PARK RESIDENCES

Petition submitted by Brookfield Residential to demolish the existing vacant school buildings, accessory structures, pavement, and infrastructure located at the former Fred Moiola Elementary School located at 9790 Finch Avenue, and construct 74 new single-family residences to be known as the Moiola Park Residences, onsite roadways with sidewalks, and an approximate 1.12-acre park. The proposed project would result in a gross density of 5.69 dwelling units per acre (du/ac), with a density of 4.72 du/ac in the portion of the project within the R1 zone along the western side of the project and 6.69 du/ac within the GH zone within the remainder of the project site. Proposed lot sizes in the R1 zone will be a minimum 7,200 square feet and a minimum 4,500 square feet in the GH zone. Requested entitlements include a (1) General Plan Amendment to change the land use designation of the site from Public Facilities and Park to Low Density Residential, Low Medium Density Residential, and Park; (2) Zoning Map Amendment from PI-Public Institution to R1-Single-Family Residential, GH-Garden Homes, and P/OS-Parks and Open Space with a Planned Development Overlay for an increase in the maximum lot coverage from 30% to 33% in the GH zone, an increase of the 2nd to 1st story ratio for lot 10 in the R1 zone from a maximum 70% to 95%, and the allowance of tandem garages in Plans 3 and 4 in both the R1 and GH zones; (3) Precise Plan for the construction of 74 single-family residences; (4) Conditional Use Permit for the construction of single-family dwellings in the GH zone ; (4) Tentative Tract to subdivide the project into 74 separate parcels, as well as parcels for an approximately 1.12-acre sized Community Park and approximately 2.3 acres of private streets; (5) and a Mitigated Negative Declaration for the project per CEQA Guidelines Section 15074.

CEQA Compliance: Pursuant to the California Environmental Quality Act (CEQA), a Mitigated Negative Declaration (MND) was prepared and circulated for public review on December 3, 2020 to January 2, 2021. Copies of the MND were made available on the City's website and at the Planning Department. A Mitigation Monitoring and Reporting Program has been prepared to reduce environmental impacts to less than significant levels for Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, Noise, and Tribal Cultural Resources.

Recommended Action: Staff recommends that the Planning Commission adopt Alternative #1 recommending that the City Council approve the request.

NEW BUSINESS

3. SIGN COMMITTEE PROGRAM UPDATE

An update of Sign Committee actions from the meeting of February 24, 2021.

A. SIGN PERMIT NO. 20-36 - SIGN PROGRAM MODIFICATION FOR THE FOUNTAIN VALLEY PLAZA – NEW PAD BUILDING – 18050 BROOKHURST STREET

Gluckstein Fountain Valley Plaza 2, L.P. has submitted a request for a modification to the sign program specifically, to include the new freestanding pad building located at 18050 Brookhurst Street in the Fountain Valley Plaza shopping center. The previous tenant was Claim Jumper restaurant that has since been demolished and will be replaced.

Recommended Action: Receive and file.

UNFINISHED BUSINESS

None.

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 10, 2021.

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)

Planning Commission Meeting Agenda

February 24, 2021

Page 4 of 4

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.

CITY OF FOUNTAIN VALLEY PLANNING COMMISSION MINUTES

CITY HALL COUNCIL CHAMBERS
10200 SLATER AVENUE

WEDNESDAY, DECEMBER 9, 2020
REGULAR MEETING – 6:00 P.M.

REGULAR MEETING

CALL TO ORDER: Chair Spear called the meeting to order at 6:00 p.m.

Chair Spear announced the city's COVID-19 health and safety instructions for anyone wishing to attend a commission meeting in person and instructions on how to submit comments by email up until the close of the public hearing item.

SALUTE TO THE FLAG: Chair Spear led the flag salute.

ROLL CALL:

PRESENT: Farrell, Gaston, Saad, Vice-Chair Osborn, Chair Spear

ABSENT: None.

APPROVAL OF MINUTES

- October 28, 2020

Action: Approve the Planning Commission meeting minutes of October 28, 2020, as submitted.

Motion: Saad Second: Osborn

AYES: Farrell, Gaston, Saad, Osborn, Spear

NAYS: None.

ABSTAIN: None.

ANNOUNCEMENT OF SUPPLEMENTAL COMMUNICATIONS

None.

PUBLIC HEARINGS

1. Precise Plan No. 457M1 & Conditional Use Permit No. 1517M1 – Sam's Club Gas Station Expansion

Ryan Alvarez with Kimley-Horn has submitted a request for a 2,000 square foot addition to the existing fuel canopy, the addition of two (2) new fuel dispensers, which will accommodate four (4) fueling positions, and to resurface the existing fuel pad for the existing Sam's Club gas station located at 9940 Warner Avenue.

Commissioner Osborn recused himself from this item due to owning property within 500 feet the proposed project.

Chair Spear opened the public hearing. Senior Planner Matt Jenkins presented the staff report and answered questions from the commissioners. The applicant Ryan Alvarez was present and answered questions from the commissioners. No public comments received by email and no one in the audience wished to speak on this item. Chair Spear closed the public hearing.

Action: Adopt Alternative #1 - Adopt Resolution No. 20-25 adopting a Notice of Exemption in accordance with CEQA and approve Precise Plan No. 457M1 and Conditional Use Permit No. 1517M1 for a 2,000 square foot addition to the existing fuel canopy, two (2) new fuel dispensers with four (4) fueling positions, and resurface the existing fuel pad for the existing Sam's Club gas station located at 9940 Warner Avenue.

Motion: Saad Second: Farrell
AYES: Farrell, Gaston, Saad, Spear
NAYS: None.
ABSTAIN: None.

Commissioner Osborn returned to the dais.

NEW BUSINESS

2. Annual Planning Report of the Fountain Valley Planning Commission to the City Council for FY2019-2020

Steven Ayers, Principal Planner presented the staff report and answered questions from the commissioners.

Action: Approve the Annual Planning Report and forward to the City Council.

Motion: Saad Second: Farrell
AYES: Farrell, Gaston, Osborn Saad, Spear
NAYS: None.
ABSTAIN: None.

UNFINISHED BUSINESS

None.

PUBLIC COMMENTS

None.

COMMENTS FROM STAFF

None.

COMMENTS FROM COMMISSIONERS

Commissioner Farrell wished everyone happy holidays.

Commissioner Saad asked for an update on the appeal for higher density. Planning Director Brian James stated that the city did submit an appeal to HCD to rule on the number of ADUs that can count for the Regional Housing Needs Assessment and an appeal to SCAG on the actual number we were allocated. Mr. James stated that the state reviewed the appeal and the city will respond to the comments. The RHNA hearing date is scheduled for the second week of January and that the General Plan Advisory Committee will meet in early February to provide input on the Moiola Park Residences and the redevelopment project on Starfish Avenue.

Chair Spear wished everyone happy holidays.

ADJOURNMENT

Chair Spear adjourned the meeting at 6:28 p.m. to the next regular Planning Commission meeting scheduled for January 13, 2021.

APPROVED

Chairperson

Secretary

CITY OF FOUNTAIN VALLEY PLANNING COMMISSION MINUTES

CITY HALL COUNCIL CHAMBERS
10200 SLATER AVENUE

WEDNESDAY, FEBRUARY 10, 2021
STUDY SESSION – 5:30 PM

STUDY SESSION

CALL TO ORDER: Chair Spear called the study session to order at 5:30 PM

SALUTE TO THE FLAG: Chair Spear led the flag salute.

ROLL CALL:

PRESENT: Farrell, Gaston, Saad, Vice-Chair Osborn, Chair Spear

ABSENT: None.

No votes or action taken.

No one in the audience wished to speak on the items.

1. STUDY SESSION - PERMIT PROCESS

Planning Director Brian James reviewed the entitlement and building permit process in Fountain Valley.

2. STUDY SESSION – ACCESSORY DWELLING UNITS

Planning Director Brian James reviewed the standards for accessory dwelling units (ADUs) on residential property.

3. STUDY SESSION – GARDEN HOMES

Steven Ayers, Principal Planner reviewed the standards applicable in the Garden Home (GH) Zone.

Chair Spear adjourned the study session at 6:40 p.m. to the next regular Planning Commission meeting on February 24, 2021.