

August 2, 2021  
6:00 p.m.  
Zoom Meeting

General Public: approximately 80 members of the public were also in attendance.

1. Introduction
2. Presentation
  1. Project Overview: Housing Element Update
  2. Housing Profile
  3. RHNA Inventory for Fountain Valley
  4. Summary of Outreach to Date
  5. Changes in State Law
3. Community Questions
  1. **Schools.** Where is the plan for schools addressed in this process? With the number of dwelling units envisioned by the RHNA it would seem that the capacity of existing schools would fall short.
    - A. School impacts, and impacts to other utilities, are currently being studied in the Environmental Impact Report (EIR). As a part of the EIR, School Districts in the City will be contacted, informed about future growth, and asked to provide feedback. This feedback will be considered during adoption hearings in early 2022.
  2. **RHNA.** With the possibility of the RHNA State Lawsuit being successful our RHNA numbers could be reduced from 4,878 housing units assignment to about 2,439. Is there any back up GPAC Committee General Housing planning if our RHNA numbers are reduced by 50 %?
    - A. We do not know the potential outcome of the RHNA lawsuit filed by the Orange County Council of Governments (OCCOG). If it is successful, the city will need to make appropriate revisions. You can find information about the lawsuit at the OCCOG website.
  3. **EIR.** When is the Environmental Impact Review being conducted?
    - A. The EIR has been initiated. Anticipated to be ready for review later this year.
  4. **ADUs.** How do they assess the number of parking spaces needed for every new unit being built? Specifically ADUs and new high density housing units.
    - A. ADU parking dictated by state law. Parking for ADUs and other uses dictated in the Municipal Code. Please see City Zoning Code for details.

5. **Traffic.** Do they consider that traffic during the summer when school is not in session is quite different than during the Sept-June timeframe.
  - A. Yes. Traffic levels based on pre-Covid patterns as well
  
6. **Approval of General Plan.** For the public's knowledge... Who will approve the General Plan Update?
  - A. The GP will be reviewed by the Planning Commission and then approved by the City Council
  
7. **Affordable housing.** Must affordable housing be rental? Or can it also be low price purchase?
  - A. It can be both
  
8. **Housing data.** Is any data collected regarding renters moving in and out of FV? IE... % of renters moving into and out of FV by date range... Number of persons per unit and ages.
  - A. Census does ask when people moved into / out of their place of residence. Possible to determine this, but more research will be necessary to provide a more concrete answer.
  
9. **Housing development timeline.** Is there an approximate timeline on when the units would be built?
  - A. No timeframe. City must create zoning capability to build. But if and when a private property decides to build is up to them.
  
10. **Miller Farm.** Please clarify for participant who is requesting an update on the Miller farmland on Euclid. On the flyer sent out to our residents, the flyer shows on the color key, "HIGH density residential" for this land. Is this accurate?
  - A. It is accurate. The current proposal that is being studied is for High Density Residential land use designation on the Miller Site.
  
11. **Water.** There's not enough water, why the City is bringing more people in FV by building apartments?
  - A. The City is required to comply with State RHNA allocation as addressed in the presentation. Water supply will be studied in the EIR prior to adoption of the General Plan.
  
12. **16650 Harbor Blvd.** - Hello, I am a business manager at the 16650 Harbor business park (fountain valley commerce center) there are 100+ employees at this property, at a couple dozen businesses. This property supports hundreds of middle income families. We need some kind of idea on when we possibly will lose all our businesses and what

we can do to prevent this. It seems counter-productive to destroy jobs, when the core of this entire housing problem is income.

- A. Thank you Henry. Your comments on specific sites will be noted. While it is not the topic for tonight's meeting, I encourage you to sign up on the City's General Plan website to find out when and how to provide input.  
[www.fountainvalley.org/1282/General-Plan-Update](http://www.fountainvalley.org/1282/General-Plan-Update)

13. **Low-Income Housing Units.** 5000 homes to build per RHNA. 2100 low income homes. How many homes are there already in FV in both categories?

- A. This information will be updated as part of this process. You can look at the current Housing Element to provide some information  
<https://www.fountainvalley.org/413/General-Plan>

14. **Warner Square.** Where do we stand on Warner Square and Boomers as far as building on the properties.

- A. The land use designations will be determined as part of the GP update process. There are no applications submitted for these properties.

15. **Heil and Euclid.** In the prior meetings just a few years back when the city council wanted us to trust them that only single-family home properties would only be built... questions were brought up about having additional exits directly from the new property construction to Heil and Euclid... not from "Topaz Ave / MT Dunhaven St." and not from "MT Nimbus St". Members of the F.V. Board said they would support those efforts to minimize the traffic racing through Mt. Dunhaven St. and MT Nimbus St. Do you still support pushing developers to make direct exits from the new development property to Heil and Euclid?

- A. There is no detailed proposal for development on this site. If and when an application is submitted, these types of details will be analyzed.

16. **Household Types.** Why must "single" be limited to only parents? There are plenty of young singles and couples without children who are also struggling to maintain affordable rents, and entire generations where homeownership is nearly impossible.

- A. The answer selections reflect HCD's definition of households most vulnerable to displacement. Other programs are intended to assist households regardless of familial / occupant relationship status.

17. **Boomers property.** Who owns boomers now? And why is the city not enforcing code enforcement there? It's an eyesore!

- A. Code enforcement is active and on-going

18. **Smith Farms.** - Have a question about the zoning of Smith Farms. Are you planning an additional exit on Heil & Euclid?

- A. There is no detailed proposal for development on this site. If and when an application is submitted, these types of details will be analyzed.
19. **Housing Programs.** - I cannot enter into the Q&A by topic..... Are there any programs that can be improved to help low-income tenants to identify ways to increase their income rather than just giving a handout? Where possible of course. Or to help them find more affordable housing that meets their income.
- A. There may be the opportunity to expand services, funds permitting
20. **Homeless Services.** How did we partner with interval house and not another services group?
- A. Interval House is the sole applicant for the City's services grant.
21. **Homelessness.** With the Mile Sq Park being County how does that impact homeless in FV?
- A. Ultimately it is an enforcement and coordination concern between City and County agencies.
22. **Mental health.** Does the city have any involvement (or planned involvement) with organizations such as Be Well OC regarding mental health and homelessness initiatives?
- A. There has not been a relationship thus far but is something that can be considered moving forward.
23. **Homelessness.** Homeless from Mile Sq Park cross into residential around the park, sometimes causing crimes. Does FV count these as well as OC?
- A. You can find information in the point-in-time homeless count.  
<http://ochmis.org/point-in-time-count-pit/>
24. **Zoning and Homeless Services.** Why does zoning have to be multi-family in order to support homeless services? Isn't it so that homeless are without any family?
- A. The state requirement applies to any zone where housing (single family or multi-family) is permitted by right. If housing may be built in Zone X, a Low Barrier Navigation Center may be built in Zone X as well.
25. **Resource Poor Neighborhoods.** It appears that the majority of the areas identified are in the eastern area of FV. This is also the lower rated areas. HOW DOES THIS HELP
- A. The RHNA necessitated the evaluation of sites beyond the initial scope. No viable housing opportunity sites exist in the western / central portions of the City. City is evaluating programs to improve access to resources in "Low" areas.

26. **Duplexes.** Have we consider allowing duplexes being built in single-family zoning? It seems like we are putting all the housing near high traffic corridors. Is that AFFH?
- A. City is initiating an aggressive ADU program with the intent of approving more units in high/highest resource areas. Location of sites to accommodate RHNA also limits options to larger thoroughfares.
27. **Fountain Valley RHNA.** I'm confused about the RHNA numbers saying that the county needs 4,839 units with FV at 2,093, yet our 11 sites (157 acres) provides for 5,300 units. Why do we need more than 2,093?
- A. Need to plan for surplus capacity in the event not all sites develop as calculated.
28. **Public Schools.** Where will children living in these new developments go to school? There aren't schools available
- A. School impacts, and impacts to other utilities, are currently being studied in the Environmental Impact Report (EIR). As a part of the EIR, School Districts in the City will be contacted, informed about future growth, and asked to provide feedback. This feedback will be considered during adoption hearings in early 2022.
29. **Climate Action Plan** - When is the most appropriate session to discuss the topic of developing and integrating a Climate Action Plan as part of the broader General Plan?
- A. Session 4, on August 23, will address community health and safety.
30. **Housing Capacity.** I don't see a mention about realistic capacity for each of the proposed housing sites. Is that going to be studied upon?
- A. Housing site capacity was determined during a series of General Plan Advisory Committee (GPAC), Planning Commission, and City Council meetings spanning from February 2021 to late April 2021. The presentations from these meetings can be viewed on the City's website: <https://www.fountainvalley.org/1284/General-Plan-Advisory-Committee>.
31. **Recent Housing Developments.** Was the last project developed the Liberty at Founder's Village in 2004?
- A. Prado Family Homes is currently under development (50 affordable units).
32. **Development Process.** How would we know when developers are interested in building on the site? When does that become public?
- A. When a developer comes forward and a proposal is submitted for consideration, public notices are distributed.
33. **Workshop Information.** Will this Workshop be available for future viewing at anytime? And these questions and answers? Can the public give input? if so, how?

- A. Meetings are recorded and will be posted in their entirety on the City's website within about a week (sooner if possible)

34. **Southpark commercial uses.** Does the inclusion of the Southpark area mean that further commercial is no longer considered?

- A. The site is being considered for mixed use, which would allow for commercial and residential.

35. **Developers.** Is it possible that no developers are interested in developing on these sites? And if so, what alternatives do we have to avoid losing local control?

- A. The City is only obligated to ensure that there are adequate sites identified to match the remaining RHNA allocation. If all sites remain undeveloped at the end of the planning period, the City must provide additional evidence for viable sites during the next planning period.

36. **Homeless.** Do people living in motorhomes or in their cars count as homelessness?

- A. Yes.

#### 4. Meeting Adjourned

1. Upcoming Community Workshops (all workshops start at 6:00pm):

- Aug 09 – Community Design
- Aug 16 – Circulation & Mobility
- Aug 23 – Health & Safety
- Aug 30 – Economic & Fiscal Sustainability