

August 9, 2021
6:00 p.m.
Zoom Meeting

General Public: approximately 70 members of the public were also in attendance.

1. Introduction
2. Presentation
 1. Project Overview
 2. Community Design Overview
 3. How to Refine Community Design in Fountain Valley
3. Community Questions
 1. **General.** I see last Monday night's Virtual Workshop is now online; however, I don't see the many questions and answers. When will those be added?
 - A. We will have the meeting summary posted within the next 2 days. This will include the questions and answers.
 2. **Urban Design and Walkability.** After looking at the slide you just showed entitled "Design drives our perceptions", we see the person on foot gets all around very easily; however, for a vehicle...well, not so much. With the past rezoning of Fountain Valley Crossings several years ago, this reminds me of that... with the goal of people getting about very easily on foot and on bicycles. Am I correct in seeing this General Plan Update mirrors that?
 - A. Based on initial GPAC input so far, I think that is a community desire. The community's input tonight and future input/hearings will set that direction.
 3. **General.** When will tonight's virtual meeting be uploaded and available for residents to see and can you provide the link so we can see tonight's and past zoom virtual meetings on this subject.
 - A. Tonight's meeting materials will be available before the next meeting. Last week's session (and future sessions) are available here:
<https://www.fountainvalley.org/1282/General-Plan-Update>
 4. **Mixed-Use.** Can you provide statistics on how many mixed use buildings/businesses are failing. Santa Ana, Anaheim, Irvine, Huntington Beach all have mixed use buildings that are struggling/failing. Can we do a study before that is considered?
 - A. We do not have that information. We can see if any such statistics exists and address in last workshop if they do.
 5. **Street lights.** Are replacing the Cobra streetlights being considered?
 - A. There has been no direction from community or GPAC to do so

6. **Urban Design.** In the process of trying to incorporate either of these design opportunities, what is the game plan to assure that the business impacted by the change can continue to operate in a manner that that the transition does not negatively impact their business?
 - A. Every project will need to go through an environmental review process under the California Environmental Quality Act (CEQA) that includes public notices and public hearings before the City's Planning Commission and City Council. The CEQA process is primarily designed to identify and disclose to decision makers and the public the significant environmental impacts of a proposed project prior to its consideration and approval.

7. **Pedestrian-Friendly Design.** Where would these be possible in FV? In other cities, they have gone to pedestrian only.
 - A. Please see the website for some potential locations
<https://www.fountainvalley.org/1405/Proposed-Land-Use-Plan>

8. **Parking.** Parking seems complicated for back of buildings, not knowing where to enter the businesses, especially for handicapped folks parking in the blue zones?
 - A. These types of details can be addressed when and if an actual development is proposed.

9. **Building Design.** Where in Fountain Valley do you propose putting this type of development.
 - A. Please see the website <https://www.fountainvalley.org/1405/Proposed-Land-Use-Plan>

10. **Streetscape Design.** The streets in FV are much larger than displayed here. I cannot think of many that this would fit. Can you give examples for Brookhurst and Ellis for example?
 - A. This question was addressed as part of the presentation.

11. **Mixed-Use Buildings.** Have we thought about having apartments built on top of commercial buildings, making them mix-used?
 - A. Yes. Please see the website <https://www.fountainvalley.org/1405/Proposed-Land-Use-Plan>

12. **Traffic and Emergency Access.** Can these restrictions be made and still meet traffic and emergency access requirements?
 - A. All projects would require review from City Departments (Fire, Building, Public Works, Planning, Police) to meet their requirements. Projects would need to be designed accordingly.

13. **Sidewalks.** Exactly, there is very little sidewalk space for gathering in these images.
- A. Public gathering spaces can be incorporated on sidewalk adjacent private property as part a proposed new development. Essentially, making the sidewalk wider.
14. **Public Space and Schools.** RHNA numbers say we must add 15000 people to Fountain Valley. Where will the public gathering places be and where will the children living in the 4839 units go to school?
- A. These issues are being studied in the ongoing EIR, which will be considered along with adoption hearings in early 2022
15. **Sidewalks.** In general, the sidewalks as depicted in these drawings does not reflect the sidewalks as build in FV. For example, the new Talbert 405 freeway bridge are similarly narrow as most FV walkways. That is, only 2 people can walk side-by-side - it should be more like 4. This what the CA State has not allowed to improve the pedestrian environment for FV residents and their children which tend to ride bicycles over the 405 bridge. So why should we believe/expect that the CA State will not allow this same narrow minded sidewalks? For example, the CA State’s FAR regulations do not reflect that this issue is considered important by the CA State.
- A. Thank you. Comment noted.
16. **Traffic Study** - How many projects were in the study? You can’t do multiple traffic studies at once. HB did that and it was shown to be a mess.
- A. The traffic study evaluated impacts citywide, paying particular attention to high-volume intersections close to the 405.
17. **Traffic Concerns.** Traffic on Euclid and Warner already is the highest classification. Adding 560 more units will further worsen this.
- A. Thank you. Comment noted. Traffic issues are being studied in the ongoing EIR, which will be considered along with adoption hearings in early 2022
18. **Building Height.** I remember that we already voted that high-density housing facilitates are to be limited to 4-stories in Fountain Valley at a City Council meeting? Who is supporting this 5-6 story buildings on the FV City Council?
- A. Thank you. Comment noted
19. **Parking Structures.** To my knowledge, there are no plans for parking structures in Fountain Valley Crossings. And I was the one who really read those plans prior to the area being rezoned. .So... with this General Plan Update, are there plans for parking structures?
- A. These type of details can be addressed when and if an actual development is proposed.

20. **Street Design.** I would like to see bigger sidewalks and a protected bike/walk lane rather than have 4 lane lanes of traffic. It should be max of 2 lanes.
 - A. Thank you. Comment noted

21. **Set Backs.** Question 4 buildings are too close to road, for being multi-story.
 - A. Thank you. Comment noted

22. **Building Design Location.** This looks like Bella Terra and the Main/MacArthur (Santa Ana) which have large land involved. Where is this in FV?
 - A. Please see the website for some potential locations
<https://www.fountainvalley.org/1405/Proposed-Land-Use-Plan>

23. **Setbacks and Green Space.** Would like to see some compromise between buildings facing the road such that they are pushed back more allowing more pedestrian and greenscape.
 - A. Thank you. Comment noted

24. **Underground Parking.** What is the feasibility to place parking underground, or incorporate it into the building mass in a non-obtrusive way?
 - A. It is an option. These types of details can be addressed when and if an actual development is proposed.

25. **Building Design Location.** On Q4 - as some have mentioned on other slides, what is the vision for where this would be incorporated. Warner is a 6 lane Blvd. Do you see this on the East side as everything west of the far east side is pretty much developed as noted in the previous GPs.
 - A. Please see the website for some potential locations
<https://www.fountainvalley.org/1405/Proposed-Land-Use-Pan>

26. **Compatibility with Surrounding Area.** Jumping in late as I was in a meeting so I'm not sure where this slide is referring to, but I don't see an issue at the old Boomers location for this type of design. I do not think it would work at say, the Slater Investment property.
 - A. Thank you. Comment noted

27. **Parking.** I like the densification of housing on top of the business as noted here. But how do we ensure that parking minimums would not hinder our RHNA goals? Since they do increase our costs
 - A. The Housing Element evaluates potential constraints (including parking minimums) on the development of housing. If parking requirements are determined to be a barrier to development, the City may evaluate a change to the standards.

28. **Traffic Enforcement.** Will there be guards on the parking structures? Street races like to enter and do donuts in the open areas at night. Also fumes are an issue in structures of this type.
- A. These types of details can be addressed when and if an actual development is proposed.
29. **Cost and Efficiency.** Which one would be easier to be built? Which one is more costly?
- A. Costs and design options will be analyzed by the developer during the design phase. For this context, what are the design elements that the community would like to see in future development.
30. **Outreach.** Can you please remind the public there are more Virtual Workshops each Monday evening this month from 6 p.m. to 8 p.m. and to please ask them to tell their friends and neighbors they may Zoom in?
- A. Of course
31. **Outreach.** What outreach has been made for this? It took up a long time to find the link when we knew there was a Zoom meeting. Others can't find it at all.
- A. The City maintains a General Plan webpage with project information: <https://www.fountainvalley.org/1282/General-Plan-Update>. The City also distributes meeting information via the project email list and multiple social media platforms.
32. **General.** Thanks, where do we sign up for the email list?
- A. <https://www.fountainvalley.org/list.aspx>

4. Meeting Adjourned

1. Upcoming Community Workshops (all workshops start at 6:00pm):
 - Aug 16 – Circulation & Mobility
 - Aug 23 – Health & Safety
 - Aug 30 – Economic & Fiscal Sustainability