

CITY OF FOUNTAIN VALLEY  
REGULAR MEETING OF THE PLANNING COMMISSION

JANUARY 13, 2010

A G E N D A

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.

CALL TO ORDER: 7:00 p.m.

SALUTE TO THE FLAG

ROLL CALL: DRILLING, FRANK, GASTON, JENSEN, PROCTOR, WALKER

APPROVAL OF MINUTES: DECEMBER 9, 2009

SPEAKERS MUST LIMIT REMARKS TO NOT MORE  
THAN FIVE MINUTES ON ALL ITEMS

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. 1688 – RENAL ADVANTAGE  
Petition submitted by Peter Morris to establish and operate a home medical training facility at 17197 Newhope Street, Suite E. This item was continued from the November 5, 2009 ERC meeting.

Rec. Action: Staff recommends that the Planning Commission adopt Resolution No. 10-01 approving Conditional Use Permit No. 1688 for a home medical training facility located at 17197 Newhope Street, Suite E.

2. WARNER/NEWHOPE SPECIFIC PLAN AREA – CODE AMENDMENT NO. 07-02 – LOS CABALLEROS SPORTS AND RACQUET CLUB AND MITIGATED NEGATIVE DECLARATION  
Petition submitted by Los Caballeros Sports and Racquet Club to amend the Warner/Newhope Specific Plan. The Warner/Newhope Specific Plan is located on a 37 acre site on the east side of Newhope Street between Warner Avenue

and Slater Avenue. The proposed amendment will allow 178 additional residential units or 234,000 sq. ft. of additional non-residential building area, or a combination thereof. Additional changes include the deletion of Planning Areas J (the 86,000 sq. ft. self-storage facility parcel) and L (the 123 unit Warner Avenue condominium parcel) from the Warner/Newhope Specific Plan, amending approved Floor Area Ratios, changing permitted and conditionally permitted uses in the non-residential planning areas, changing the methodology in which residential densities are calculated, changing provisions pertaining redevelopment law requirements and other various amendments. A Mitigated Negative Declaration has been prepared to address the potential environmental impacts associated with proposed projects.

Rec. Action: Continue the item to the February 24, 2010 Planning Commission meeting.

WITH THE EXCEPTION OF THE APPLICANTS FOR THE FOLLOWING ITEMS, PERSONS DESIRING TO SPEAK ON THE BELOW ITEMS OR ITEMS NOT ON THE AGENDA SHOULD INDICATE THEIR DESIRE TO DO SO AT THIS TIME. (FURTHER TESTIMONY MAY NOT BE TAKEN ON ITEMS THAT WERE THE SUBJECT OF A PUBLIC HEARING IF THAT PUBLIC HEARING HAS NOW BEEN CLOSED.)

#### NEW BUSINESS

3. DEVELOPMENT REVIEW NO. 09-03 AUTOZONE

Petition submitted by Arthur Nave on behalf of Autozone to make exterior modifications to the building façade and delete three (3) parking spaces for a loading area and trash enclosure located at 18533 Brookhurst Street in the Callen's Corner shopping center.

Rec. Action:

#### SIGN COMMITTEE MEETING UPDATE

4. BOOMERS! FOUNTAIN VALLEY – SIGN PERMIT NO. 10-01

Petition submitted by Boomers to install a new cabinet sign for the restaurant located at 16800 Brookhurst Street.

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

UNFINISHED BUSINESS

Rec. Action: Pleasure of the Commission.

ADJOURNMENT

Adjournment to the next regularly scheduled Planning Commission meeting of January 27, 2010.

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.