

CITY OF FOUNTAIN VALLEY
REGULAR MEETING OF THE PLANNING COMMISSION

FEBRUARY 10, 2010

MINUTES

CALL TO ORDER

The Fountain Valley Planning Commission meeting was called to order at 7:00 p.m. in the City Council Chambers.

SALUTE TO FLAG

Vice Chair Jensen led the salute to the flag.

ROLL CALL

Commissioners present: Gaston, Jensen, Walker, Proctor

Commissioners absent: Drilling

Staff members present: Andrew Perea, Planning Director; Steven Ayers, Planner; Matt Jenkins, Assistant Planner; Rebecca Leifkes, Housing Technician; Amanda DeForest, Planning Secretary

APPROVAL OF MINUTES

The Planning Commission minutes of January 13, 2010, were approved as amended.

ELECTION OF NEW PLANNING COMMISSION CHAIR AND VICE CHAIR

By a vote of 3-1, Vice Chair Jensen was elected as Chairman.

By a unanimous vote, Commissioner Walker was elected as Vice Chair.

PUBLIC HEARINGS

1. CONDITIONAL USE PERMIT NO. 1690 – ELITE EDUCATIONAL INSTITUTE
Petition submitted by L.H. Academic Services, dba Elite Educational Institute, to establish an academic counseling and tutoring center located at 18102 Brookhurst Street.

Chair Jensen opened the public hearing.

Steven Ayers, City Planner, presented the staff report and stated that staff supports the request.

Steven Ayers, City Planner, stated that a phone call had been received from a nearby resident who had concerns that parking would be an issue.

Andrew Perea, Planning Director, stated that the parking demand would be lower than a retail location.

Stephen Lee, representing Elite Educational Institute, was in attendance to answer questions.

Vice Chair Walker asked if Item No. 12 should be amended to include opening on Monday's.

Mr. Lee agreed.

Commissioner Gaston asked if Item No. 31 regarding loitering should be deleted.

Vice Chair Walker voiced concerns about loitering.

Mr. Lee agreed to deletion of the item and stated that a student lounge is provided to prevent loitering, and that according to the student contract, students are not permitted to leave the premises.

Chair Jensen closed the public hearing.

Commissioner Gaston made motion to adopt Resolution No. 10-02 approving Conditional Use Permit No.1690 submitted by L.H. Academic Services, dba, Elite Educational Institute, to establish an academic counseling and tutoring center located at 18102 Brookhurst Street.

Commissioner Proctor seconded the motion.

By a unanimous vote, the Planning Commission adopted Resolution No.10-02.

2. CONDITIONAL USE PERMIT NO. 1691- SCHOOLSFIRST FEDERAL CREDIT UNION

Petition submitted by SchoolsFirst Federal Credit Union to establish and operate one (1) ATM machine located at 10055 Slater Avenue.

Chair Jensen opened the public hearing.

Steven Ayers, City Planner, presented the staff report and stated that staff supports the request.

Colleen Savage and Diane Reese, representing SchoolsFirst Federal Credit Union, were in attendance to answer any questions.

Commissioner Gaston questioned whether ATM was compliant with California Assembly Bill No. 244.

Applicant Savage says that the ATM is compliant.

No public input received.

Chair Jensen closed the public hearing.

Vice Chair Walker made motion to adopt Resolution No. 10-03 approving Conditional Use Permit No.1691 submitted by SchoolsFirst Federal Credit Union to establish and operate one (1) ATM machine located at 10055 Slater Avenue.

Chair Jensen seconded the motion.

By a unanimous vote, the Planning Commission adopted Resolution No. 10-03.

3. CONDITIONAL USE PERMIT NO. 1184M1- BOOMERS! FOUNTAIN VALLEY
Petition submitted by Palace Entertainment, dba, Boomers! Fountain Valley, to install and operate a new tower amusement park ride at the family amusement park located at 16800 Magnolia Street.

Chair Jensen opened the public hearing.

Matt Jenkins, Assistant Planner, presented the staff report and stated that staff supports the request.

Rolf Paegert and Alfonso Martin-del-Campo, representing Palace Entertainment were in attendance to answer questions.

Vice Chair Walker inquired about the maximum height of ride and whether or not it would be able to go higher.

Applicant Martin-del-Campo stated that 42 feet would be the ride's maximum height.

Chair Jensen inquired about the number of times the ride will be inspected by OSHA.

Applicant Martin-del-Campo stated that there would be an initial inspection before the ride opened, inspections two times per year, as well as an annual quality safety inspection.

Vice Chair Walker asked if any music would be played during the ride.

Applicant stated that there would be no music during the ride.

Vice Chair Walker inquired about the time length of the ride.

Applicant Martin-del-Campo stated that the ride would last approximately two and a half to three minutes.

Commission Proctor asked about custom lighting, specifically, the addition of strobe lighting.

Applicant stated there would be no strobe lights, adding that the ride would have no additional lighting with the exception of one light at the top of the tower.

Commissioner Gaston asked about OSHA inspections and whether they are scheduled or random.

Mr. Paegert stated that the ride is randomly inspected quarterly in addition to two scheduled visits per year.

No public input received.

Chair Jensen closed the public hearing.

Commissioner Proctor made motion to adopt Resolution No. 10-05 approving Conditional Use Permit No. 1184M1 submitted by Palace Entertainment, dba Boomers! Fountain Valley, to install and operate a new tower amusement park ride at the family amusement park located at 16800 Magnolia Street.

Commissioner Gaston seconded the motion.

By a unanimous vote, the Planning Commission adopted Resolution No. 10-05.

4. VARIANCE NO. 281- BP WEST COAST PRODUCTS (ARCO)

Petition submitted by Ron Rogers, on behalf of Arco, to install LED tube lighting along the pump island canopy fascias located at 18025 Magnolia Street.

Steven Ayers, Planner, stated the applicant has requested an extension of the item to the Planning Commission meeting of February 24, 2010.

Commission Gaston made a motion to continue this item to the February 24, 2010 Planning Commission meeting.

Vice Chair Walker seconded the motion.

By a unanimous vote, the Planning Commission approved the continuance to February 24, 2010.

NEW BUSINESS

5. Vice Chair Walker asked that the future Planning Commission meeting schedule be agendized. He suggests that either the Planning Commission meetings mirror City Council meetings during summer months or have staff decide whether a second monthly meeting is necessary.

SIGN COMMITTEE MEETING UPDATE

6. SIGN PERMIT NO. 10-02- SAM'S CLUB

Petition submitted by BCRA INC. on behalf of Sam's Club to remove and replace eight (8) existing building signs, reface one (1) existing monument sign, and to remove and replace three (3) canopy signs for the fuel canopy located at 17099 Brookhurst Street.

Andrew Perea, Planning Director, stated that the Sign Committee approved Sign Permit No. 10-02.

Vice Chair Walker recommended that the Planning Commission receive and file the report.

Chair Jensen seconded the motion.

By a unanimous vote, the Planning Commission voted to receive and file the report.

UNFINISHED BUSINESS

None

STAFF COMMENTS

Andrew Perea, Planning Director stated that another continuance has been received for Los Caballeros; and that land use applications have been received to build sixteen (16)

detached homes at 18110 Magnolia Street and twelve (12) condominium homes at 11520 Edinger Ave and 16040 Newhope Street.

Matt Jenkins, Assistant Planner, stated that Dollar Tree had submitted sign permits.

Chair Jensen inquired about the status of the vacant lot behind the hospital.

Mr. Perea stated that they have narrowed the decision down to six (6) developers and have requested more information of them. Staff hopes to have three (3) to four (4) go before council for final determination soon.

Mr. Perea stated that the March 24, 2010 Planning Commission meeting will be dark.

ADJOURNMENT

Adjournment to the next regularly scheduled Planning Commission meeting of February 24, 2010.

APPROVED:

Chairperson

Secretary