

CITY OF FOUNTAIN VALLEY  
REGULAR MEETING OF THE PLANNING COMMISSION

FEBRUARY 24, 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, GASTON, JENSEN, PROCTOR, WALKER

APPROVAL OF MINUTES: FEBRUARY 10, 2010

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. TAWA SUPERMARKET (99 RANCH MARKET) – CONDITIONAL USE PERMIT NO. 1692  
Petition submitted by Tawa Supermarket, dba 99 Ranch Market, for a Type-21 Off-Sale General liquor license for the supermarket located at 18081 Magnolia Street.

Rec. Action: Adopt Resolution No. 10-06 approving Conditional Use Permit No. 1692 submitted by Tawa Supermarket, dba 99 Ranch Market, for a Type-21 Off-Sale General liquor license for the supermarket located at 18081 Magnolia Street.

2. BP WEST COAST PRODUCTS (ARCO) – VARIANCE NO. 281

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. This item was continued from the Planning Commission meeting of February 10, 2010.

Rec. Action: Adopt Resolution No. 10-04 denying Variance No. 281 submitted by Ron Rogers, on behalf of Arco, to install LED tube lighting along the pump island canopy fascias located at 18025 Magnolia Street.

3. 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. This item was continued from the Planning Commission meetings of December 9, 2009 and January 13, 2010.

Rec. Action: At the request of the applicant, continue the item to the April 28, 2010 Planning Commission meeting.

PUBLIC APPEARANCE

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

4. DEVELOPMENT REVIEW NO. 10-02 – FOUNTAIN VALLEY BODYWORKS

Petition submitted by Fountain Valley Body Works to install a black canvas awning above the windows on the northeast corner of the building at 18125 Euclid Street.

Rec. Action: Approve Development Review No. 10-02 submitted by Fountain Valley Body Works to install a black canvas awning above the windows on the northeast corner of the building at 18125 Euclid Street.

5. DEVELOPMENT REVIEW NO. 10-03 – TRIAD COMMERCIAL BUILDING “C”

Petition submitted by Triad Commercial to demolish 972 sq. ft. of office area and remodel the façade of the building located at 18319 Euclid St.

Rec. Action: Approve Development Review No. 10.03 submitted by Triad Commercial to demolish 972 sq. ft. of office area and remodel the façade of the building located at 18319 Euclid Street.

6. 2010 PLANNING COMMISSION MEETING SCHEDULE

Discussion to consider 2010 Planning Commission meeting dates.

Rec. Action: Pleasure of the Commission.

7. SIGN COMMITTEE MEETING UPDATE

An update of the Sign Committee actions from the February 24, 2010 meeting.

a. SIGN PERMIT NO. 10-03 – DOLLAR TREE

Petition submitted by Tony Rector on behalf of Dollar Tree to install one internally illuminated channel letters and one under canopy sign located at 17876 Newhope Street in the Costco Plaza shopping center.

Rec. Action: Receive and file report.

UNFINISHED BUSINESS

None

ADJOURNMENT

Adjournment to the next regularly scheduled Planning Commission meeting of March 10, 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.