

CITY OF FOUNTAIN VALLEY
REGULAR MEETING OF THE PLANNING COMMISSION

APRIL 13, 2011

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: 6:30 p.m.

SALUTE TO THE FLAG

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

APPROVAL OF MINUTES: March 23, 2011

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. 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, January 13, 2010, February 24, 2010, April 28, 2010, June 9, 2010, and January 12, 2011.

Rec. Action: Continue the item to the Planning Commission meeting of June 22, 2011.

2. JAMBA JUICE- CONDITONAL USE PERMIT NO. 1218M

Petition submitted by Keith Glassman to establish a Jamba Juice at 18511 and 18513 Brookhurst Street.

Rec. Action: Adopt Resolution No. 11-16 approving Conditional Use Permit No. 1218M submitted by Keith Glassman to establish a Jamba Juice at 18511 and 18513 Brookhurst Street.

3. TACOS EL RANCHO- CONDITONAL USE PERMIT NO. 1715

Petition submitted by Jose Alvizo, on behalf of Taco's El Rancho, to establish a restaurant at 17945 Magnolia Street.

Rec. Action: Adopt Resolution No. 11-17 approving Conditional Use Permit No. 1715 submitted by Jose Alvizo on behalf of Taco's El Rancho, to establish a restaurant at 17945 Magnolia Street.

4. MINI CAFÉ-CONDITIONAL USE PERMIT NO. 1479M

Petition submitted by Mini Café to amend the hours of operation for Conditional Use Permit No. 1479 from and obtain approval for indoor seating for the restaurant at 17870 Newhope Street.

Rec. Action: Adopt Resolution No. 11-18 approving Conditional Use Permit No. 1479M submitted by Mini Café to amend the hours of operation for Conditional Use Permit No. 1479 from and obtain approval for indoor seating for the restaurant at 17870 Newhope Street.

5. WIRELESS FACILITIES- CODE AMENDMENT NO. 10-01

An amendment to Fountain Valley Municipal Code 21.28 regarding wireless communication facilities. This item was continued from the Planning Commission meeting of March 23, 2011.

Rec. Action: Staff recommends that the Planning Commission adopt Resolution No. 11-19 recommending City Council approval of Code Amendment No. 10-01 pertaining to wireless communications facilities.

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

6. SIGN COMMITTEE MEETING UPDATE

There were no Sign Permits to review at the Sign Committee Meeting of April 13, 2011 meeting.

Rec. Action: Receive and file the report.

UNFINISHED BUSINESS

7. BARNARD VENTURES- VARIANCE NO. 289

A resolution confirming the Planning Commission approval of a petition submitted by Barnard Ventures to request a variance to install one (1) freeway monument sign, six (6) monument signs that all exceed the height and square foot limitations of the sign code for six buildings southwest of the Euclid and Condor Ave intersection, north of the San Diego freeway.

Rec. Action: Adopt Resolution No. 11-06 approving Variance No. 289 submitted by Barnard Ventures to request a variance to install one (1) freeway monument sign, six (6) monument signs that all exceed the height and square foot limitations of the sign code for six buildings southwest of the Euclid and Condor Ave intersection, north of the San Diego freeway.

ADJOURNMENT

Adjournment to the next regularly scheduled Planning Commission meeting of May 11, 2011.

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.