

CITY OF FOUNTAIN VALLEY
REGULAR MEETING OF THE PLANNING COMMISSION

AUGUST 25, 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: 6:30 p.m.

SALUTE TO THE FLAG

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

APPROVAL OF MINUTES: August 11, 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. LEMONGRASS RESIDENTIAL DEVELOPMENT – MITIGATED NEGATIVE DECLARATION, GENERAL PLAN AMENDMENT NO. 10-01, ZONE CHANGE NO. 423, TENTATIVE TRACT MAP NO. 17352, PRECISE PLAN NO. 498, CONDITIONAL USE PERMIT NO. 1696

Petition submitted by Brandywine Homes to subdivide the 2.95 acre property located at 18110 Magnolia Street into sixteen (16) lots ranging from 6,575 to over 6,900 sq. ft. Requested entitlements include an amendment to the General Plan from Low Density Residential to Low Medium Density Residential for a 2.02 acre portion of the project; a zone change from R-1 – “Single Family Residential” to GH – “Garden Homes” for a 2.02 portion of the project; a Tentative Tract Map to subdivide the property into 16 single-family lots and private common areas; a Precise Plan for the development of 16 single-family dwelling units; and a Conditional Use Permit for the development of single-family dwellings in the GH – Garden Homes Zone. A Mitigated Negative Declaration has been prepared to address the environmental impacts associated with this project.

Rec. Action: Adopt Resolution No. 10-35 approving General Plan Amendment No. 10-01, Resolution No. 10-36 approving Zone Change No. 423, Resolution 10-37 approving Tentative Tract Map No. 17352, Resolution No. 10-38 approving Precise Plan No. 498, and Resolution No. 10-39 approving Conditional Use Permit No. 1696 submitted by Brandywine Homes to subdivide the 2.95 acre property located at 18110 Magnolia Street into sixteen (16) lots ranging from 6,575 to over 6,900 sq. ft. Requested entitlements include an amendment to the General Plan from Low Density Residential to Low Medium Density Residential for a 2.02 acre portion of the project; a zone change from R-1 – “Single Family Residential” to GH – “Garden Homes” for a 2.02 portion of the project; a Tentative Tract Map to subdivide the property into 16 single-family lots and private common areas; a Precise Plan for the development of 16 single-family dwelling units; and a Conditional Use Permit for the development of single-family dwellings in the GH – Garden Homes Zone. A Mitigated Negative Declaration has been prepared to address the environmental impacts associated with this project.

2. SUMMERSTONE VILLAS RESIDENTIAL DEVELOPMENT – MITIGATED NEGATIVE DECLARATION, ZONE CHANGE NO. 424, PRECISE PLAN NO. 499, CONDITIONAL USE PERMIT NO.1694, TENTATIVE TRACT MAP NO. 17354

Petition submitted by Desai Construction and Developers, Inc. to subdivide the 0.77 acre property located at 16040 Newhope Street and 11520 Edinger Avenue into twelve (12) two-story condominium units. Requested entitlements include a zone change from C-1 – “Local Commercial” to R-4 – “High Density Multiple Dwelling”; a Precise Plan for the development of twelve (12) condominium units; a Conditional Use Permit for the development of multi-family dwellings in the R-4 – High Density Multiple Dwelling Zone; and a Tentative Tract Map to subdivide the property into twelve (12) condominium units on one (1) lot. A Mitigated Negative Declaration has been prepared to address the environmental impacts associated with this project.

Rec. Action: Adopt Resolution No. 10-40 approving Zone Change No. 424, Resolution No. 10-41 approving Precise Plan No. 499, Resolution 10-42 approving Conditional Use Permit No. 1694, and Resolution No. 10-43 approving Tentative Tract Map No. 17354 submitted by Desai Construction and Developers, Inc. to subdivide the 0.77 acre property located at 16040 Newhope Street and 11520 Edinger Avenue into twelve (12) two-story condominium units. Requested entitlements include a zone change from C-1 – “Local Commercial” to R-4 – “High Density Multiple Dwelling”; a Precise Plan for the development of twelve (12) condominium units; a Conditional Use Permit for the development of multi-family dwellings in the R-4 – High Density Multiple Dwelling Zone; and a Tentative Tract Map to subdivide the property into twelve (12) condominium units on one (1) lot. A Mitigated Negative Declaration has been prepared to address the environmental impacts associated with this project.

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

3. SIGN COMMITTEE MEETING UPDATE

There were no Sign Permits to review at the Sign Committee Meeting of August 25, 2010 meeting.

Rec. Action: Receive and file the Report.

UNFINISHED BUSINESS

None

ADJOURNMENT

Adjournment to the next regularly scheduled Planning Commission meeting of September 22, 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.