

CITY OF FOUNTAIN VALLEY
REGULAR MEETING OF THE PLANNING COMMISSION
FOUNTAIN VALLEY COUNCIL CHAMBERS

JANUARY 14, 2008

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 THE FLAG

Chair Gaston led the salute to the flag.

ROLL CALL

Commissioners present: Drilling, Frank, Gaston, Jensen, Walker, Winslow
Commissioners absent: None
Staff members present: Andrew Perea, Planning Director, Steven Ayers, Planner,
Cyndee Alvarez, Planning Secretary

APPROVAL OF MINUTES

The Planning Commission minutes of December 10, 2008, were approved as amended by a vote of 4-0-1 with Commissioner Frank abstaining.

Chair Gaston stated that it was customary for Commissioners to visit applicant sites; that unless any Commissioner had further disclosure statements at this time, it may be stated that no contact was made during the site visit with the applicant, his/her agent, or neighbors of the proposed project.

PUBLIC HEARINGS

1. SUSHI FACTORY – CONDITIONAL USE PERMIT NO. 1158M
Petition submitted by Kevin Franklin on behalf of Kenji Haruki to permit the on-site sales and consumption of beer and wine in conjunction with the continued use and operation of an existing 1,109 square foot sushi restaurant located at 17870 Newhope Street, Suite 102.

Chair Gaston opened the public hearing.

Steven Ayers, Planner, presented the staff report. He stated that on March 13, 1991 the Planning Commission approved Conditional Use Permit Number 1158 for the establishment of a sandwich shop at 17870 Newhope Street, Suite 102 and on February 22, 2006 the Conditional Use Permit was transferred to Mr. Haruki; that the restaurant is currently operating under the name Sushi Factory; that Mr. Haruki is now requesting a modification to his Conditional Use Permit to permit the on-site sale of beer and wine at the restaurant; he also stated that in the Southpark Specific Plan, the sales of alcohol beverages is permitted subject to the approval of a Conditional Use Permit; that the proposed hours of operation are from 11:00 a.m. to 9:00 p.m. Monday through Friday, 11:00 a.m. to 8:00 p.m. on Saturdays; 12:00 noon to 7:00 p.m. on Sundays. Mr. Ayers also stated that there is an existing grease interceptor for the restaurant that fulfills the requirements of the Fats, Oils and Grease (FOG) ordinance; that the restaurant is located over 1,200 feet from the nearest residential properties to the west and staff feels there will be no impacts to homeowners. He also stated that staff had imposed conditions to help reduce impacts to adjacent businesses in the shopping center; that the Fountain Valley Police Department reviewed the proposal and had no concerns with the issuance of the requested liquor license.

Applicant Rod Archer, 19702 Ferryman Drive, Carson, was present to address the Commission on behalf of the applicant; Mr. Archer stated that the applicant agrees to the conditions of approval and is requesting to extend the existing closing hours to 10:00 p.m. seven (7) days a week.

Hearing nobody else to speak to the matter, Chair Gaston closed the public hearing.

Vice Chair Drilling motioned to adopt Resolution No. 09-01 approving Conditional Use Permit No. 1158M to permit the on-site sale and consumption of beer and wine in conjunction with the continued use and operation of the existing 1,109 sq. ft. sushi restaurant located at 17870 Newhope Street, Suite 102 and to extend the closing hours to 10:00 p.m. seven (7) days a week.

Discussion ensued.

Commissioner Walker seconded the motion.

By a unanimous vote, the Commission adopted Resolution No. 09-01 approving Conditional Use Permit No. 1158M.

NEW BUSINESS

None

OLD BUSINESS

None

COMMISSION COMMENTS

Mr. Perea stated that the City Council would be making the Planning Commission appointments on January 20th and that the Planning Commission will reorganize at the February 11th Planning Commission meeting. He also stated that the February 11th agenda will have the following items for discussion: first item for discussion will be the consideration of scheduling only one Planning Commission meeting a month; also for consideration will be moving the Sign Committee meetings to 6:30 p.m. He also stated that, Los Caballeros will be on the agenda to clarify that the location approved for Conditional Use Permit No. 1420M will be Area 16 instead of Area 14.

Mr. Perea stated that the Planning Commission meeting on January 28th will be dark. He also stated that staff is working on an environmental study for Los Caballeros Plan Amendment and getting ready to submit the Housing Element to the State; and that staff will be attending a workshop on January 27, 2009 regarding AB375.

ADJOURNMENT

The Planning Commission meeting of January 14, 2009, was adjourned at 7:40 p.m. to the next regularly scheduled Planning Commission meeting of February 11, 2009.

APPROVED:

Chairperson

Secretary