

CITY OF FOUNTAIN VALLEY  
REGULAR MEETING OF THE PLANNING COMMISSION

DECEMBER 9, 2009

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, FRANK, GASTON, JENSEN, PROCTOR, WALKER

APPROVAL OF MINUTES: NOVEMBER 18, 2009

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. SPRINT PCS- CONDITIONAL USE PERMIT NO. 1491M

Petition submitted by Reliant Land Services representing Sprint to modify an unmanned telecommunications facility with the replacement of 3 panel antennas of similar dimension, addition of three parabolic antennas (one 2' and two 1' diameter), all inside existing screening, addition of one GPS antenna and associated equipment cabinet inside an existing equipment enclosure at 18837 Brookhurst Street.

Rec. Action: Staff recommends the Planning Commission adopt Resolution No. 09-62 approving a modification submitted by Reliant Land Services on behalf of Sprint Nextel Communications to remove and replace three (3) panel antennas of similar dimension, add three (3) parabolic antennas, and one GPS antenna at an existing roof top wireless communication facility located at 18837 Brookhurst Street.

2. FOUNTAIN VALLEY SHOPPING CENTER - PRECISE PLAN NO. 491  
Petition submitted by Samir Daghestani to convert an existing patio area to an indoor area at 9475 Warner Avenue.

Rec. Action: Staff recommends that Planning Commission adopt Resolution No. 09-63 approving Precise Plan No. 491M which is a request submitted by Samir Daghestani, on behalf of Joseph Tabaroki, to convert an existing patio area to an indoor area at 9475 Warner Avenue.

3. CLEARWIRE - CONDITIONAL USE PERMIT NO. 1687  
Petition submitted by Clearwire to add telecommunications antennas on an existing Southern California Edison tower consisting of six 4' panel antennas, three 2' parabolic antennas, 1 GPS antenna and one associated equipment cabinet enclosed in a 6' high CMU wall at a location north of Ellis Avenue, between San Andres and Santa Isadora Streets.

Rec. Action: Staff recommends that the Planning Commission adopt Resolution No. 09-64 approving Conditional Use Permit No. 1687 which is a request submitted by Clearwire to add telecommunications antennas on an existing Southern California Edison tower consisting of six 4' panel antennas, three 2' parabolic antennas, and 1 GPS antenna and one associated equipment cabinet enclosed in a 6' high CMU wall at a location north of Ellis Avenue between Santa Alberta Street and Santa Isadora Street. Staff also recommends the applicant increase the height of the CMU enclosure wall to screen the GPS antenna or install the GPS antenna near the panel antennas on the transmission tower.

4. 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.

Rec. Action: Staff recommends that the Planning Commission conduct the public hearing, provide staff with direction regarding each of the proposed amendments, continue the hearing, and direct staff to return with a resolution to reflect the desire of the Planning Commission.

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

#### 5. SIGN COMMITTEE MEETING UPDATE

1. ARCO - SIGN PERMIT NO. 09-23  
Petition submitted by WD Partners to install two (2) illuminated channel letter signs; two (2) illuminated canopy signs, and two (2) monument price signs for a proposed new Arco gas station located at 18480 Brookhurst Street.
2. BEACON BAY ATUO WASH – SIGN PERMIT NO. 09-24  
Petition submitted by Outdoor Dimensions to install two (2) aluminum channel letter signs at Beacon Bay Auto Wash located at 10035 Ellis Avenue.
3. MODERN BATHROOM – SIGN PERMIT NO. 09-25  
Petition submitted by Direct Sign & Awning to install two (2) illuminated channel letter signs located at 18225 Euclid Avenue.

Rec. Action: Staff recommends that the Planning Commission receive and file the report.

### UNFINISHED BUSINESS

Rec. Action: Pleasure of the Commission.

### ADJOURNMENT

Adjournment to the next regularly scheduled Planning Commission meeting of January 13, 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.