

CITY OF FOUNTAIN VALLEY  
REGULAR MEETING OF THE PLANNING COMMISSION

December 9, 2009

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 FLAG

Commissioner Drilling led the salute to the flag.

ROLL CALL

Commissioners present: Drilling, Frank, Gaston, Jensen, Walker, Proctor

Commissioners absent: None

Staff members present: Andrew Perea, Planning Director; Steven Ayers, Planner; Matt Jenkins, Assistant Planner; Alison Griffith, Planning Secretary

APPROVAL OF MINUTES

The Planning Commission minutes of November 18, 2009, were approved as amended.

Chair Drilling 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. 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.

Chair Drilling opened the public hearing.

Matt Jenkins, Assistant Planner, presented the staff report.

Celly Adamo, Reliant Land Services, representing Sprint was present to answer questions.

Commissioner Walker asked for clarification on whether the GPS antenna would be visible from the street.

Ms. Adamo stated that there will be no visible change to the facility; that she has read and concurs with all conditions.

Chair Drilling closed the public hearing.

Chair Drilling made a motion to 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.

Vice Chair Jensen seconded the motion.

By a unanimous vote, the Planning Commission adopted Resolution No. 09-62.

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.

Chair Drilling opened public hearing.

Steven Ayers presented the staff report.

The applicant Samir Daghestani and owner Joseph Tabaroki were present to answer any questions.

Commissioner Frank stated that the windows must match the current plan.

Applicant stated that he understood and concurs.

Commissioner Walker asked if there would be a public restroom.

Mr. Ayers stated there would be.

Chair Drilling closed the public hearing.

Commissioner Frank made a motion to 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.

Commissioner Walker seconded the motion.

By a unanimous vote, the Planning Commission adopted Resolution No. 09-63.

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.

Chair Drilling opened the public hearing.

Steven Ayers, Planner, presented the staff report.

Celly Adamo, Reliant Land Services, representing Clearwire, was present to answer questions.

Commissioner Walker asked if there were any issues with the GPS antenna or with children getting into the facility with the lack of a roof.

Andrew Perea, Planning Director, stated that there is no issue with the GPS antenna and if so desired, the Planning Commission could request a roof on the enclosure.

Commissioner Walker wanted clarification from applicant if there was an existing contract between Clearwire and Edison.

The applicant stated that there was.

Chair Drilling closed the public hearing.

Commissioner Frank made a motion to 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 with the condition that 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.

Commissioner Gaston seconded the motion.

By a unanimous vote, the Planning Commission adopted Resolution No. 09-64.

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.

Andrew Perea, Planning Director, presented the staff report. Mr. Perea stated that the applicant requested a continuance on this item to the January 13, 2010 Planning Commission meeting.

Commissioner Walker asked for clarification as to the public noticing and who pays for it.

Mr. Perea stated that the city has two separate fees for continuance; the fee that applies to this applicant is the "Hearing Continuance without New Mailing"; this fee applies because there is a date placed on the continuance; had there been no date set for the new hearing, the "Hearing Continuance with New Mailing" fee would have applied.

Commissioner Frank made a motion to continue this item to the January 13, 2010 Planning Commission meeting.

Vice Chair Jensen seconded the motion.

By a unanimous vote, the Planning Commission voted to continue this item to the January 13, 2010 Planning Commission meeting.

## 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.

Andrew Perea, Planning Director, stated that the Sign Committee had approved Sign Permit No. 09-23 as presented.

#### 2. BEACON BAY AUTO 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.

Andrew Perea, Planning Director, stated that the Sign Committee had approved Sign Permit No. 09-24 as presented.

#### 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.

Andrew Perea, Planning Director, stated that the Sign Committee had approved Sign Permit No. 09-25 with the condition that the placement of the sign on the north elevation sign be placed within the building wall scoring or above on the parapet.

Mr. Perea recommended that the Planning Commission receive and file the report.

Commissioner Frank made a motion to receive and file the Sign Committee report.

Commissioner Gaston seconded the motion.

By a unanimous vote, the Planning Commission received and filed the Sign Committee report.

## UNFINISHED BUSINESS

None

### COMMISSION COMMENTS

Andrew Perea, Planning Director, stated that the City Council approved rezoning of the annexation of the South County Island; that the City Council approved the Redevelopment Implementation Plan; that Mitsubishi Materials has been finalized and now occupied; that he has spoken with applicants to rezone and build 16 homes at the Mariners Church site; and that there will be no Planning Commission meeting on December 23, 2009 due to the holidays.

### ADJOURNMENT

Alternate Commissioner Proctor made a motion to adjourn the Planning Commission meeting of January 13, 2010.

Chair Drilling seconded the motion.

By a unanimous vote, the Planning Commission voted to adjourn the Planning Commission meeting at 7:37 p.m. to the next regularly scheduled Planning Commission meeting of January 13, 2010.

APPROVED:

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Chairperson

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Secretary