

CITY OF FOUNTAIN VALLEY

REGULAR MEETING OF THE PLANNING COMMISSION

December 14, 2011

MINUTES

CALL TO ORDER

The Fountain Valley Planning Commission meeting was called to order at 6:30 p.m. in the City Council Chambers.

SALUTE TO FLAG

Commissioner Proctor led the salute to the flag.

ROLL CALL

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

Commissioners absent: None

Staff members present: Andrew Perea, Planning/Building Director; Steven Ayers, Planner; Matt Jenkins, Assistant Planner; and Amanda DeForest, Planning Secretary

APPROVAL OF MINUTES

The Planning Commission minutes of November 09, 2011 were approved as amended.

PUBLIC HEARINGS

1. Romel Kfoury- Conditional Use Permit No. 594M

Petition submitted to allow for the building at 18187 Euclid to be used as a showroom for home improvement products, products for kitchen cabinets, flooring, bathrooms, and general home improvement materials.

Chair Walker opened the public hearing.

Steven Ayers, Planner, presented the staff report.

Eli Kfoury, on behalf of applicant Romel Kfoury, was present and accepted all conditions.

No other public input was received.

Chair Walker closed the public hearing.

Commissioner Jensen made a motion to adopt Resolution No. 11-39 approving Conditional Use Permit No. 594M submitted by Romel Kfoury to allow for the building at 18187 Euclid to be used as a showroom for home improvement products, products for kitchen cabinets, flooring, bathrooms and general home improvement materials.

Commissioner Proctor seconded the motion.

By a unanimous vote, the Planning Commission adopted Resolution No. 11-39.

2. Civic Center Project- Draft Environmental Review Project

Public hearing to receive comments on the Draft Environmental Impact Report (EIR) prepared for the Civic center project. The Draft EIR has been prepared pursuant to the provisions of the California Environmental Quality Act to address the environmental effects associated with the proposed project. No decisions will be made regarding the item at this meeting.

Chair Walker opened the public hearing.

Steven Ayers, Planner, presented the staff report and gave a powerpoint presentation.

Tom Sloss, Fountain Valley resident, spoke regarding his concerns about the estimated increase in traffic as stated in the Draft EIR. He expressed concerns regarding increased traffic, in particular, along Los Alamos Street. He requested that the project considers the following mitigation measures:

1. A four (4) way stop sign at Los Alamos and El Monterey
2. Speed bumps along the library parking lot
3. Paint the curb red from the library driveway to Slater Ave to increase visibility.

Discussion ensued regarding traffic and visibility on Los Alamos Street.

Andrew Perea, Planning/Building Director announced that comments could be submitted in writing to the Planning Department until December 21, 2011.

No other public input was received.

Chair Walker closed the public hearing.

NEW BUSINESS

3. BARNARD VENTURES- DEVELOPMENT REVIEW NO. 11-06

Barnard Ventures has submitted a request for development review to remodel the exterior of the building located at 18218 Euclid Street.

Matt Jenkins, Assistant Planner, presented the staff report.

Ross Andrews, Architect for the project, was present for questions.

Discussion ensued regarding the landscaping of the project.

No other public input was received.

Commissioner Proctor made a motion to approve Development Review No. 11-06 submitted by Barnard Ventures to remodel the exterior of the building located at 18218 Euclid Street.

Commissioner Jensen seconded the motion.

By a unanimous vote, the Planning Commission approved Development Review No. 11-06.

#### UNFINISHED BUSINESS

4. MARISCOS LOS CORALES- CONDITIONAL USE PERMIT NO. 1171M2

A resolution confirming the Planning Commission approval of a petition submitted by Mariscos Los Corales to amend Conditional Use Permit No. 1171M to modify their existing Type 41 beer and wine license to a Type 47 full liquor license and denying the request for live entertainment for the restaurant at 16361 Harbor Blvd.

Steven Ayers, Planner, presented the staff report.

Applicant Salvador Morales was present and accepted the conditions.

Chair Walker emphasized Condition No. 24 and stated that the rear door shall be closed at all times.

Vice Chair Gaston made a motion to adopt Resolution No. 11-37 approving Conditional Use Permit No. 1171M2 submitted by Mariscos Los Corales to request an amendment to Conditional Use Permit No. 1171M to modify their existing Type 41 beer and wine license to a Type 47 full liquor license and denying the request for live entertainment for the restaurant at 16361 Harbor Blvd.

Commissioner Drilling seconded the motion.

By a unanimous vote, the Planning Commission adopted Resolution No. 11-37.

5. TREE PRESERVATION ORDINANCE AND CITY TREE AND MEDIAN MAINTENANCE PROGRAM.

Discussion to review the City's tree median and maintenance program, tree preservation guidelines and determine if a tree preservation ordinance should be implemented. This item was continued from the Planning Commission meetings of August 10, 2011, October 12, 2011 and November 9, 2011.

Steven Ayers, Planner, presented the staff report and gave a powerpoint presentation.

Discussion ensued regarding state requirements, homeowner requirements, commercial requirements, landscape plan review, landscape maintenance, overwatering, tree pruning, and damaged trees.

Commissioner Drilling made a motion to not pursue a tree preservation ordinance since the City has no heritage trees.

Commissioner Proctor seconded the motion.

By a unanimous vote, the Planning Commission voted against a tree preservation ordinance.

Vice Chair Gaston made a motion to leave the landscape code unchanged and not pursue a code amendment regarding tree pruning or other landscaping standards.

Commissioner Jensen seconded the motion.

By a vote of 3-2, with Commissioners Drilling and Proctor voting no, the Planning Commission voted against a new code amendment to modify the existing landscape ordinances.

#### STAFF COMMENTS

Andrew Perea, Planning/Building Director, stated the Brandywine home models are now complete and open to the public. As of the Planning Commission meeting, seven (7) homes had been sold.

Mr. Perea presented a calendar of upcoming items and stated that there would be two (2) Planning Commission meetings a month through March 2012.

#### ADJOURNMENT

The Planning Commission meeting was adjourned at 8:08 pm to the next Planning Commission meeting of January 11, 2012.

APPROVED:

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Chairperson

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Secretary