

CITY OF FOUNTAIN VALLEY
REGULAR MEETING OF THE PLANNING COMMISSION

September 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: AUGUST 12, 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. ARCO GAS – CONDITIONAL USE PERMIT NO. 1649, PRECISE PLAN NO. 495, AND VARIANCE NO. 266
Petition submitted by WD Partners to demolish an existing Arco gas, canopy and AM/PM convenience store and build a new Arco gas, canopy and single story AM/PM convenience store including beer and wine sales on an approximately 40,000 sq. ft. parcel of land located at 18480 Brookhurst Street, as well as a variance to reduce the required landscape setback along Brookhurst Street from fifteen (15) feet to ten (10) feet.

Rec. Action: Staff recommends that the Planning Commission adopt Resolution No. 09-42 approving Conditional Use Permit No. 1649, Resolution No. 09-43 approving Precise Plan No. 495, and Resolution No. 09-44 approving Variance No. 266 to demolish an existing Arco gas, canopy, and AM/PM convenience store and build a new Arco gas, canopy and single story AM/PM convenience store including beer and wine sales with a reduction in the required landscape setback along Brookhurst Street from fifteen (15) feet to ten (10) feet on an approximately 40,000 sq. ft. parcel of land located at 18480 Brookhurst Street.

2. T-MOBILE – CONDITIONAL USE PERMIT NO. 1678

Petition submitted by Omnipoint Communications, Inc., a subsidiary of T-Mobile, to construct a wireless telecommunications facility at 8675 Blue Bird Avenue. The facility will consist of twelve (12) panel antennas, one (1) GPS antenna, and eight (8) equipment cabinets in an underground vault. The twelve (12) panel antennas will be separated into three (3) sectors of four (4) antennas each. The antennas will be mounted on a sixty-five (65) foot tall tower disguised as a pine tree.

Rec. Action: Staff recommends that the Planning Commission adopt Resolution No. 09-45 approving Conditional Use Permit No. 1678 submitted by Omnipoint Communications, Inc., a subsidiary of T-Mobile, to construct a 65' tall monopine wireless telecommunications facility at 8675 Bluebird Avenue.

3. FOUNTAIN VALLEY SHOPPING CENTER – VARIANCE NO. 273

Petition submitted by Michael C. Adams Associates to reduce the number of required parking spaces for restaurant uses based on a parking study and the existing parking demand for the shopping center located at 9475 Warner Avenue.

Rec. Action: Staff recommends that the Planning Commission adopt Resolution No. 09-46 approving Variance No. 273, which is a request submitted by Michael C. Adams Associates, on behalf of Joseph Tabaroki, to reduce the number of required parking spaces for restaurant uses for the shopping center located at 9475 Warner Avenue.

4. SPRINT – CONDITIONAL USE PERMIT NO. 1468M

Petition submitted by Celly Adamo for Reliant Land Services representing Sprint to modify an unmanned telecommunications facility with the replacement of three (3) panel antennas with similar dimension antennas, as well as the addition of three (3) 2 foot tall microwave dishes, one (1) GPS antenna and associated equipment cabinet mounted on steel platform behind existing screening located at 17150 Euclid Street.

Rec. Action: Staff recommends that the Planning Commission adopt Resolution No. 09-47 approving the installation of three (3) 2 ft. microwave dishes, one (1) GPS antenna, and associated equipment located at 17150 Euclid Street.

5. SPRINT – CONDITIONAL USE PERMIT NO. 1422M

Petition submitted by Celly Adamo for Reliant Land Services representing Sprint to modify an unmanned telecommunications facility with like for like replacements of three (3) panel antennas, the addition of three (3) 2 foot tall microwave dishes, one (1) GPS antenna and the associated equipment in an existing equipment room located at 8840 Warner Avenue.

Rec. Action: Staff recommends that the Planning Commission adopt Resolution No. 09-48 approving Conditional Use Permit No. 1422M submitted by Celly Adamo from Reliant Land Services, on behalf of Sprint, to modify an unmanned telecommunications facility with like for like replacements of three (3) panel antennas, the addition of three (3) 2-foot tall microwave dishes, one (1) GPS antenna and the associated equipment in an existing equipment room located at 8840 Warner Avenue.

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

6. VERIZON – CONDITIONAL USE PERMIT NO. 1428 FIVE-YEAR REVIEW

Petition submitted by Verizon for a second five (5) year review and a reaffirmation of the rights vested in Conditional Use Permit No. 1428.

Rec. Action: Staff recommends that the Planning Commission adopt Resolution No. 09-49 approving a reaffirmation of the rights vested in Conditional Use Permit No. 1428 and that a third review of Conditional Use Permit No. 1428 shall be conducted in five (5) years for the site located at 15972 Euclid Street.

7. T-MOBILE – CONDITIONAL USE PERMIT NO. 1331 FIVE-YEAR REVIEW

Petition submitted by T-Mobile for a first (1st) five (5) year review and a reaffirmation of the rights vested in Conditional Use Permit No. 1331.

Rec. Action: Staff recommends that the Planning Commission adopt Resolution No. 09-50 approving a reaffirmation of the rights vested in Conditional Use Permit No. 1331M and that a second review of Conditional Use Permit No. 1331M be conducted in five (5) years on the existing building located at 17050 Bushard Street.

8. KB HOME COASTAL, INC. – PRECISE PLAN NO 497M CONFIRMING RESOLUTION

Rec. Action: Staff recommends that the Planning Commission adopt confirming Resolution No. 09-37 memorializing the approval of Precise Plan No. 497M to decrease the number of single story homes from eleven (11) to eight (8) of the fifty-five (55) lot single family subdivision located at 17210 Oak Street (Tract No. 16902).

9. SIGN COMMITTEE MEETING UPDATE

An update of the Sign Committee actions below from the September 9, 2009 meeting:

1. SIGN PERMIT NO. 09-21 – WASHINGTON MUTUAL/CHASE

Petition submitted by Bobbie Dudley of AKC Services for Chase Bank for two (2) monument signs, three (3) illuminated channel signs, and thirteen (13) various regulatory and directional signs for the property located at 18975 Brookhurst Street.

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

2. SIGN PERMIT NO. 09-22 – EUROMASTERS

Petition submitted by Gerard Signs & Graphics to install three (3) wall signs on the building located at 18370 Pacific Street.

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

UNFINISHED BUSINESS

None

ADJOURNMENT

Adjournment to the next regularly scheduled Planning Commission meeting of October 14, 2009.

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.