

CITY OF FOUNTAIN VALLEY
REGULAR MEETING OF THE PLANNING COMMISSION

JULY 8, 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: JUNE 10, 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. T-MOBILE – CONDITIONAL USE PERMIT NO. 1673 & ZONE CHANGE NO. 421 - T-Mobile has submitted a request, on behalf of the First Methodist Church of Fountain Valley, to install and operate a freestanding flagpole wireless communication facility and change the zoning of the 2.383 acre parcel at 18225 Bushard Street from A-1 – Agricultural to PI – Public Institutional. This item is being reheard before the Commission due to public noticing errors.

Rec. Action: Staff recommends that the Planning Commission adopt Resolution No. 09-26 approving Conditional Use Permit No. 1673 submitted by T-Mobile, on behalf of the First Methodist Church of Fountain Valley, to install and operate a freestanding flagpole wireless communication facility and adopt Resolution No. 09-29 recommending approval of Zone Change No. 421 to change the zoning of the 2.383 acre parcel at 18225 Bushard Street from A-1 – Agricultural to PI – Public Institutional.

2. PHO BANH MI & CHI CALI (PHO NOODLE HOUSE) – CONDITIONAL USE PERMIT NO. 1176M - Petition submitted by Phoche Cali to modify the existing hours of operation to 5:00 a.m. to 10:00 p.m. at the business located at 18122 Brookhurst Street, Suite D & E.

Rec. Action: Staff recommends that the Planning Commission adopt Resolution No. 09-30 approving Conditional Use Permit No. 1176M which is a request submitted by Phoche Cali, on behalf of the property owner, to modify the existing hours of operation from 11:00 a.m. to 9:00 p.m. seven days a week to 5:30 a.m. to 10:00 p.m. seven days a week for the business located at 18122 Brookhurst Street.

3. LITTLE SAIGON NOODLE RESTAURANT – CONDITIONAL USE PERMIT NO. 1456M – Petition submitted by Steven Do to permit the on-site sales and consumption of beer and wine in conjunction with the continued use and operation of an existing restaurant located at 17860 Newhope Street, Suite 106.

Rec. Action: Staff recommends that the Planning Commission adopt Resolution No. 09-31 approving Conditional Use Permit No. 1456M to permit the on-site sale and consumption of beer and wine in conjunction with the continued use and operation of the existing restaurant located at 17860 Newhope Street, Suite 106.

4. FOUNTAIN VALLEY REGIONAL HOSPITAL – VARIANCE NO. 270
Petition submitted by Fountain Valley Regional Hospital to erect 13 directional signs exceeding the maximum size and height requirement, erect 2 monument signs that exceed the maximum square footage requirement, and a logo sign exceeding the 10 percent maximum per sign area requirement at 17100 Euclid Street.

Rec. Action: Staff recommends that the Planning Commission approve Variance No. 270 for Fountain Valley Regional Hospital consisting of two (2) monument signs, fifteen (15) directional signs, three (3) channel letter signs, and two (2) address identification-signs.

5. DRAFT HOUSING ELEMENT - GENERAL PLAN AMENDMENT NO. 07-01

Public hearing to receive input on the City of Fountain Valley's draft Housing Element of the General Plan. The Housing Element is one of the seven mandated elements of the General Plan. The Housing Element contains goals and objectives for the production of housing for all economic segments of the community including affordable housing; it covers the planning period from January 1, 2006 – June 30, 2014.

Rec. Action: Staff recommends that the Planning Commission conduct a public hearing to receive comments on the draft housing element, and adopt Resolution No. 09-35 incorporating the responses to HCD's comments into the May 27, 2009 draft document, directing staff to resubmit the draft Housing Element to HCD and recommending to the City Council approval of the Draft Housing Element as amended.

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. SIGN COMMITTEE MEETING UPDATE

An update of the Sign Committee actions below from the July 8, 2009 meeting.

1. SIGN PERMIT NO. 09-13 – ARCO GAS STATION

Donco & Son's on behalf of Arco has submitted a request to reface the canopies and gasoline pumps located at 17520 Brookhurst.

2. SIGN PERMIT NO 09-14 – FAMIMA!!

Express Permits on behalf of Famima has submitted a request to install two (2) illuminated cabinet signs located at 9475 Warner.

3. SIGN PERMIT NO. 09-15 – @ HOME DESIGN CENTER

Wayne Carvalho on behalf of @Home Design Center has submitted a request to create a sign program for the businesses located at 10700 Spencer Ave.

4. SIGN PERMIT NO. 09-16 – CHIM RUNG RESTAURANT
Paul Nguyen on behalf of Chim Rung has submitted a request to install one (1) illuminated channel letter sign located at 16121 Harbor Blvd.

5. SIGN PERMIT NO. 09-17 – VALLEY CENTER SIGN PROGRAM
C & C Signs has submitted a request on behalf of the property owner to create a sign program for the multi tenant building located at 15972 Euclid St.

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

UNFINISHED BUSINESS

None

ADJOURNMENT

Adjournment to the next regularly scheduled Planning Commission meeting of August 12, 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.