

CITY OF FOUNTAIN VALLEY  
REGULAR MEETING OF THE PLANNING COMMISSION

JANUARY 13, 2010

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 December 9, 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. CONDITIONAL USE PERMIT NO. 1688 – RENAL ADVANTAGE  
Petition submitted by Peter Morris to establish and operate a home medical training facility at 17197 Newhope Street, Suite E. This item was continued from the November 5, 2009 ERC meeting.

Steven Ayers, City Planner presented the staff report and stated that staff supports the request.

Chair Drilling opened the public hearing.

Peter Morris, representing Renal Advantages, was in attendance to answer questions. Mr. Morris stated that he has read and agrees with all of the conditions.

Commissioner Walker asked if item 28 should be deleted.

Mr. Perea stated that item 28 could be deleted.

Vice Chair Jensen asked for clarification regarding item 30 if there are still public telephones.

Andrew Perea, Planning Director stated that there are not many in town and that the city does not want to add more payphones.

No Public input received.

Chair Drilling closed the public hearing.

Commissioner Frank made motion to adopt Resolution No. 10-01 approving Conditional Use Permit No.1688 to establish and operate a home medical training facility at 17197 Newhope Street, Suite E.

Vice Chair Jensen seconded the motion.

By a unanimous vote, the Planning Commission adopted Resolution No.10-01.

2. 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 has requested a continuance on this item to the February 24, 2010 Planning Commission meeting.

Chair Drilling stated the commission received a letter from the applicant requesting a continuance on this item.

Commissioner Frank moved to continue the item to the February 24, 2010 Planning Commission meeting.

Commissioner Walker seconded the motion.

By a unanimous vote, the Planning Commission voted to continue this item to the February 24, 2010 Planning Commission meeting.

### NEW BUSINESS

#### 3. DEVELOPMENT REVIEW NO. 09-03 AUTOZONE

Petition submitted by Arthur Nave on behalf of Autozone to make exterior modifications to the building façade and delete three (3) parking spaces for a loading area and trash enclosure located at 18533 Brookhurst Street in the Callen's Corner shopping center.

Matt Jenkins, Assistant Planner presented the staff report.

Commissioner Frank asked for clarification if the location was where the old Blockbuster store was located.

Mr. Jenkins stated it was the old Blockbuster location.

Arthur Nave, Architect representing Autozone stated he read the staff report, has no questions and is available to answer any questions.

Commissioner Gaston asked if used oil is collected inside the facility.

Mr. Nave stated that oil is collected periodically by a vendor and that the oil is held in an approved UL tank inside of the facility.

No public input was received.

Chair Drilling closed the public hearing

Commissioner Frank made motion to approve Development Review No. 09-03 submitted by Arthur Nave, on behalf of Autozone, to make exterior modifications to the exterior of the building façade, and to delete three (3)

parking spaces for a loading area and trash enclosure to 18533 Brookhurst Street in the Callen's Corner shopping center.

Commissioner Gaston seconded the motion.

By a unanimous, the Planning Commission voted to approve Development Review No. 09-03.

#### SIGN COMMITTEE MEETING UPDATE

4. BOOMERS! FOUNTAIN VALLEY – SIGN PERMIT NO. 10-01

Petition submitted by Boomers to install a new cabinet sign for the restaurant located at 16922 Magnolia Street.

Andrew Perea, Planning Director, stated that the Sign Committee approved Sign Permit No. 10-01.

Vice Chair Jensen recommended that the Planning Commission receive and file the report as presented.

Chair Drilling seconded the motion.

By a unanimous, the Planning Commission voted to receive and file the report.

#### UNFINISHED BUSINESS

None

#### STAFF COMMENTS

Andrew Perea, Planning Director stated that LAFCO has approved the annexation so the city has grown by 10 acres; and that staff is in the process of reviewing RFPs for affordable housing development at the 4 acre site on Mt. Hope. He stated that 16 RFPs were received the top three candidates will be forwarded to Council.

Commissioner Frank asked how many of the units at Mt. Hope would be affordable.

Mr. Perea stated that the units will all be affordable at low and/or moderate income levels, but that nothing has been approved; and that the Housing Element was just approved last month so no new developments have been approved.

Chair Drilling asked if the State sets the numbers on how many affordable units a city must build.

Mr. Perea stated that the number is determined by the Southern California Council of Governments (SKAG) for each jurisdiction in this region; that SKAG requires a regional approach to meeting the affordable housing needs; that during 2006-2014 the City is required to add an additional 487 affordable Housing units during this Housing Element period; and that the Housing Element which is the document for the planning of the additional affordable units, was just approved December 16, 2009.

Commissioner Frank and Chair Drilling asked if the number of affordable units needed will be exceeded with the development at Mt. Hope.

Mr. Perea stated that the development at Mt. Hope will be between eighty and one hundred units.

Commissioner Walker asked if the newly developed units count toward our current goal of 487.

Mr. Perea stated that the newly developed units count toward our last Housing Element numbers.

Chair Drilling asked how many units are in the city.

Mr. Perea stated that he does not know the exact number but it is around 18000 units and some of those have affordable covenants.

Commissioner Gaston asked if 487 is now our current goal.

Mr. Perea stated 487 is the goal for this planning period.

Mr. Gaston asked if the number has to be built.

Mr. Perea said that number has to be planned for.

Chair Drilling asked when that number has to be built.

Mr. Perea stated that this planning period ends in 2014 but the units are not required to be built; that the City is just required to have a plan that accommodates that number.

Chair Drilling asked how a built out city is able to comply.

Mr. Perea stated that properties are identified, properties may have to be rezoned, or densities may have to be increased to accommodate the units; that SKAG would like to see that number of affordable units actually built but the goal is to plan for them and have the plan approved.

Discussion ensued.

Mr. Perea stated that at the Council meeting on December 16, 2009, the Redevelopment Implementation Plan which sets forth goals, objectives and expenditures for the Redevelopment Agency over the next five years; that the League's Forum will be held in Monterey from March 24 through March 26, 2010 and that the City will pay for registration only for any commissioners wishing to attend; due to lack of agenda items, the January 27, 2010 meeting has been canceled so the next meeting will be February 10, 2010.

Vice Chair Jensen asked if the new units would be apartments for rent or condos for sale.

Mr. Perea stated that the units would be rental apartments geared for employees of the adjacent hospital.

Chair Drilling asked if the Housing Element runs on a five year cycle.

Mr. Perea stated that normally it is to be a five year cycle but due to the State's budget constraints the regional needs assessment was postponed for several years so while our Housing Element was just approved in 2009, it includes 2006 through 2014 and the units just completed had been included in the Housing Element last element since they were planned during the Housing Element that was from 2000 through 2005.

#### COMMISSION COMMENTS

Commissioner Walker asked about the medical supply company next to Georges, and stated that nothing is going on there.

Staff was not familiar with what is going on with that business.

Vice Chair Jensen wanted to know status of the Arby's site since there is still no progress on it.

Mr. Ayers stated that he received a call from small restaurant chain owner who is interested in the site and would keep the building as it is so that there would not be an issue with the extension in the back.

Vice Chair Jensen stated it is like déjà vu with the medical supply building at Euclid and Edinger where they build on it and then it sits, then they build some more and then it sits again and currently there is no progress on a business moving into that location.

Commissioner Walker stated that it seems the city is losing more furniture stores.

Mr. Jenkins said that there is a new furniture store that recently opened behind Bassett.

Discussion ensued regarding furniture stores.

Chair Drilling asked about Sam's Club stores closing.

Mr. Perea stated that there is one in Orange County, four in the California and ten throughout the nation that are closing.

Commissioner Proctor asked what the zoning code or policy is on Christmas decorations as the liquor store on Warner and Bushard still have decorations on the lawn.

Mr. Perea stated that code enforcement would talk to them about it.

Commissioner Proctor asked if there is a code about tree trimming. She stated that the trees were scalped at the center where Turner Outdoorsman is located.

Mr. Perea stated that the code only states they have to maintain their landscaping but does not specify how.

Chair Drilling stated that it has been a great year as Chair and she thanked everyone for their support.

Commissioner Walker asked when the new commission would be chosen.

Chair Drilling stated it would be next Tuesday.

Commissioner Walker asked to please be let them know.

Mr. Perea stated he thought it was February 2, 2010, but he would let everyone know once the commission has been chosen.

Commissioner Frank invited all to the FV Living magazine's first anniversary party; and he stated that he has two prints on exhibit at the HB Art Center from January 15, through February 7, 2010.

Commissioner Walker stated that the Mayor's breakfast is January 14, 2010.

#### ADJOURNMENT

Adjournment to the next regularly scheduled Planning Commission meeting of February 10, 2010.

APPROVED:

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Chairperson

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Secretary