

CITY OF FOUNTAIN VALLEY
REGULAR MEETING OF THE PLANNING COMMISSION

MARCH 23, 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 Director; Steven Ayers, Planner; Matt Jenkins, Assistant Planner; Amanda DeForest, Planning Secretary

APPROVAL OF MINUTES

The Planning Commission minutes of February 9, 2011 were approved as submitted.

Chair Walker announced that item numbers ten (10) and eleven (11) would be taken out of order and heard first.

NEW BUSINESS

10. VERIZON WIRELESS- CONDITIONAL USE PERMIT NO. 1469

Petition submitted by Verizon Wireless for a second five (5) year review and a reaffirmation of the rights vested in Conditional Use Permit No. 1469 for the cell site at 11344 Slater Avenue.

Matt Jenkins, Assistant Planner, presented the staff report.

Applicant Kristin Galardo was present for questions.

Commissioner Jensen made a motion adopt Resolution No. 11-14 approving a reaffirmation of the rights vested in Conditional Use Permit No. 1469 and that a third review of Conditional Use Permit No. 1469 shall be conducted in five (5) years for the site located at 11345 Slater Avenue.

Commissioner Drilling seconded the motion.

By a unanimous vote, the Planning Commission adopted Resolution No. 11-14.

11. AT&T-CONDITIONAL USE PERMIT NO. 1249M2

Petition submitted by AT&T for a second five (5) year review and a reaffirmation of the rights vested in Conditional Use Permit No. 1249M2 for the cell site at 17816 Bushard Street (Fountain Valley High School).

Matt Jenkins, Assistant Planner, presented the staff report.

Commissioner Drilling made a motion to adopt Resolution No. 11-15 approving a reaffirmation of the rights vested in Conditional Use Permit No. 1249M2 and that a third review of Conditional Use Permit No. 1249M2 shall be conducted in five (5) years for the site located at 17816 Bushard Street (Fountain Valley High School).

Commissioner Proctor seconded the motion.

By a unanimous vote, the Planning Commission adopted Resolution No. 11-15.

PUBLIC HEARINGS

1. BARNARD VENTURES- VARIANCE NO. 289/ DEVELOPMENT REVIEW 10-10

Barnard Ventures has submitted a variance request to install one (1) freeway monument sign, six (6) monument signs that all exceed the height and square feet limitations of the sign code for six (6) buildings, and a development review to remodel the exterior of the industrial buildings located at 18225, 18285, and 18349 Euclid St., southwest of the Euclid and Condor Ave intersection, north of the San Diego freeway.

Chair Walker opened the public hearing.

Matt Jenkins, Assistant Planner, presented the staff report.

Applicant Scott Barnard was present for questions.

Discussion ensued regarding monument sign approval, height of the monument signs, sign locations, number of panels, landscaping, and the color of the buildings.

No other public input was received.

Chair Walker closed the public hearing.

Commissioner Drilling made a motion approve Development Review No. 10-10 as submitted. She made a motion to approve Variance No. 289, subject to a confirming resolution, with the following conditions:

1. Monument signs on the west side of Euclid Street will be relocated to the middle of the buildings.
2. Freeway signs must have the three lower panels on the equipment enclosure removed.
3. City of Fountain Valley will be featured at freeway level or above.
4. 60 feet maximum height for freeway sign.

Commissioner Proctor seconded the motion.

By a unanimous vote, the Planning Commission approved Development Review No. 10-10 as submitted and Variance No. 289 subject to a confirming resolution which will be heard April 13, 2011.

2. AT&T- CONDITIONAL USE PERMIT NO. 1347A-M

Coastal Business Group has submitted a request, on behalf of AT&T, to modify their existing Conditional Use Permit by replacing the existing twelve (12) 6 foot tall antennas with twelve (12) 6 foot tall LTE antennas, installing twelve (12) remote radio units, and two (2) surge suppressors on the existing monopole located at 18259 Mt. Baldy Circle.

Chair Walker opened the public hearing.

Steven Ayers, City Planner, presented the staff report.

Applicant Mitchell Bryant was present and stated that he accepted all conditions.

No other public input was received.

Chair Walker closed the public hearing.

Commissioner Jensen made a motion to adopt Resolution No. 11-07 approving Conditional Use Permit No. 1347A-M submitted by Coastal Business Group, on behalf of AT&T, to modify the existing Conditional Use Permit by replacing the existing twelve (12) 6 foot tall antennas with twelve (12) 6 foot tall LTE antennas, installing twelve (12) remote radio units, and two (2) surge suppressors on the existing monopole located at 18259 Mt. Baldy Circle.

Commissioner Proctor seconded the motion.

By a unanimous vote, the Planning Commission adopted Resolution No. 11-07.

3. AT&T- CONDITIONAL USE PERMIT NO. 1520M2

Petition submitted by Wireless Development Resources LLC, on behalf of AT&T, to modify Conditional Use Permit No. 1520M by installing twelve (12) antennas, twelve (12) remote radio controls, one (1) GPS antenna, and add a roof to the existing enclosure at 10840 Warner Avenue.

Chair Walker opened the public hearing.

Matt Jenkins, Assistant Planner, presented the staff report.

Applicant Linda Hernandez was present for questions.

No other public input was received.

Chair Walker closed the public hearing.

Commissioner Proctor made a motion to adopt Resolution No. 11-08 approving Conditional Use Permit No. 1520M2 submitted by Wireless Development Resources LLC, on behalf of AT&T to modify Conditional Use Permit No. 1520M by installing twelve (12) antennas, twelve (12) remote radio controls, one (1) GPS antenna, and add a roof to the existing enclosure at 17280 Newhope Street.

Vice Chair Gaston seconded the motion.

By a unanimous vote, the Planning Commission adopted Resolution No. 11-08.

4. AT&T-CONDITIONAL USE PERMIT NO. 1521M2

Petition submitted by Wireless Development Resources LLC, on behalf of AT&T to modify Conditional Use Permit No. 1521M by installing twelve (12) antennas, two (2) GPS antennas, twelve (12) remote radio units, and add a roof to the existing enclosure at 17280 Newhope Street.

Chair Walker opened the public hearing.

Steven Ayers, Planner, presented the staff report.

Applicant Linda Hernandez was present for questions.

No other public input was received.

Commissioner Jensen made a motion to adopt Resolution No. 11-09 approving Conditional Use Permit No. 1521M2 submitted by Wireless Development Resources LLC, on behalf of AT&T to modify Conditional Use Permit No. 1521M by installing twelve (12) antennas, two (2) GPS antennas, twelve (12) remote radio units, and add a roof to the existing enclosure at 17280 Newhope Street.

Commissioner Drilling seconded the motion.

By unanimous vote, the Planning Commission adopted Resolution No. 11-09.

5. AT&T- CONDITIONAL USE PERMIT NO. 1596M

Petition submitted by Wireless Development Resources LLC, on behalf of AT&T, to modify Conditional Use Permit No. 1596 to install twelve (12) antennas, two (2) new equipment cabinets, and twelve (12) remote radio units at 10061 Talbert.

Chair Walker opened the public hearing.

Steven Ayers, Planner, presented the staff report.

Applicant Linda Hernandez was present for questions.

No other public input was received.

Chair Walker closed the public hearing.

Vice Chair Gaston made a motion to adopt Resolution No. 11-10 approving Conditional Use Permit No. 1596 submitted by Wireless Development Resources LLC, on behalf of AT&T, to modify Conditional Use Permit No. 1596 to install twelve (12) antennas, two (2) new equipment cabinets, and twelve (12) remote radio units at 10061 Talbert.

Commissioner Drilling seconded the motion.

By a unanimous vote, the Planning Commission adopted Resolution No. 11-10.

6. SHOPS AT FOUNTAIN VALLEY- VARIANCE NO. 290

Petition submitted by Superior Electrical Advertising, on behalf of The Shops at Fountain Valley to install one (1) monument sign for the shopping center located at 17850-17870 Newhope Street.

Chair Walker opened the public hearing.

Matt Jenkins, Assistant Planner, presented the staff report.

Mark Frank of Superior Electrical Advertising and Kathy Wiekamp representing the Shops at Fountain Valley were present for questions.

Discussion ensued regarding height and design of the monument sign.

No other public input was received.

Vice Chair Gaston made a motion to continue the item to the Planning Commission meeting of May 11, 2011 in order to allow the applicant to revise plans.

Commissioner Jensen seconded the motion.

By a unanimous vote, the Planning Commission continued the item to the Planning Commission meeting of May 11, 2011.

7. FLOOR AREA RATIOS- CODE AMENDMENT NO. 11-01

An amendment to Fountain Valley Municipal Code 21.08.040, 21.10.040, and 21.90.020 regarding the definition of Floor Area Ratio's (FAR's).

Chair Walker opened the public hearing.

Steven Ayers, Planner, presented the staff report.

No public input was received.

Chair Walker closed the public hearing.

Commissioner Proctor made a motion to adopt Resolution No. 11-12 recommending City Council approval of Code Amendment No. 11-01 amending Fountain Valley Municipal Code 21.08.040, 21.10.040, and 21.90.020 regarding the definition of Floor Area Ratio's (FAR's).

Vice Chair Gaston seconded the motion.

By a unanimous vote, the Planning Commission adopted Resolution No. 11-12.

8. WIRELESS FACILITIES- CODE AMENDMENT NO. 10-01

An amendment to Fountain Valley Municipal Code 21.28 regarding wireless communication facilities.

Chair Walker opened the public hearing.

Andrew Perea, Planning and Building Director, presented the staff report and recommended that the Planning Commission continue the item to the meeting of April 13, 2011.

Vice Chair Gaston made a motion to continue the item to the Planning Commission meeting of April 13, 2011.

Commissioner Jensen seconded the motion.

By a unanimous vote, the Planning Commission continued the item to the meeting of April 13, 2011.

NEW BUSINESS

9. C2C DESIGN GROUP- DEVELOPMENT REVIEW NO. 11-01

Petition submitted by C2C Design Group Inc. to improve the exterior of the building at 15975 S. Harbor Blvd. This item was continued from the Planning Commission meeting of February 9, 2011.

Matt Jenkins, Assistant Planner, presented the staff report.

Discussion ensued regarding landscaping plans and parking.

Commissioner Proctor made a motion to approve Development Review No. 11-01 submitted by C2C Design Group Inc. to improve the exterior of the building at 15975

S. Harbor Blvd with a condition that the landscaping plans will need Planning/Building Director approval.

Vice Chair Gaston seconded the motion.

By a unanimous vote, the Planning Commission approved Development Review No. 11-01.

12. SIGN COMMITTEE MEETING UPDATE

a. BARNARD VENTURES- SIGN PERMIT NO. 10-19

Petition submitted by Barnard Ventures to establish a sign program for the properties at 18225, 18285, and 18349 Euclid.

Andrew Perea, Planning and Building Director, present the staff report.

Commissioner Jensen made a motion to receive and file the report.

Chair Walker seconded the motion.

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

13. 2011 Planning Commission Stipend

Discussion to review the self imposed policy to eliminate the Planning Commissioners Stipend for the second meeting of the month.

Discussion ensued regarding stipends, meeting dates, and the budget.

Chair Walker made a motion to meet twice a month as needed and reinstate the Planning Commission stipend for both the first and second meetings of the month.

Commissioner Drilling seconded the motion.

By a unanimous vote, the Planning Commission will meet twice a month as needed and receive a stipend for the second meeting of the month.

STAFF COMMENTS

Andrew Perea, Planning and Building Director, stated that Hyundai had conducted their first community meeting.

Commissioner Drilling stated that she would like staff to look into a tree preservation ordinance and would like the Planning Commission look into changing the existing landscaping permitting process to require Planning Commission approval of landscape plans.

Commissioner Jensen stated that she attended the Planners Institute and thought it was excellent.

Commissioner Proctor stated that she liked the Planners Institute as well.

ADJOURNMENT

The Planning Commission meeting was adjourned at 9:00 pm to the next Planning Commission meeting of April 13, 2011.

APPROVED:

Chairperson

Secretary