

CITY OF FOUNTAIN VALLEY
REGULAR MEETING OF THE PLANNING COMMISSION

August 10, 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

Vice Chair Gaston 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; Amanda DeForest, Planning Secretary

APPROVAL OF MINUTES

The Planning Commission minutes of July 13, 2011 were approved as submitted.

PUBLIC HEARINGS

1. CODE AMENDMENT NO. 09-02- CITY SIGN CODE AMENDMENT
An amendment to Fountain Valley Municipal Code 21.24 regarding signs.

Chair Walker opened the public hearing.

Matt Jenkins, Assistant Planner, presented the staff report.

Discussion ensued regarding signs on residential property, number of allowable signs on residential property, canopy illumination, vehicle signs, banner sizing, and window signs.

Robert Cammack, Fountain Valley resident, expressed concern that a maximum banner size of 3 x 15 is too small.

Chair Walker closed the public hearing.

Chair Walker reopened the public hearing noting that no one left the building.

Soheyl Tahsildoost, 426 Culver Blvd., Playa Del Ray, CA is an attorney representing BP. He asked that the language for canopy lighting at gas stations be written more clearly to specifically allow LED canopy lighting. He stated that BP would like to use neon lighting as it is energy efficient, modern, tasteful, and not intrusive to neighboring residents.

Mr. Jenkins stated that LED lighting was covered but that staff would look into it make any necessary changes.

No other public input was received.

Chair Walker closed the public hearing.

Commissioner Proctor made a motion to adopt Resolution No. 11-27 recommending City Council approval of Code Amendment No. 09-02 amending Fountain Valley Municipal Code 21.24 regarding signs with the following amendments:

1. Signs on residential property could be a maximum size of 3ft x 3ft per sign.
2. There is a maximum number of two (2) signs per residence, one per street frontage.
3. Condition No. 17 on page 1-27 should be changed to signs with commercial mascots.
4. Page 1-35, standards for residential subdivision entry feature wall sign, should allow for a sign on both sides with a maximum of 24 sq. ft. per side.

Vice Chair Gaston seconded the motion.

By a unanimous vote, the Planning Commission adopted Resolution No. 11-27.

NEW BUSINESS

2. TREE PRESERVATION ORDINANCE

Discussion to review tree preservation guidelines and determine if a tree preservation ordinance should be implemented.

Steven Ayers, Planner, presented the staff report.

Andrew Perea, Planning/Building Director explained that this item was on the agenda because staff received direction from a Planning Commissioner. However, one Commissioner cannot propose a code amendment; it would have to come from the Planning Commission as a whole.

Discussion ensued regarding tree preservation, tree removal expenses, rights of private property owners, tree placement, tree maintenance in right of ways, and tree maintenance in shopping centers.

Chair Walker asked if Public Works Director Mark Lewis would be able to come to a meeting to speak to the Commission regarding landscape maintenance in this City.

Commissioner Drilling made a motion to continue the item in order to obtain additional information.

Commissioner Jensen seconded the motion.

Robert Cammack, Fountain Valley resident, confirmed that the City fee to have a tree removed and replaced is over \$600.

No other public input was received.

By a unanimous vote, the Planning Commission continued the item in order to obtain additional information.

3. PLANNING COMMISSION ANNUAL REPORT

Report of activities of the Planning Commission and Planning Department for Fiscal Year 2010-2011.

Steven Ayers, Planner, presented the staff report.

Commissioner Jensen questioned the difference between overgrown vegetation and vegetation overgrowth.

Mr. Ayers stated that overgrown vegetation is on vacant property and vegetation overgrowth is residential.

Commissioner Proctor made a motion to approve the Planning Commission Annual Report and forward it to the City Council for approval.

Commissioner Jensen seconded the motion.

By a unanimous vote, the Planning Commission approved the Planning Commission annual report.

4. SIGN COMMITTEE MEETING UPDATE

An update of Sign Committee actions from the meeting of August 10, 2011.

a. LA PAZ APARTMENTS-SIGN PERMIT NO. 11-08

Petition submitted by La Paz apartments to build a monument sign at 17375 Brookhurst.

Steven Ayers, Planner, presented the staff report and noted that the sign was approved as submitted.

Vice Chair Gaston made a motion to receive and file the report.

Commissioner Drilling seconded the motion.

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

STAFF COMMENTS

Andrew Perea, Planning and Building Director, stated that Hyundai has submitted their new plans. They will be having another community meeting on August 24, 2011.

Mr. Perea stated that the Yakult project is in still in progress. They are trying to resolve the driveway issue.

Mr. Perea also mentioned that Brandywine was issued permits for two model homes.

Chair Walker shared an article from "Western Cities" magazine regarding gift limitations for public officials.

ADJOURNMENT

The Planning Commission meeting was adjourned at 8:01 pm to the next Planning Commission meeting of September 14, 2011.

APPROVED:

Chairperson

Secretary