

# CITY OF FOUNTAIN VALLEY PLANNING COMMISSION MINUTES

CITY HALL COUNCIL CHAMBERS  
10200 SLATER AVENUE

WEDNESDAY, FEBRUARY 12, 2020  
STUDY SESSION – 5:30 P.M.  
REGULAR MEETING – 6:00 P.M.

## STUDY SESSION

CALL TO ORDER: 5:30 P.M.

### 1. COMMERCIAL SELF-STORAGE STUDY SESSION

Study Session to discuss a possible code amendment to prohibit or limit the development of new commercial self-storage facilities in the City.

Planning Director Brian James presented the staff report and answered questions from the commissioners.

## REGULAR MEETING

CALL TO ORDER: Chair Cameron called the meeting to order at 6:00 p.m.

SALUTE TO THE FLAG: Commissioner Cameron led the flag salute.

ROLL CALL:

PRESENT: Farrell, Osborn, Saad, Spear, Gaston, Chair Cameron

ABSENT: None.

## APPROVAL OF MINUTES

- December 11, 2019

Action: Approve the Planning Commission meeting minutes of December 11, as submitted.

Motion: Saad    Second: Spear

AYES: Osborn, Saad, Spear, Cameron

NAYS: None.

ABSTAIN: Farrell, Gaston

## ANNOUNCEMENT OF SUPPLEMENTAL COMMUNICATIONS

- Item #4 – Petitions, an article dated 2/11/20 by Dr. Mark A. Rafter, and a Google map of Auto Wash and VGC from Kevin Monson.

- Item #5 – Revised page 7 of 7 and of the staff report and page 9 of Exhibit A, Ordinance.

**1. CONDITIONAL USE PERMIT NO. 1835M2 – FOUNTAIN VALLEY SQUARE**

Petition submitted by Joshua Binkley to modify the existing shared parking arrangement for the Fountain Valley Square shopping center located at the northeast corner of Brookhurst Street and Garfield Avenue.

Chair Cameron opened the public hearing. Principal Planner Steven Ayers presented the staff report and answered questions from the commissioners. The applicant Joshua Binkley with Kornwasser Shopping Center Properties was present. With no one else in the audience wishing to speak on this item, Chair Cameron closed the public hearing.

**Action:** Adopt Alternative #1 approving Conditional Use Permit No. 1835M2.

**Motion:** Spear Second: Osborn

**AYES:** Farrell, Osborn, Saad, Spear, Gaston, Cameron

**NAYS:** None.

**ABSTAIN:** None.

**2. CONDITIONAL USE PERMIT NO. 1879 – MOUNTAIN MIKE'S PIZZA**

Petition submitted by Mountain Mike's Pizza to establish and operate a restaurant with a Type 41 beer and wine liquor license and accessory entertainment located at 18886 Brookhurst Street.

Chair Cameron opened the public hearing. Assistant Planner Ron Vargas presented the staff report. The applicant Jeff Roberts, Director of Development for Mountain Mike's Pizza answered questions from the commissioners. With no one else in the audience wishing to speak on this item, Chair Cameron closed the public hearing.

**Action:** Adopt Alternative #1 approving Conditional Use Permit No. 1879.

**Motion:** Saad Second: Spear

**AYES:** Farrell, Osborn, Saad, Spear, Gaston, Cameron

**NAYS:** None.

**ABSTAIN:** None.

**3. CONDITIONAL USE PERMIT NO. 1880 – CODE NINJAS**

Petition submitted by Eric Kim to establish and operate a tutoring facility located at 18587 Brookhurst Street.

Chair Cameron opened the public hearing. Senior Planner Matt Jenkins presented the staff report and answered questions from the commissioners. The applicant Eric Kim was present and answered questions from the commissioners. With no one else in the audience wishing to speak on this item, Chair Cameron closed the public hearing.

**Action:** Adopt Alternative #1 approving Conditional Use Permit No. 1880.

**Motion:** Saad Second: Osborn

**AYES:** Farrell, Osborn, Saad, Spear, Gaston, Cameron

**NAYS:** None.



**Action:** Adopt Resolution No. 20-04 recommending the City Council approve a categorical exemption per the California Environmental Quality Act (CEQA) and approve Code Amendment No. 20-01 to amend the Fountain Valley Municipal Code (FVMC) Sections 21.08.055 and 21.90.020 for the adoption of an ordinance for Accessory Dwelling Units (ADU's).

Motion: Spear Second: Saad  
AYES: Farrell, Osborn, Saad, Spear, Gaston, Cameron  
NAYS: None.  
ABSTAIN: None.

Chair Cameron called for a 5-minute recess.

#### **ELECTION OF NEW PLANNING COMMISSION CHAIR AND VICE CHAIR**

By a vote of 4-2, Commissioner Spear was elected as new Chair and Commission Osborn as new Vice-Chair.

#### **ELECTION OF NEW SIGN COMMITTEE MEMBERS AND ALTERNATE**

Ed Farrell and Bill Cameron were elected as Sign Committee members. Brad Gaston was elected as the Alternate.

Chair Spear continued the meeting with the next item on the agenda.

#### **NEW BUSINESS**

None.

#### **UNFINISHED BUSINESS**

None.

#### **PUBLIC COMMENTS**

None.

#### **COMMENTS FROM STAFF**

Planning Director Brian Director reminded commissioners of the upcoming Planning Academy on March 4-6 in Sacramento.


#### **COMMENTS FROM COMMISSIONERS**

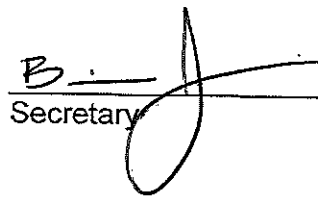
Commissioner Cameron expressed that it has been a pleasure to serve as chair for the past year.

#### **ADJOURNMENT**

Chair Spear adjourned the meeting the next scheduled Planning Commission meeting of March 11, 2020.

APPROVED

  
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Chairperson

  
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Secretary

