

CITY OF FOUNTAIN VALLEY PLANNING COMMISSION MINUTES

CITY HALL COUNCIL CHAMBERS
10200 SLATER AVENUE

WEDNESDAY, AUGUST 14, 2019– 6:00 P.M.

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

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

ROLL CALL:

PRESENT: Osborn, Spear, Holeman, Vice-Chair Blake, Chair Cameron

ABSENT: Commissioner Saad

APPROVAL OF MINUTES

- July 10, 2019

Action: Approve the Planning Commission meeting minutes of July 10, 2019, as submitted.

Motion: Blake Second: Spear
AYES: Osborn, Spear, Holeman, Blake, Cameron
NAYS: None.
ABSTAIN: None.

ANNOUNCEMENT OF SUPPLEMENTAL COMMUNICATIONS

- Item #2 – 22 letters in opposition to the request for an alcohol license.
- Item #3 – Photos and a petition against the proposed changes with 41 signatures from tenants representing Valley Gardens Center.
- Item #3 – Letter in opposition from Warren and Karen Caves of Hayden, LLC.
- Item #3 – Email in support from Herm Ajamian.

PUBLIC HEARINGS

1. Conditional Use Permit No. 1865 – Callens Corner Parking

Petition submitted by Donahue Schriber Realty Group, L.P. for a shared parking arrangement for the Callens Corner Shopping Center located at 18511-18727 Brookhurst Street. This project was continued from the Planning Commission meeting of July 10, 2019.

Chair Cameron opened the public hearing. Planner Steven Ayers presented the staff report and answered questions from the commissioners. The applicant Michael Osbourne with Donahue Schriber Realty Group was present and answered questions from the commissioners. With no one in the audience wishing to speak on this item, Chair Cameron closed the public hearing.

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Brian Dauk, Valley Gardens Center property manager and tenant
Kevin Monson, attorney presenting Green Valley Center, resident and tenant
Dick Wilbur, Valley Gardens Center property owner, 18430 Brookhurst Street
Nancy Woo, tenant
Brad Gaston, resident
Mark Rafter, resident
Hilda Rendon, resident
Stuart Page, resident

Discussion ensued regarding measuring and modeling noise generated by the existing and proposed equipment housed in a concrete structure, within the tunnel, and by the proposed and existing hand-held vacuums and blowers, traffic counts, and wall height. Roma Stromberg, Senior Noise Analyst from the Gandini Group (formerly with Kunzman Associates when noise study prepared) described how sound is measured and the possibility of landscaping effectiveness. Discussion ensued regarding the noise model and actual noise levels. Planning Director Brian James stated that with the applicant and his representatives allowed more time to speak that additional time be given to anyone in the audience wishing to speak on this item. Tom Huang, Senior Associate from the Gandini Group discussed the traffic survey conducted and answered questions from the commissioners. Discussion ensued regarding the number of express and deluxe lanes and the applicant provided plans dated May 10, 2019, that show one express lane and two full service lanes to the commissioners that differed from the plans contained in the staff report and that were submitted to the Planning Department by the applicant on May 15, 2019.

The following people spoke on this proposed project:

Aarn Betit, acoustic consultant, Acentech representing Valley Gardens Center
Warren Caves
Paul Levitz
Stuart Page
Hilda Rendon
Khosro Habibi
Brian Dauk
Paul Levitz

With no one else wishing to speak on this item, Chair Cameron closed the public hearing and made a motion to continue this request to a later date to allow time to work with the applicant to address the noise, express lane and traffic flow issues.

Commissioner Blake amended the motion to include a request to remove the air gun stations and include signage to read 'No radios playing while drying'.

Commissioner Blake withdrew the amended motion.


Action: Continue this request to a later date to allow time for the applicant to work with the neighbors to attempt to find mutually agreeable solutions that address noise concerns, clarify the plan (express lanes and full-service lanes), address traffic flow, access, and

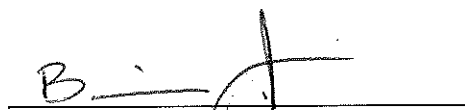
Chair Cameron asked about the condition of approval regarding FVMC Section 21.24.110 (27) on Item 1 that states you can't have a car that advertises a business. He added that he sees them all over town. Planner Steven Ayers stated that the Ordinance addresses vehicles that are parked to act as de facto signs and does not apply to delivery or service vehicles. As an example, Mr. Ayers noted that if a restaurant parks their van off-site or on the street, it is considered a monument sign and that is what the ordinance prohibits. Mr. Cameron stated at shopping center at Bushard/Warner there is a Gelato shop's truck with advertising parked in the front.

ADJOURNMENT

Commissioner Cameron adjourned the meeting at 9:27 p.m. to the next scheduled Planning Commission meeting of August 28, 2019.

APPROVED


Chairperson


Secretary