

August 30, 2021
6:00 p.m.
Zoom Meeting

General Public: Approximately 22 members of the public were in attendance.

1. Introduction
2. Presentation
 1. Project Overview
 2. Market Overview
 3. Fiscal Sustainability Overview
 4. Economic Development Overview
3. Community Questions
 1. **Health Care Facilities.** What are your thoughts on the medical space needs for the future?
 - A. Growing demand for medical services as Baby Boomers continue to age. Telemedicine and digital records keeping will continue to evolve. Anticipate continued growth for physical medical office space
 2. **Household Type.** Where specifically are you getting the data that reflects smaller households with fewer children for Fountain Valley?
 - A. Data on household size and type (singles, families, etc.) taken from US Census table DP02, Selected Social Characteristics. The trendline analysis used data between 2007 and 2019. The American Communities Survey (ACS; administered by the Census Bureau) data is updated annually, but generally lags behind by 1 to 2 years due to processing time. 2020 Decennial Census data is slowly being released.
 3. **Budget Surplus.** Is the surplus of \$670,000 in 2021 dollars or 2037 dollars?
 - A. The \$670,000 surplus is calculated in 2021 dollars comparing the projected expenses at 2037 and projected revenues at 2037. Both revenues and expenses have been projected using conservative growth factors based on historical data, known changes (ex. new businesses, and/or development, etc.).
 4. **Sales Tax.** What give-backs to businesses are factored into the projections? Often the sales tax credits or property tax reductions to entice moving to city can result in a much lower net revenue than anticipated in planning.
 - A. The City factored in the sales tax agreement currently in place which expires within the next few fiscal years. Any future agreement(s) will be factored in to the 20 Year Financial plan with the net amount the city would expect to receive.

5. **General.** We're nearly an hour into this last Virtual Workshop. How many participants are online? Will there be information for each Workshop as to the number of participants? And going further into knowing more specifics, such as if they are residents, property owners, developers, City staff?
 - A. Currently 18 participants (excluding City staff). Meeting summaries, including count of total (non-staff) participants, are made available on the City's website.
<https://www.fountainvalley.org/1282/General-Plan-Update>

6. **Sales Tax Revenue.** With the GPAC plan, 11 of the opportunity sites are commercial so how can we improve the sales tax revenue when we lose the sales tax income from the 11 opportunity sites which will be residential?
 - A. Strong retail sites will likely not convert to mixed use. New households (i.e., units) generate spending that is captured by existing businesses.

7. **Business-owner Stakeholders.** Curious to know, are all commercial property center owners aware of our General Plan Update?
 - A. Property owners are as aware as possible. Many came forward at the start of the GP Update process and expressed interest in a designation change.

8. **Experiences.** Since you showed that people are spending more on experiences vs goods/retail is there any plan to bring in revenue through experiences?
 - A. Group different experiences together to create more attractive centers that capture additional spending

9. **Vacant Site.** Are there plans for the plot of land next to Costco?
 - A. There are not currently any development proposals. The site is being proposed to support mixed uses under the proposed land use plan.

10. **Mariposa Plaza.** Is there any development plan at the Mariposa Plaza on Brookhurst?
 - A. Nothing has been proposed

11. **Remote Working.** Remote work has been one of the growth practices with the pandemic. Two of my four children are now working with businesses that are planning shared office space which would reduce transportation (carbon footprint) as well as the need for industrial business growth and the concept of need for entertainment. Has Fountain Valley seen this or have they reached out about this in the 2045 Plan?

- A. A. Future office space likely won't be single space for single business. Likely more medical office than traditional office
12. **Experiences.** Are experiential businesses just bars and restaurants or are their other things? What are they?
- A. Entertainment, music / performance venues, recreation opportunities. Consumers are drawn to places where they can gather in addition to shop / dine / etc
13. **Residential and Non-residential Development.** Can the economist expand on residential vs non-residential development?
- A. Population growth drives more demand at local businesses. It is difficult to directly compare the two because they are intrinsically linked
14. **Parks and Economic Development.** Does FV derive any economic benefits from Mile Square? Is the city looking at leveraging mile square park as an experience magnet for businesses? We have the live theater at Brookhurst and Edinger, are we looking at having an arts area there?
- A. Mile Square Park is the main attractor. Opportunity to leverage surrounding non-residential areas as revenue generators. Go to the park, eat lunch or dinner nearby. Other opportunities include large, multi-day sporting events (national softball tournament, etc.) and associated tourism (spending on lodging, restaurants, other activities).
15. **Live Music at Mile Square Park.** Does mile square need a 'tavern on the green'? you could have live music there without bothering anyone.
- A. This can be explored as an alternative
16. **Fry's Property (Vacant Site).** What is the General Plan update detail for the now vacant Fry's property? That is a large parcel.
- A. Please see the website for a detailed description of the land use plan.
<https://www.fountainvalley.org/1405/Proposed-Land-Use-Plan>.
17. **Building Height.** Will the city change building height restrictions for mixed use locations and how does this impact the property use? How will this match with the adjacent residential (single/multi story) developments due to setbacks?
- A. This question was addressed live

18. Community Surveys. Has the city done anything like surveys to ask what residents want to see as it relates to new retail and developments? Personally, the GPAC doesn't look diverse or a good representation of diversity.

A. This question was addressed live.

19. Non-Residential Development. Does non-residential benefit the gen fund differently than residential, since this type of development does not require as much city services.

A. This question was addressed live.

20. Housing Legislation in CA. Important: How is the recent passing by the House and Senate of SB 9 and SB 10 going to affect our General Plan Update? These have to do with a single family lot with a minimum of 2,400 being able to have NUMEROUS units on the lot .. to replace that single family home. In some cases, there may be 14 units on that land. This is for the entire state of California.

A. This question was addressed live.

21. Comment. Are there type of developments that are "net-revenue" loss creators? Types of uses we should avoid?

A. This question was addressed live.

22. Comment. Have you looked at the potential impact of the passage of CA SB9 and SB10 on the plans for Fountain Valley?

A. This question was addressed live.

23. Comment. Maybe you could make an article in the FV Living to get more visibility?

A. Great suggestion. Thank you.

4. Meeting Adjourned