

# GPAC Meeting #4

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PlaceWorks

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February 11, 2021

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- 1. CALL TO ORDER**
- 2. ROLL CALL**



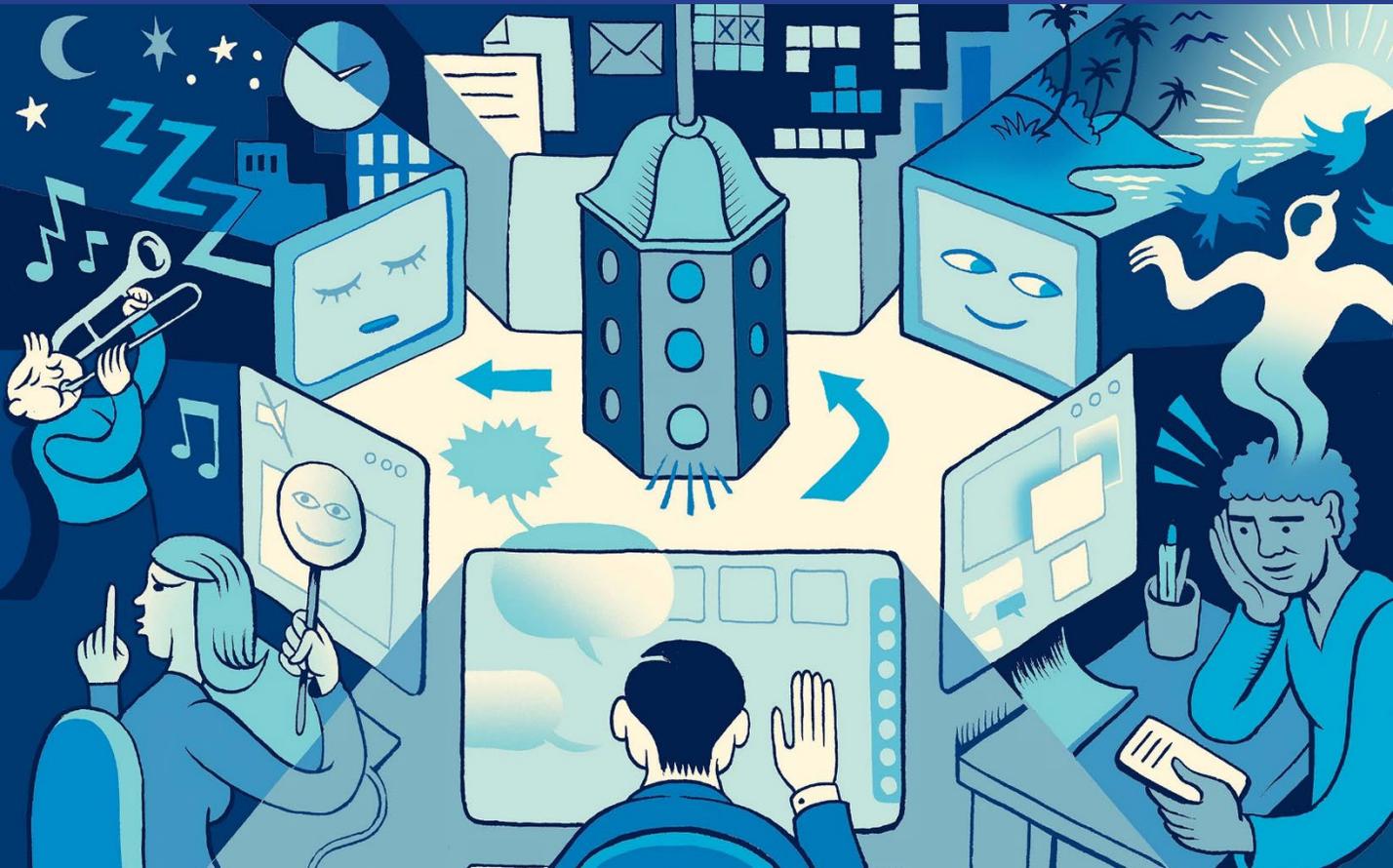
# GPAC Roll Call

Ramon Galvez-Arango HCD Advisory Board	Karl Lutke At-large FV Resident Quadrant 1	<i>TBD – Position to be filled</i>
Vince Sosa FV Community Foundation	Clarence F. Alvey Jr. At-large FV Resident Quadrant 2	<i>TBD – Position to be filled</i>
Margie Drilling Measure HH Committee	Robert Alcantara At-large FV Resident Quadrant 3	<i>TBD – Position to be filled</i>
Jim Cunneen FV Elementary School Board	Sheri Vander Dussen At-large FV Resident Quadrant 4	
Emily Randle FV Large Business Representative	Bonnie Castrey HB Union High School District Board	
Matt Cortez OC Board of Realtors	Paula Coker FV Chamber of Commerce Board	

# Tonight's Meeting

1. Call to Order
2. Roll Call
3. Status Update
4. New Business
  - a. RHNA/ADU overview
  - b. Potential inclusionary zone (affordable housing requirement)
  - c. Potential mixed use land use designation
  - d. GP map amendment applications in process
  - e. Next steps and schedule
5. Public Comments
6. Committee Comments
7. Adjournment to Next Meeting (Feb 25, 6 PM)

# Virtual Meeting Protocols



# Virtual Meeting Protocols

## Everyone

- Please remain muted  
*(unless called upon)*
- Always be aware if your webcam and/or microphone are turned on  
*(avoid disruptions from people talking, typing, or moving around)*

# Virtual Meeting Protocols

## **GPAC**

- Question? please enter it in the chat box at any time
- Use the "Raise Hand" feature if you need to talk or respond to a question

## **General Public**

- Question or comment? Please indicate so in the chat box during the meeting or Public Comment period
- During this period, City staff will call out your name so that you may ask questions or provide comments (up to 3 minutes)

## **3. STATUS REPORT**



# Fountain Valley's Future



- Set the stage for beneficial development
- Conduct inclusive and transparent community engagement
- Integrate new state mandates
- Focus on quality of life

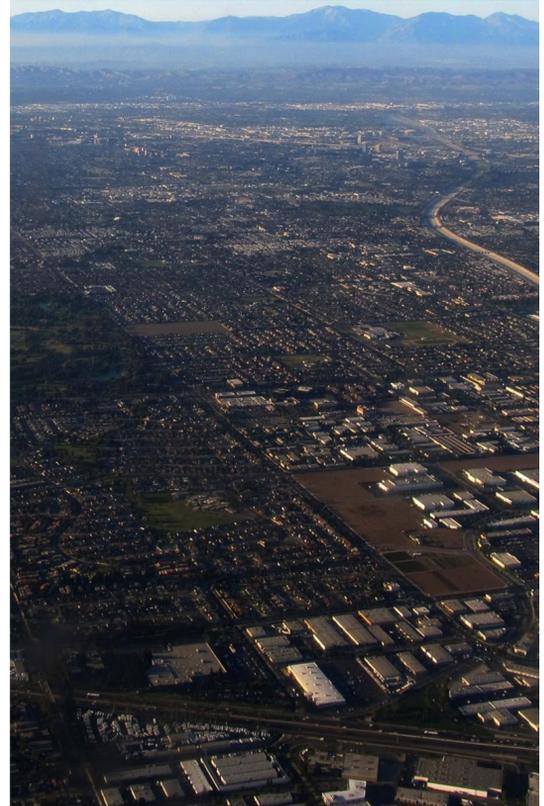
# What does a general plan address?

- 8 topics/elements required by state law
  - Land use
  - Circulation & mobility
  - Housing
  - Open space & recreation
  - Conservation
  - Safety & resiliency
  - Environmental justice
  - Noise



# What does a general plan address?

- Optional topics
  - Growth management
  - Economic development
  - Community design
  - Sustainability
  - Healthy communities
  - Governance

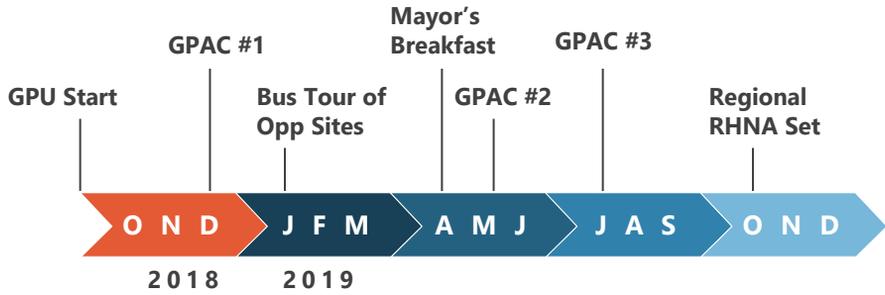


# Project team

- City of Fountain Valley
- PlaceWorks *Lead Consultant*
- Fehr & Peers *Transportation*
- Fuscoe *Infrastructure*



# SCHEDULE OVERVIEW



## Key milestones 2018/2019

- Vision and values
- Existing conditions/issues
  - Infrastructure
  - Transportation
  - Opportunity sites
  - Stakeholder/property owner interviews
- Pre-RHNA land use planning

# SCHEDULE OVERVIEW

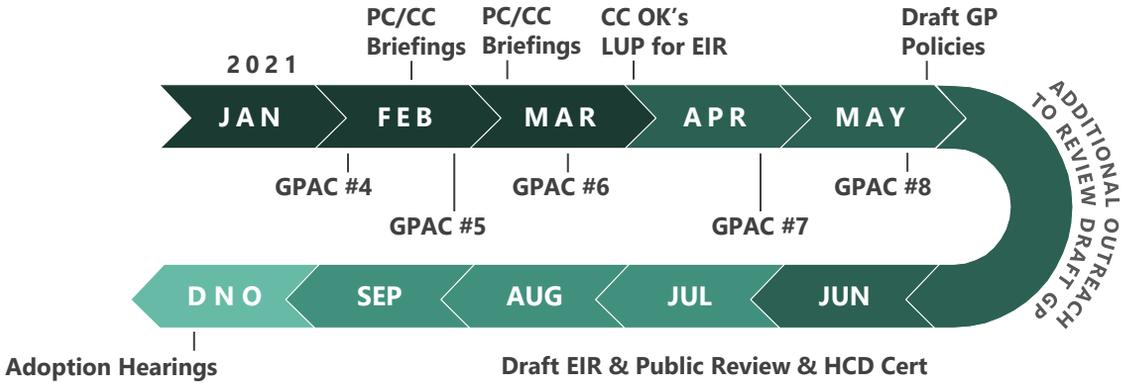


## Key milestones 2020

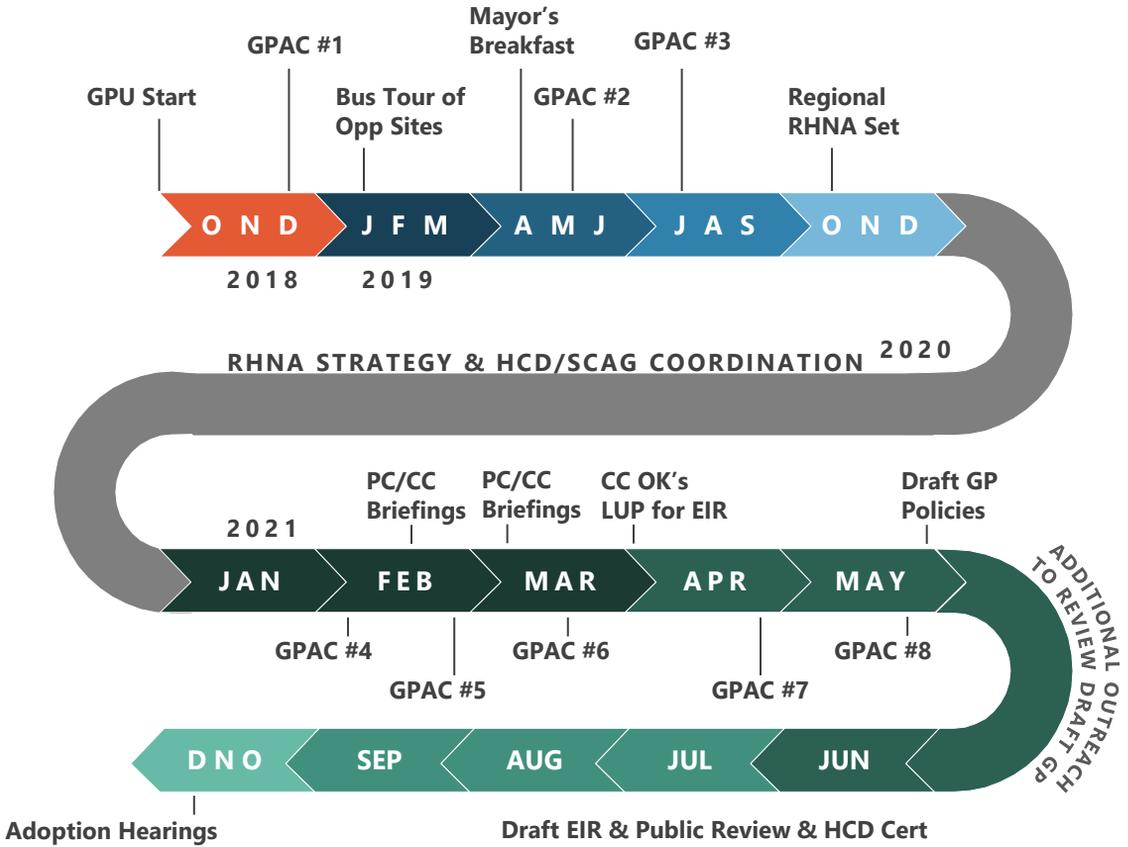
- RHNA appeal
- Draft strategy to address RHNA
- HCD coordination

**Key milestones 2021**

- ***Finalize HE strategy & land use plan***
- Prepare draft GP policies
- Start EIR (esp. tech studies)
- Additional outreach and public review
- Draft EIR & HCD certification



# SCHEDULE OVERVIEW (2/21) *(subject to change)*



# Citywide Market Study (JULY 2019)

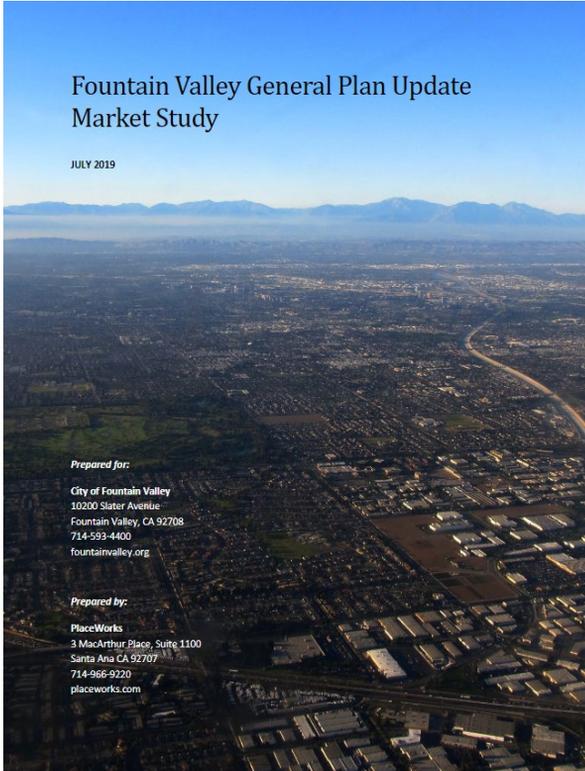


Figure 12: Retail Demand Context Areas



Table 9: Hotel Projects in Development Pipeline, Orange County Airport Area, 2018

Hotel Name	Capacity	City
Banc & Office Hotel	225	Irvine
Staybridge Hotel	208	Irvine
Landmark	386	Irvine
Towneplace Hotel	165	Irvine
Marriott Gateway	252	Irvine
Homewood Suites	161	Irvine
Hampton Inn	135	Santa Ana
Tapestry Hotel	142	Santa Ana

Source: Notable Development Projects Map, City of Irvine; Major Development Activity Report, City of Santa Ana.

# Citywide Market Study

## **RETAIL**

- 2019: Current performance good
- 2021: Transition to online is accelerating (especially for comparison goods)

## **HOTEL**

- 2019: Uncertain demand
- 2021: Business travel likely diminished in short term (and maybe longer)

# Citywide Market Study

## **INDUSTRIAL**

- 2019: Strong demand
- 2021: Strong demand, especially logistics

## **OFFICE**

- 2019: Good demand for existing leases
- 2021: Trends in remote work expanding; even for medical office

# Citywide Market Study

## **RESIDENTIAL**

- 2019: Strong demand
- 2021: Strong demand
- Since 2019, increased requirements to zone for more residential through the housing element



**FUTURE READY  
FOUNTAIN VALLEY**  
**2040 General Plan**



# 4. NEW BUSINESS

## **4a. RHNA/ADU Overview**



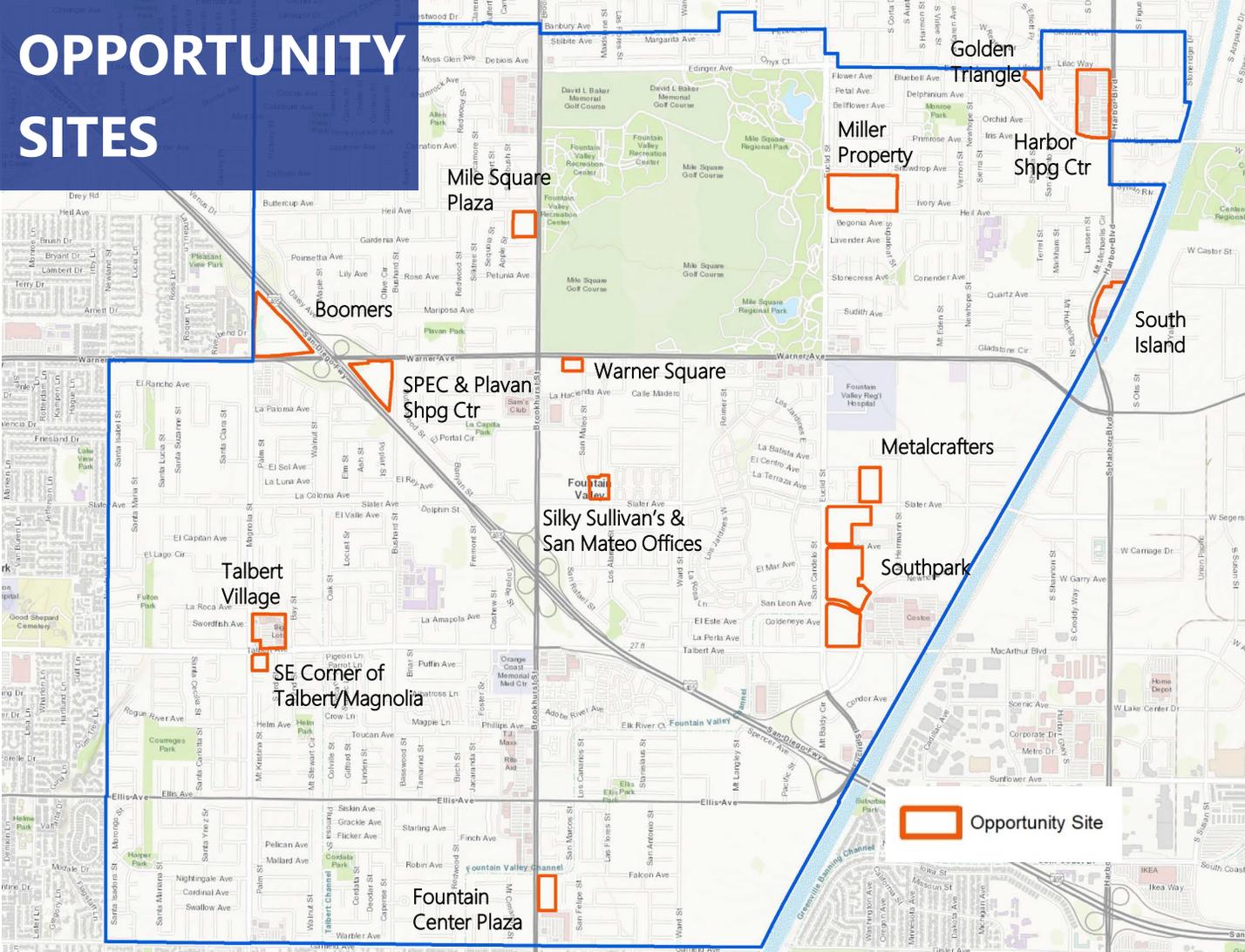
# Housing Element

- 8-year planning period (2021 to 2029)
- RHNA | regional housing needs assessment
  - Projected housing demand
  - City required to zone suitable land
- Broken down by income category
  - OC 2020 area median income (AMI): \$103,000
  - very low (<50% AMI)
  - low (50-80% AMI)
  - moderate (80-120% AMI)
  - above moderate (>120% AMI)

# City's RHNA allocation

- 2013-2021 | 358 total (142 lower income)
- Our guess in 2019
  - 400 to 1,400 total units
  - 160 to 560 lower income

# OPPORTUNITY SITES



Golden Triangle

Harbor Shpg Ctr

South Island

Mile Square Plaza

Miller Property

Boomers

SPEC & Plavan Shpg Ctr

Warner Square

Metalcrafters

Talbert Village

Fountain Valley  
Silky Sullivan's & San Mateo Offices

Southpark

SE Corner of Talbert & Magnolia

Fountain Center Plaza

 Opportunity Site

# RHNA Exercise / June 2019

- 
- GPAC split into 3 groups
  - Identify sites for 360 affordable units
  - Opportunity sites & ADUs

# City's RHNA allocation

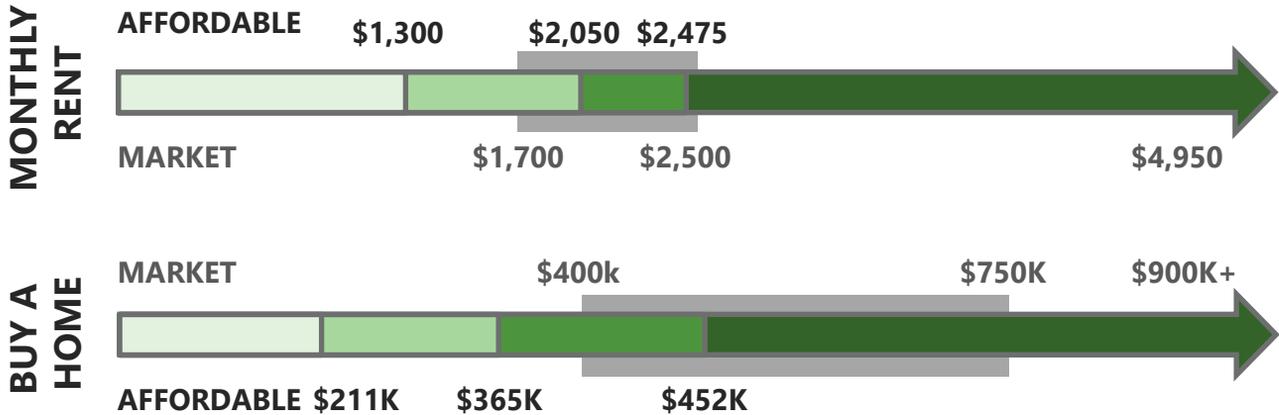
- 2013-2021 | 358 total (142 lower income)
  - Our guess in 2019
    - 400 to 1,400 total units
    - 160 to 560 lower income
  - **2021-2029 | 4,827**
    - 1,304 very low (<50% AMI)
    - 784 low (50-80% AMI)
    - 832 moderate (80-120% AMI)
    - 1,907 above moderate (>120% AMI)
- 2,088 lower income units  
(aka “affordable housing”)**

# What is affordable?

## Annual Income

## Income Category

<\$52K		very low
\$52-\$82K		low
\$82-\$99K		moderate
>99k		above moderate



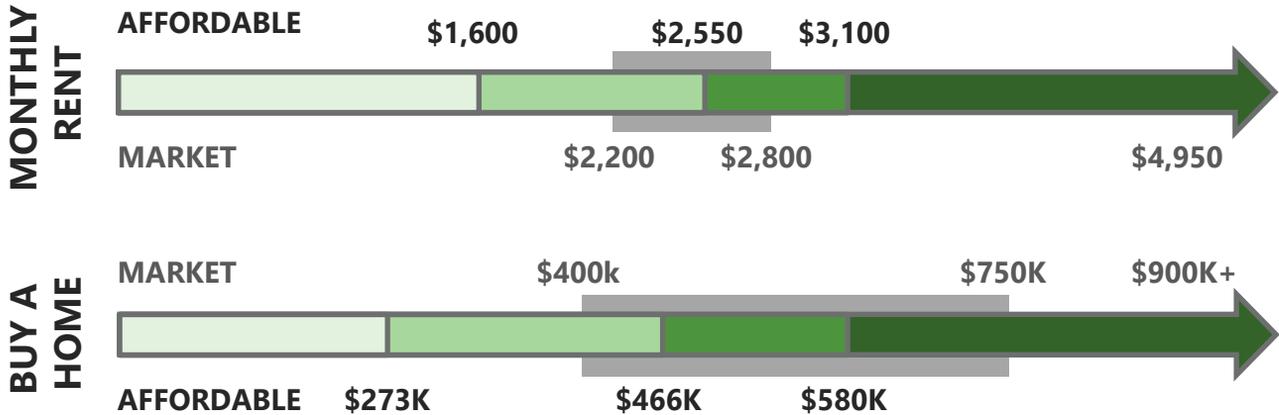
Sources: Both: 2020 HCD Income Limits; Market rates 2020: Apartments.com (rental); Zillow (owner)  
 Assumptions: Rental 30% income max, 2-bedroom units; Owner: 10% down payment, 1.1% property tax, 4% APR

# What is affordable?

## Annual Income

## Income Category

<\$64K		very low
\$64-\$102K		low
\$102-\$124K		moderate
>124k		above moderate



Sources: Both: 2020 HCD Income Limits; Market rates 2020; Apartments.com (rental); Zillow (owner)  
 Assumptions: Rental 30% income max, 2-bedroom units; Owner: 10% down payment, 1.1% property tax, 4% APR

# How to accommodate RHNA

- Existing/proposed projects
- Vacant and underutilized land  
*(zoned 30 du/ac for lower income)*
- Accessory dwelling units *(ADUs)*
- Mixed-use *(max 50% due to rezoning)*
- 30 du/ac for lower income
- Build or maintain capacity until 2029

# Approved project



## South Harbor Island / Prado Family Homes

- 49 affordable units on 1.94 ac  
(will count toward 2021-2029 RHNA if occupied after 6/30/21)

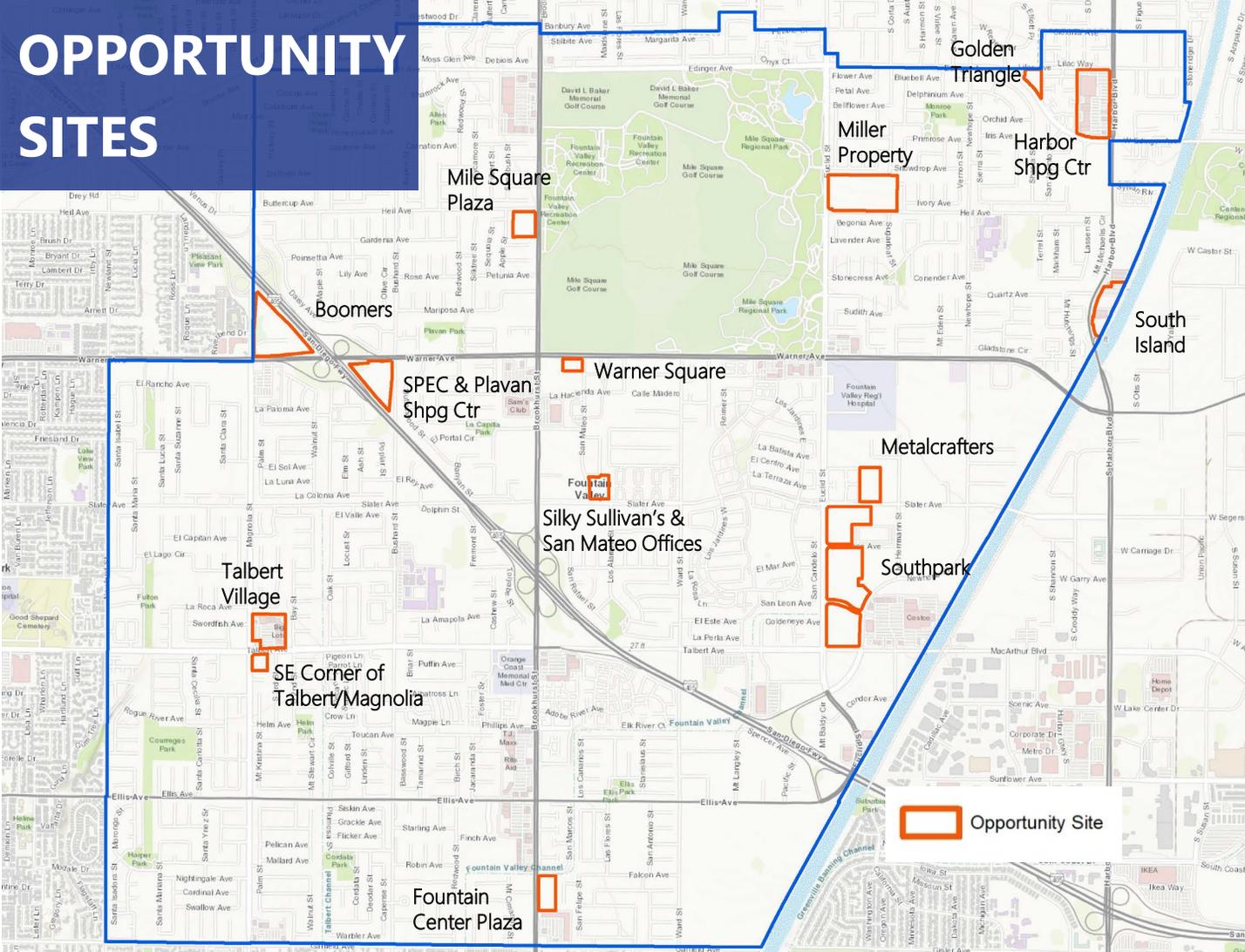
# Vacant and underutilized land

- New market rate housing is unaffordable at any density (high land/construction costs)
- However, higher densities make affordable housing more feasible
  - Land at \$1M/ac will cost
    - \$200K/unit at 5 du/ac
    - \$100K/unit at 10 du/ac
    - \$33K/unit at 30 du/ac

# Vacant and underutilized land

- Vacant or underutilized sites zoned at densities at 30+ du/ac can be considered as having the potential to accommodate lower income housing
- If a site is developed in 2021 or later, you count the affordability of what is built
- If the City cannot accommodate its RHNA during the planning period, it must rezone suitable sites

# OPPORTUNITY SITES



Golden Triangle

Harbor Shpg Ctr

South Island

Mile Square Plaza

Boomers

SPEC & Plavan Shpg Ctr

Warner Square

Metalcrafters

Southpark

Talbert Village

SE Corner of Talbert/Magnolia

Fountain Valley  
Silky Sullivan's & San Mateo Offices

Fountain Center Plaza

Miller Property

Opportunity Site

# Preliminary Opportunity Sites

Opportunity Site	Acres
Boomers	15.6
Crossings Specific Plan	49
Fountain Center Plaza	4.5
Golden Triangle	2.3
Harbor Shopping Center	16.7
Metal Crafters	5.5
Mile Square Plaza	4.4
Miller Property	18.6
Silky Sullivan's	3.3

Opportunity Site	Acres
SE Talbert & Magnolia	1.9
Southpark 1	9.8
Southpark 2	15.6
Southpark 3	10
South Harbor Island	4.8
SPEC	2.8
Talbert Village	8.1
Warner Square	1.8
<b>TOTAL</b>	<b>174.7</b>

Capacity @	30 DU/ac	45 DU/ac	60 DU/ac
<b>Total Units</b>	<b>5,238</b>	<b>7,861</b>	<b>10,476</b>

# Feasible Opportunity Sites

Opportunity Site	Acres	Percent Residential	Assumed Density	Total Units	Capacity for Lower Income
Golden Triangle <sup>1</sup>	2.3	100	65	149	149
Crossings SP <sup>2</sup>	49.0	50	50	1,225	612
Southpark <sup>2</sup>	35.4	60	50	1,062	531
Warner Square <sup>2</sup>	1.8	85	65	99	49
Silky Sullivan's <sup>3</sup>	3.3	100	65	214	32
Miller Property <sup>3</sup>	18.6	100	26	483	72
Smith Farm <sup>3</sup>	4.2	100	15	63	9
<b>TOTAL</b>	<b>114.6</b>	<b>-</b>	<b>-</b>	<b>3,295</b>	<b>1,454</b>

*Notes:*

1. Capacity for lower income units calculated as 100% of total units
2. Capacity for lower income units calculated as 50% of total units
3. Capacity for lower income units calculated as 15% of total units

*Lower income RHNA 2,088 – 49 – 1,454 = 585 remaining*

# Accessory Dwelling Units (ADUs)



Detached ADU



Attached ADU

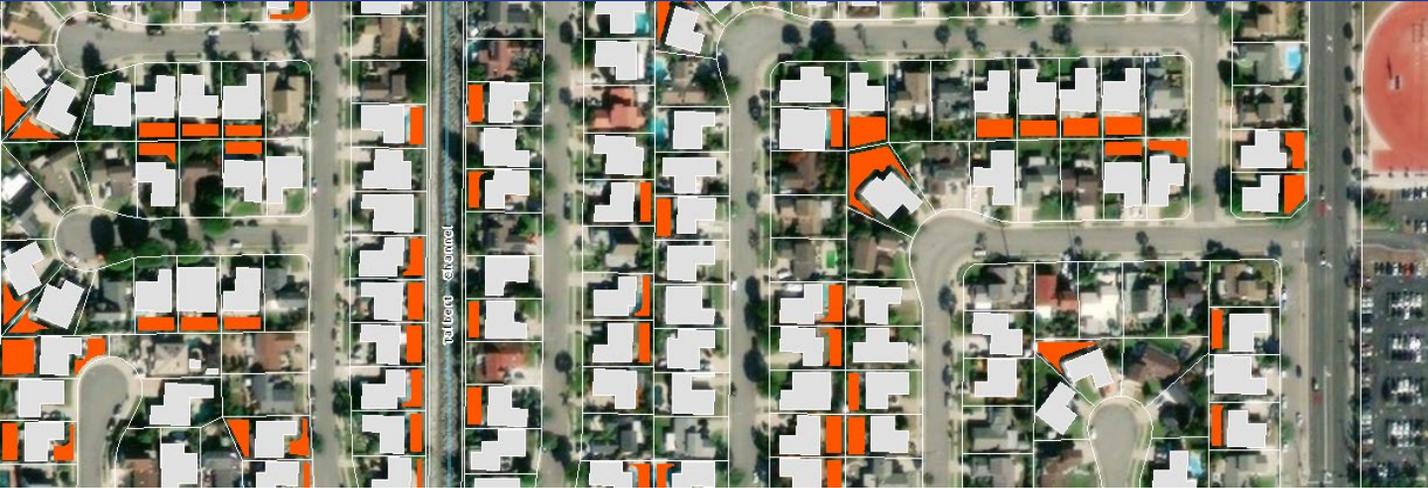


Junior ADU (JADU)



- ADUs are attached or detached structures that provide complete independent living facilities for one or more occupant
- JADUs are enclosed within the primary residence and provide partial independent living facilities for one or more occupant
- Increasingly popular way to provide independent living for adult children, aging parents, or to generate additional income

# ADUs



12,575 single family homes & 4,296 multi-family units

- 1 ADU & JADU allowed per SF parcel
- 1 ADU for up to 25% of MF units
- Theoretical maximum of 26,224 ADUs

# ADUs

## Development costs for new construction

Expense	Multifamily <sup>1</sup>	Accessory Dwelling Unit <sup>2,3</sup>		
	740 SF	600 SF	800 SF	1,200 SF
Land Acquisition/Improvement	\$128,433	\$0	\$0	\$0
Construction	\$291,515	\$97,500	\$130,000	\$195,000
City/Agency Fees	\$18,674	\$2,780	\$3,706	\$5,558
Other Expenses	\$143,751	\$32,220	\$36,294	\$39,442
TOTAL	\$582,373	\$134,500	\$171,000	\$235,000

Notes:

1. Proportional cost per unit of the South Island affordable housing project per Fountain Valley Housing Authority.
2. Upper end figures from local ADU builders for a detached ADU.
3. City/agency fees are based on actual fees for approved ADUs, including fees charged by the City and other agencies. The Orange County Sanitation District stopped charging sewer connection fees for ADUs in the third quarter of 2020, representing a cost savings of roughly \$3,000 to 4,000 for an ADU.

*ADUs are 60% to 70% less expensive than multifamily housing – primarily because the land has already been paid for*

# ADUs

## Comparison of affordability and ADU rents

Income Category	Citywide		Central Orange County ADU Rental Rates					
	Affordable Rent <sup>1</sup> 1 person	Affordable Rent <sup>1</sup> 2 person	600 SF ADU Rent <sup>2</sup>	600 SF ADU Delta <sup>3</sup>	800 SF ADU Rent <sup>2</sup>	800 SF ADU Delta <sup>4</sup>	1,200 SF ADU Rent <sup>2</sup>	1,200 SF ADU Delta <sup>4</sup>
Extremely Low	\$674	\$770	\$1,257	\$583	\$1,467	\$497	\$1,977	\$1,207
Very Low	\$1,121	\$1,281	\$1,257	\$264	\$1,467	\$214	\$1,977	\$696
Low	\$1,794	\$2,050	\$1,257	(\$537)	\$1,467	(\$583)	\$1,977	(\$73)
Moderate	\$2,163	\$2,473	\$1,257	(\$906)	\$1,467	(\$1,006)	\$1,977	(\$496)

Notes:

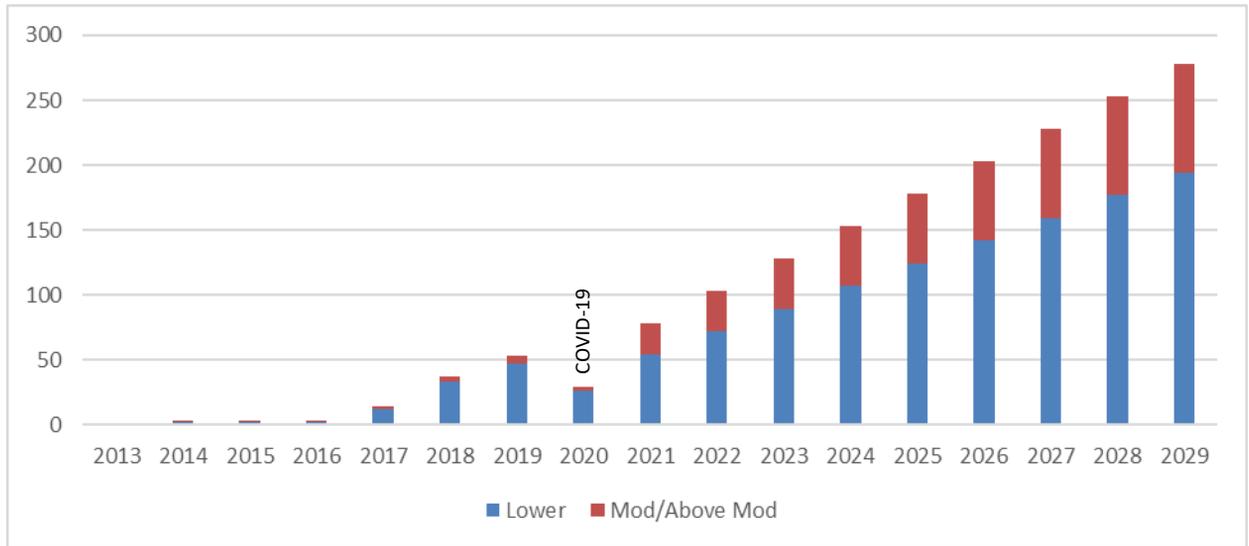
1. Calculated by dividing income limit by 12 (months) and multiplying by 30 percent based on 2020 state income limits.
2. Based on a combination of figures provided by a local ADU developer and City survey for those who charge rent; includes \$57 to \$77 in monthly utilities, consistent with the Fountain Valley South Island affordable housing project.
3. Based on Orange County income limits for a 1-person household.
4. Based on Orange County income limits for a 2-person household.

*ADUs are affordable without any subsidy to small low-income households; small subsidy needed for even greater affordability*

*Conventional multifamily requires **\$80K to \$164K per unit***

# ADUs

## ADU Applications Trendline



*City survey of ADUs built/permitted in 2018-2020 – 90% of ADUs are rent-free or affordable to lower income households*

# ADUs

## ADU capacity calculations

Discussion free assumption

Too aggressive for affordable

**Trend-based capacity**

<u>Conservative Capacity</u>		<u>Theoretical Maximum Capacity</u>		<u>Trend-Based Capacity for Affordable</u>	
ADUs built 2013-2017	22	Single family parcels	12,575	ADU applications 2018-2020	119
Assumption factor x 5	110	Multifamily units	4,296	Projected ADUs 2021-2029 <sup>3</sup>	1,602
Affordability factor <sup>1</sup>	90%	Capacity per state law <sup>2</sup>	26,224	Affordability factor <sup>4</sup>	70%
Lower income ADUs	77	Capacity at 10%	2,622	Projected affordable ADUs	1,121

Notes:

1. The conservative capacity utilized the City's survey data, which indicates an affordability percentage of 90.
2. One ADU and one Junior ADU per single family parcels, plus 1 ADU for up to 25 percent of existing multifamily units.
3. Based on trends in ADU applications from 2013 to 2019 (2020 excluded due to COVID-19 pandemic), assuming a conservative annual increase of 25 ADUs over the previous year.
4. While a recent City and SCAG surveys indicates a higher percentage of affordability (90% and 73%, respectively), the City has opted to use a more conservative assumption of 70%.

*For higher cost ADUs, assume 10% of citywide potential, minus projected affordable capacity*

# Total Development Capacity

Planned Projects	Acres	Lower Income	Moderate Income	Above Mod Income	Total Units
So. Harbor Island	1.95	49	-	1	50
Villa Serena	4.07	-	-	12	12
Moiola	12.90	-	-	74	74
Starfish	1.02	-	-	7	7
<i>Subtotal</i>	<i>19.94</i>	<i>49</i>	<i>-</i>	<i>94</i>	<i>143</i>
Opportunity Sites	114.6	1,454	899	942	3,295
ADUs (citywide)	-	1,121	630	871	2,622
<b>Total Capacity</b>	<b>134.5</b>	<b>2,624</b>	<b>1,529</b>	<b>1,907</b>	<b>6,060</b>
RHNA Allocation	-	2,088	832	1,907	4,827
Surplus Capacity	-	536	697	-	1,233

*Need a surplus to avoid rezoning (if sites are built with less affordable than assumed) to maintain capacity until 2029*

# Total Development Capacity

Project	Acres	Assumed Density	Affordability Distribution by Income Category				Total
			Very Low	Low	Mod	Abv Mod	
<b>Planned/Entitled Projects</b>							
South Harbor Island	1.95	25.7	45	4	-	1	50
Villa Serena	4.07	7.4	-	-	-	12	12
Moiola	12.90	5.7	-	-	-	74	74
Starfish	1.02	10.8	-	-	-	7	7
<b>SUBTOTAL</b>	<b>19.94</b>	<b>--</b>	<b>45</b>	<b>4</b>	<b>-</b>	<b>94</b>	<b>143</b>
<b>Opportunity Sites</b>							
Golden Triangle	2.3	65	149		-	-	149
Crossings SP	49.0	50	612		306	307	1,225
Southpark	35.4	50	531		265	266	1,062
Warner Square	1.8	65	49		25	25	99
Silky Sullivan's	3.3	65	32		85	97	214
Miller Property	18.6	26	72		193	218	483
Smith Farms	4.2	15	9		25	29	63
<b>SUBTOTAL</b>	<b>114.6</b>	<b>--</b>	<b>1,454</b>		<b>899</b>	<b>942</b>	<b>3,295</b>
<b>ADUs</b>							
<b>Citywide</b>	<b>varies</b>	<b>varies</b>	<b>1,121</b>		<b>630</b>	<b>871</b>	<b>2,622</b>
<b>TOTAL CAPACITY</b>	<b>134.5</b>	<b>varies</b>	<b>2,624</b>		<b>1,5289</b>	<b>1,907</b>	<b>6,060</b>
RHNA Allocation			2,088		832	1,907	4,827
<b>Surplus Capacity</b>			<b>536</b>		<b>697</b>	<b>0</b>	<b>--</b>



**FUTURE READY  
FOUNTAIN VALLEY**  
**2040 General Plan**

**QUESTIONS &  
DISCUSSION**





**FUTURE READY  
FOUNTAIN VALLEY**  
**2040 General Plan**



**5-MINUTE BREAK**

## **4b. Inclusionary Ordinance**



# Inclusionary Housing

Exploring the *potential* to adopt inclusionary housing

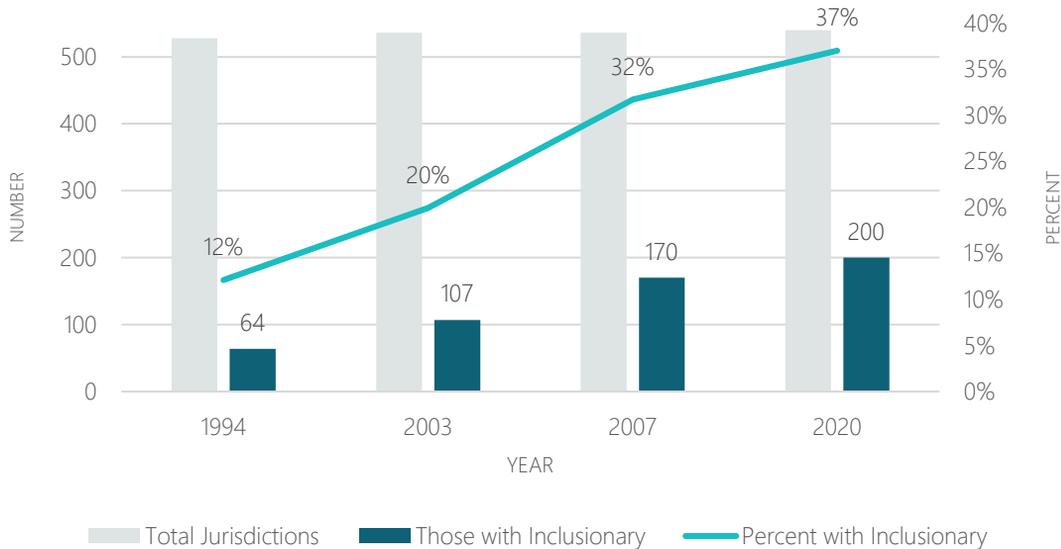


# Inclusionary Housing

- Market rate housing has not served lower income households for decades
- 1990s many jurisdictions adopted policies or ordinances that require or incentivize the creation (or *inclusion*) of affordable housing when new development occurs

# Inclusionary Housing in CA

CA jurisdictions with some form of inclusionary housing program/policy



# Inclusionary Housing in OC

CITY	PCT	TRIGGER	IN-LIEU FEE & NOTES
San Clemente	4%	6+ units	Alternatively, in-lieu fee or land dedication
San Juan Capistrano	10%	2+ units	Equal to provision of housing within project
Brea	10%	20+ units	Fee = Median home price minus the max affordable price for comparable unit
Santa Ana	15%	All development	20+ units = \$5/SF
Irvine	15%	All development	\$12-17K per unit, multiple other options
Tustin	12.5-15%	Rezoning to higher density residential	\$12,755 per unit
Huntington Beach	10-15%	3+ units	\$16,930 to \$29,640 per unit (may be higher)

# Legal Foundation

- Case law and state statute
  - *Patterson and Palmer* (2009), court cases that invalidated inclusionary requirements
  - CA Supreme Court ruled (*CBIA vs San Jose, 2015*), that inclusionary housing ordinances were reasonable and valid (*addressed Patterson*)
  - AB 1505 (2017) enacted Govt Code §65850(g), that cities may require inclusionary for rental projects (*addressed Palmer*)

# Inclusionary Housing

## Common features

- 10% to 15% lower income housing
- Require affordability for 30+ years
- Increasingly mandatory (require vs encourage)
- Must build + at least one alternative
  - Fee
  - Land dedication
  - Off-site construction
  - Acquisition and rehab of existing units

# Inclusionary Housing Benefits

- Ensures some affordable housing is built over the next 8 years
- Addresses City's requirement to maintain capacity through 2029
  - Reduces remaining lower income RHNA,
  - which reduces the pressure on remaining sites,
  - which reduces the need to rezone land as market rate development occurs

# Inclusionary Housing Concerns

- Increases market rate housing prices
- Increases complexity of housing projects
- All future projects would be eligible for density bonus and development standard concessions (per state law)

# Density Bonus Law (2021)

Based on the inclusion of income-restricted housing

Household Income Category of Affordable Units	Min % of Base Units Reserved to Qualify for Bonus	Density Bonus		
		Min Bonus (% Base Units)	Added Bonus per +1% afford	Max Bonus (% Base Units)
Very low	5%	20%	2.5%	50%
Lower	10%	20%	1.5%	50%
1+ acre of land dedication for very low	10%	15%	1%	35%
≥80% Low / ≤20% Mod	100%	80%	--	80%
Low/mod within ½-mile of major transit stop	100%	no max	--	no max
Moderate (condo)	10%	5%	1%	50%

Other projects entitled to density bonus

10% very low transitional foster youth, disabled veterans, or homeless

20% very low college students in housing dedicated for accredited colleges

Any age-restricted senior housing development or mobile home park (no affordable required)

# Density Bonus Law (2021)

## Incentives/concessions based on income-restricted housing

- A reduction in development standards such as a reduction in setback or minimum unit size
- Other regulatory incentives or concessions that actually result in identifiable and actual cost reductions (burden of proof on city to deny)
- City cannot apply any development standard that would physically prohibit construction at the density or with the concessions/incentives provided

Incentives/ Concessions	Very Low %	Lower %	Moderate % (condo)
1	5%	10%	10%
2	10%	17%	20%
3	15%	24%	30%
4*	100% very low, low, moderate (max 20% mod)		



\*plus 3 stories or 33'  
if within ½-mile of a  
major transit stop

# Density Bonus Law (2021)

## Parking standards for any density bonus project

- City cannot require more than the following off-street parking (including handicapped and guest)

Bedrooms	Studio	1	2	3	4
Max Parking	1 sp	1 sp	2 sp	2 sp	2.5 sp

## Parking standards for special projects

Project within ½-mile of major transit	Max Parking
11%+ very low or 20%+ lower income	0.5 sp/bd
Rental with 100% lower income	0.5 sp/unit
Rental senior 100% lower*	0.5 sp/unit
Rental special needs 100% lower income*	0 sp/unit

\*Also applies if project is within ½-mile of paratransit service or fixed bus route service that operates at least eight times per day

Rental supportive housing  
100% lower income

Max: 0 sp/unit

For these special parking standards, the City may require higher parking ratios if supported by a specified parking study



**FUTURE READY  
FOUNTAIN VALLEY  
2040 General Plan**



**4c. Mixed Use**

# Potential Mixed-Use Designation

- Purpose

- Achieve greater fiscal sustainability
- Help accommodate RHNA
- Foster dynamic places
- Create spaces for public gathering

- Today

- Walk through examples that reflect current market
- Obtain initial reactions to use, intensity, and site design elements shown in the examples
- Use that input to guide discussion for next GPAC

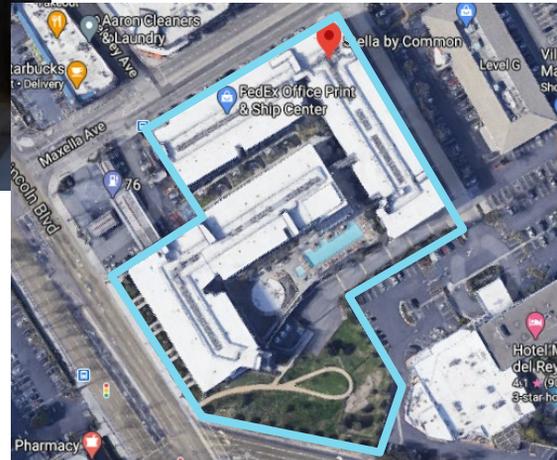
# Concar Passage (San Mateo)



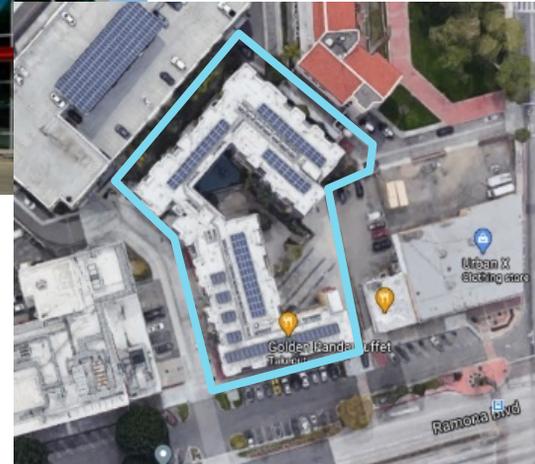
# 550 Harborfront (San Pedro)



# Stella (Marina Del Rey)



# Metro Village (Baldwin Park)



# Bolsa Row (Westminster)





# 1380 N California (Walnut Creek)



# Examples of Mixed-Use



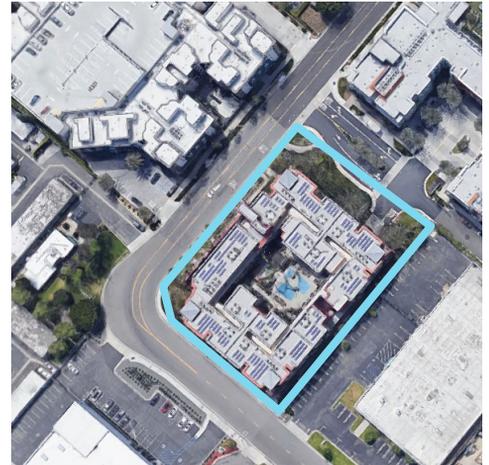
# Examples of High Density Residential



# Park Landing (Buena Park)



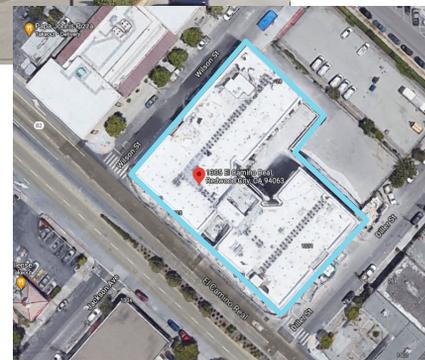
# Granite Court (Irvine)



# Hayward Park (San Mateo)



# Arguello Street (Redwood City)



## **4d. GP amendment applications**



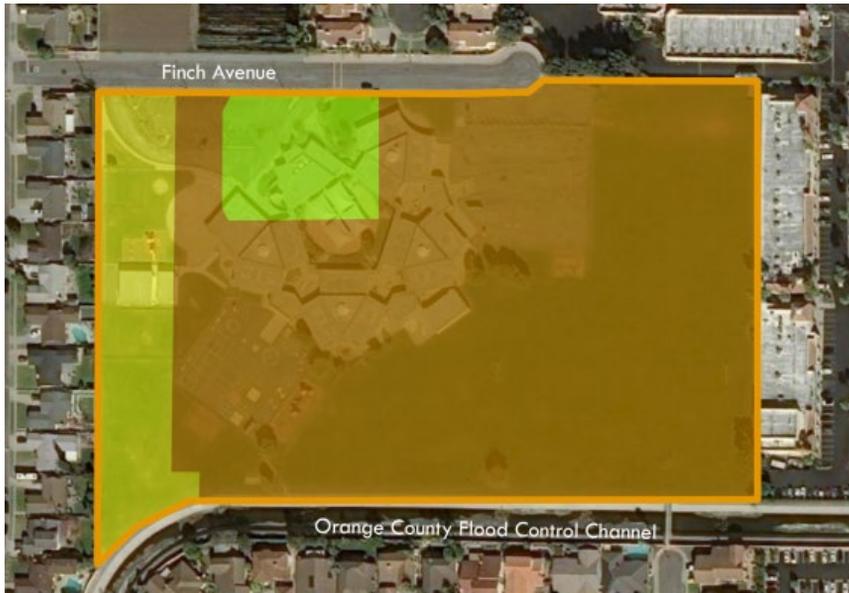
# GPA – Moiola Park Residences

- 13 ac redev of surplus school site  
74 SFD & 1.12 ac park | PF to LDR/LMDR | 4.7-6.9 du/ac



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# GPA – Moiola Park Residences

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Conceptual Site Plan



# GPA – Moiola Park Residences

- 13 ac redev of surplus school site  
74 SFD, 1.12 ac park | PF to LDR/LMDR | 4.7-6.9 du/ac



# GPA – Moiola Park Residences

- 13 ac redev of surplus school site  
74 SFD, 1.12 ac park | PF to LDR/LMDR | 4.7-6.9 du/ac

TRADITIONAL



COTTAGE



ITALIAN



SPANISH



MODERN FARMHOUSE

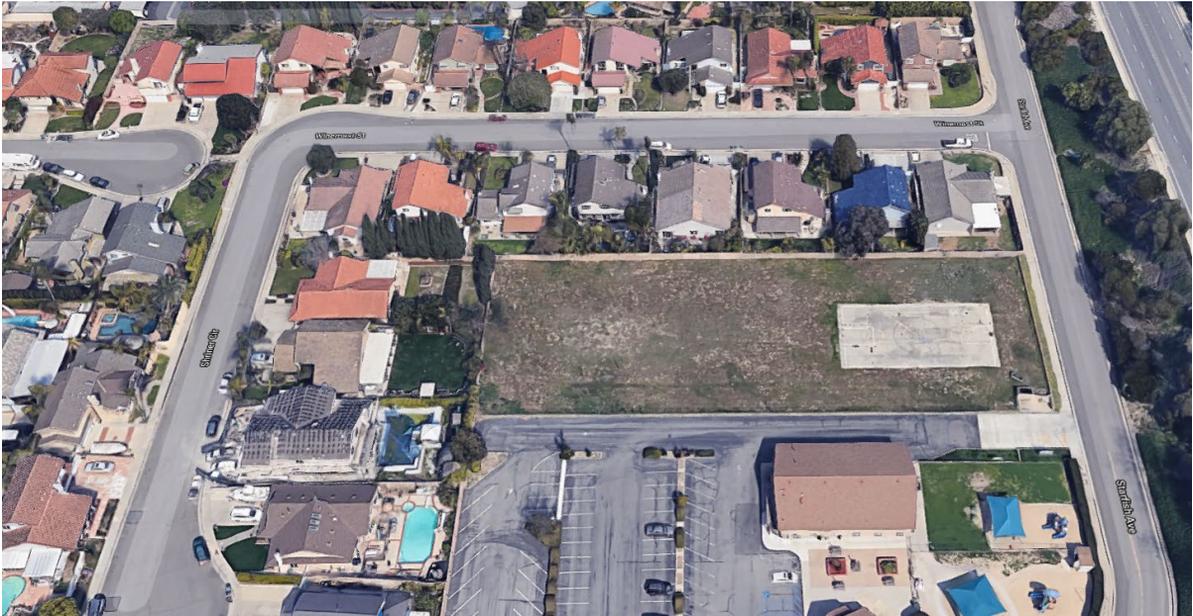


TUSCAN



# GPA - Starfish / Villa Asteria

- 1.02 ac infill on vacant land  
7 SFD | LDR to LMDR | 6.9 du/ac



# GPA - Starfish / Villa Asteria

- 1.02 ac infill on vacant land  
7 SFD | LDR to LMDR | 6.9 du/ac



# GPA - Starfish / Villa Asteria

- 1.02 ac infill on vacant land  
7 SFD | LDR to LMDR | 6.9 du/ac



## 4d. *Potential GP amendments*



# Other Potential GPAs

1. Miller
2. Warner Square
3. Silky Sullivan's



# Other Potential GPAs

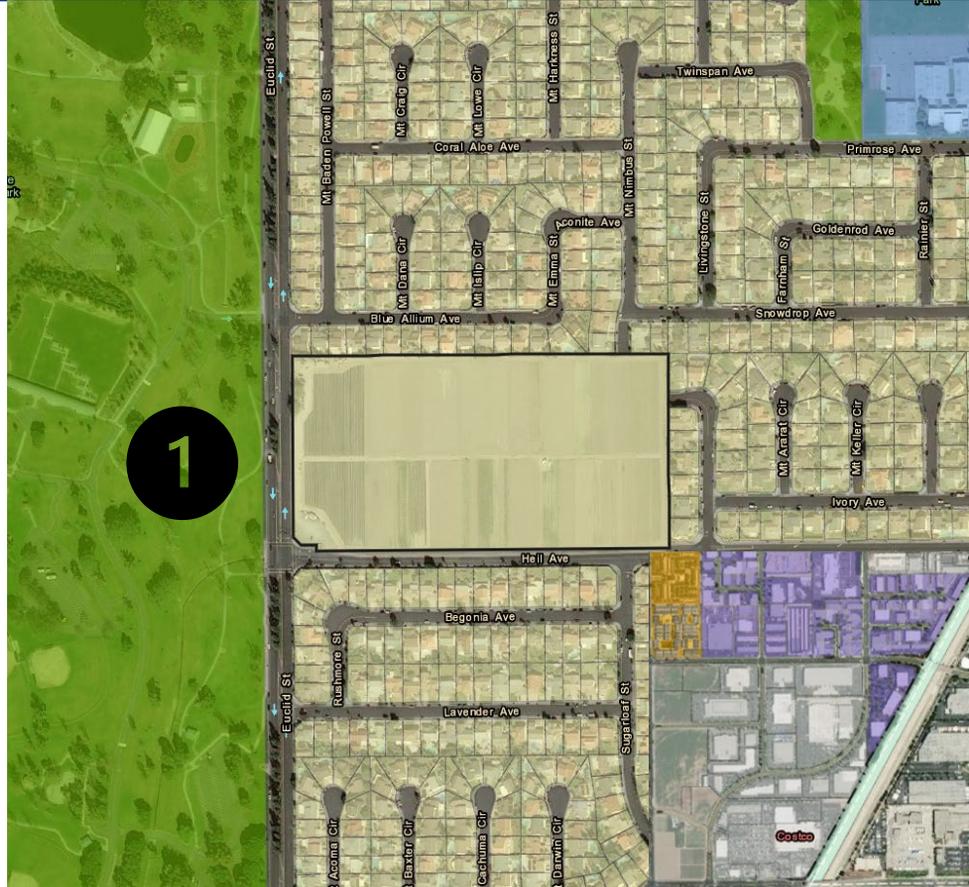
Miller

Current GP

Low Density  
Residential

Potential GP

High Density  
Residential



# Other Potential GPAs

Warner Square

Current GP

General Commercial

Potential GP

Mixed Use



# Other Potential GPAs

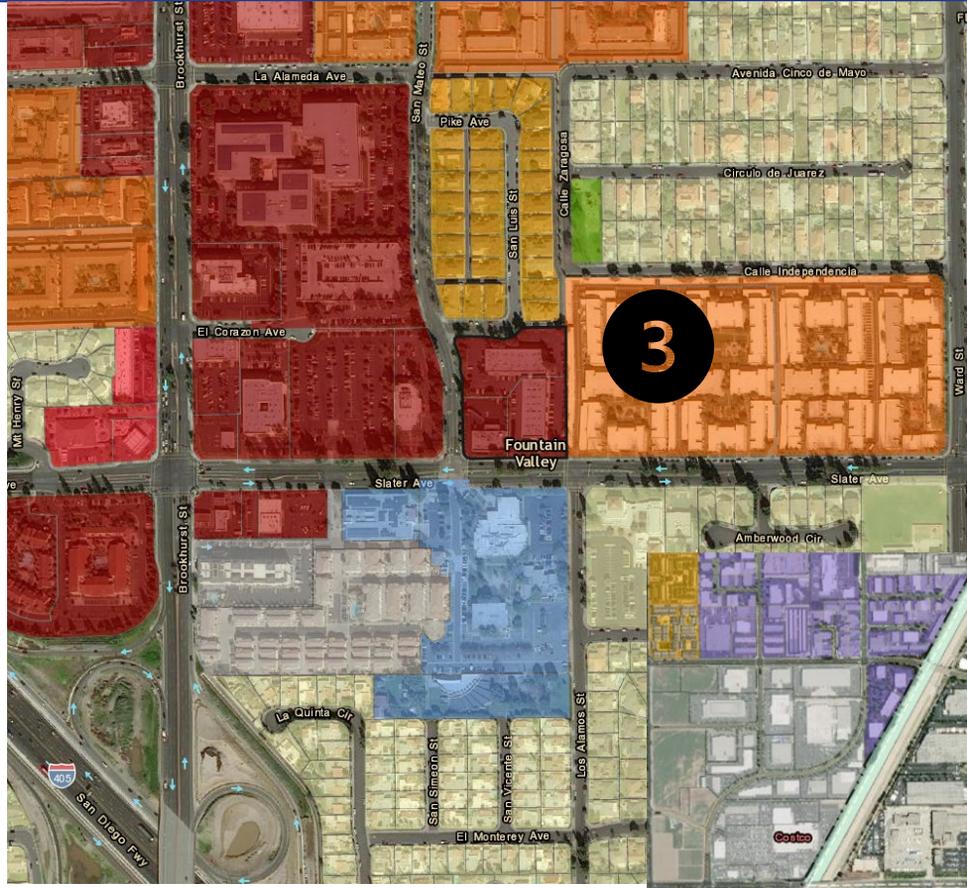
Silky  
Sullivan's

Current GP

General  
Commercial

Potential GP

Mixed Use

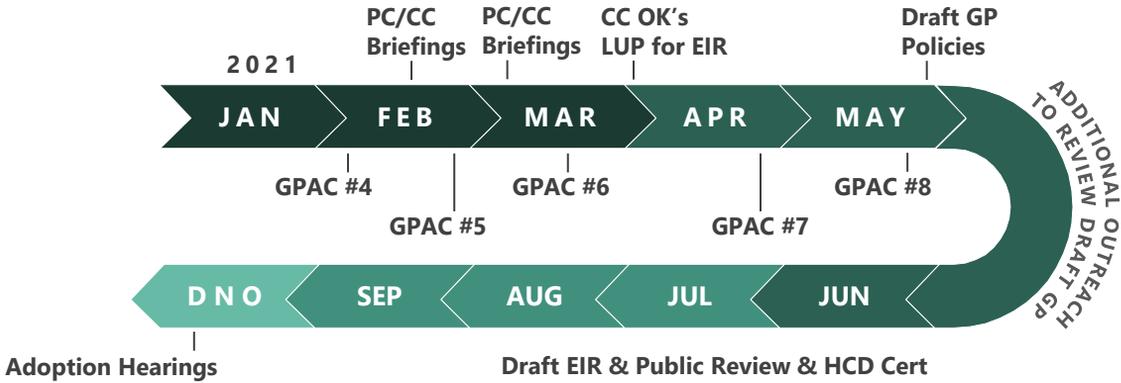


## **4e. Next Steps & Schedule**



**Key milestones 2021**

- ***Finalize HE strategy & land use plan***
- Prepare draft GP policies
- Start EIR (esp. tech studies)
- Additional outreach and public review
- Draft EIR & HCD certification



# Next steps

- **February**
  - GPAC Feb 25th
  - Draft land use plan
- **March**
  - Finalize land use plan
- **April**
  - Draft policies
  - Initiate EIR process

# Get involved and stay connected

## ■ Electronically

- E-blasts: sign up via FV Notify Me
- Web: **[www.fountainvalley.org/1282/General-Plan-Update](http://www.fountainvalley.org/1282/General-Plan-Update)**
- Email: **[planning.building@fountainvalley.org](mailto:planning.building@fountainvalley.org)**
- Social Media:
  - Twitter: @fv\_cityhall
  - Facebook: @fountainvalleycalif
  - Instagram: fvproud



**FUTURE READY  
FOUNTAIN VALLEY**  
**2040 General Plan**

**5. PUBLIC  
COMMENTS**



# Public Comments

- If you have already requested to talk, please wait for City staff to call out your name
- You should then unmute yourself and will have up to 3 minutes to ask questions and/or provide comments
- If you have not already requested to talk, please use the “Raise Hand” feature and wait to be called upon



**FUTURE READY  
FOUNTAIN VALLEY**  
**2040 General Plan**



**THANK YOU!**