

GPAC Meeting #5

PlaceWorks

February 25, 2021



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



GPAC Roll Call

Ramon Galvez-Arango

HCD Advisory Board

Vince Sosa

FV Community Foundation

Margie Drilling

Measure HH Committee

Jim Cunneen

FV Elementary School Board

Emily Randle

FV Large Business Representative

Matt Cortez

OC Board of Realtors

Karl Lutke

At-large FV Resident Quadrant 1

Clarence F. Alvey Jr.

At-large FV Resident Quadrant 2

Robert Alcantara

At-large FV Resident Quadrant 3

Sheri Vander Dussen

At-large FV Resident Quadrant 4

Bonnie Castrey

HB Union High School District
Board

Paula Coker

FV Chamber of Commerce Board

Michael Vo

Mayor

Ted Bui

City Council

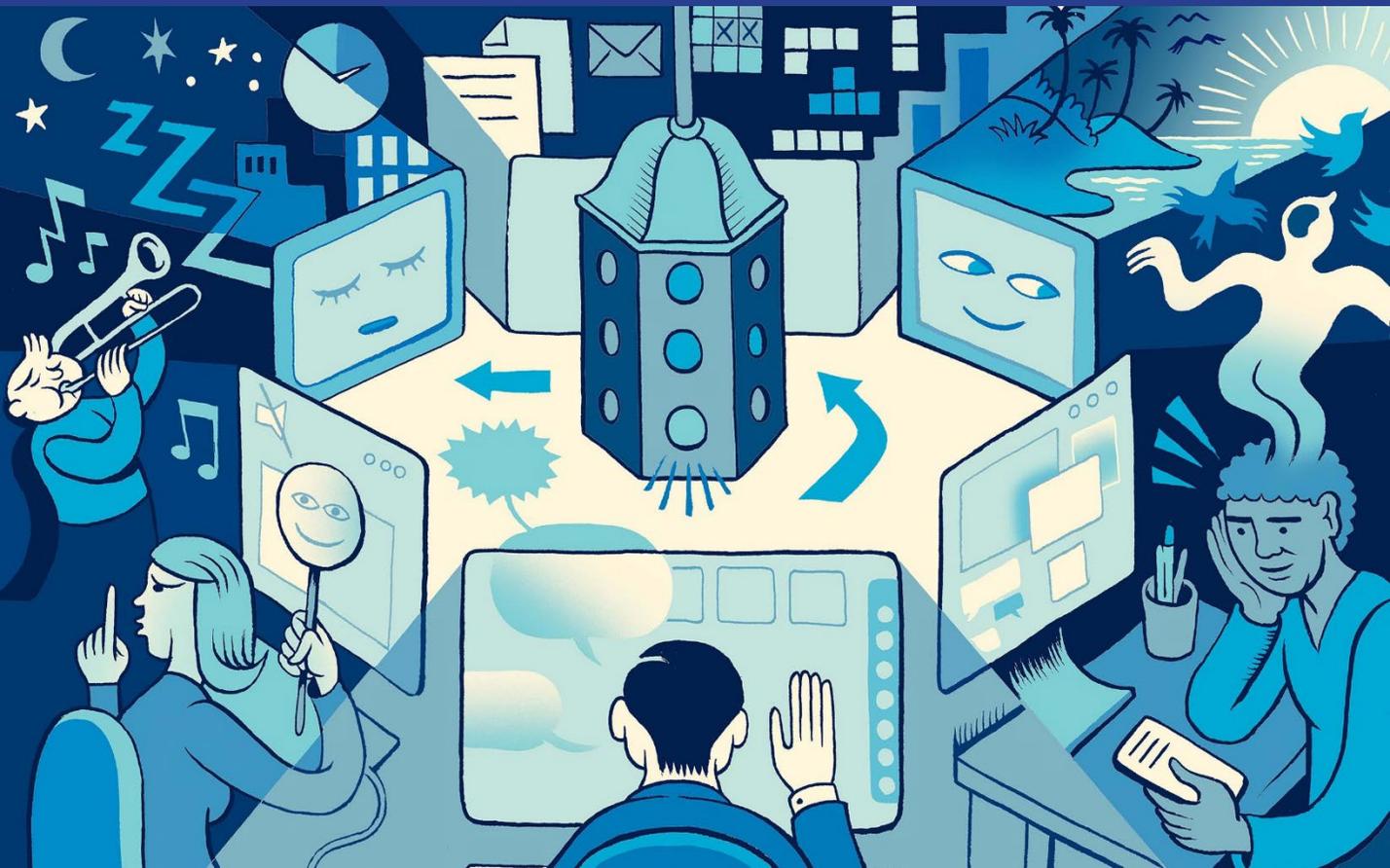
Azzam Saad

Planning Commission

Tonight's Meeting

1. Call to Order
2. Roll Call
3. Elect new Chairperson
4. Status Update
5. New Business
 - a. GPAC vision / issues reminder
 - b. Fiscal land use discussion
 - c. Housing Element Law – RHNA and adequate sites tests
 - d. Land Use Map / Opportunity Sites
6. Public Comments
7. Committee Comments
8. Adjournment to Next Meeting (March 11, 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)



**FUTURE READY
FOUNTAIN VALLEY**
2040 General Plan



3. ELECT CHAIR

Elect Chair

**Roll Call Vote to nominate a new
Chairperson**

4. STATUS REPORT

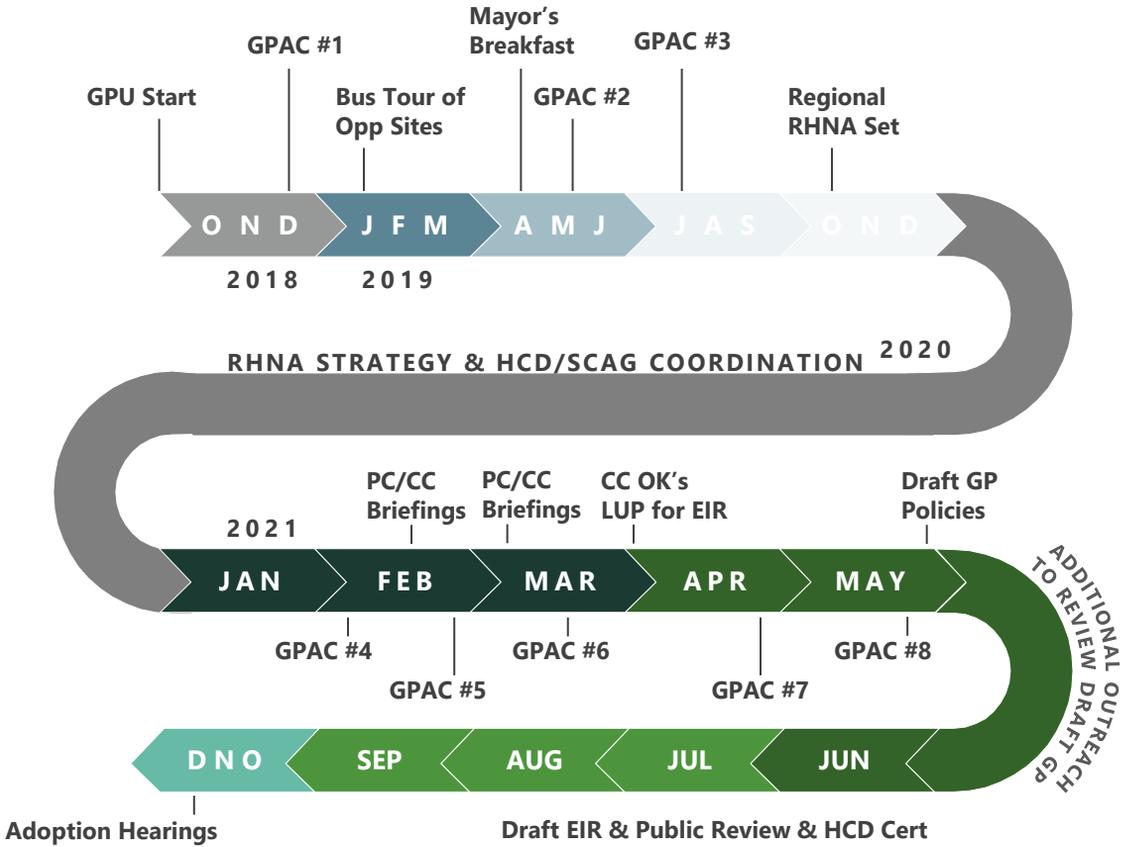


GPAC Meeting #4 (Feb. 11)

At the last meeting we reviewed:

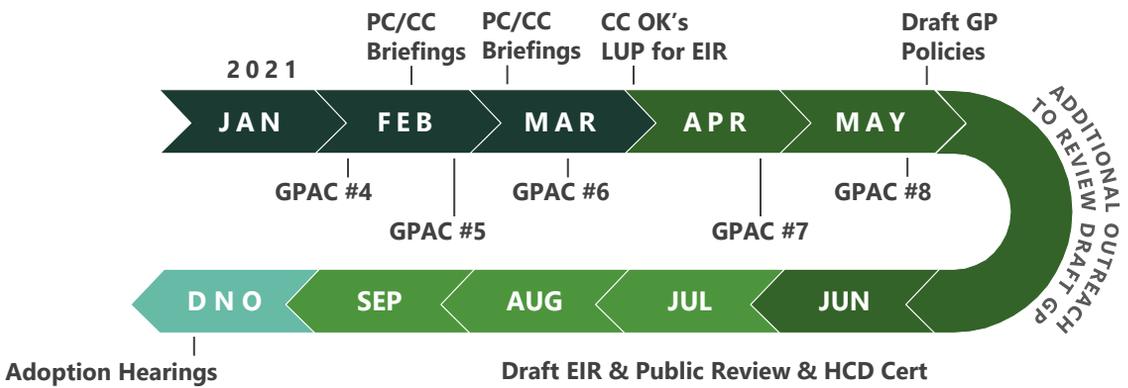
- General Plan update progress to date
- Citywide market study
- City's RHNA allocation
- Strategies to accommodate the RHNA
 - Opportunity sites & Accessory Dwelling Units
- Potential Inclusionary Housing ordinance
- Density Bonus ordinance
- Current development projects

SCHEDULE OVERVIEW (2/24) *(subject to change)*



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





**FUTURE READY
FOUNTAIN VALLEY
2040 General Plan**



5. NEW BUSINESS



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5a. Vision / Issues

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



Draft Vision



Purpose of the Vision

The Vision Statement for the Fountain Valley General Plan is the framework that expresses the community's shared outcomes for the City's future.

It defines expectations for what Fountain Valley will be 20 years in the future as defined by its physical character; quality of life; variety of businesses; fiscal balance; and housing, economy, environment, safety, and comparable indicators.

These expectations are based on community values concerning the characteristics and qualities of life that are important today and should be retained in the future, as well as how the community should evolve and respond to changing conditions.

A Portrait of Fountain Valley in 2040



Fountain Valley—the best small town in Southern California—is regionally recognized as a premier community where people desire to live, learn, work, and grow.

We have worked together as a community to preserve the quality of life, while also capitalizing on the region's foundational changes in demographics, economics, and technology.

Throughout these years of change, we have continually looked for and found guidance in our General Plan.

Living in Fountain Valley

Fountain Valley is a nice place to live, work, and raise a family.

We have wonderful neighborhoods, fantastic recreational options for all, a wealth of community and cultural activities, great schools, reputable health care options, and a wide range of shopping, dining, and employment opportunities.

Residents find value and fulfillment through involvement in civic, social, and faith-based endeavors.



Growing in Fountain Valley

We have maintained and enhanced the beauty and safety of our neighborhoods, while diversifying our housing stock to provide residential opportunities across ages and incomes.

Property owners continue to reinvest in homes and neighborhoods and the City continues to invest in the public realm and services.

We grow strategically to carefully blend the new with the old, employ environmentally sustainable practices, and attract and retain strong and emerging markets.

We carefully plan for our future to ensure that we know where we are going, and that our public facilities and infrastructure meet demands, are well maintained, are efficient and cost effective, and are environmentally sustainable.

Learning in Fountain Valley

Fountain Valley Unified School District, our high schools, and our community college are nationally ranked as top tier education providers.

Our graduates are prepared to continue their training and education; become successful tradespeople, artists, professionals, and entrepreneurs; and grow into the leaders of tomorrow and caring members of the community.

Our culture of lifelong learning has enabled residents of all ages to grow and benefit from changes in technology and the economy.

Working in Fountain Valley

Our local economy has flourished over the last two decades.

A number of national and global firms make Fountain Valley their home, attracted by our strategic location and our small-town charm.

Nevertheless, entrepreneurship is our city's economic calling card.

Affordable locations, loyal customers, inclusive business networking, and a supportive municipal government have provided the foundation for new businesses to start, grow, and prosper.

In turn, many of these businesses provide the shopping, dining, entertainment, and recreation options that make our neighborhood and community commercial districts some of the most popular gathering places in Orange County.

Governance in Fountain Valley

Throughout the changing times, our local government has provided consistent, wise, and transparent stewardship of our community, our economy, and our local environment.

Elected and appointed officials are connected to and responsive to the community they serve.

Residents and businesses are engaged in civic affairs because they know what is going on and their voices are heard in public decision-making.

The City of Fountain Valley is an employer of choice, attracting and retaining dedicated and highly qualified staff who provide effective and efficient public services.

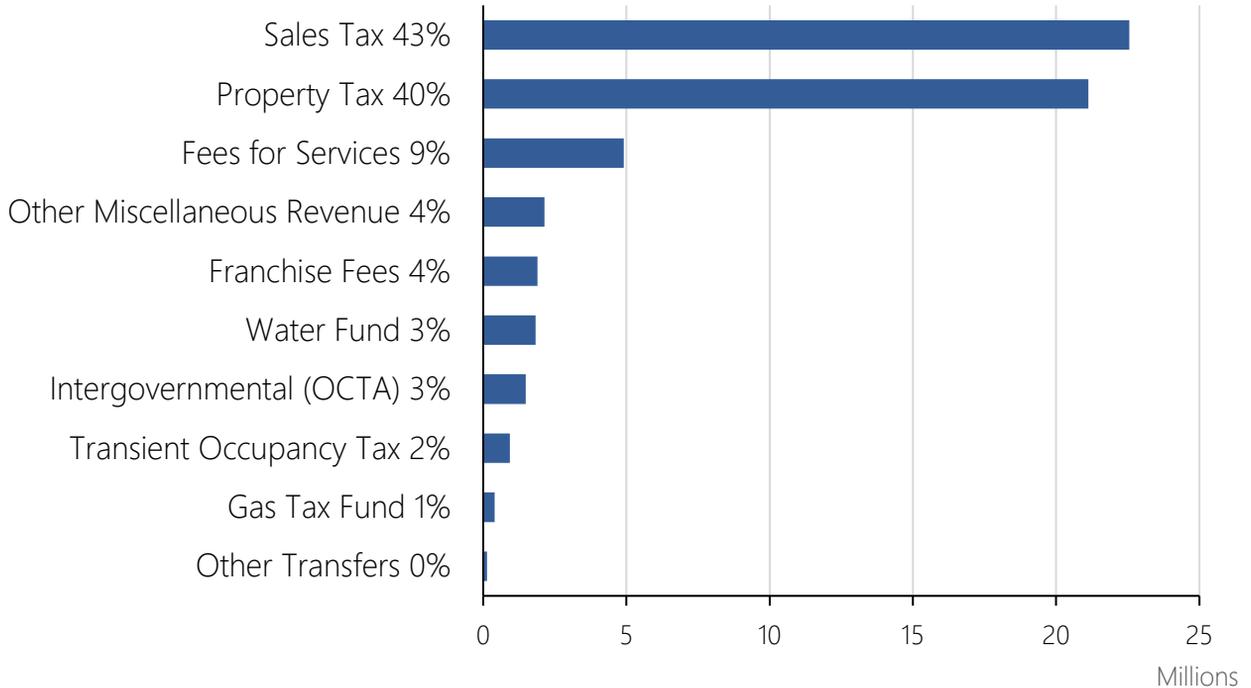
5b. Fiscal Implications of Land Uses



Fiscal Impacts of Land Use & Development

- General Plan fiscal analysis
- Measure HH
- Long-term perspective
- Top-line versus Bottom-line Strategies

City Budget: FY21 Revenue



General fund only

Sales Tax

- Residents' spending
- Attracting outside spending
- Shift to online retail
- Pandemic impacts
- Experience-oriented shopping

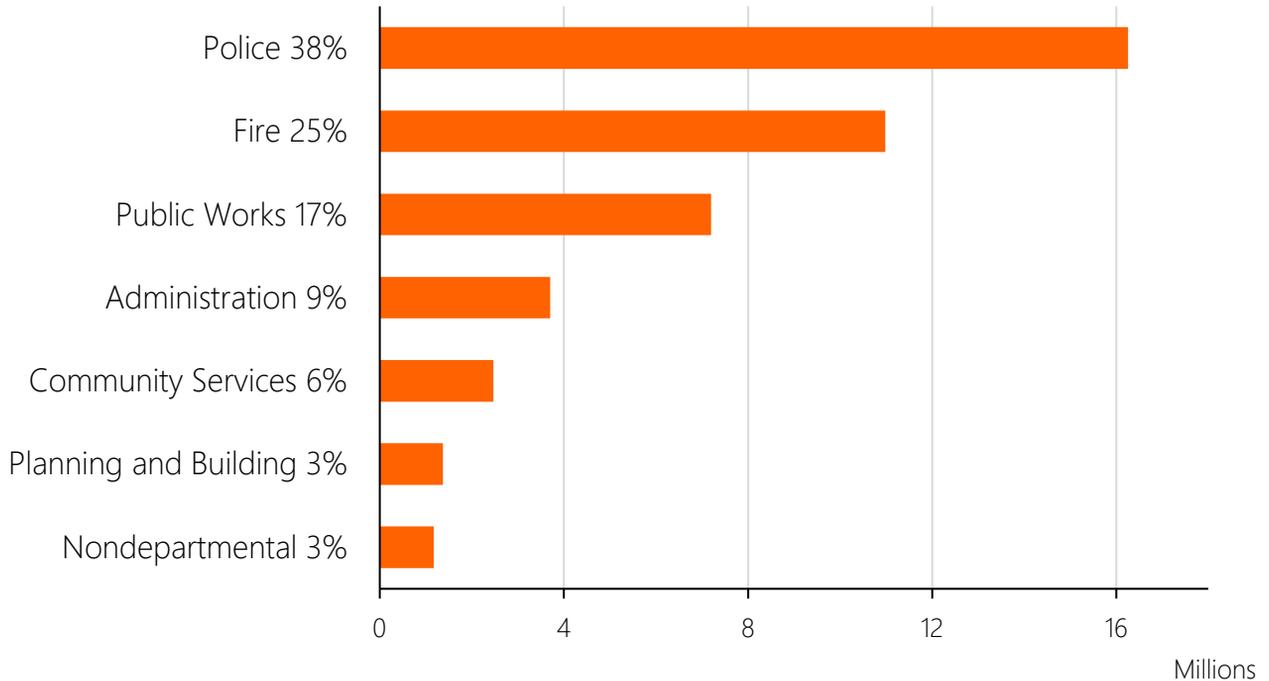


Property Tax

- Cities get about 12.7% of the basic property tax; plus 7% with VLF
- Based on the value of what gets developed
- Multifamily tends to generate the highest value per acre



City Budget: FY21 Spending



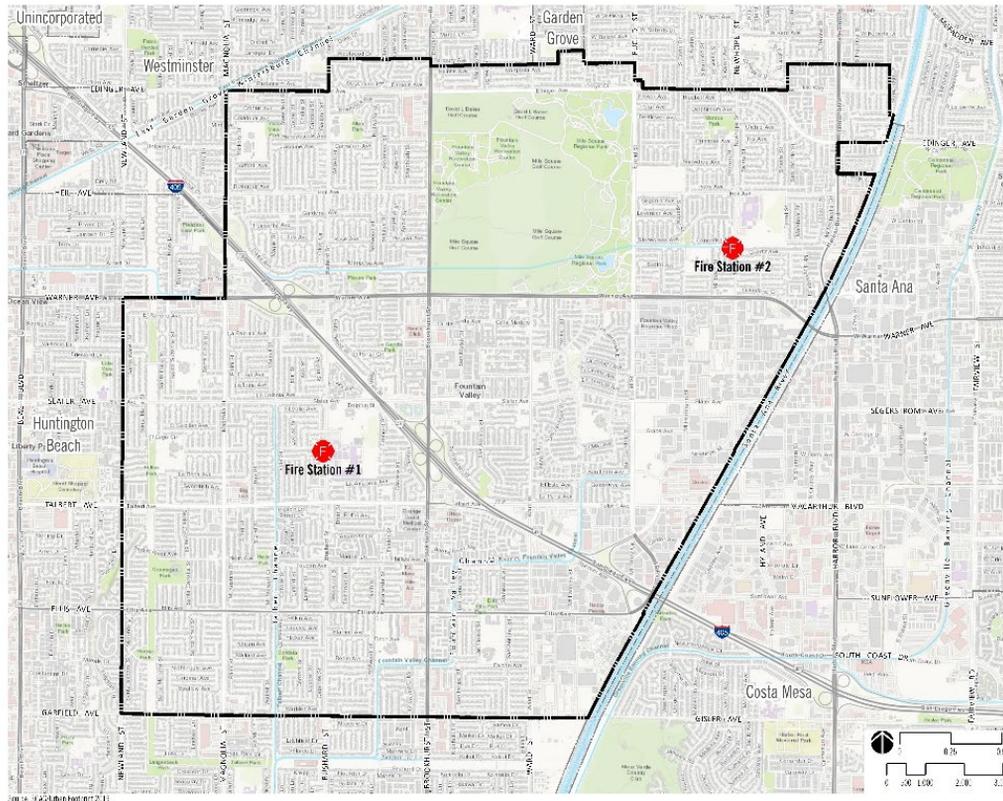
General fund only

Police Department

- Calls for service
- More residents and businesses means more calls for services
- Not a 1-to-1 relationship



Fire Department



Fiscal Impacts of Land Use & Development

A few things to keep in mind:

- The bottom fiscal line among revenue and expenditure pieces varies among uses and location
- Net fiscal impact for redevelopment
- The data so far indicate that MF generates more property and sales tax per acre than SF



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5c. Housing Element Law

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)

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

Inventory of Suitable Land

- CA Dept. of Housing and Community Development (HCD) requires a jurisdiction to identify sites suitable for future residential development.
- The sites must be appropriate for housing, must be realistically developable during the 8-year planning period (2021-2029), and must accommodate the RHNA allocation.

Evaluation Criteria – Part 1

- Existing Uses – is the site vacant or is it currently developed?
 - If it is vacant, does the land use/zoning allow residential uses?
 - If it is non-vacant, why is the site suitable for future residential development?
- Development Trends – what is the City's history of developing new residential?
 - If the City does not have a strong track record, what efforts will be made to encourage development activity?
- Market Conditions – does the market support development of the site?
 - Is there developer interest in the site?
 - What type of residential development is the market supporting?

Evaluation Criteria – Part 2

- Availability of Incentives – does the City plan to facilitate the development of the site?
 - Will the City provide financial or administrative assistance to entice developers?
- Environmental Constraints – do natural conditions impact the site?
 - Is it located on a floodplain, protected habitat, steep hillside etc.?
- Infrastructure Capacity – does the infrastructure in place support residential development?
 - Will housing require the expansion of new services or an improvement to existing services?

Evaluation Criteria – Part 3

- Resolution stating transition of uses on nonvacant sites use for lower income RHNA
 - If rely on nonvacant sites for 50+ percent or lower income RHNA allocation, the City must adopt a resolution with findings stating the uses on nonvacant sites are likely to be discontinued during the planning period.



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2040 General Plan



5-MINUTE BREAK

5d. Land Use / Opportunity Sites



GPAC Roles & Responsibilities

Official charge:

- Convey the community's perspective
- Identify critical issues and relevant information
- Identify and suggests resolutions to potential problems
- Expand public awareness and participation
- Consider ideas and review material
- Suggest policy consistent with the Vision
- Seek community benefit
- Make recommendations for decision makers
- Provides a public forum for other members for the public

GPAC Roles & Responsibilities

What the GPAC is not...

- A replacement for either the City Council or Planning Commission
- A decision-making body
- A forum for political position taking
- A substitute for the public hearing process

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

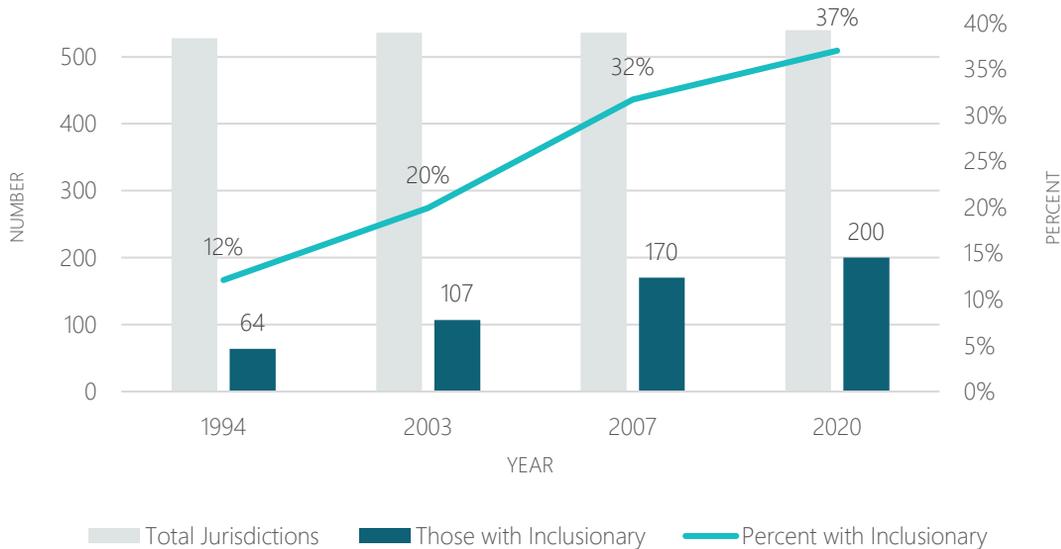
Inclusionary Housing

Exploring the *potential* to adopt inclusionary housing



Inclusionary Housing in CA

CA jurisdictions with some form of inclusionary housing program/policy



Inclusionary Housing Features

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

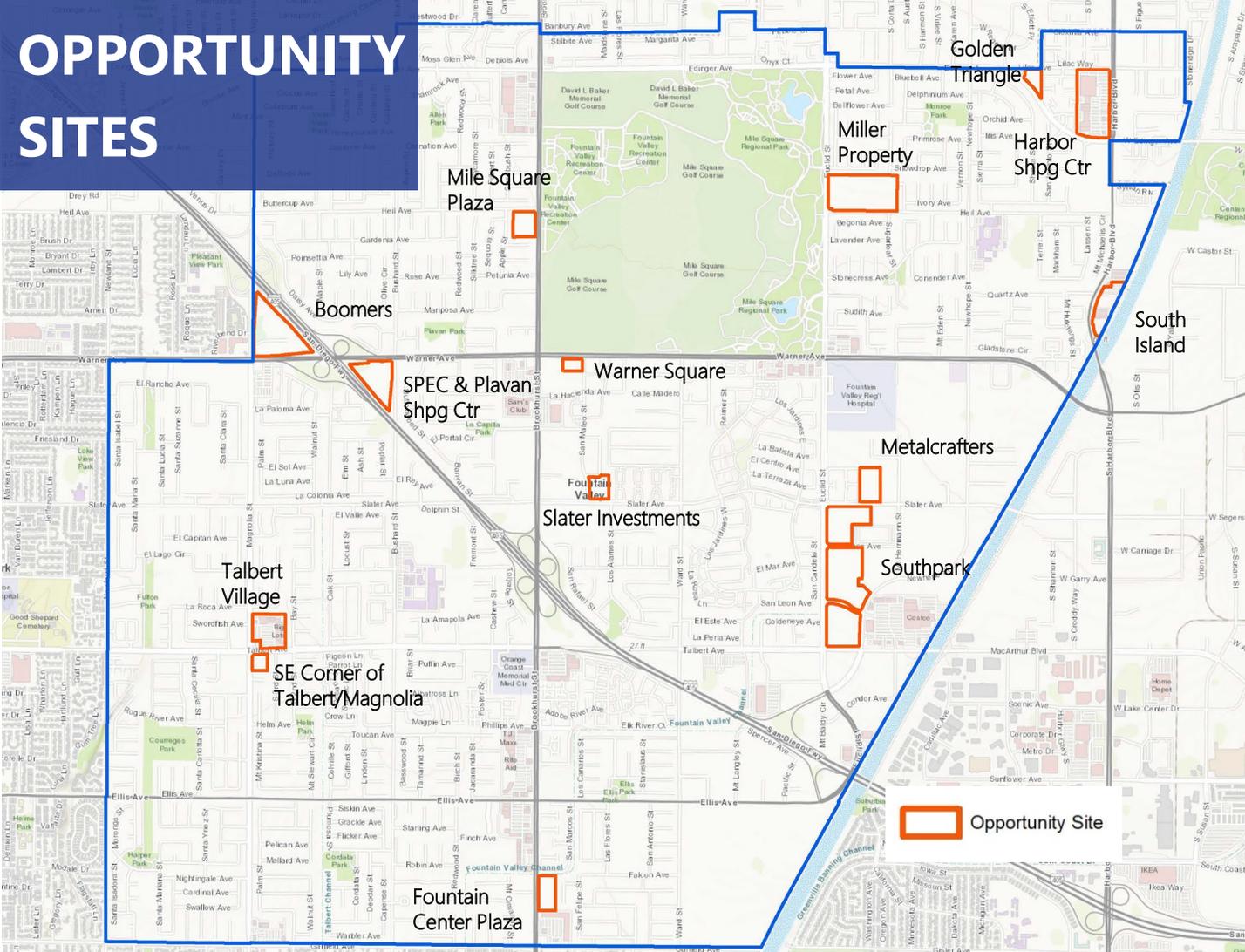
Inclusionary Housing Concerns

- 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)

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 | 4,839**
 - 1,307 very low (<50% AMI)
 - 786 low (50-80% AMI)
 - 834 moderate (80-120% AMI)
 - 1,912 above moderate (>120% AMI)
- 2,093 lower income units
(aka “affordable housing”)**

OPPORTUNITY SITES



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
Slater Investments	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
TOTAL	174.7

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

Feasible Opportunity Sites

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

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 2,093 – 49 – 1,454 = 590 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

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	625	876	2,622
Total Capacity	134.5	2,624	1,524	1,912	6,060
RHNA Allocation	-	2,093	834	1,912	4,839
Surplus Capacity	-	531	690	-	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	
Planned/Entitled Projects							
South Harbor Island	1.95	25.7	45	4	-	1	50
Villa Serena	4.07	7.4	-	-	-	12	12
Moiola	12.9	5.7	-	-	-	74	74
Starfish	1.02	10.8	-	-	-	7	7
SUBTOTAL	19.94	--	45	4	-	94	143
Opportunity Sites							
Golden Triangle	2.3	65	149		-	-	149
Crossings SP	49	50	612		306	307	1,225
Southpark	35.4	50	531		265	266	1,062
Warner Square	1.8	65	49		25	25	99
Slater Investments	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
SUBTOTAL	114.6	--	1,454		899	942	3,295
ADUs							
Citywide	-	varies	1,121		625	876	2,622
TOTAL CAPACITY	134.5	varies	2,624		1,524	1,912	6,060
RHNA Allocation			2,093		834	1,912	4,839
Surplus Capacity			531		690	0	--

Private Property Concepts



Slater Avenue



SLATER
INVESTMENTS

SLATER AVENUE
A MIXED-USE COMMUNITY

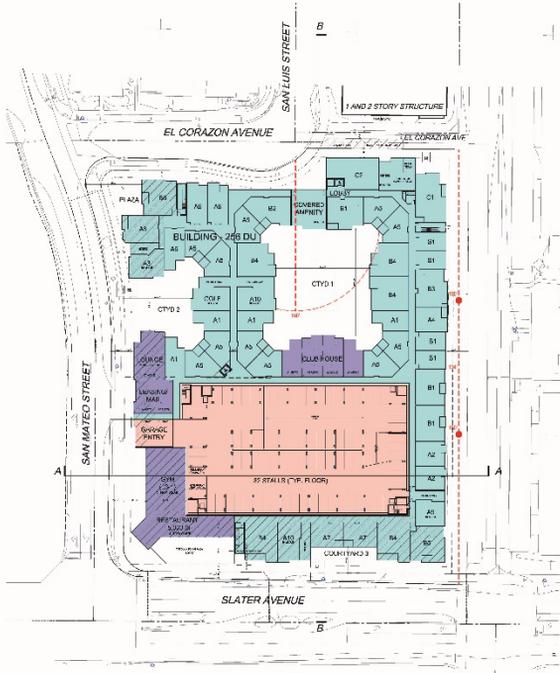
VIEW OF SAN MATEO FRONTAGE
LOOKING EAST

CONCEPT RENDERINGS

AO
Architecture.
Design.
Relationships.

Job No. 2011-041
Date 2020-10-21

Slater Avenue

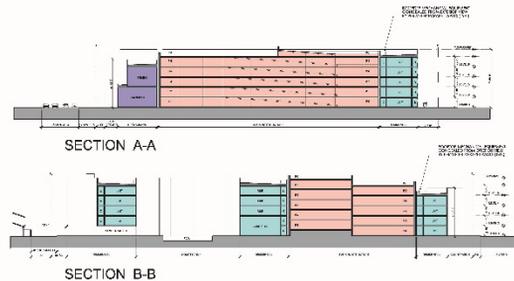


Project Details:

- 3.3 acres
- 256 units (77 du/ac)
- 5,000 SF restaurant w/ 2,000 SF patio

LEGEND

	AREA 10 (AREA 1) PARKING AND RECREATION
	AREA 10 (AREA 1) 3-6 UNITS
	AREA 1 (AREA 1) PARKING STRUCTURE
	INDICATES AREA OF HISTORY SECTION OF BUILDING



SLATER AVENUE

SLATER INVESTMENTS, LLC.
190 NEWPORT CENTER DRIVE, SUITE 100, NEWPORT BEACH, CA 92660
(949) 706-2042

FOUNTAIN VALLEY, CA



SITE PLAN/ BUILDING SECTIONS

A1.2

DATE: 02-01-21
JOB NO.: 2017-487

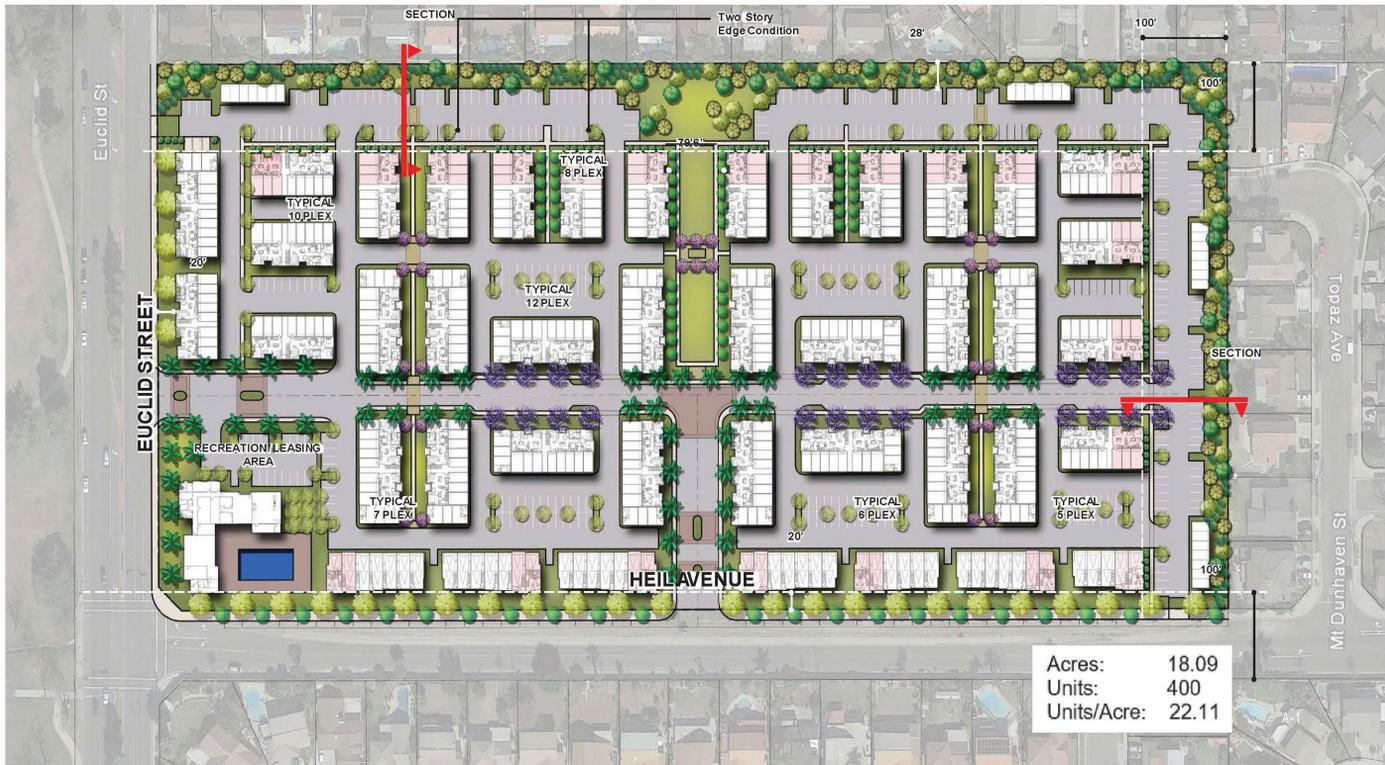
AO ARCHITECTS
144 NORTH ORANGE ST., ORANGE, CA 92666
(714) 639-9860



Harvest in Fountain Valley



Harvest in Fountain Valley



RHNA Distribution Exercise



Instructions

- Objective: determine an appropriate number of residential units for each opportunity site, while keeping in mind RHNA allocation
- Process: each site will be shown, and you will be asked to vote for/against an increasing number of units
 - The format for units is **Total # (Affordable #)**
- How to vote: use the “Raise Hand” feature to vote in favor; leave hand down for against
- Identify intensity supported by GPAC majority

Examples of Smaller Devt

112 du / 0.7 ac



70 du / 1.0 ac



70- du / 2.0 ac



71 du / 1.2 ac

Examples of Midsize Devt

375 du / 2.5 ac



200 du / 2.6 ac



244 du / 3.9 ac



66 du + 300 KSF office / 3.5 ac

Examples of Large Devt

200 du
150 hotel
60 KSF retail
6.0 ac



931 du
40 KSF retail
14.5 ac



Golden Triangle – 2.3 acres



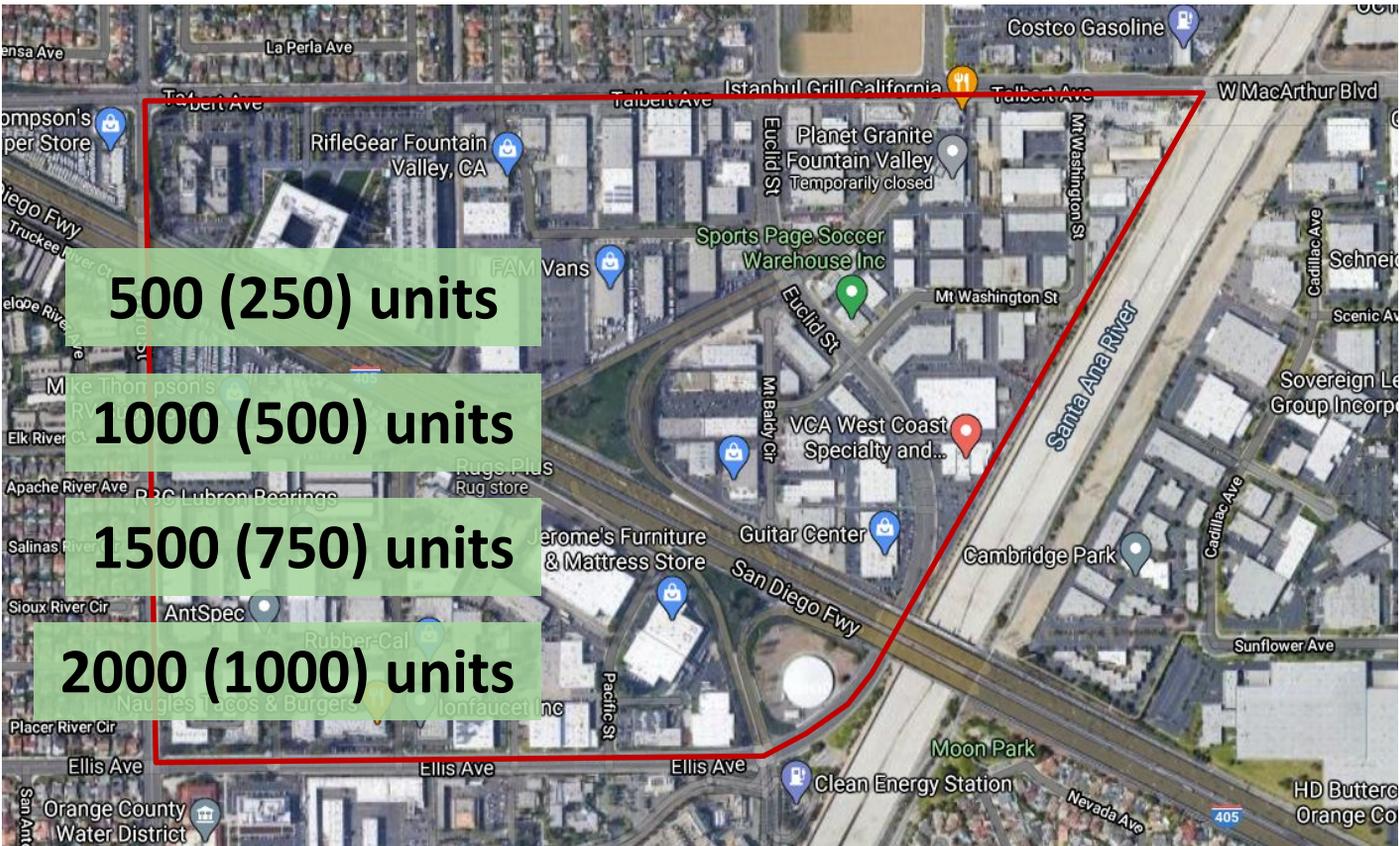
100 (100) units

150 (150) units

200 (200) units

250 (250) units

Crossings SP – 49 acres residential



500 (250) units

1000 (500) units

1500 (750) units

2000 (1000) units

Southpark 1, 2, 3 – 35.4 acres



800 (400) units

1000 (500) units

1200 (600) units

1400 (700) units

Warner Square – 1.8 acres



50 (25) units

100 (50) units

150 (75) units

200 (100) units

Slater Investments – 3.3 acres

100 (15) units

150 (22) units

225 (34) units

300 (45) units



Harvest (Miller) – 18.6 acres



Smith Farms – 4.2 acres



Boomers – 6.8 acres



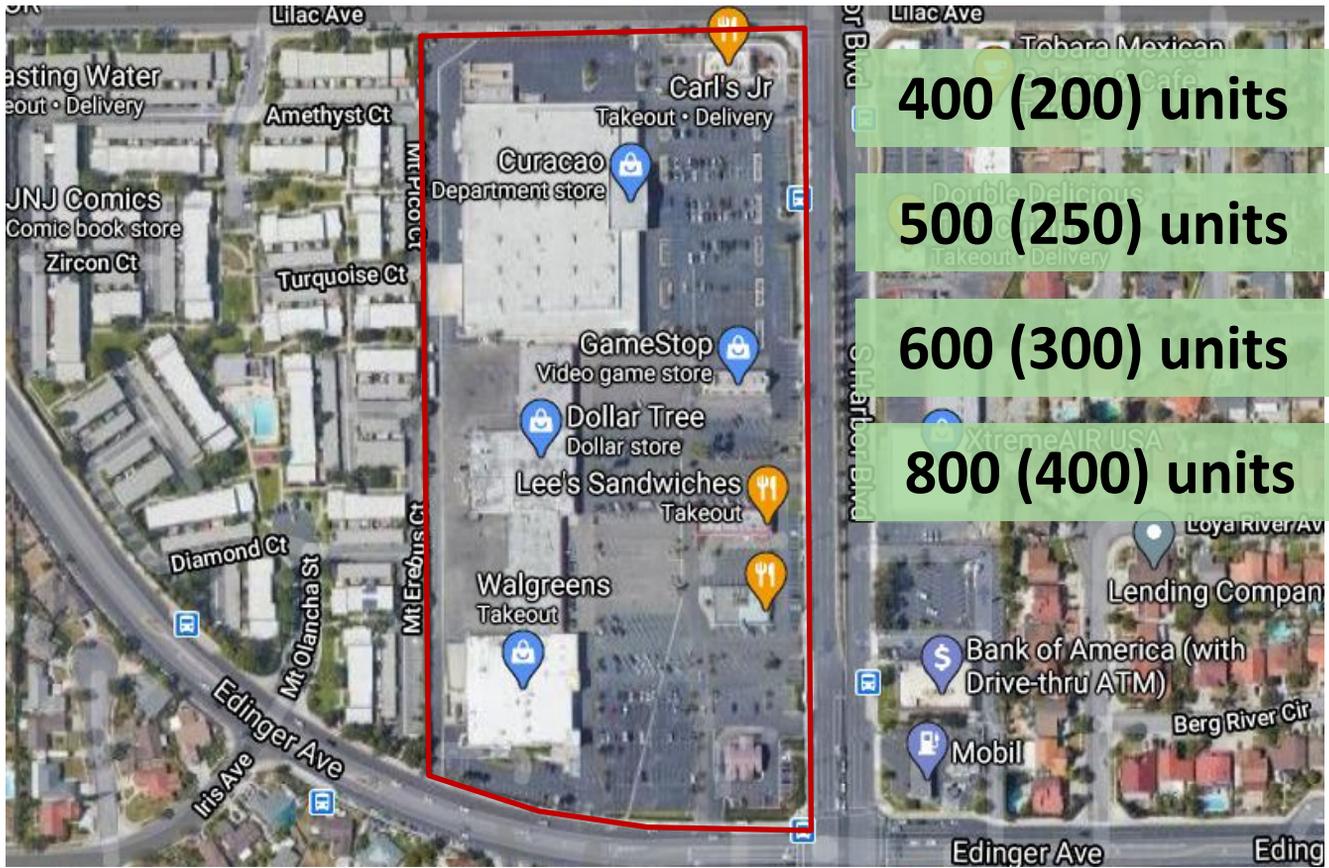
200 (30) units

250 (38) units

300 (45) units

400 (60) units

Harbor Shopping Ctr – 16.7 acres



400 (200) units

500 (250) units

600 (300) units

800 (400) units

Opportunity Sites – GPAC

Opportunity Site	Acres	Assumed Density	Total Units	Capacity for Lower Income
Golden Triangle ¹	2.3		100	100
Crossings SP ²	49.0		1,000	500
Southpark ²	35.4		1,000	500
Warner Square ²	1.8		200	30
Slater Investments ³	3.3		225	34
Miller Property ³	18.6		600	90
Smith Farm ³	4.2		25	4
Boomers	6.8		250	38
Harbor Center	16.7		600	90
TOTAL	138.1	-	4,000	1,386

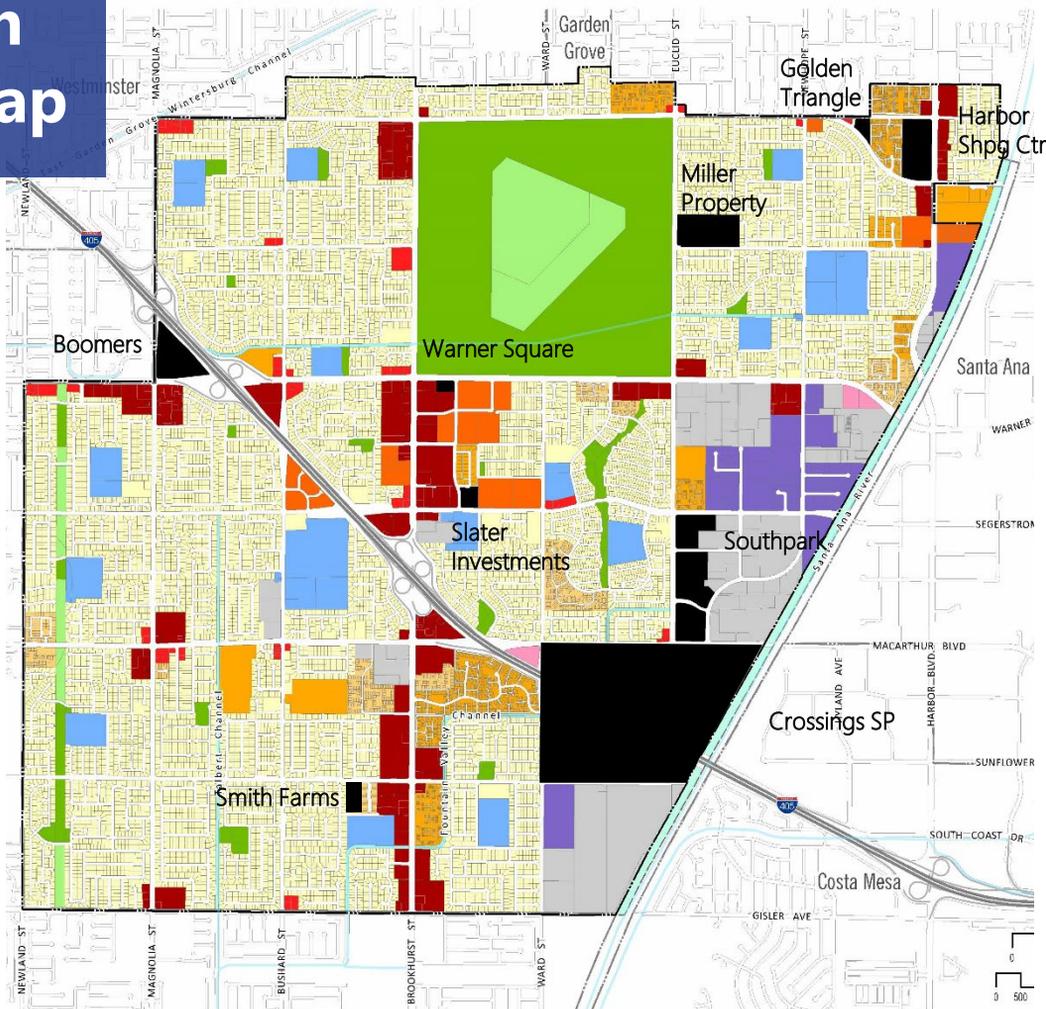


**FUTURE READY
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2040 General Plan



Areas of No Change

General Plan Land Use Map



Area of
potential
change

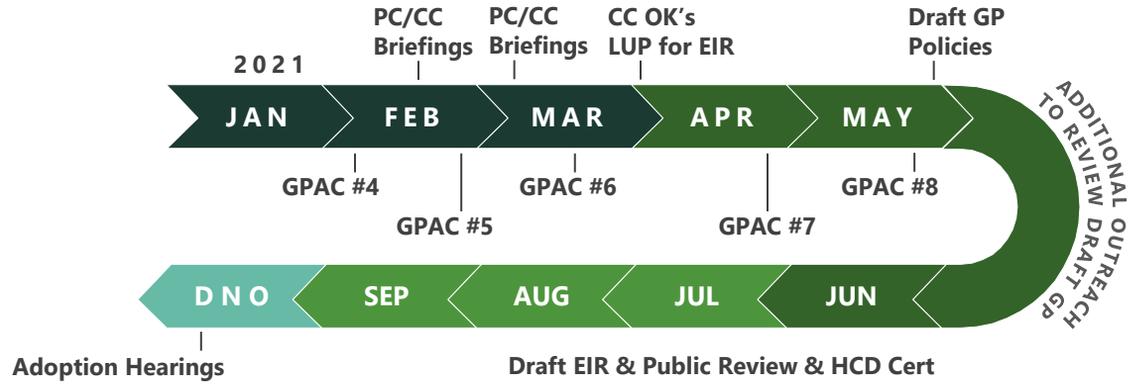
ALL other
areas NOT
proposed
for change

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

- **March**
 - GPAC March 11
 - 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**
- Email: **planning.building@fountainvalley.org**
- Social Media:
 - Twitter: @fv_cityhall
 - Facebook: @fountainvalleycalif
 - Instagram: fvproud

6. 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

7. COMMITTEE COMMENTS





8. ADJOURNMENT



**FUTURE READY
FOUNTAIN VALLEY**
2040 General Plan



THANK YOU!