

NOTE: THIS MEETING IS
BEING RECORDED

GPAC Meeting #6

PlaceWorks

March 11, 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

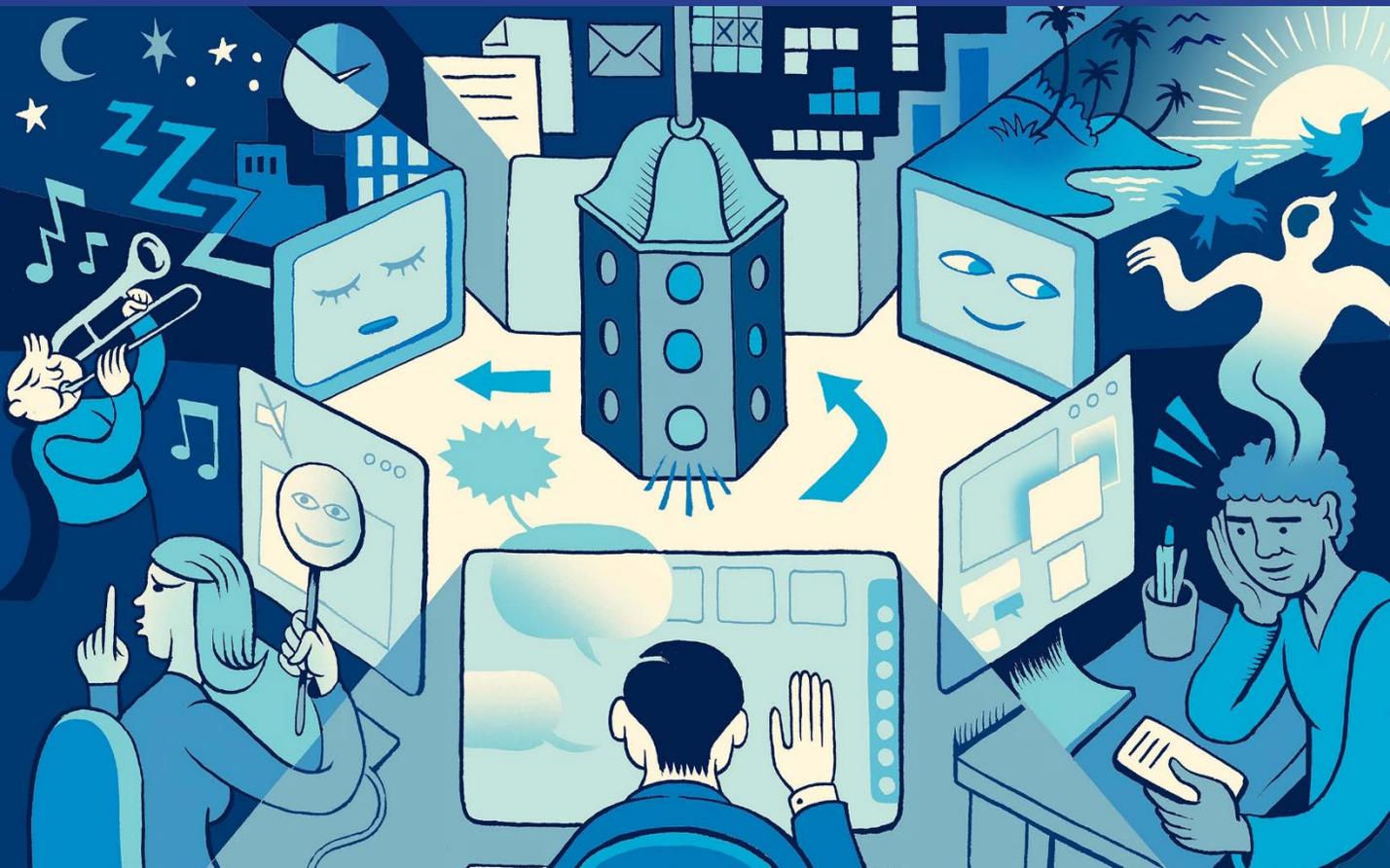
Tonight's Meeting

1. Call to Order
2. Roll Call
3. Status Update
4. New Business
 - a. Fiscal land use discussion
 - b. Land use map/opportunity sites
5. Public Comments
6. Committee Comments
7. Adjournment to Next Meeting (TBD)

3. STATUS REPORT



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

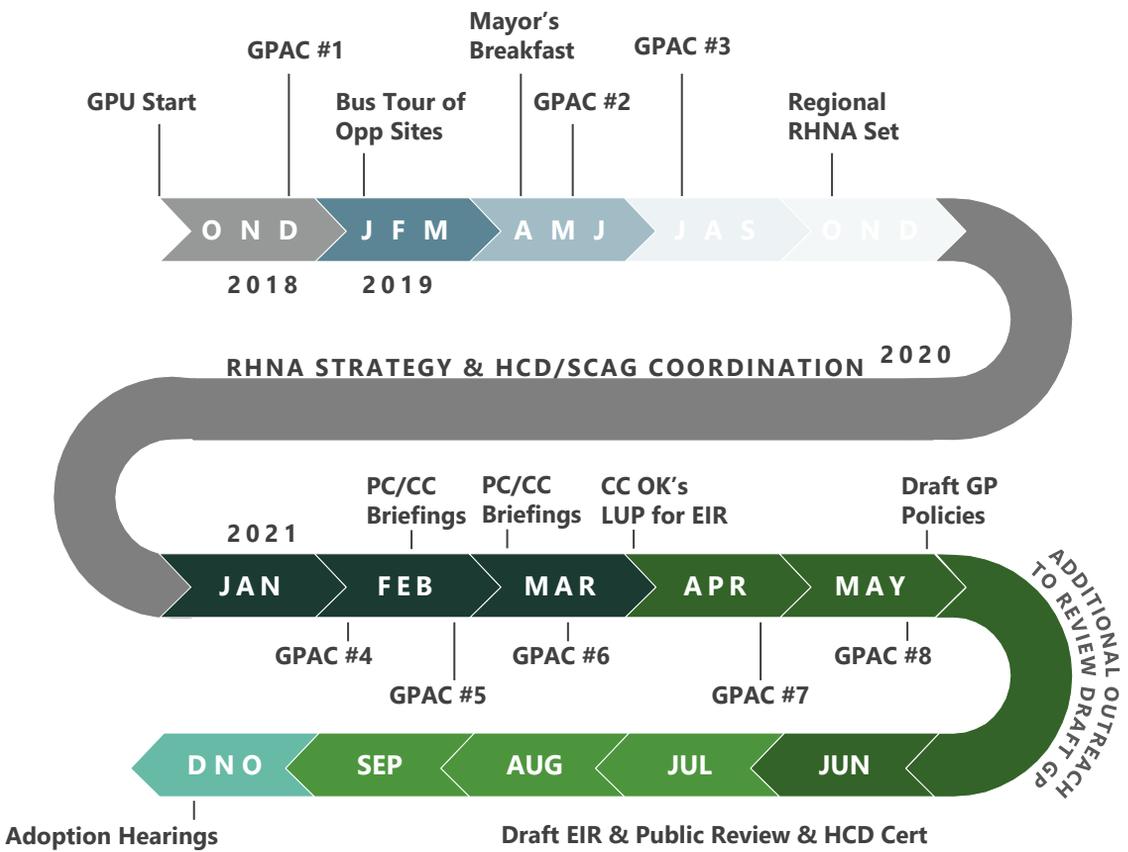
- Question or comment? Please indicate so in the chat box during the meeting or Public Comment period
- During this period, City staff will call out your name so that you may ask questions or provide comments (up to 3 minutes)

GPAC Meeting #5 (Feb. 25)

At the last meeting we reviewed:

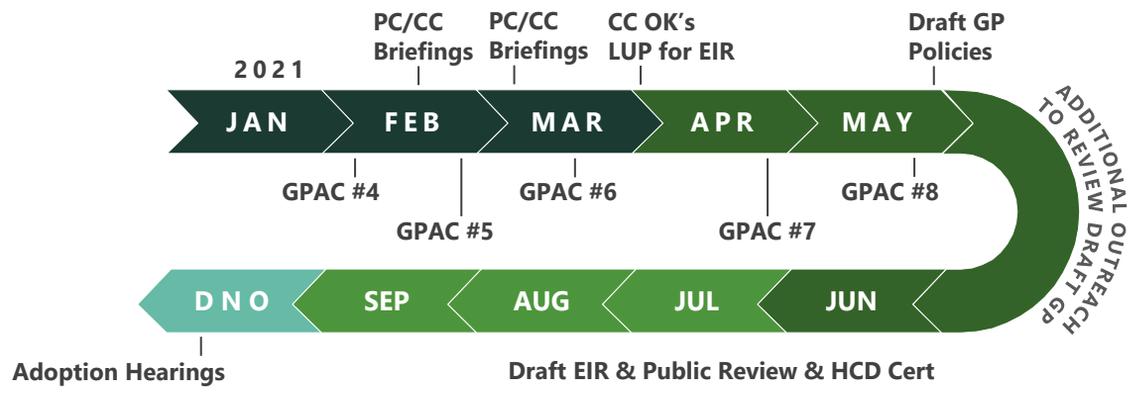
- General Plan update progress to date
- GP Vision & priorities
- Fiscal implications of land uses
- Housing element law
- Suitable housing sites analysis
- Opportunity sites housing exercise
- Land use map (areas of no change)

SCHEDULE OVERVIEW (3/11) *(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



4. NEW BUSINESS



**FUTURE READY
FOUNTAIN VALLEY**
2040 General Plan



4a. Fiscal Land Use



Fiscal Overview

- Three types of development
- Net revenues
- Market rate and mixed-income
- Existing net revenues



Fiscal Components

- Revenues
 - Property tax
 - Sales tax
 - Per capita assumption for other revenues
- Expenditures
 - Police department
 - Per capita assumptions for other expenditures



Results

- Per acre net revenues
- Per acre comparison
 - Vacant site
 - Commercial center

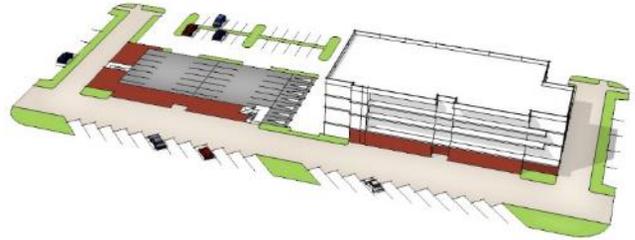
Rowhouse/Townhouse

- Medium-high density
- 30 units on 1.6 acres
- 18.8 du/acre
- Rear/alley-loaded



Mixed-use Flats

- High density
- 22 units and 4,000 sq. ft. retail on 0.8 acres
- Ground-level garage for resident parking
- Surface stalls or on-street parking for retail

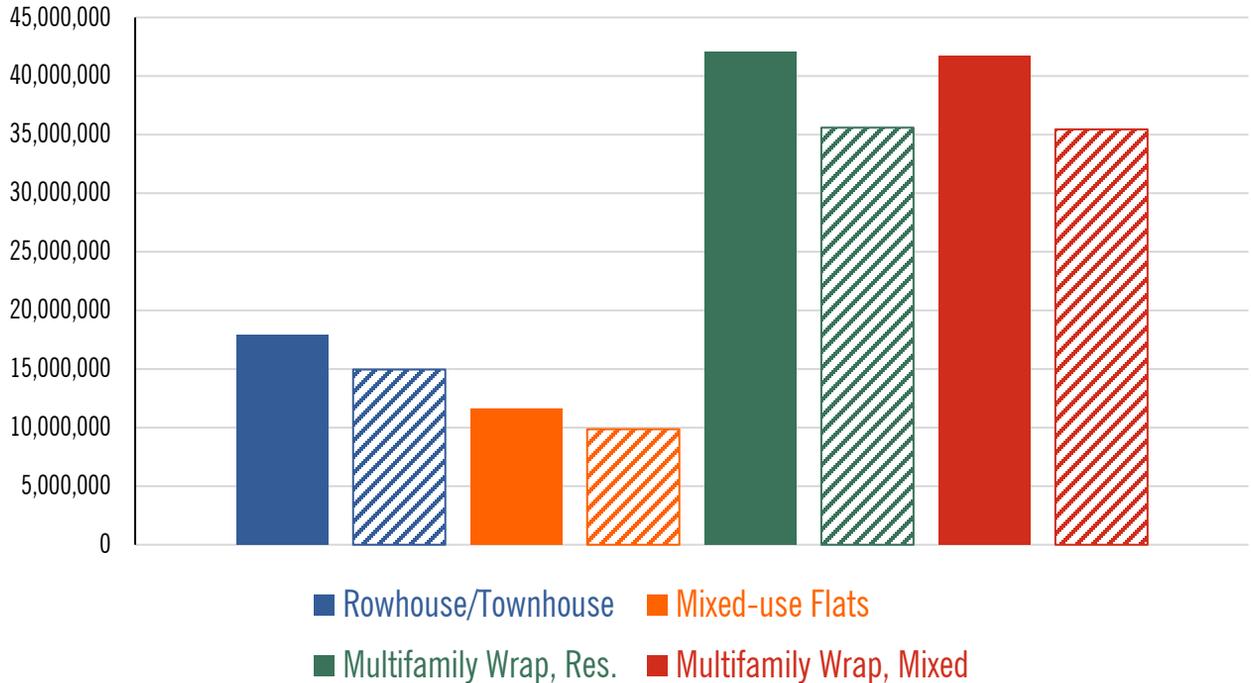


Multifamily Wrap

- Very-high density
- 227 units on 3.6 acres
- 63.1 du/acre
- Parking in interior parking structure
- Mixed-Use Version
 - 219 units
 - 6,720 sq. ft. retail

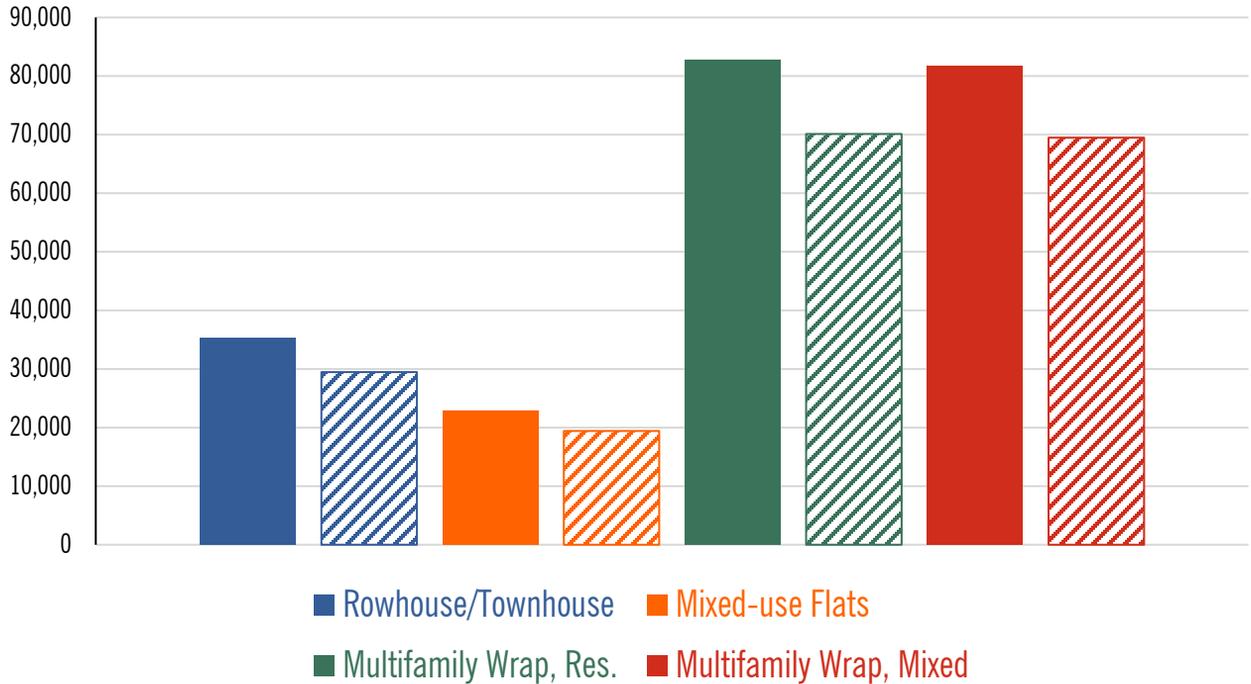


Assessed Value per Acre



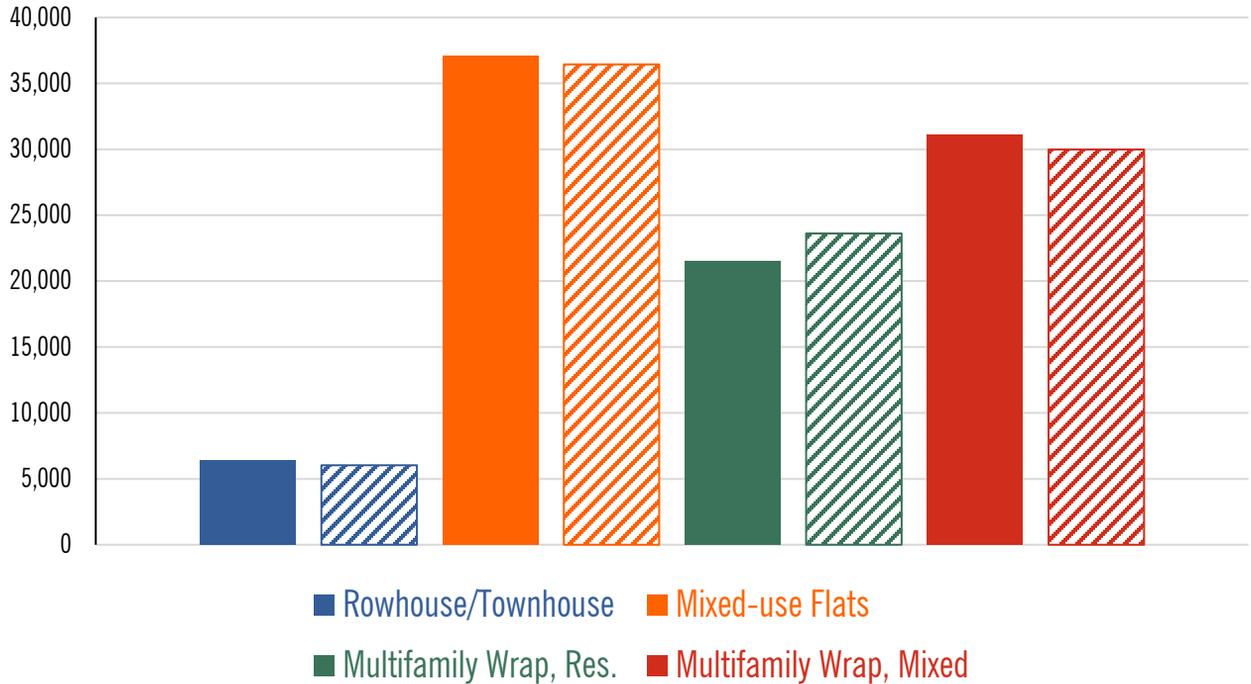
Note: Cross-hatching represents mixed-income development

City's Property Tax per Acre



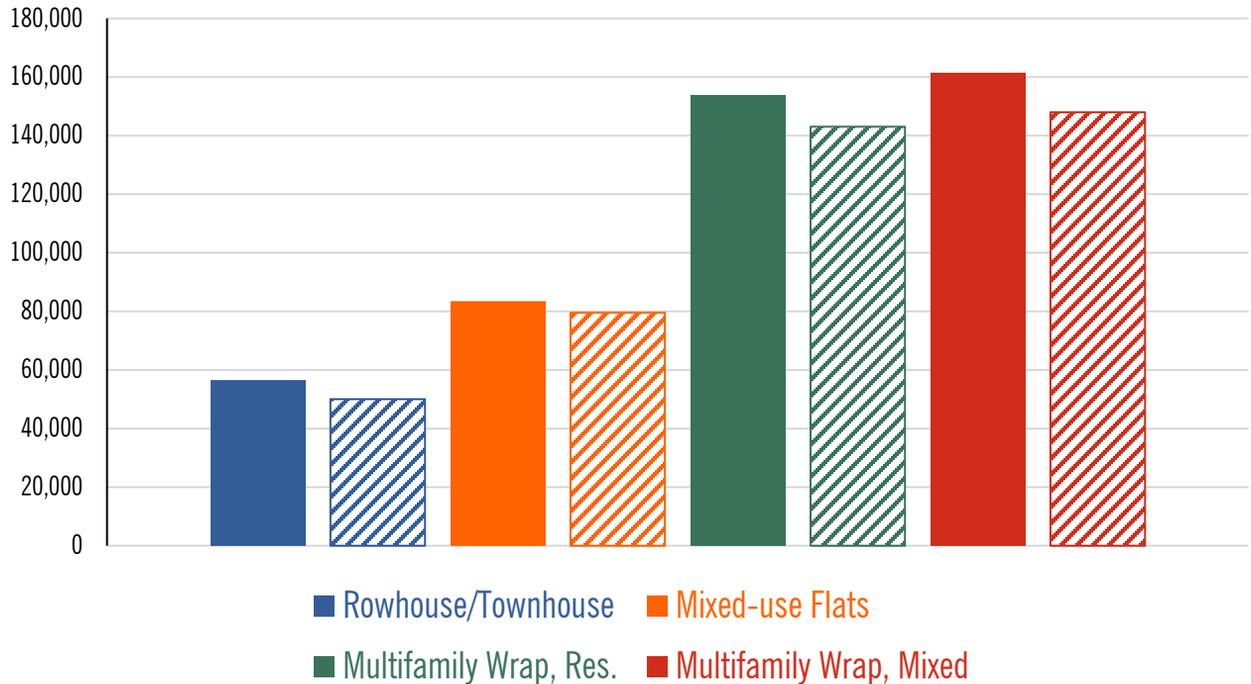
Note: Cross-hatching represents mixed-income development

Sales Tax per Acre



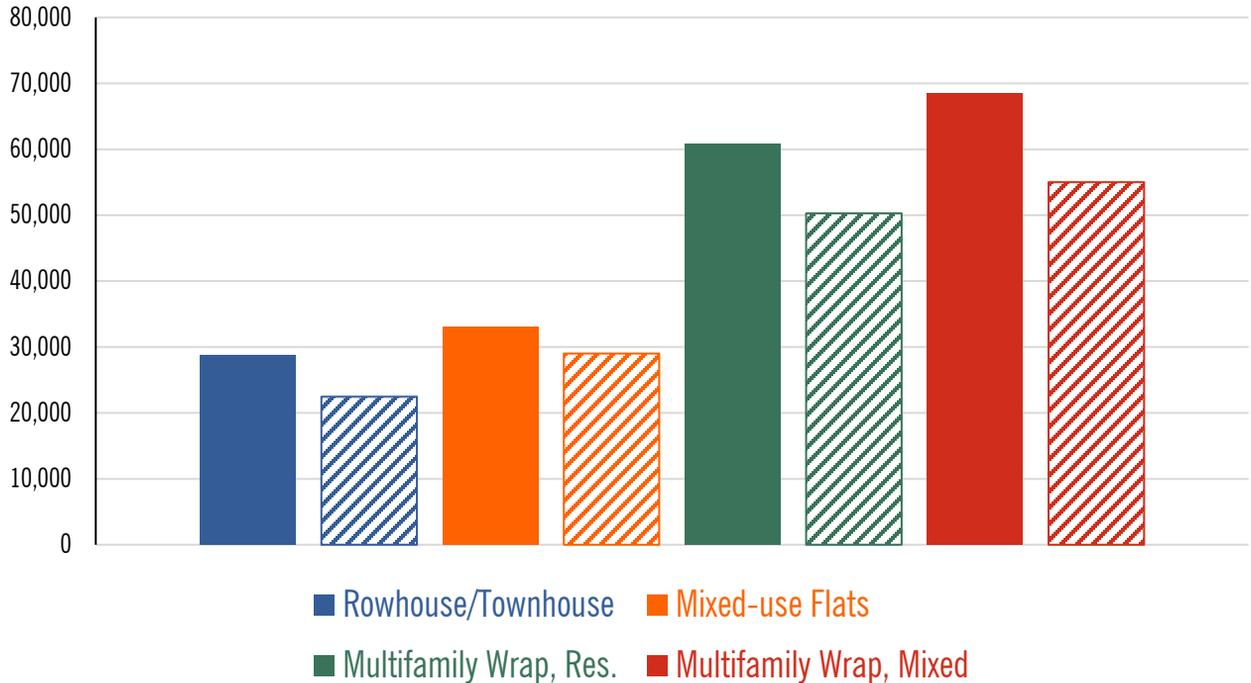
Note: Cross-hatching represents mixed-income development

Gross Revenue per Acre



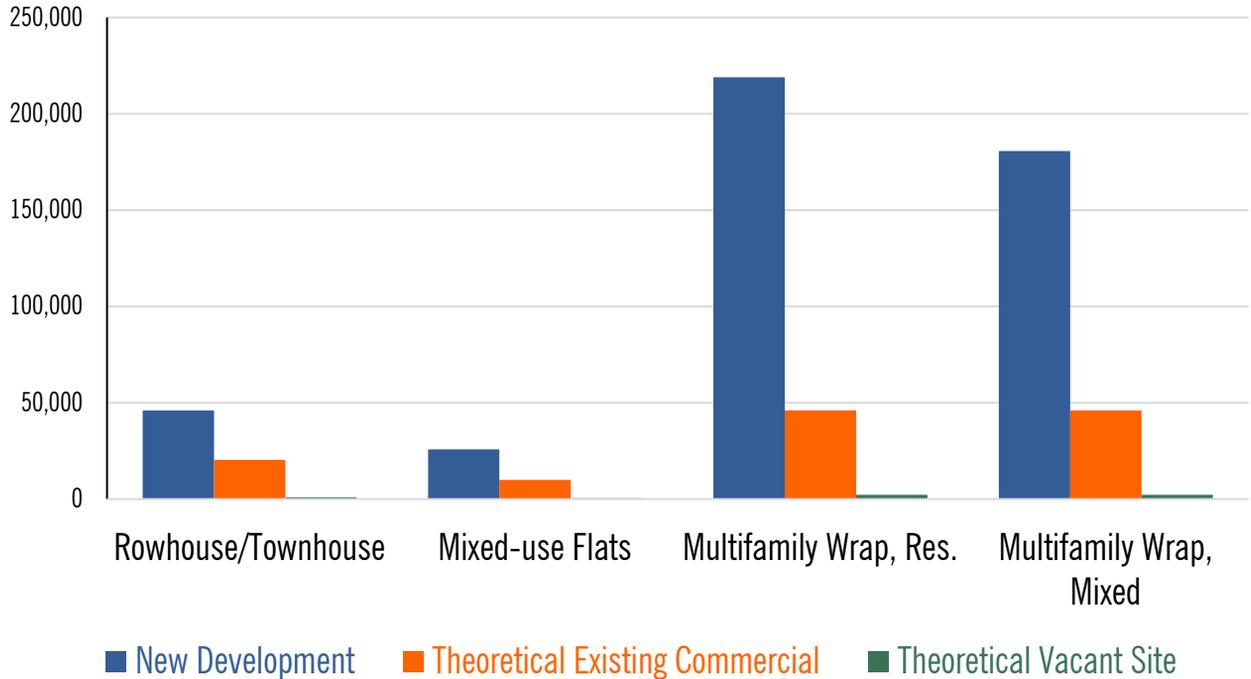
Note: Cross-hatching represents mixed-income development

Net Revenue per Acre

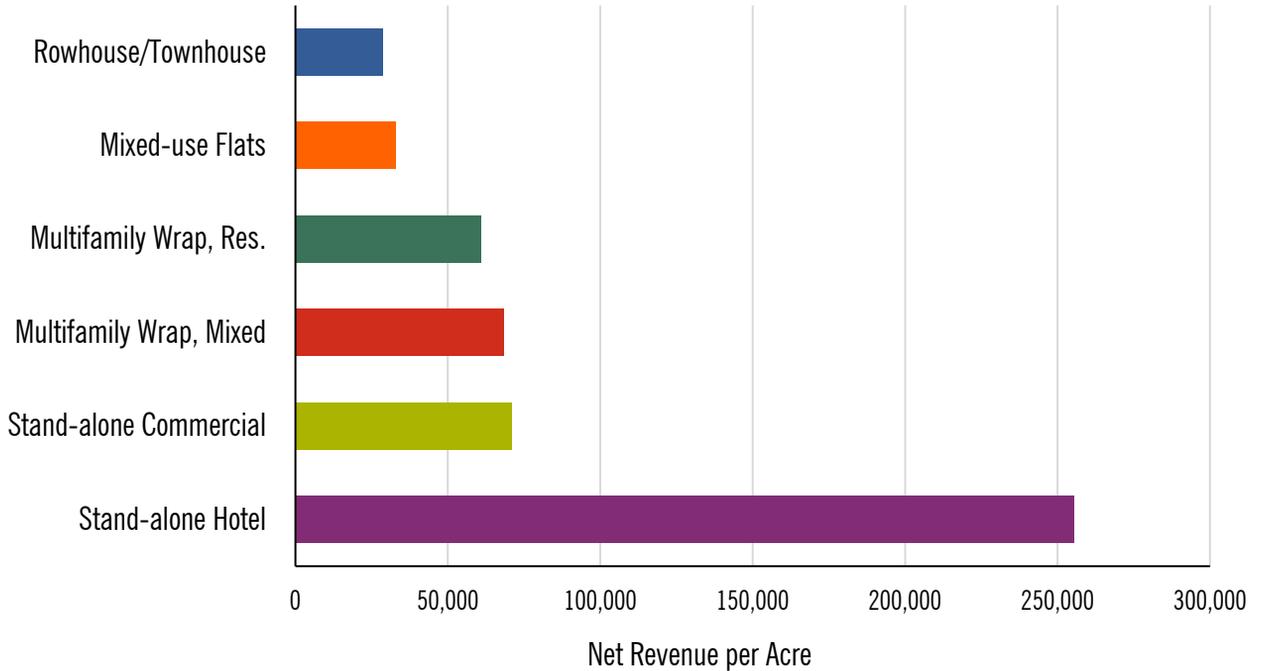


Note: Cross-hatching represents mixed-income development

Net Revenue Comparison



New Development Comparison





**FUTURE READY
FOUNTAIN VALLEY**
2040 General Plan

**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

**GPAC
DISCUSSION**



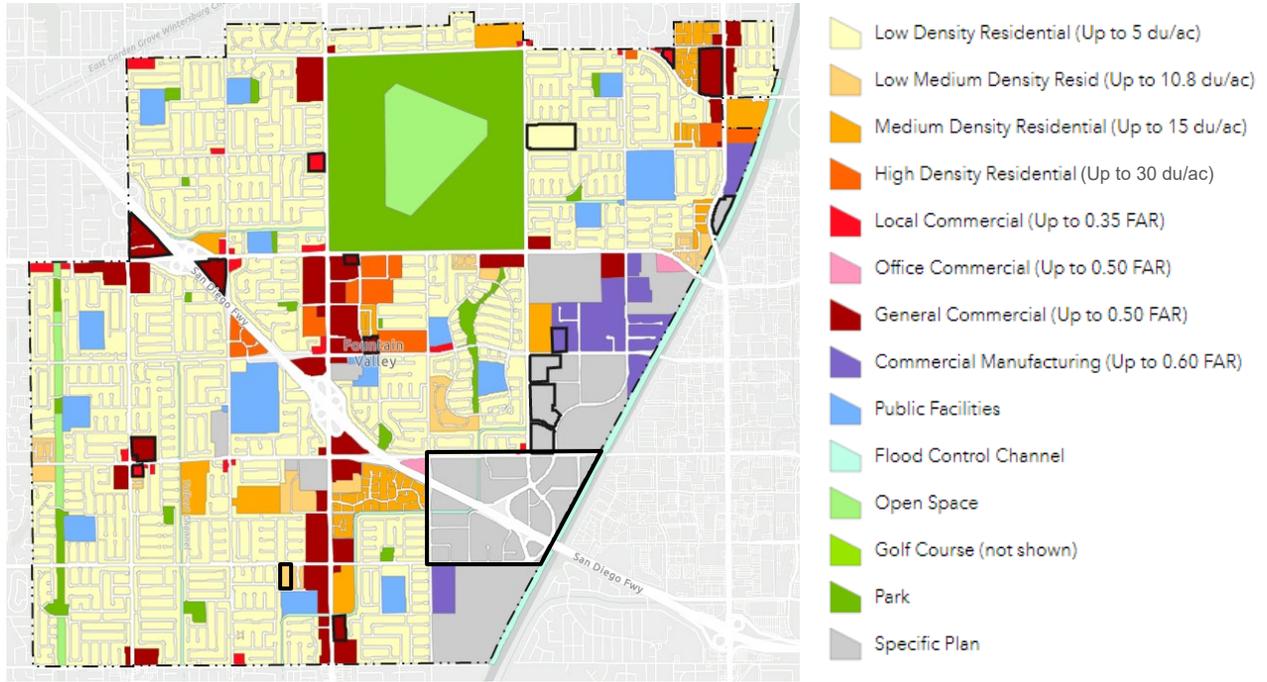
4b. Land Use Map & Opportunity Sites



Mixed Use and Very High Density Residential Designations



Current GP Designations



New GP Designations

Very High Density Residential
(up to 40/65 du/ac)
40/65 density maximums
vary by levels of affordability



-  Low Density Residential (Up to 5 du/ac)
-  Low Medium Density Resid (Up to 10.8 du/ac)
-  Medium Density Residential (Up to 15 du/ac)
-  High Density Residential (Up to 30 du/ac)
-  Local Commercial (Up to 0.35 FAR)
-  Office Commercial (Up to 0.50 FAR)
-  General Commercial (Up to 0.50 FAR)
-  Commercial Manufacturing (Up to 0.60 FAR)
-  Public Facilities
-  Flood Control Channel
-  Open Space
-  Golf Course (not shown)
-  Park
-  Specific Plan

Mixed Use 1 (up to 65 du/ac)



Mixed Use 2 (up to 40 avg du/ac)



Very High Density Residential

- New designation
- Intent: help accommodate City's RHNA allocation while incentivizing the development of affordable housing
- Density ranges
 - 30 to 40 du/ac without additional affordable housing (*beyond potential 15% inclusionary*)
 - Up to 65 du/ac with 50%+ affordable housing

Very High Density Residential



Park Landing
Buena Park



Granite Court
Irvine



Hayward Park
San Mateo

Mixed Use Designation



A mixed-use designation can achieve several community aspirations:

1. Promote more efficient land use, reduced use of vehicles, and greater walkability
2. Share infrastructure/facilities (e.g. parking), potentially reducing development and operating costs
3. Create activity/gathering areas
4. Achieve usable and pleasant public open space

Mixed Use Designation



A mixed-use designation can achieve several community aspirations:

5. Achieve greater long-term appreciation in land and property values
6. Stimulate revitalization and redevelopment activity in infill locations
7. Provide opportunities for increased use of public transit
8. Provide fiscally positive land uses while helping to achieve housing goals

Mixed Use 1 (MU-1)

- Sites **smaller** than 5 acres
- Standard allowance:
 - 65 units per acre
 - 10%+ of ground floor for non-residential uses
 - Max FAR: 1.9, *excluding structured parking*
 - Max height: 5 stories / 52 ft
- Intent: make redevelopment of infill parcels more economically feasible (higher costs due to structured or subterranean parking)

Examples of MU-1 Dev't

Stella
Marina Del Rey



244 du
9 KSF retail
3.9 ac

Malden Station
Fullerton



200 du
5 KSF retail
2.6 ac

Mixed Use 2 (MU-2)

- Sites **5 acres or larger**
- Standard allowance:
 - 40 du/ac averaged over the entire project site
 - Single family attached and multifamily
 - 20%+ of ground floor for commercial/office
 - 55 du/ac average 30%+ commercial/office
 - Maximum FAR: 2.2
 - Max height: 6 stories / 62 ft
- Intent: allow a wide variety of product types while controlling project magnitude

Examples of MU-2 Dev't



33/ac avg

200 du
150 hotel
60 KSF retail
6.0 ac

Bolsa Row
Westminster



64/ac avg

931 du
40 KSF retail
14.5 ac

Concar Passage
San Mateo

Mixed Use Forms



Horizontal mixed-use allows distinct uses in separate buildings within the same project

Simpler mixed-use format that can still achieve similar objectives if designed well

Mixed Use Forms



Housing

Retail

Plaza

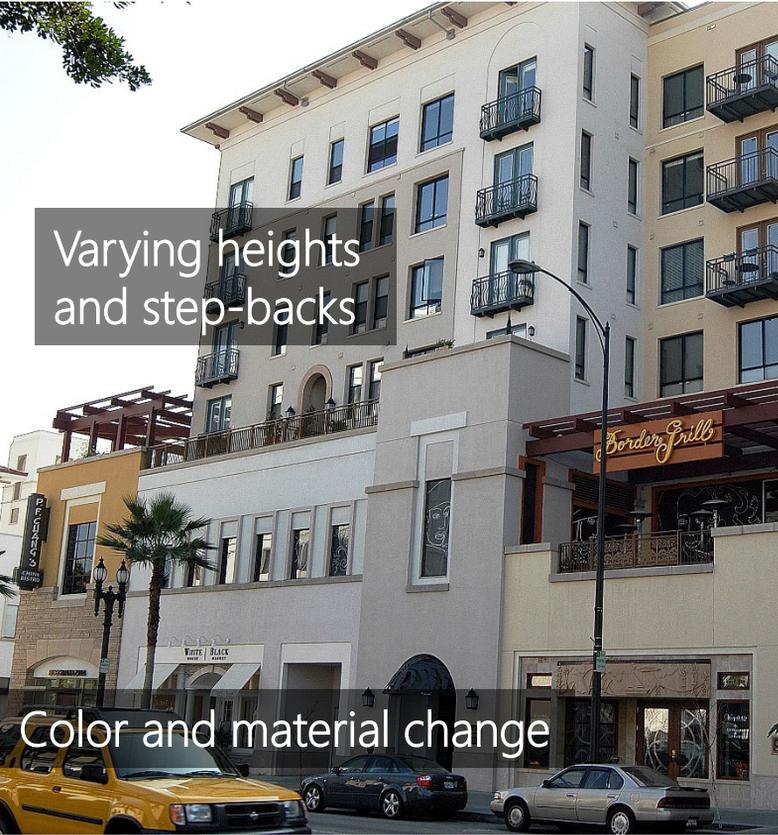
Vertical mixed-use

allows for a combination of different uses in the same building

Commercial on ground floors and residential on upper floors

More complex but can offer more efficient and dynamic spaces

Mixed Use Design Standards



Varying heights
and step-backs

High quality development that provides:

A modulation of heights, setbacks, upper story step-backs

A variety of colors and materials on each façade

Ample, accessible spaces for community gathering

Outdoor dining, not only to help sustain the adjacent non-residential businesses, but to create dynamic spaces

Color and material change

Mixed Use Design Standards



Large spaces for dining and community gathering

High quality development that provides:

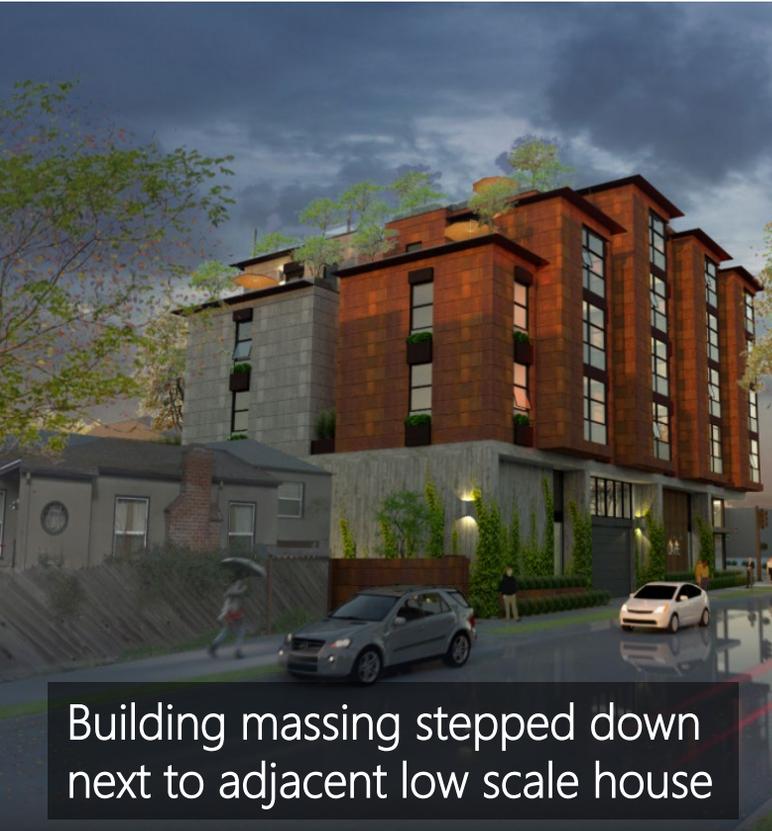
A modulation of heights, setbacks, upper story step-backs

A variety of colors and materials on each façade

Ample, accessible spaces for community gathering

Outdoor dining, not only to help sustain the adjacent non-residential businesses, but to create dynamic spaces

High Density Design Standards



Building massing stepped down next to adjacent low scale house

Much of the standards for mixed use apply to higher density housing:

Emphasis on compatibility with surrounding uses

Usable and meaningful open spaces for residents (ground floor, rooftop, decks, balconies, etc)

Telegraph & Derby
Berkeley

High Density Design Standards



Much of the standards for mixed use apply to higher density housing:

Emphasis on compatibility with surrounding uses

Usable and meaningful open spaces for residents (ground floor, rooftop, decks, balconies, etc)

Staff Concepts to Accommodate the RHNA



City's RHNA allocation

- **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
(i.e., affordable housing)**

Preliminary 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

Adjusted ADU eligibility

ADU capacity calculations

Discussion free assumption

<u>Conservative Capacity</u>	
ADUs built 2013-2017	22
Assumption factor x 5	110
Affordability factor ¹	90%
Lower income ADUs	77

Too aggressive for affordable

<u>Theoretical Maximum Capacity</u>	
Single family parcels	12,575
Multifamily units	4,296
Capacity per state law ²	26,224
Capacity at 10%	2,622

<u>Trend-Based Capacity for Affordable</u>	
ADUs finalized 2017-2020	44
Projected ADUs 2021-2029³	1,026
Affordability factor ¹	90%
Projected affordable ADUs	920

Notes:

1. The estimate is based on recent City survey data that indicated 90 percent of ADUs were rent-free or at rents affordable to a lower income household with one or two occupants.
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's finalized from 2013 to 2020 (not adjusted for the COVID-19 pandemic in 2020), assuming a conservative annual increase of 15 ADUs over the previous year.

For higher cost ADUs, assume approximately 5% of citywide potential, minus projected affordable capacity

Preliminary 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

Opportunity Sites – GPAC

For reference only: Below is the results of the development intensity supported by at least half of the GPAC at the 2/25/21 GPAC meeting.

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

Adjusted Opportunity Sites

Adjustments reflect a blend of development levels supported by the majority of the GPAC, property owner input, and needs for RHNA

Opportunity Site	Acres	Res %	Prop GP	Density		Total Units	Capacity for Lower Income
				Assumed	Max		
Golden Triangle	2.3	100	VHDR	50	65	115	115 (100%)
Smith Farm	4.2	100	LMDR	6	10.8	25	3 (15%)
Miller Property	18.6	100	HDR	22	30	400	60 (15%)
Warner Square	1.8	90	MU-1	65	65	100	15 (15%)
Slater Investments	3.3	90	MU-1	65	65	217	32 (15%)
Boomers	6.8	80	MU-2	37	40	250	37 (15%)
Harbor Center	16.7	80	MU-2	36	40	600	90 (15%)
Southpark	35.4	80	MU-2	28	40	1,100	550 (50%)
Crossings SP	49.0	50	SP	22	40	1,100	550 (50%)
TOTAL	138.1	-	-	-	-	3,907	1,452

Notes: Assumed Density reflects the density used to calculate capacity but does not include density bonus assumptions. Maximum density for MU-2 can increase to 55 du/ac with additional ground floor space used by commercial uses.

Adjusted 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	138.1	1,452	633	1,822	3,907
ADUs (citywide)	-	920	400	-	1,320
Total Capacity	158.0	2,421	1,033	1,916	5,370
RHNA Allocation	-	2,093	834	1,912	4,839
Surplus Capacity	-	328	199	4	531

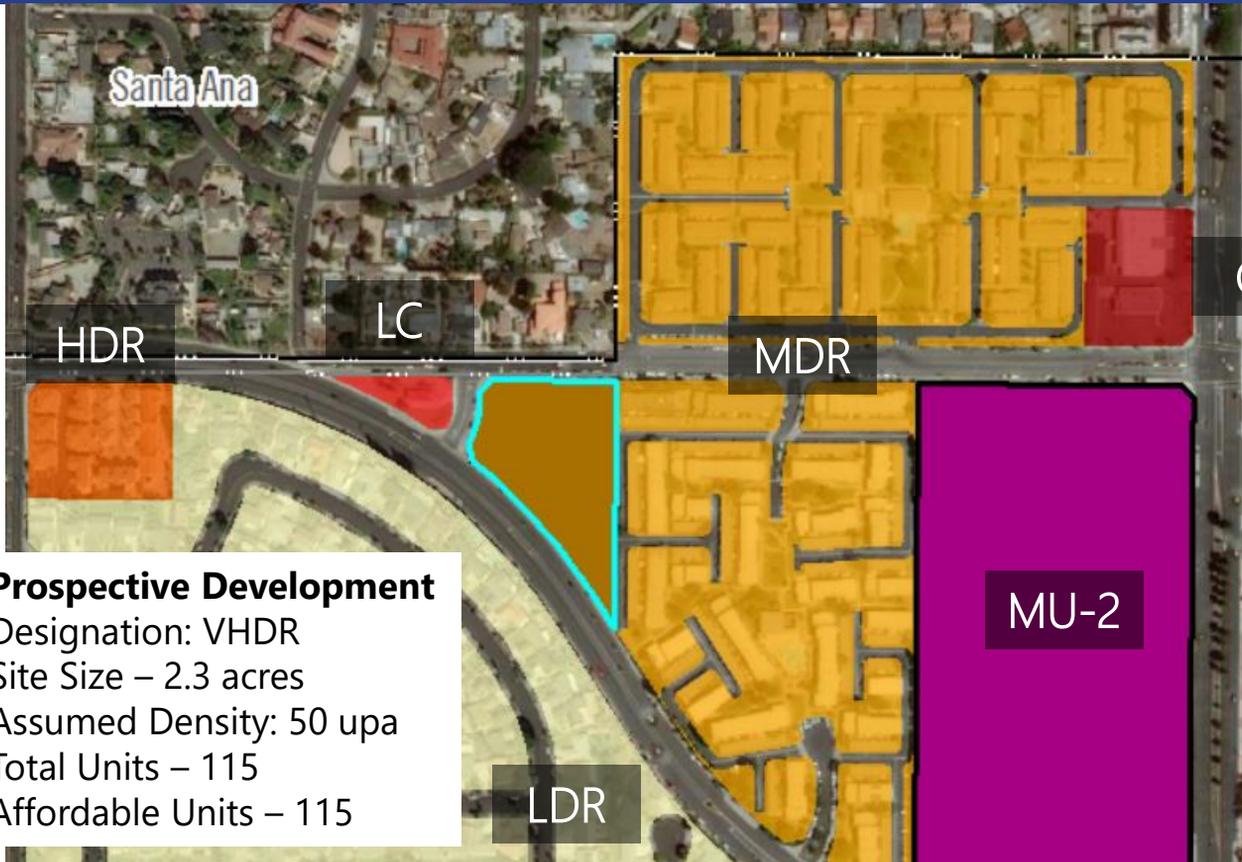
Need a surplus to avoid rezoning (if sites are built with less affordable than assumed) to maintain capacity until 2029

Golden Triangle – Proposed



Prospective Development
Designation: VHDR
Site Size – 2.3 acres
Assumed Density: 50 upa
Total Units – 115
Affordable Units – 115

Golden Triangle – Proposed



Prospective Development

Designation: VHDR

Site Size – 2.3 acres

Assumed Density: 50 upa

Total Units – 115

Affordable Units – 115

Smith Farms – Proposed



Smith Farms – Proposed



Prospective Development

- Designation – LMDR
- Site Size – 4.2 acres
- Assumed Density – 6 upa
- Total Units – 25
- Affordable Units – 3

Harvest (Miller) – Proposed

Prospective Development

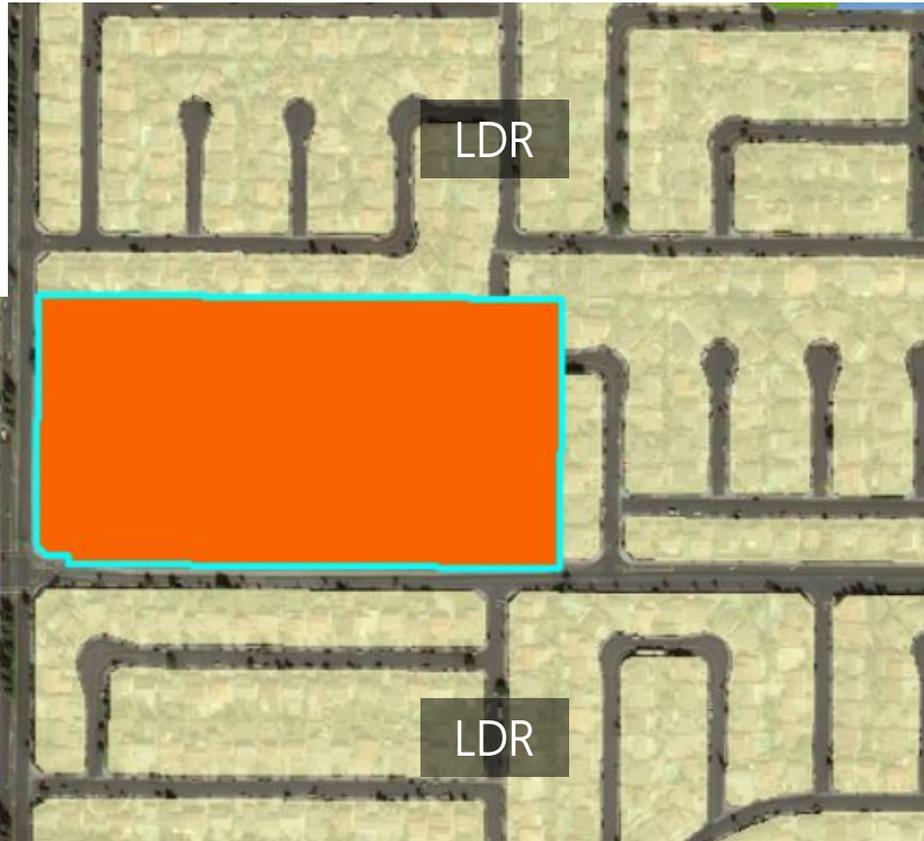
Designation – HDR

Site Size – 18.6 acres

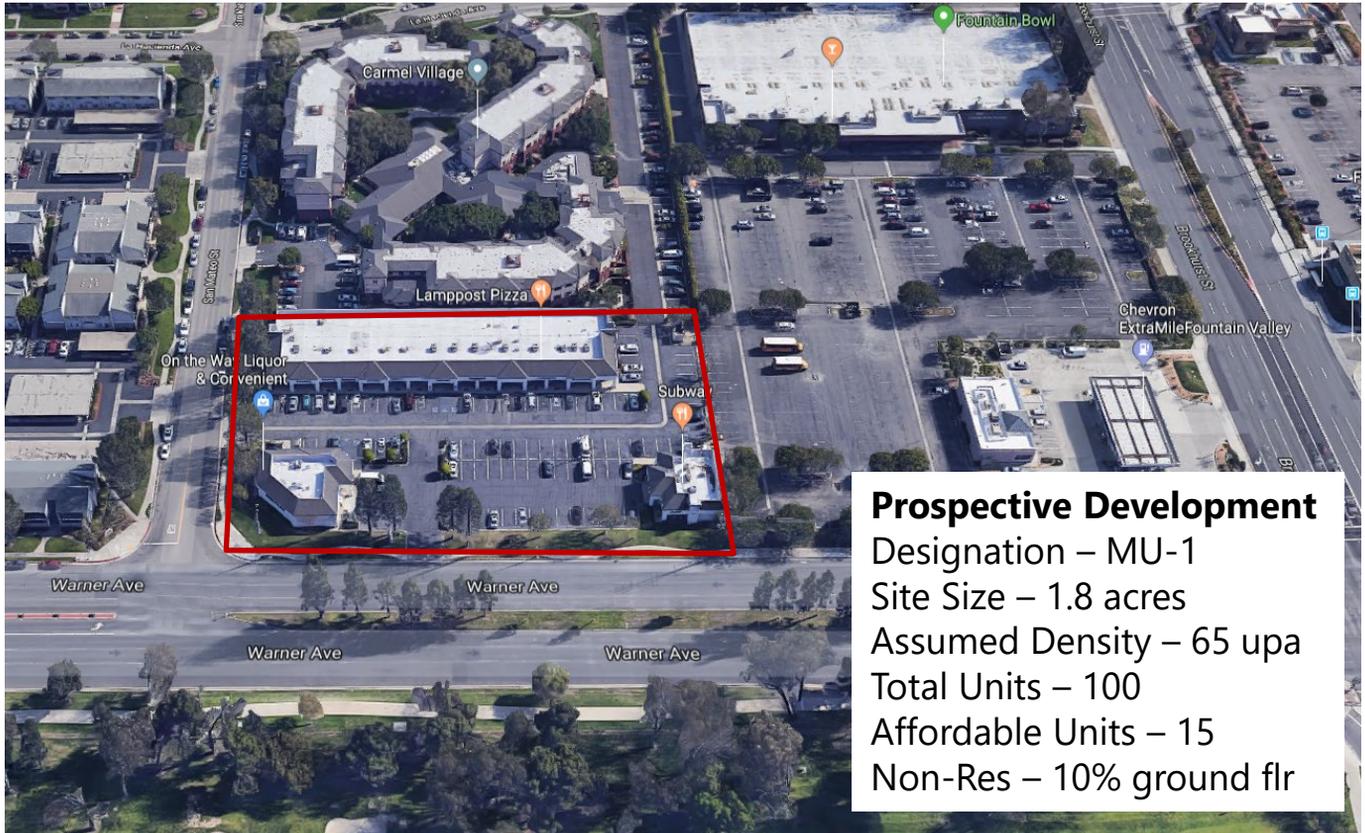
Assumed Density – 22 upa

Total Units – 400

Affordable Units – 60

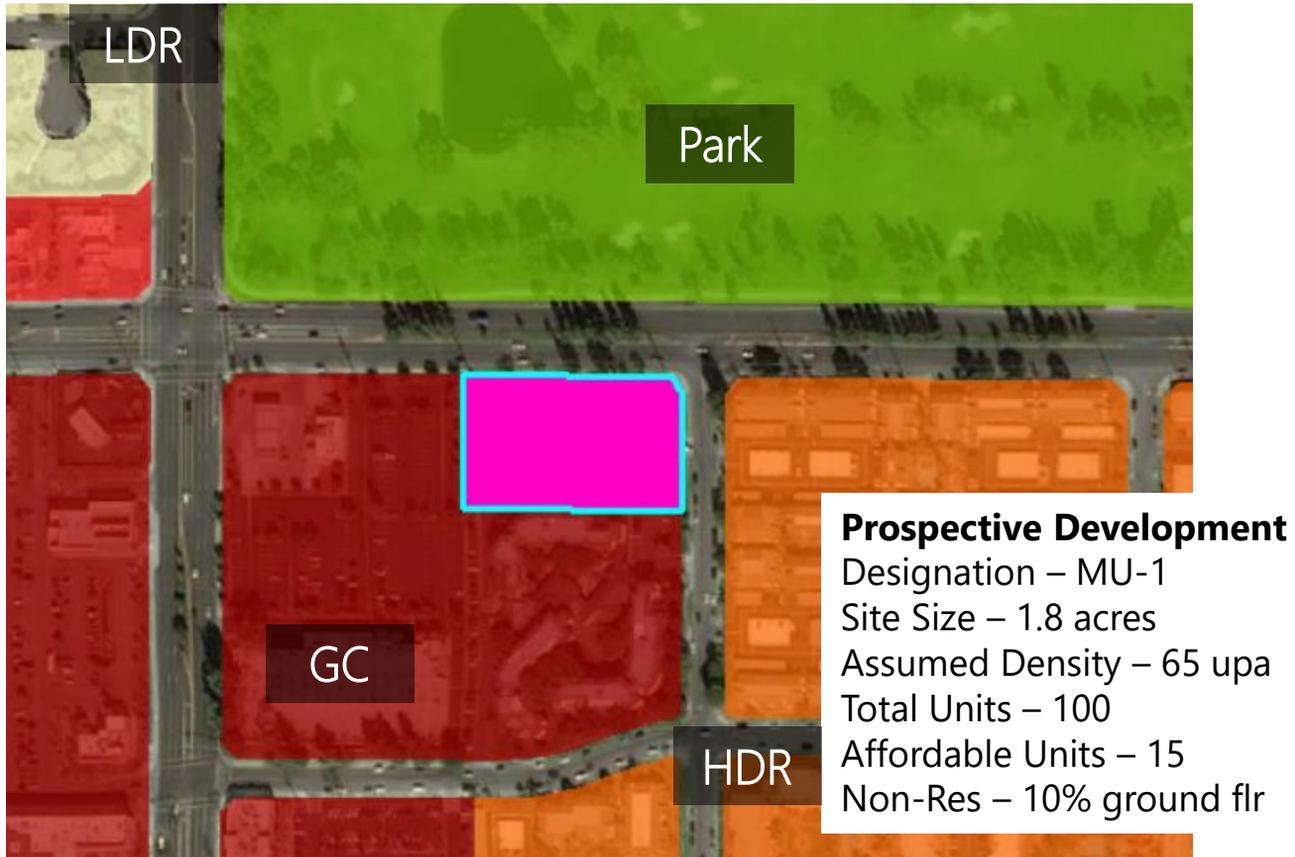


Warner Square – Proposed



Prospective Development
Designation – MU-1
Site Size – 1.8 acres
Assumed Density – 65 upa
Total Units – 100
Affordable Units – 15
Non-Res – 10% ground flr

Warner Square – Proposed



Slater Investments – Proposed



Prospective Development

Designation – MU-1

Site Size – 3.34 acres

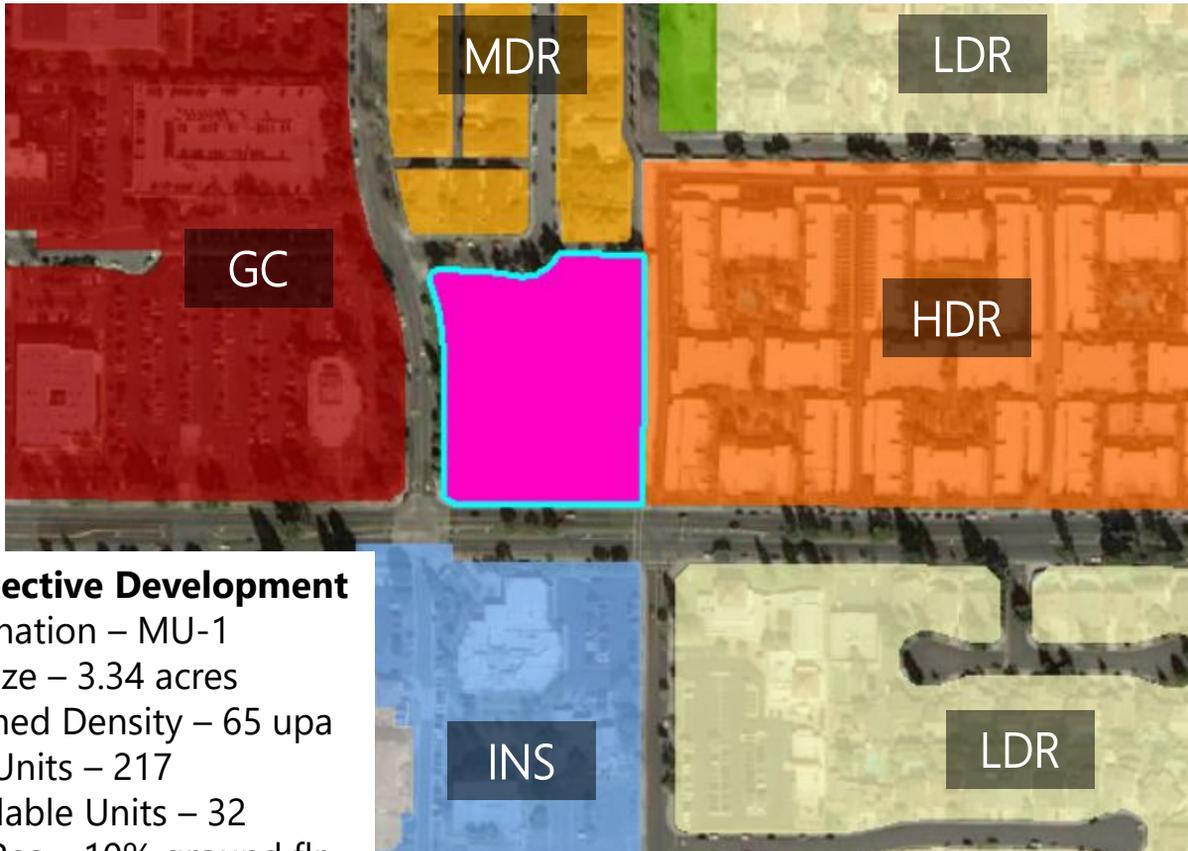
Assumed Density – 65 upa

Total Units – 217

Affordable Units – 32

Non-Res – 10% ground flr

Slater Investments – Proposed



Prospective Development

Designation – MU-1

Site Size – 3.34 acres

Assumed Density – 65 upa

Total Units – 217

Affordable Units – 32

Non-Res – 10% ground flr

Boomers – Proposed



Prospective Development

Designation – MU-2

Site Size – 6.8 acres

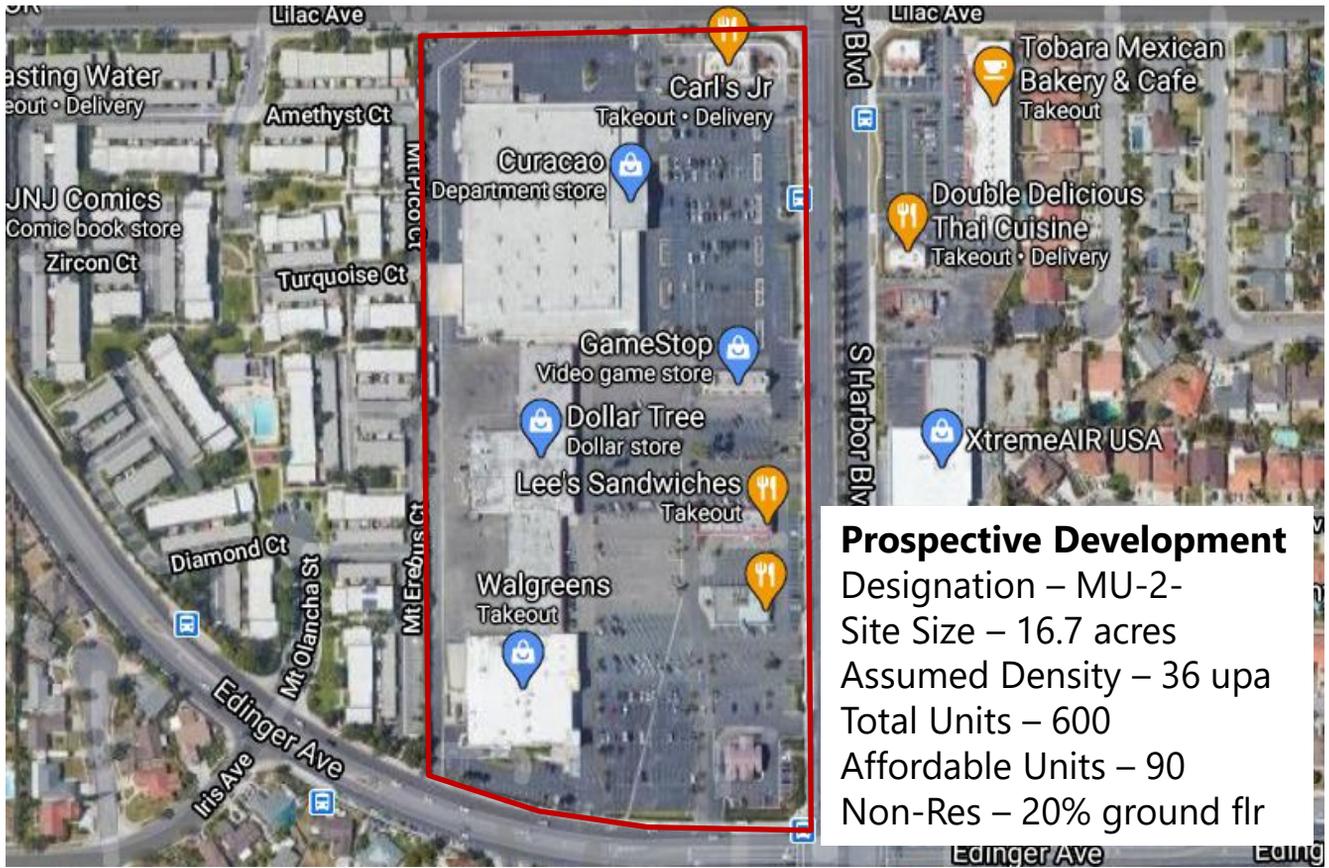
Assumed Density – 37 upa

Total Units – 250

Affordable Units – 37

Non-Res – 20% ground flr

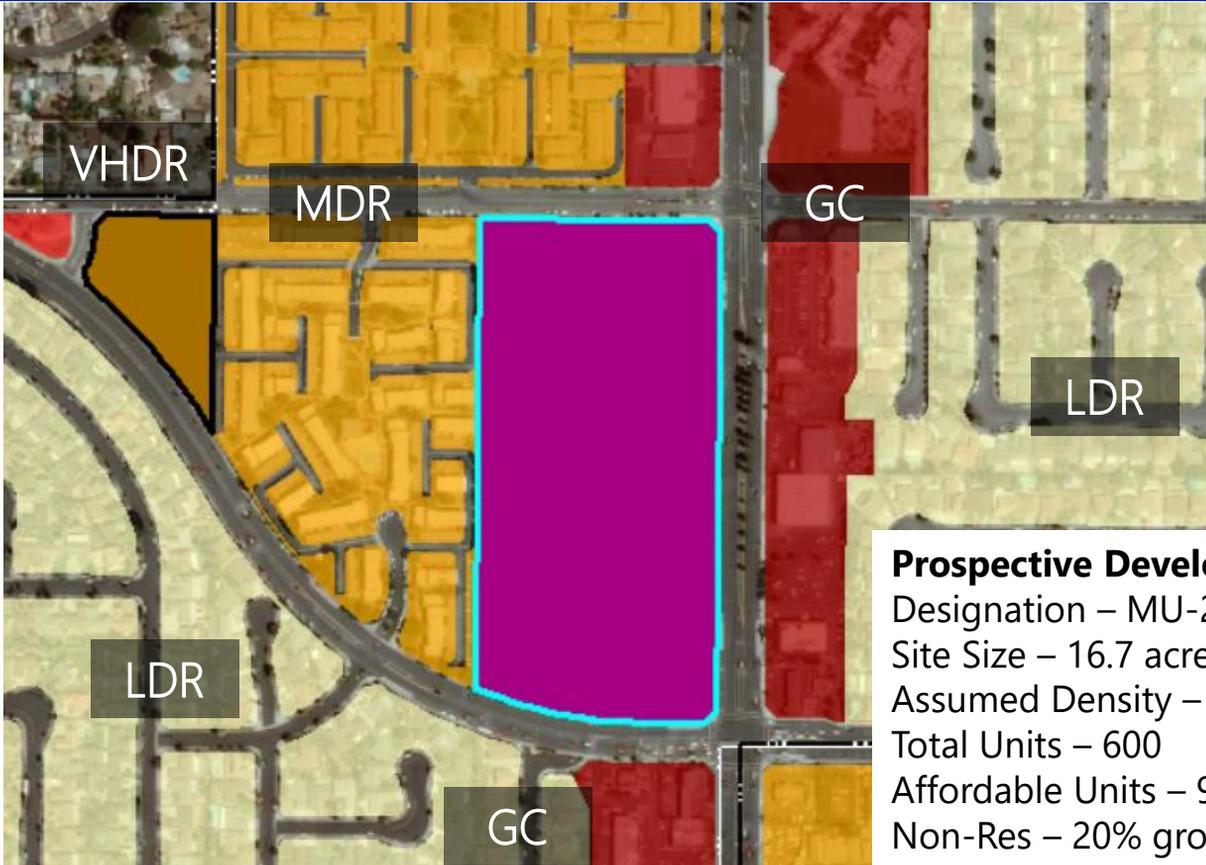
Harbor Shopping Ctr - Proposed



Prospective Development

- Designation – MU-2-
- Site Size – 16.7 acres
- Assumed Density – 36 upa
- Total Units – 600
- Affordable Units – 90
- Non-Res – 20% ground flr

Harbor Shopping Ctr - Proposed



Prospective Development

Designation – MU-2

Site Size – 16.7 acres

Assumed Density – 36 upa

Total Units – 600

Affordable Units – 90

Non-Res – 20% ground flr

Southpark – Proposed



Prospective Development
Designation – MU-2
Site Size – 35.4 acres
Assumed Density – 28 upa
Total Units – 1,100
Affordable Units – 550
Non-Res – 20% ground flr

Southpark – Proposed



Prospective Development

Designation – MU-2

Site Size – 35.4 acres

Assumed Density – 28 upa

Total Units – 1,100

Affordable Units – 550

Non-Res – 20% ground flr

Crossings SP – Proposed



Prospective Development

Site Size – 49 acres

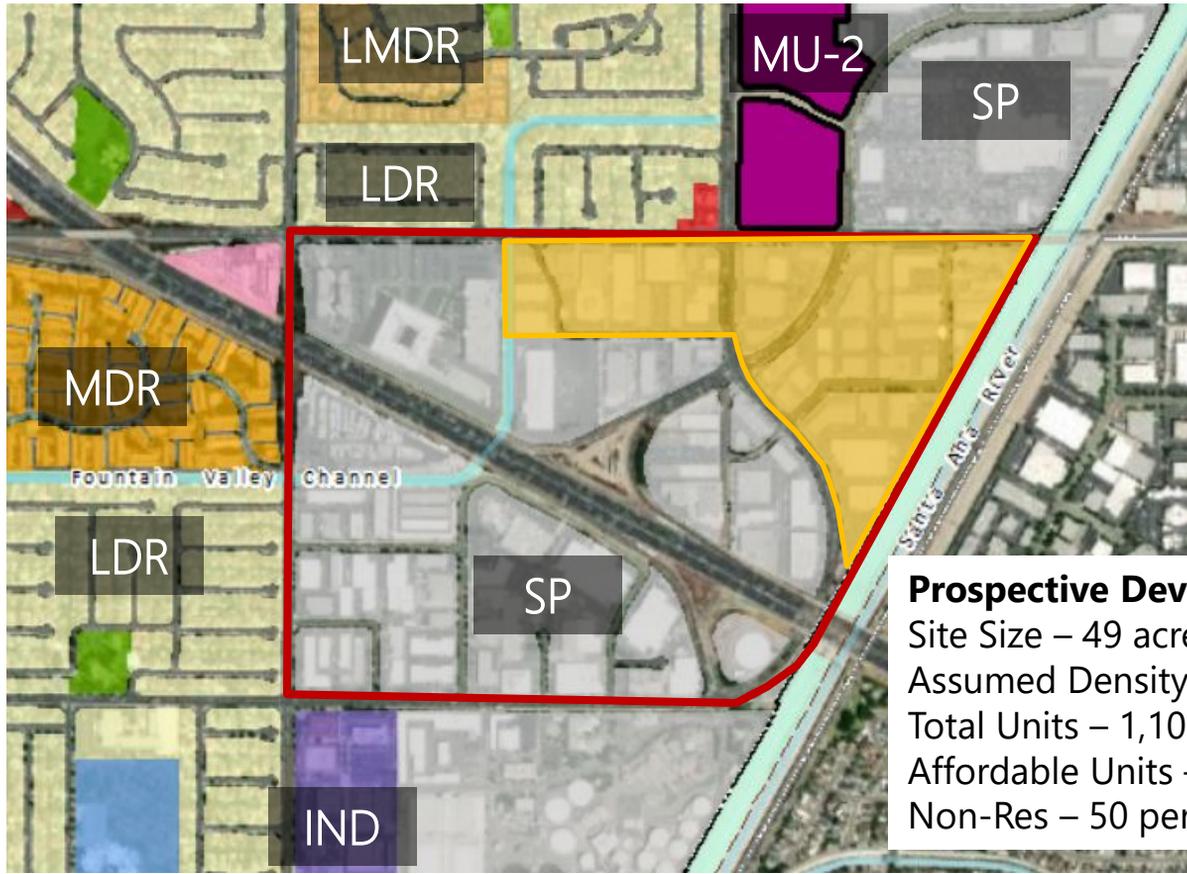
Assumed Density – 22 upa

Total Units – 1,100

Affordable Units – 550

Non-Res – 50 percent

Crossings SP – Proposed



Prospective Development

- Site Size – 49 acres
- Assumed Density – 22 upa
- Total Units – 1,100
- Affordable Units – 550
- Non-Res – 50 percent

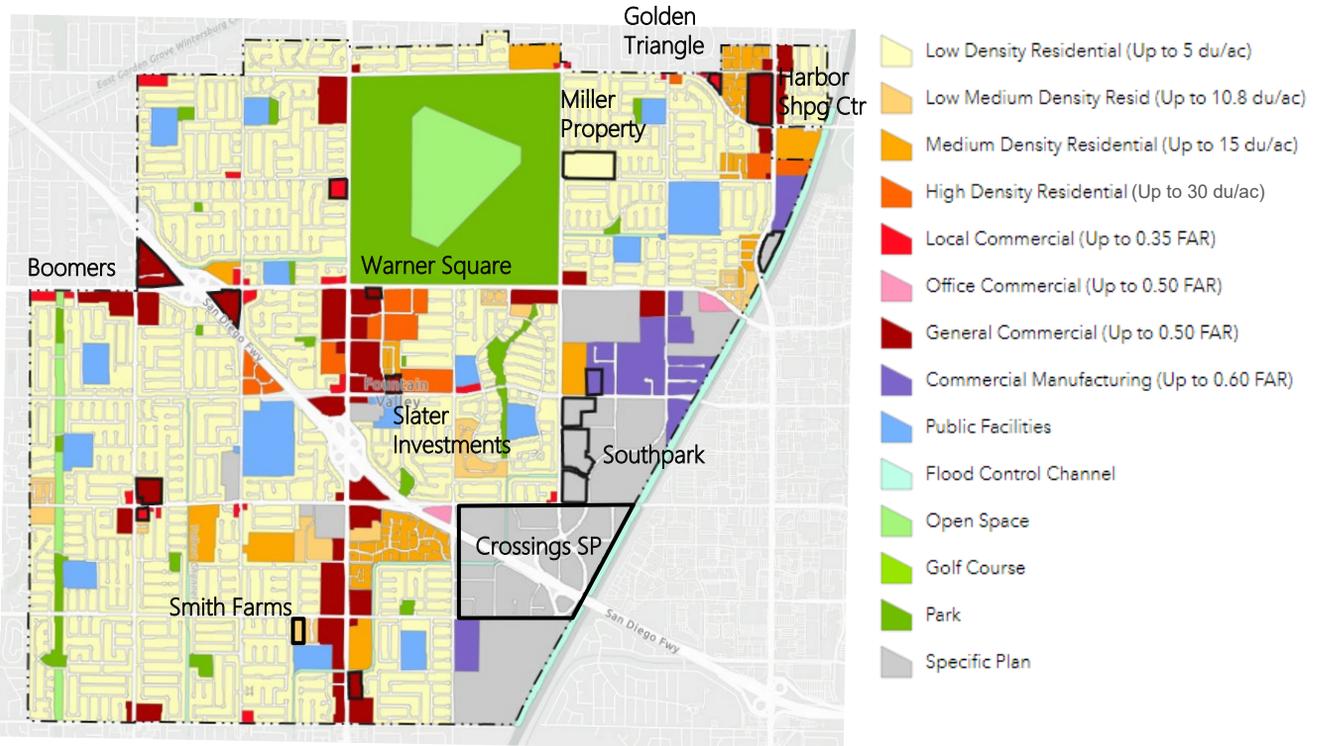


**FUTURE READY
FOUNTAIN VALLEY**
2040 General Plan

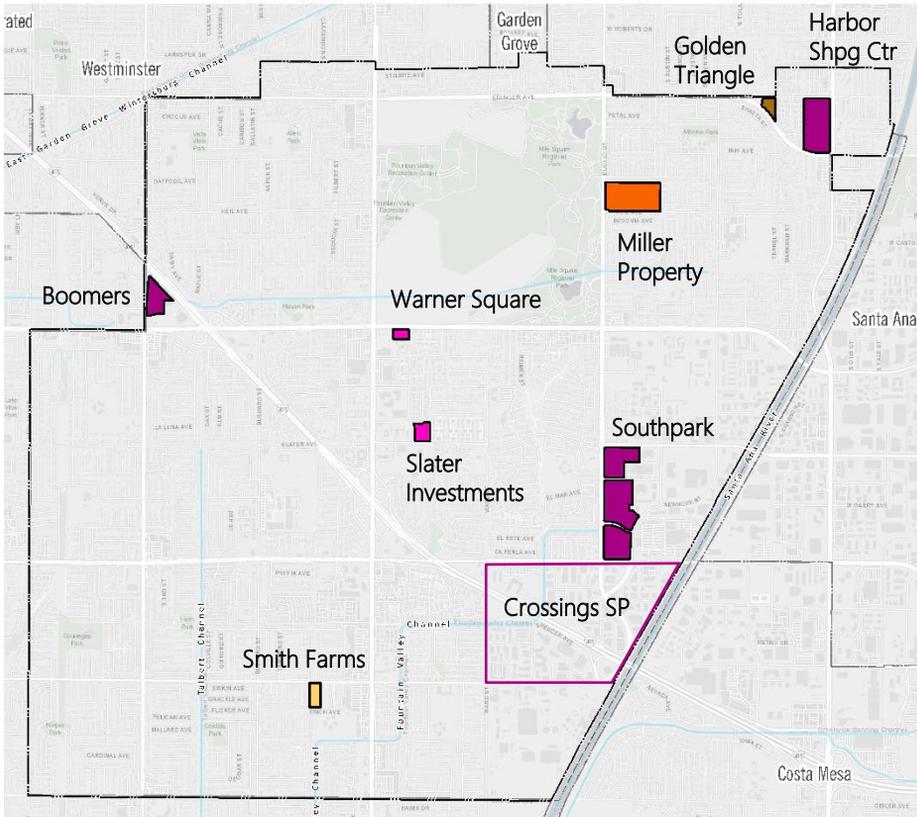
**Draft GP
Land Use Map**



Current GP Land Use Map

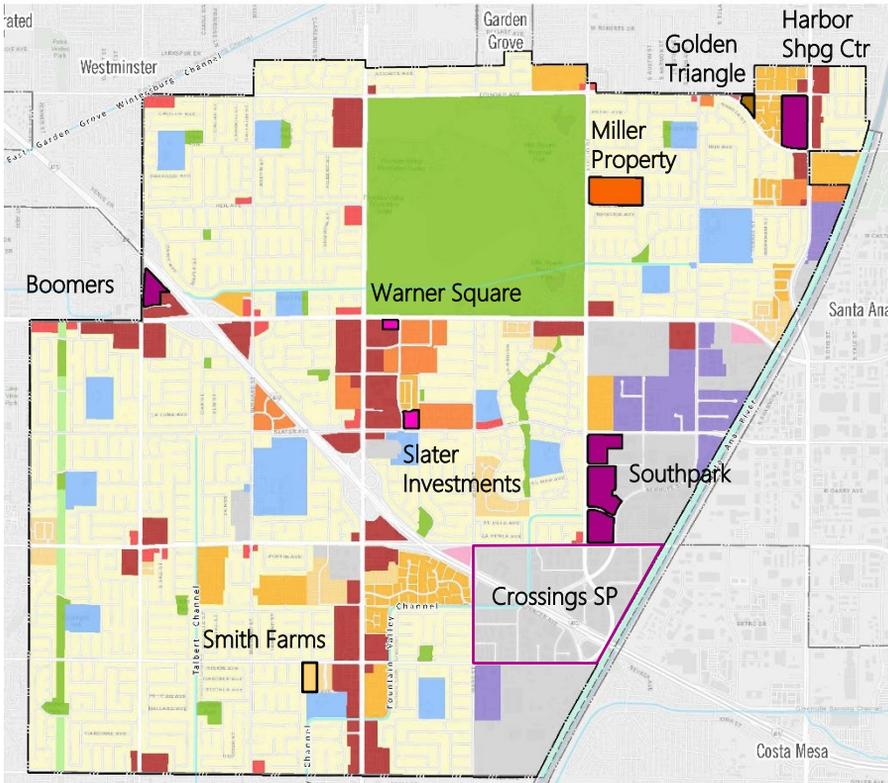


Draft GP Land Use Map



-  Low Density Residential (Up to 5 du/ac)
-  Low Medium Density Resid (Up to 10.8 du/ac)
-  Medium Density Residential (Up to 15 du/ac)
-  High Density Residential (Up to 30 du/ac)
-  Very High Density Residential (Up to 65 du/ac)
-  Mixed Use 1 (Up to 65 du/ac)
-  Mixed Use 2 (Up to 40 du/ac avg)
-  Local Commercial (Up to 0.35 FAR)
-  Office Commercial (Up to 0.50 FAR)
-  General Commercial (Up to 0.50 FAR)
-  Commercial Manufacturing (Up to 0.60 FAR)
-  Public Facilities
-  Flood Control Channel
-  Open Space
-  Golf Course
-  Park
-  Specific Plan

Draft GP Land Use Map



- Low Density Residential (Up to 5 du/ac)
- Low Medium Density Resid (Up to 10.8 du/ac)
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- High Density Residential (Up to 30 du/ac)
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- Mixed Use 2 (Up to 40 du/ac avg)
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- Commercial Manufacturing (Up to 0.60 FAR)
- Public Facilities
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- Golf Course
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- Specific Plan

PRIVATE PROPERTY OWNER CONCEPTS



Warner Square – Owner Concept



Perspective - View from Warner Ave

10150 Warner Avenue, Fountain Valley, CA 92708

23 February 2021

FOUNTAIN VALLEY



Proposed Development

Residential Mix: 83%
Non-Residential: 17%
Non-Res SF: 6,690

Assumed Density: 100 du/ac
Total Units: 184
Lower Income Units: 0



**FUTURE READY
FOUNTAIN VALLEY**
2040 General Plan

**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
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**GPAC
DISCUSSION**

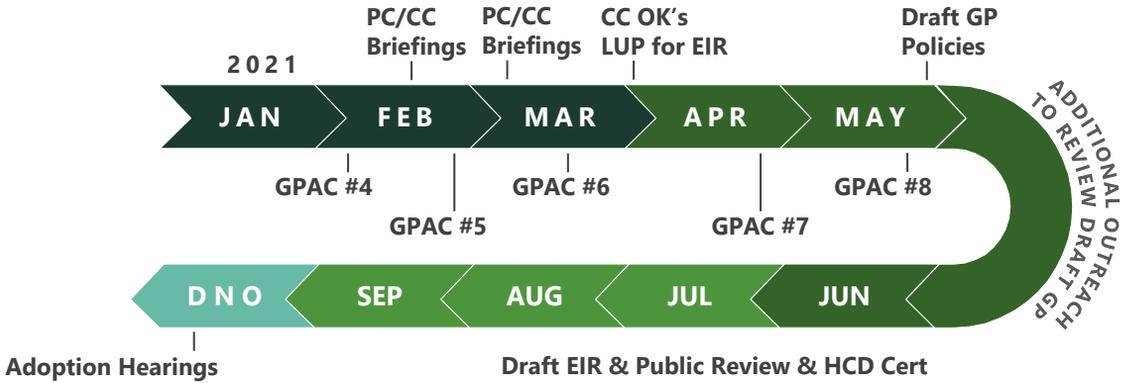


Next Steps & Schedule



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**

- Finalize land use plan
- Joint PC/CC meeting 3/31 to authorize staff's environmental analysis of draft 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

5. PUBLIC COMMENTS



Public Comments

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6. COMMITTEE COMMENTS



7. ADJOURNMENT





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THANK YOU!