

NOTE: THIS MEETING IS  
BEING RECORDED

# **General Plan Advisory Committee (GPAC) Meeting 7**

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April 22, 2021

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



# GPAC Roll Call

Ramon Galvez-Arango

HCD Advisory Board

Tracy Cameron

FV Community Foundation

Margie Drilling

Measure HH Committee

Jim Cunneen (Ch)

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 (VCh)

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

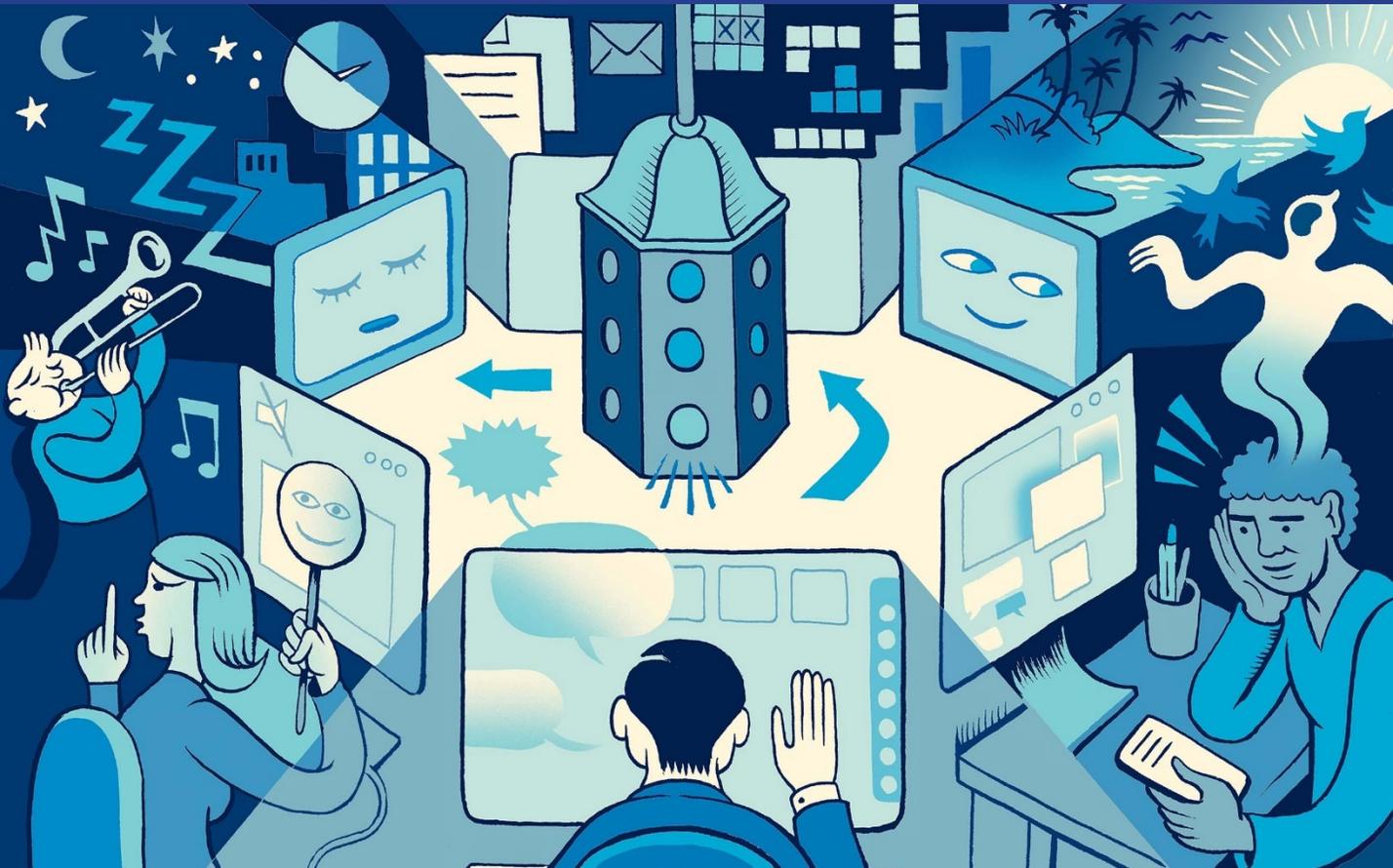
Azzam Saad

Planning Commission

# Tonight's Meeting

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

# 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**



# GPAC Meeting #6 (Mar. 11)

At the last meeting we reviewed:

- Fiscal implications of land uses
- Very High-Density Residential Designation
- Mixed Use Designation
- Staff concepts to accommodate the RHNA
- Draft land use map (areas of change)
- Warner Square owner concept

# PC / CC Study Session (Mar. 31)

## Technical Background

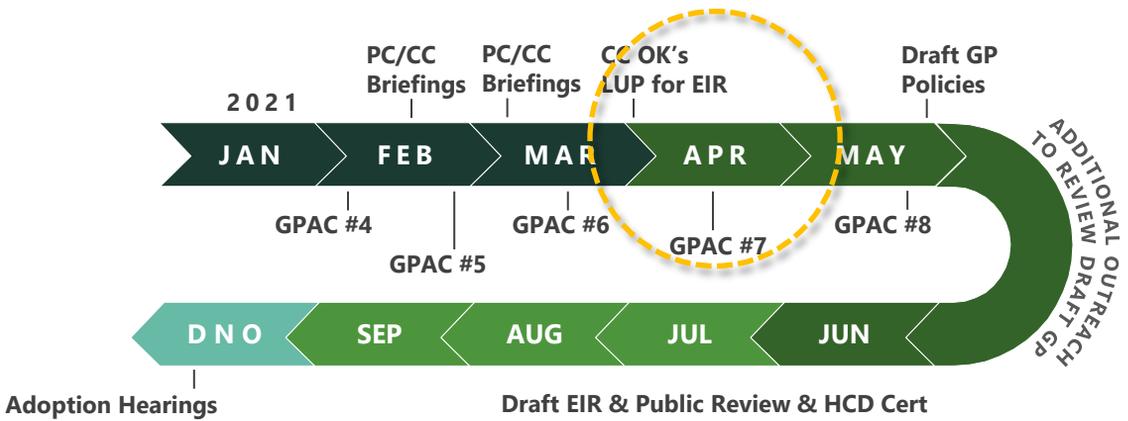
- a. GPAC issues, concerns, vision
- b. RHNA & housing element law
- c. Opportunity sites & GPAC strategy
- d. Fiscal overview

## GP Land Use Map

- a. Private developer presentation
- b. Citywide map of areas not changing
- c. Areas of change

# Goal for Tonight

- Obtain authorization to move GPAC’s draft Land Use Plan (with or without changes) to the next stage of environmental analysis
- Tonight is NOT a final vote, but a mid-point opportunity to evaluate direction of the GP





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



# 4. New Business

**4.a.i.  
Joint PC/CC  
Meeting Overview**



# Consequences of non-compliance

- **More frequent updates of housing element**  
(4-year update cycle instead of every 8 years)
- **Increased legal liability**  
(Attorney General may bring suit to compel compliance, with fines of at least \$10K to a maximum of \$100K/month)
- **Loss of local control**  
(Open to lawsuit by private parties due to GP inadequacy; may be compelled to approve certain housing projects)
- **Ineligibility for grant funds**  
(Some state funding programs may require compliance)

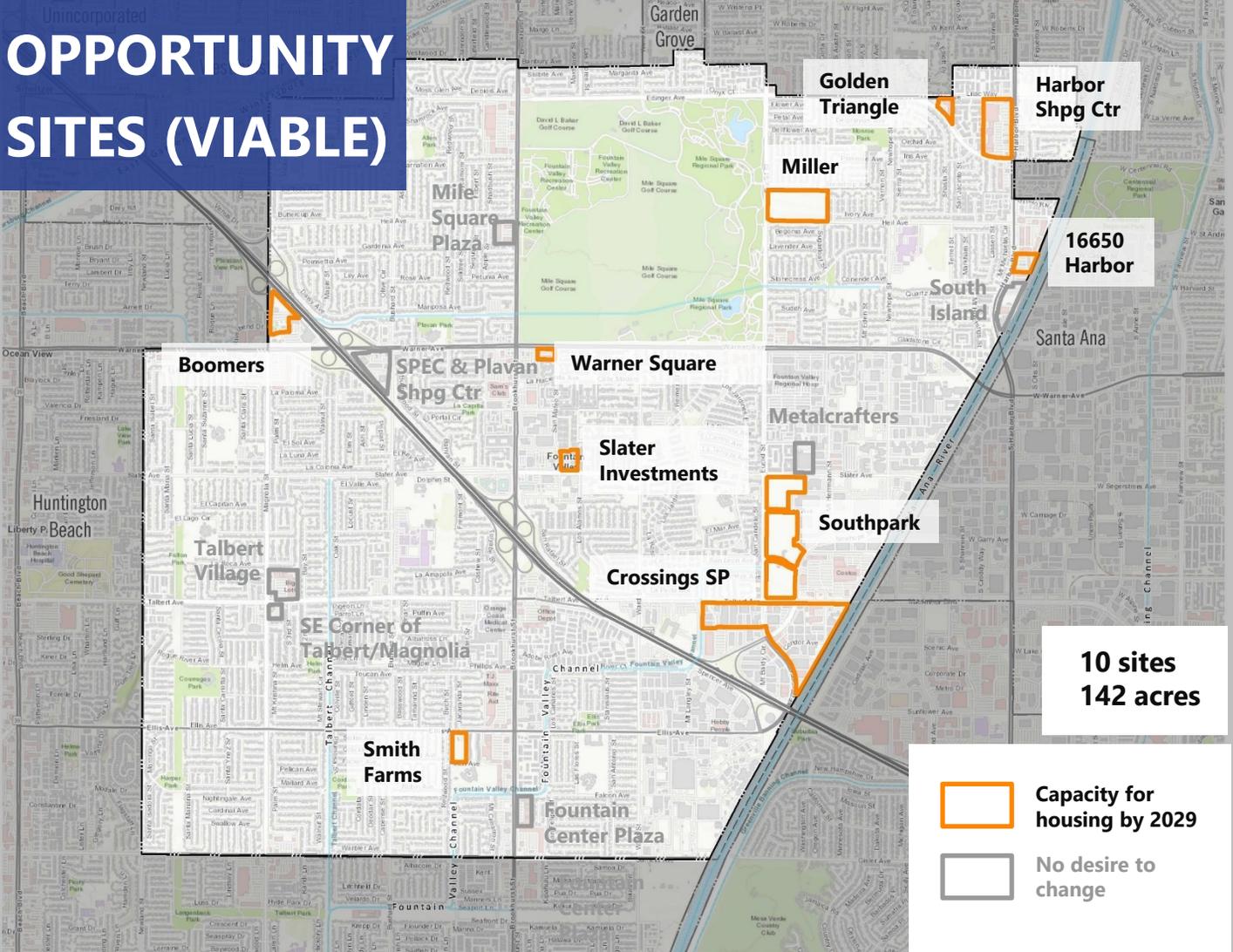
# How to accommodate RHNA

- Existing/proposed projects  
*(Prado Family Homes)*
- Vacant and underutilized land
- Accessory dwelling units *(ADUs)*
- Mixed-use *(limited to 50% of capacity due to rezoning)*

# How to accommodate RHNA

- Vacant and underutilized land
  - 30 du/ac presumed by state law to have the capacity to accommodate lower income housing
- Suitable sites
  - appropriately zoned or rezoned for housing
  - If vacant, no more analysis needed
  - If underutilized, need evidence of likelihood to transition to housing by 2029
    - Property owner interest
    - Market evidence of turnover with higher zoning
    - Existing vacancy

# OPPORTUNITY SITES (VIABLE)



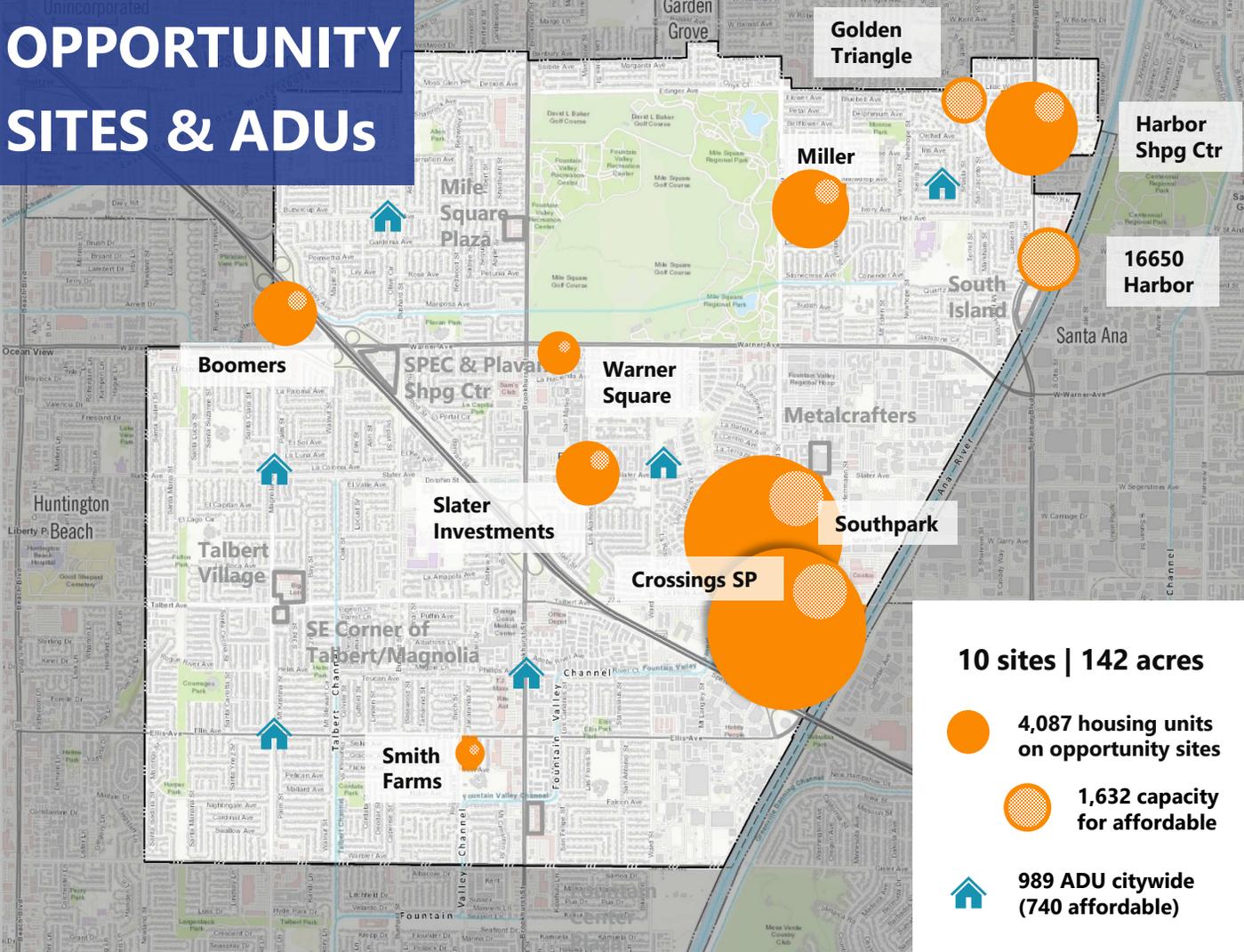
**16650 Harbor**

**10 sites  
142 acres**

 **Capacity for housing by 2029**

 **No desire to change**

# OPPORTUNITY SITES & ADUs



10 sites | 142 acres

4,087 housing units on opportunity sites

1,632 capacity for affordable

989 ADU citywide (740 affordable)

# PC / CC Direction

- Reduce building height / density citywide
- Find additional opportunity site(s)

**4.a.ii.  
Revised Land Use &  
Additional Opp Site**



# 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

- New designation
- Intent: help accommodate City's RHNA allocation while incentivizing the development of housing affordable to lower income households

Density (du/ac)	Height	% Affordable
30 to 40	3 stories	<15%
30 to 50	4 stories	15% to 25%
30 to 60	5 stories	>25%

Densities shown are max base density before density bonus provisions in state law

# Very High Density Residential

- New designation
- Intentionally designed to accommodate City's RHNA allocation by incentivizing the use of housing affordable to lower income households

Lowered max density

Staggered density & height

Lowered affordability threshold

Density (du/ac)	Height	% Affordable
30 to 40	3 stories	<15%
30 to 50	4 stories	15% to 25%
30 to 60	5 stories	>25%

Densities shown are max base density before density bonus provisions in state law

# Mixed Use 1 (MU-1)

- Sites **smaller** than 5 acres
- Standard allowance:
  - 65 units per acre
  - 10%+ of ground floor for commercial/office
  - 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)

# 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

# Mixed Use

Project size	Density (du/ac)	FAR	Height	Non-Residential
<5 acres	20 to 35	2.00	4 stories	10% min
5+ acres	20 to 40	2.25	5 stories	20% min

## Additional standards

- Within 100 feet of residentially zoned property, new structures cannot exceed the maximum height allowed in the adjacent residential zone
- For contiguous MU areas that encompass multiple parcels, residential density is based on the total acreage of the contiguous mixed use area
- 55 du/ac and extra story in conjunction with a minimum 100-room hotel

# Mixed Use

Single designation

Refined density/FAR

Lowered max height overall and when next to residential

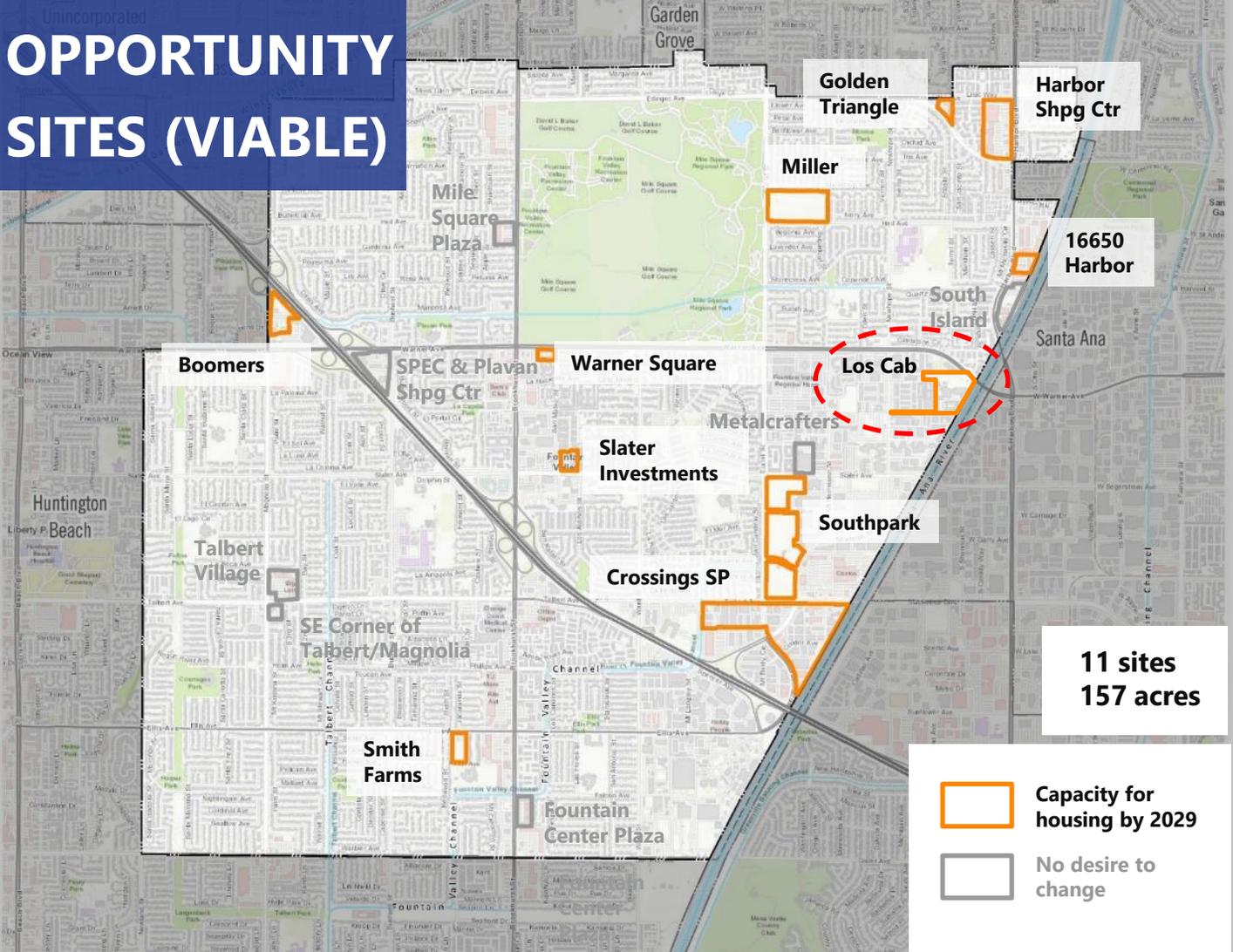
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<5 acres	20 to 35	2.00	4 stories	10% min
5+ acres	20 to 40	2.25	5 stories	20% min

## Additional standards

- Within 100 feet of residentially zoned property, new structures cannot exceed the maximum height allowed in the adjacent residential zone
- For contiguous MU areas that encompass multiple parcels, residential density is based on the total acreage of the contiguous mixed-use area
- 55 du/ac and extra story in conjunction with a minimum 100-room hotel

More density allowed with hotel

# OPPORTUNITY SITES (VIABLE)



**Golden Triangle**

**Harbor Shpg Ctr**

**Miller**

**Mile Square Plaza**

**16650 Harbor**

**South Island**

**Boomers**

**SPEC & Plavan Shpg Ctr**

**Warner Square**

**Los Cab**

**Slater Investments**

**Metalcrafters**

**Southpark**

**Crossings SP**

**Talbert Village**

**SE Corner of Talbert/Magnolia**

**Smith Farms**

**Fountain Center Plaza**

**11 sites  
157 acres**

 **Capacity for housing by 2029**

 **No desire to change**

# Los Cab – Proposed

## Site Details

Size - 15 acres

## Initial Max

N/A

## Revised Max

SP

35 upa

603 units

5 stories



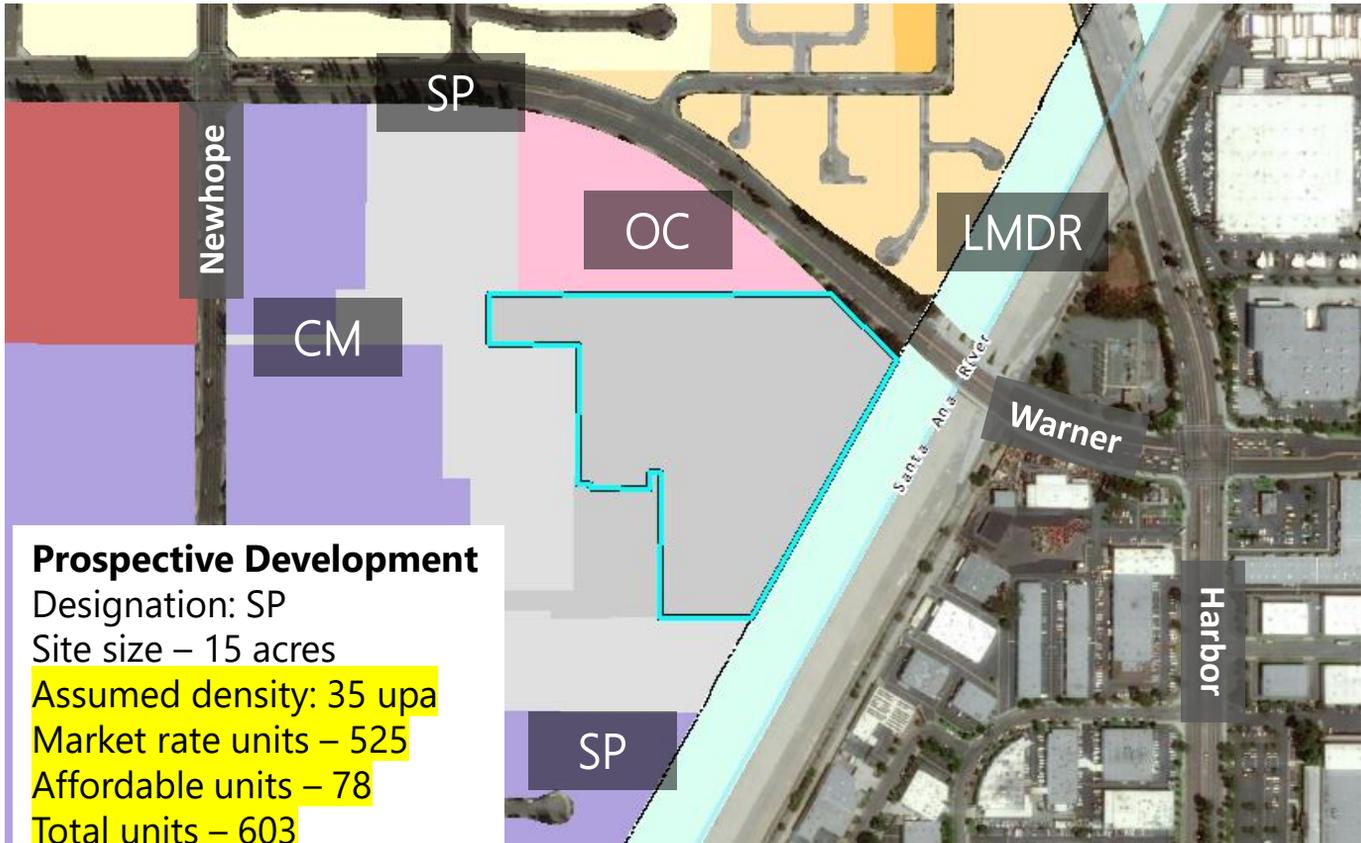
Warner

Harbor

Santa Ana River

Newhope

# Los Cab – Proposed



# Golden Triangle – Proposed

## Site Details

Size: 2.3 acres

## Initial Max

VHDR

65 upa

150 units

5 stories

## Revised Max

VHDR

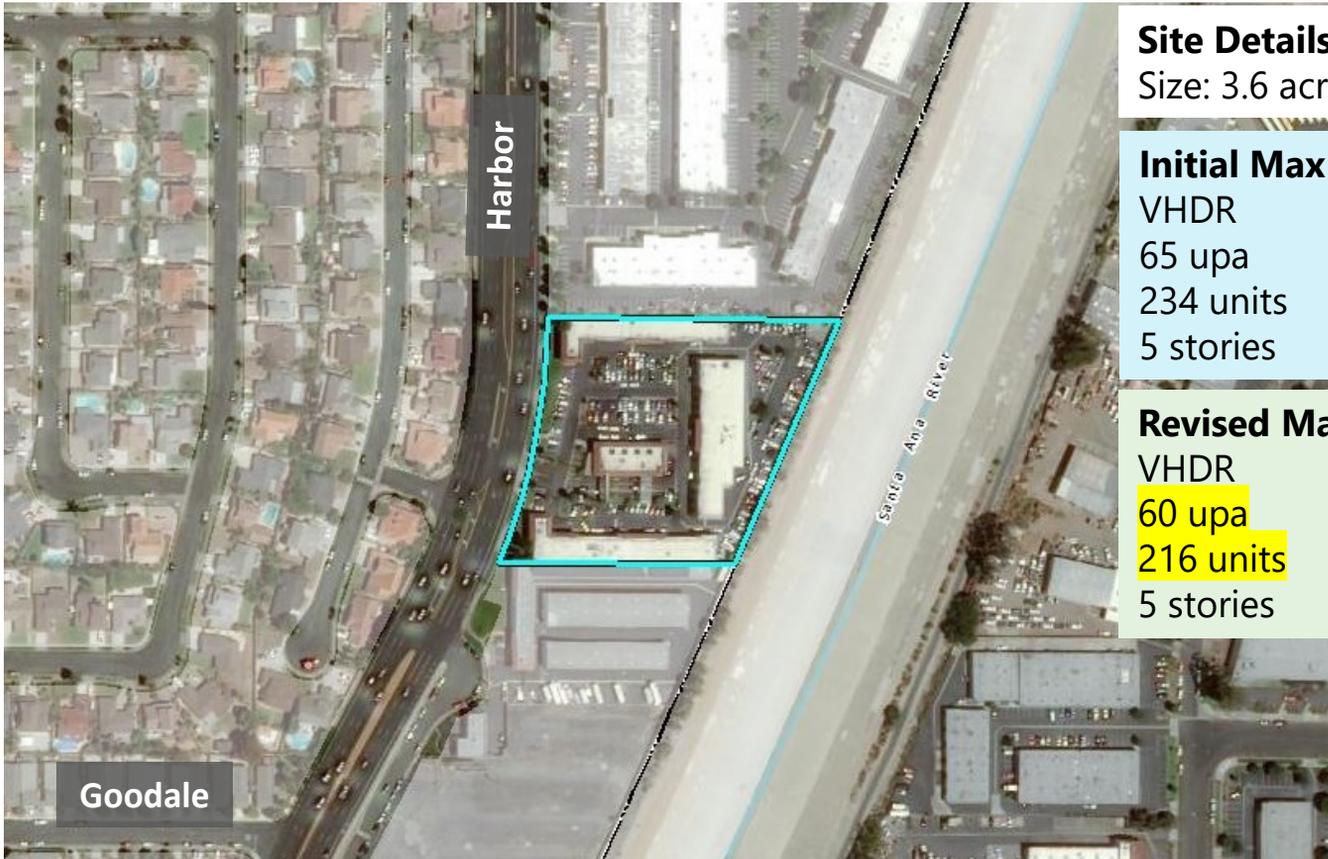
60 upa

138 units

5 stories



# 16650 Harbor Blvd – Proposed



## Site Details

Size: 3.6 acres

## Initial Max

VHDR

65 upa

234 units

5 stories

## Revised Max

VHDR

60 upa

216 units

5 stories

# Smith Farms – Proposed

## Site Details

Size: 3.6 acres

## Initial Max

LMDR  
10.8 upa  
45 units  
2 stories

## Revised Max

No Change



# Harvest (Miller) – Proposed

## Site Details

Size: 18.6 acres

## Initial Max

HDR  
30 upa  
558 units  
3 stories

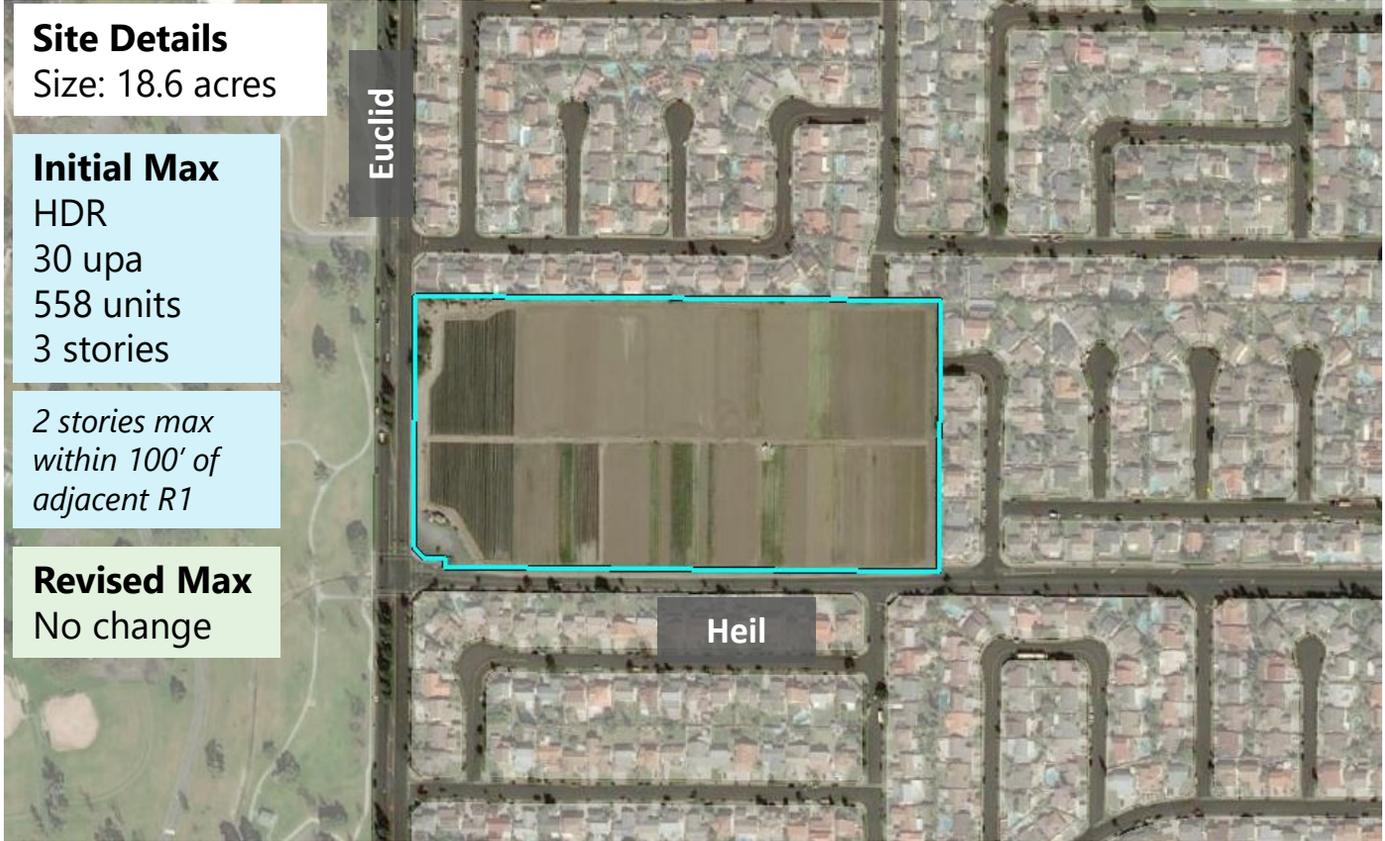
*2 stories max  
within 100' of  
adjacent R1*

## Revised Max

No change

Euclid

Heil



# Warner Square – Proposed



## Site Details

Size: 1.8 acres

Non-res: 10% ground floor

## Initial Max

MU-1

100 upa

180 units

5 stories

## Revised Max

MU

35 upa

63 units

4 stories

*(3 stories within  
100' of adjacent  
HDR)*

\*55 upa &  
5 stories  
w/100-room  
hotel

R4

R4

Brookhurst

Warner

San Mateo

# Slater Investments – Proposed

## Site Details

Size: 3.34 acres

Non-res: 10% ground floor

## Initial Max

MU-1

65 upa

215 units

5 stories

## Revised Max

MU

35 upa

116 units

4 stories

*(3 stories within  
100' of adjacent  
R3/R4)*

\*55 upa & 5  
stories  
w/100-room  
hotel



R3

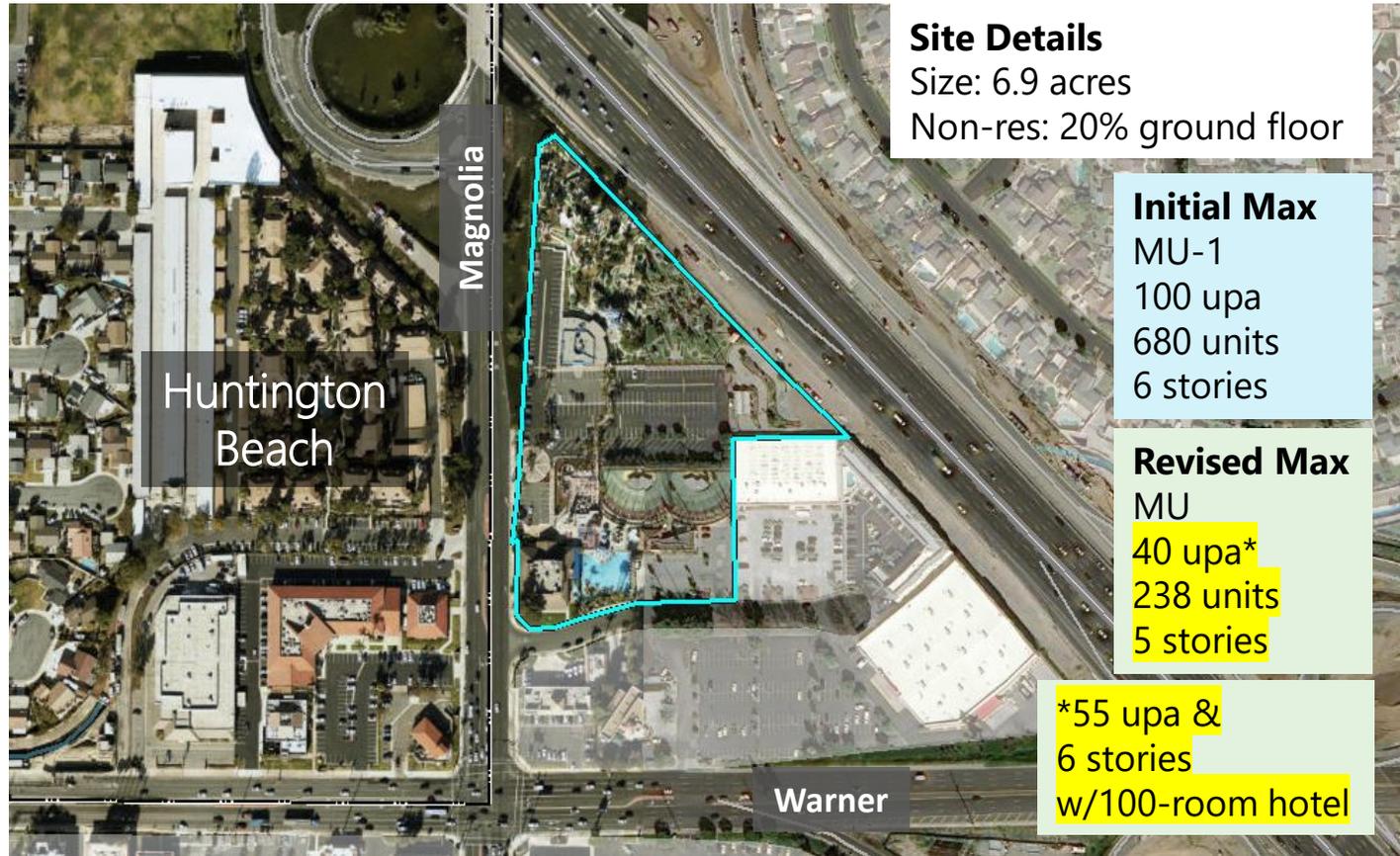
3 st  
max

R4

San Mateo

Slater

# Boomers – Proposed



# Harbor Shopping Ctr - Proposed



## Site Details

Size: 16.7 acres  
Non-res: 20% ground floor

(3 stories within 100' of adjacent R3)

## Initial Max

MU-1  
65 upa  
919 units  
6 stories

## Revised Max

MU  
40 upa  
585 units  
5 stories

\*55 upa &  
6 stories  
w/100-room hotel

# Southpark – Proposed



# Crossings SP – Proposed

## Site Details

Size: 49 acres

Non-res: 500 KSF

## Initial Max

SP

22 upa

1,100 units

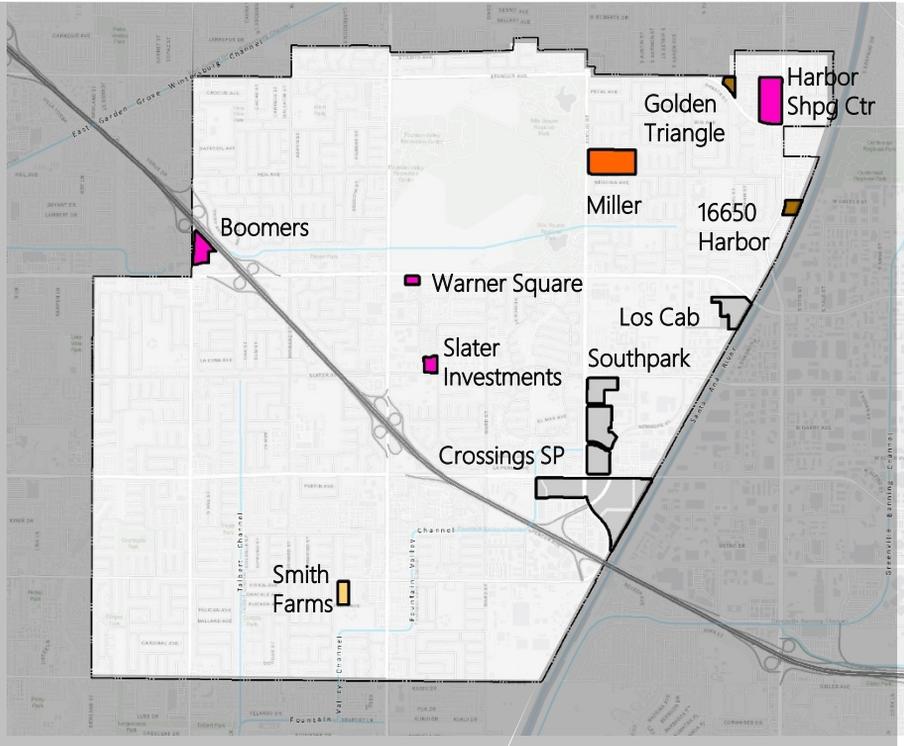
6 stories

## Revised Max

No Change

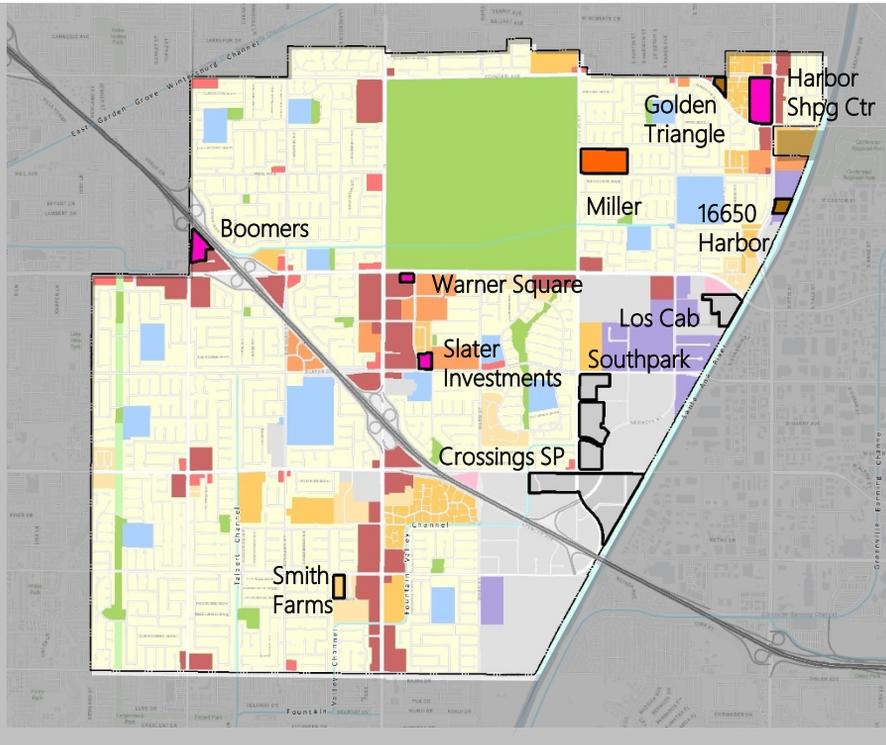


# Draft GP Land Use Map Changes



- Proposed General Plan**
- 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 60 du/ac)
  - Mixed Use (Up to 40 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
  - Park
  - Specific Plan

# Draft GP Land Use Map



## Proposed General Plan

- 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 60 du/ac)
- Mixed Use (Up to 40 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
- Park
- Specific Plan

**4.a.iii. Revised  
Land Use Concept  
– Reduced Density  
Version**



# Housing Capacity

Project	Acres	Assumed Density	Affordability Capacity by Income Category				Total
			Very Low	Low	Mod	Abv Mod	
Planned/Entitled	19.94	--	45	4	-	94	143
Opportunity Sites	156.8	6 to 60	1,685		905	2,147	4,737
ADUs	citywide	--	740		198	49	987
<b>TOTAL CAPACITY</b>	--	--	<b>2,474</b>		<b>1,103</b>	<b>2,290</b>	<b>5,867</b>
RHNA Allocation	--	--	2,093		834	1,917	4,839
Surplus Capacity	--	--	381		269	378	1,028

With these numbers, the City can accommodate its RHNA allocation and meet City's long-term Vision and goals

Note: the figures assume 290 lower income units in addition to the assumed base density for seven of the opportunity sites resulting from the adoption of inclusionary zoning (15%).

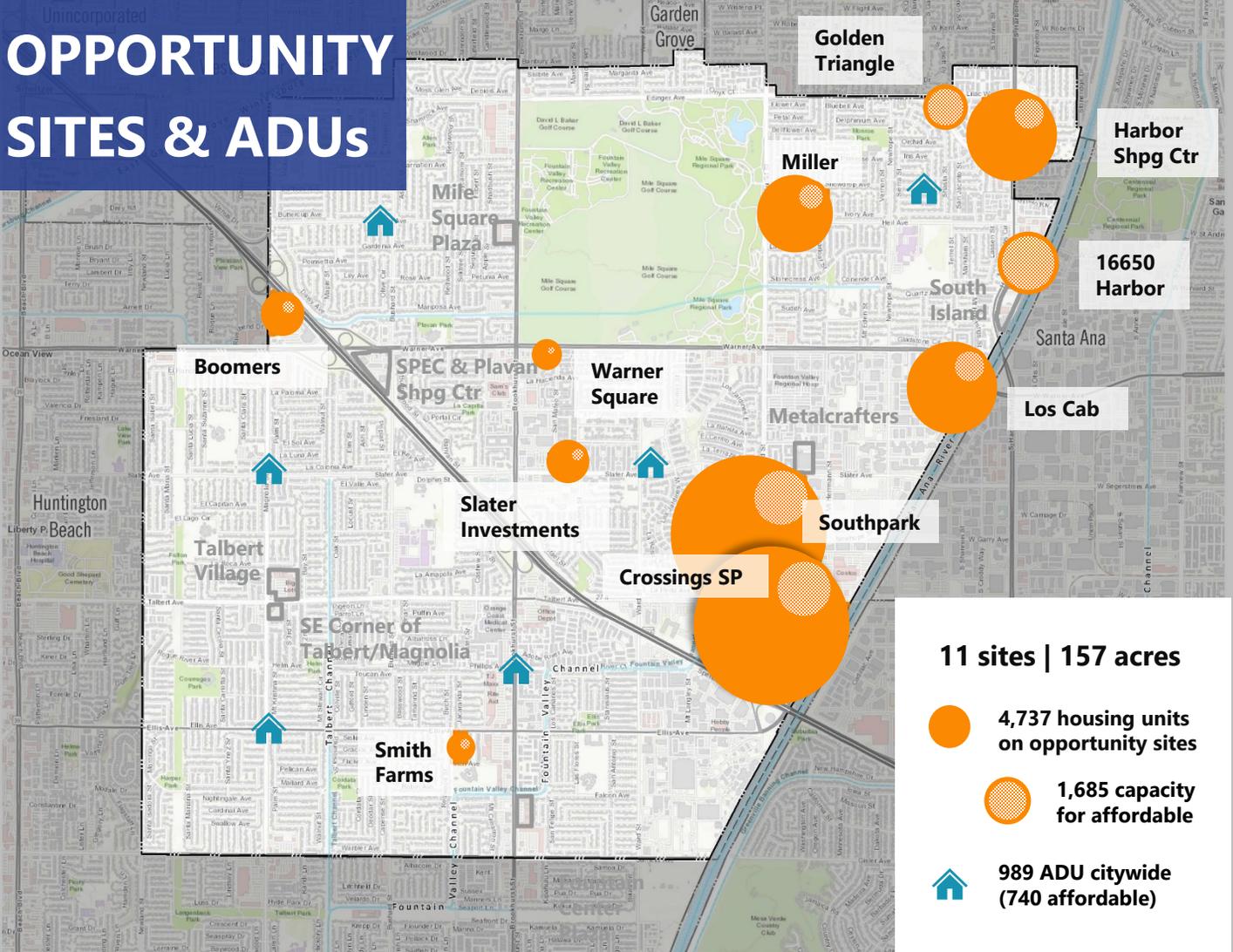
# Buildout Conditions - Revised

Draft FV GPU	Residential Uses			Non-Residential Uses	
	HU	HH	POP	BLDG SQ FT	JOBS
Existing Conditions (Dec 2020)	19,394	18,887	57,595	11,925,649	32,485
Proposed Plan	25,261	24,471	71,299	12,538,732	34,820
<b>Growth (2021-2045)</b>	<b>5,867</b>	<b>5,581</b>	<b>15,763</b>	<b>613,080</b>	<b>2,335</b>

- Address 4,839 RHNA through 2029
- More likely buildout through 2045
- Position the City for fiscal sustainability
- Pursue City Vision and Values

Total housing units includes 290 lower income units assumed to be required if the City moves forward with an inclusionary housing requirement of 15% lower income for new residential projects.

# OPPORTUNITY SITES & ADUs



Golden Triangle

Harbor Shpg Ctr

16650 Harbor

South Island

Los Cab

Warner Square

Metalcrafters

Southpark

Crossings SP

SE Corner of Tabert/Magnolia

Smith Farms

Boomers

SPEC & Plavan Shpg Ctr

Slater Investments

Talbert Village

Huntington

Liberty Beach

Fountain Valley

11 sites | 157 acres

4,737 housing units on opportunity sites

1,685 capacity for affordable

989 ADU citywide (740 affordable)



# Water Supply

- **Urban Water Management Plan (UWMP)**
  - prepared by water suppliers every 5 years to ensure adequate long-term (25-year) water supply
  - 2020 UWMP due June 2021 (cannot be delayed)
  - reflects current growth trends
- **Municipal Water District of Orange County**
  - RHNA is potential (not likely) growth
  - recommends UWMPs use population scenarios based on current trends
  - reflect RHNA (as appropriate) in future UWMP updates based on updated regional projections



# Water Supply

- Existing citywide water demand (total)
  - 1 acre-foot per year (APY) = 326K gallons
  - Demand of 8,600 AFY today (down from 10,000 AFY)
  - conservation efforts very effective
- Potential *growth* in water demand
  - current GP +129 AFY
  - proposed GP with RHNA +1,000 AFY
  - City water planners see no issues obtaining more water
  - member agency of Municipal Water District of Orange County, who can obtain additional water as needed from Metropolitan Water Agency



# Water Infrastructure

## ■ Water flow

- City Water Master Plan updated periodically (2013 last update; 2021/22 next update)
- current system adequate with upgrades as needed (mostly to replace aging infrastructure)
- potential GP with RHNA could add 2 million gallons/day of flow
- City's water system able to accommodate this flow
- City can require fire flow testing as needed for multi-story buildings



# Sewer Infrastructure

- Regional Sewer Treatment Capacity
  - City's wastewater flows to one of two treatment plants operated by Orange County Sanitation District
  - OCSD's wastewater treatment plants have combined capacity of 390 MGD (million gallons per day)
    - Current flows ~185 MGD
    - Current capacity ~205 MGD
  - Potential GP ~1.4 MGD of new demand
  - Even with increased flows from other jurisdictions, the City sees no issues for treatment capacity



# Sewer Infrastructure

- City Sewer Infrastructure Condition
  - Current sewer infrastructure fully functional, with no major deficiencies
  - 2013 Sewer Master Plan to be updated in 2022, and will identify necessary improvements based on new buildout
  - City requires new development to pay its fair share of any necessary improvements



# Storm Drain Infrastructure

- Storm Drain Infrastructure Condition
  - In good condition overall
  - Pumping stations monitored closely
  - Sandalwood and Walnut pump stations recently improved
  - City has process in place to require detention systems from developers if there is a flooding or other issues downstream



# Roads and Traffic

- Preliminary LOS (level of service) at on- and off-ramps with RHNA buildout
  - NB 405 ramps & Euclid
    - AM peak LOS C
    - PM peak LOS C
  - SB 405 ramps & Ellis
    - AM peak LOS C
    - PM peak LOS D
  - City LOS standard is LOS D (minimal delays) or better
  - Caltrans prefers LOS C or better, but is shifting away from LOS based on new laws/strategies



**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

## **6. GPAC COMMENTS**



# General Consensus & Input

- GPAC Strategy to accommodate RHNA and meet City's vision/values
- Input before proceeding with draft Land Use Plan / Buildout for analysis in an EIR
  - A. 15% lower income housing inclusionary requirement (yes/no)
  - B. Recommended Land Use Plan
    - Alt 1. Revised land use option presented tonight
    - Alt 2. Original GPAC land use option
    - Alt 3. Modified land use option

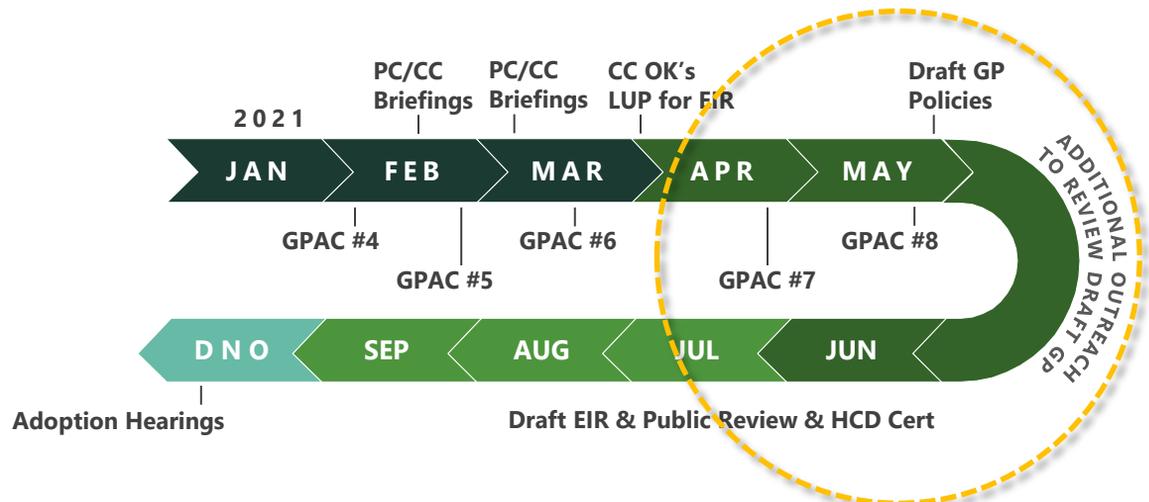
## **7. NEXT STEPS & ADJOURNMENT**



# SCHEDULE OVERVIEW *(subject to change)*

## Key milestones 2021

- Start EIR (esp. tech studies)
- Prepare draft GP policies
- Additional outreach and public review
- Draft EIR & HCD certification



# 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**

**THANK YOU!**

