

NOTE: THIS MEETING IS
BEING RECORDED

Joint Meeting of the Planning Commission & City Council

April 28, 2021



CALL TO ORDER

Council Members: Bui, Constantine, Grandis, Mayor Pro Tem/Vice Chair Harper, Mayor/Chair Vo

Planning Commissioners: Farrell, Lopez, Saad, Tahir, Vice-Chair Osborn, Chair Spear





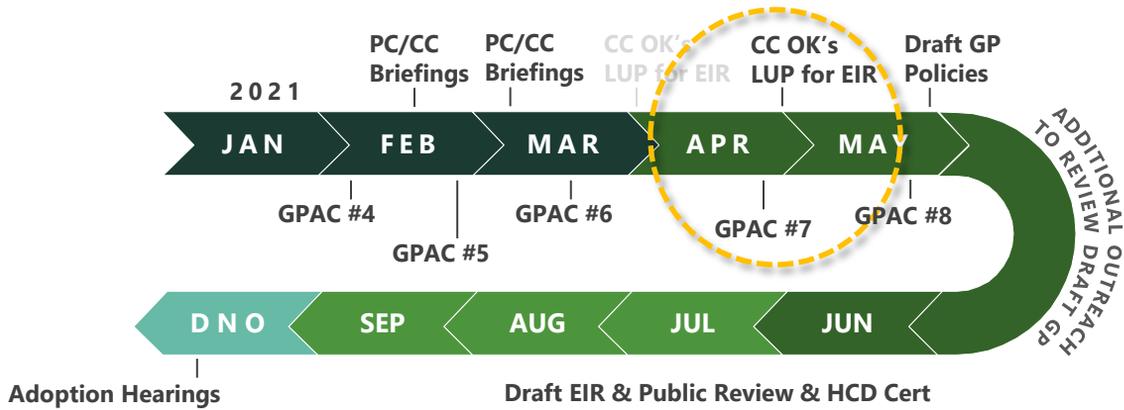
**FUTURE READY
FOUNTAIN VALLEY
2040 General Plan**



1. INTRODUCTION

Goal for Tonight

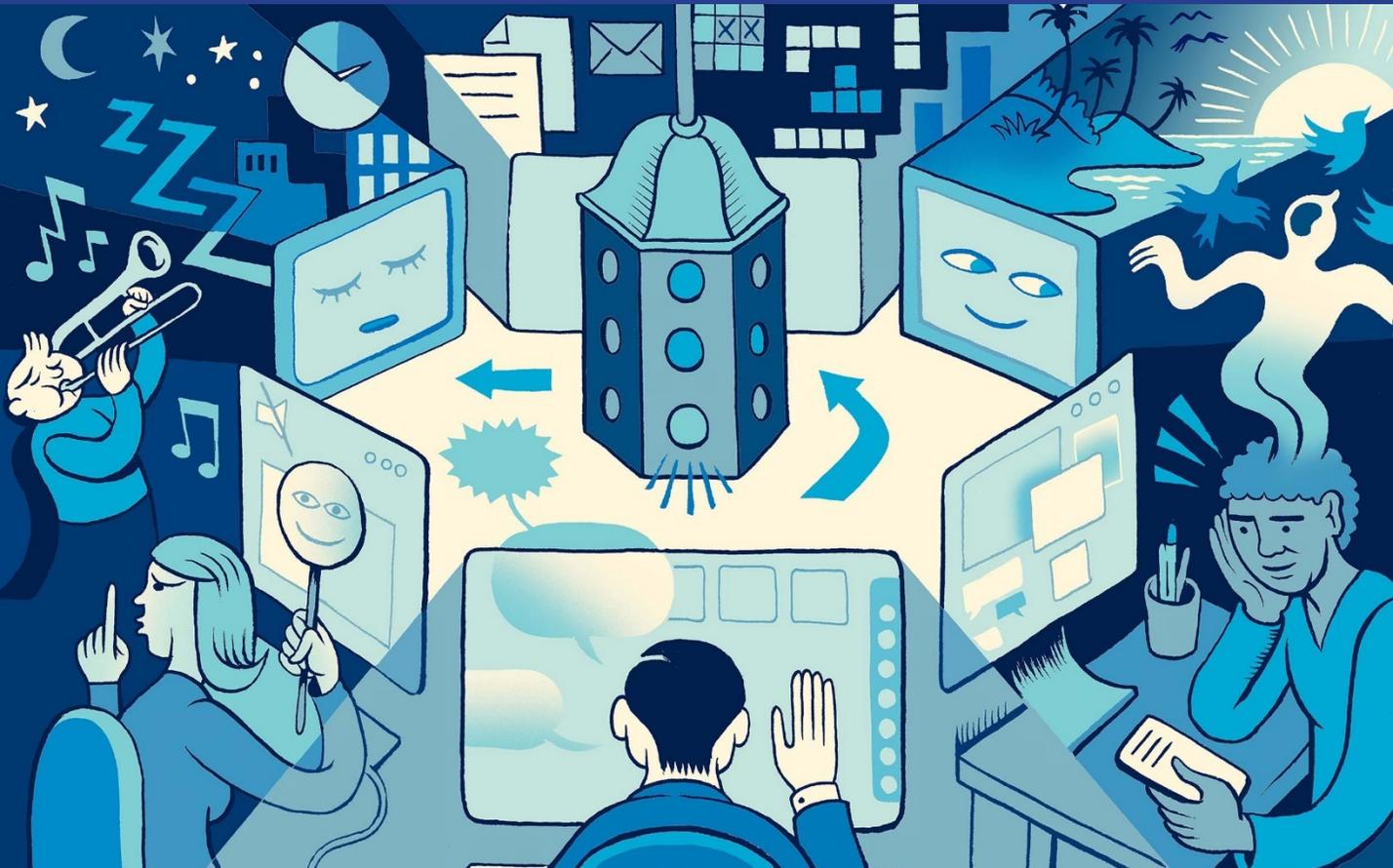
- Obtain authorization to move GPAC’s draft Land Use Plan (with or without changes) to the next stage of environmental analysis
- Tonight is NOT a final vote, but a mid-point opportunity to evaluate direction of the GP



Study Session

1. Introduction
2. GPAC Chair Comments
3. Staff Report
 - a. RHNA law & consequences
 - b. Infrastructure impacts
 - c. Viable opportunity sites
 - d. Revised land use designations
 - e. Inclusionary housing ordinance
 - f. Revised opportunity sites
 - g. PC / CC questions of staff
4. Public Comments
5. PC/CC Discussion
6. Next Steps

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/In-Person Meeting Protocols

General Public – Question/Comment?

- **In Person:** Please fill out a speaker card and hand it to staff during the meeting or Public Comment period
- **On Zoom:** Please indicate so in the chat box during the meeting or Public Comment period
- **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)

PC/CC on Zoom

- Please enter questions or comments in chat box at any time
- Use the “Raise Hand” feature if you need to talk or respond to a question

2. GPAC CHAIR & VICE CHAIR COMMENTS



GPAC Meetings

1. (Dec '18) GP overview and opportunity sites
2. (May '19) Citywide issues and values
3. (Jul '19) Draft GP Vision, RHNA intro, opportunity sites scenario exercise

2020 -- Draft RHNA Allocation/Appeal

4. (Feb '21) New RHNA, ADUs, mixed use and inclusionary options, GPAs in process
5. (Feb '21) Fiscal issues, draft RHNA strategy, private property concepts, RHNA distribution exercise
6. (Mar '21) Fiscal issues, draft Land Use Map, private property owner concepts
7. (Apr '21) Housing law, infrastructure, draft Land Use Map



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FOUNTAIN VALLEY**
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3. STAFF REPORT

3a. RHNA law & consequences



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)

Fountain Valley City Attorney

- Bill Curley, City Attorney

3b. Preliminary Infrastructure Impacts of Draft Plan





Infrastructure Highlights

- Water Supply / Flow
 - No supply issues for MWDOC and City infrastructure can accommodate additional demand
- Sewer Capacity / Flow
 - OC Sanitation has capacity and City infrastructure is fully functional without major deficiencies
- Stormwater Drainage
 - City infrastructure in good condition overall; pump stations monitored closely



Roads and Traffic

- Base on preliminary* analysis with RHNA, we expect proposed plan to operate at acceptable levels of service
 - 405 freeway on/off ramps
 - City street intersections
- Complete analysis of street roadways and intersections forthcoming with EIR

** The analysis and findings are subject to change based on more thorough modeling conducted as part of the EIR*



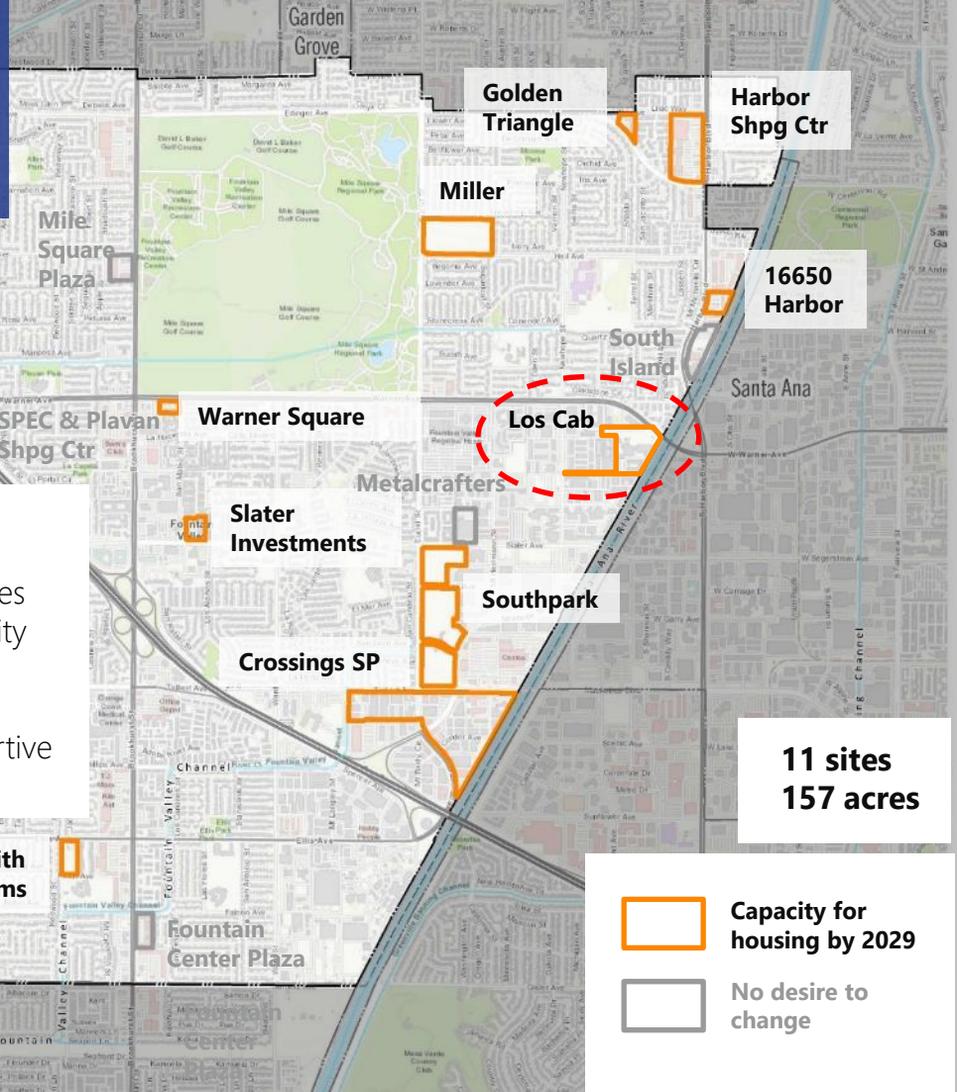
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3c. Viable Sites

OPPORTUNITY SITES (VIABLE)

- Benefits of selected sites:**
- Best available locations
 - Compatibility w/surrounding uses
 - Minimize impact on lower density residential areas
 - Higher densities supported by market; some public not supportive
 - Achieve housing & fiscal goals



**11 sites
157 acres**

 **Capacity for housing by 2029**

 **No desire to change**

3d. Land Use Designations



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

Staggered density & height

Lowered affordability threshold

Lowered max density

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

Other Alternative Considered (O.A.C)

Mixed Use

Refined density/FAR

Single designation

Lowered max height overall and when next to residential

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

More density allowed with hotel

3e. Inclusionary Housing



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

3f. Revised Opportunity Sites



Los Cab – Max Density

Site Details

Size - 15 acres

GPAC 1

N/A

GPAC 2

SP
35 upa
603 units
5 stories



Newhope

Warner

Harbor

Santa Ana River

Golden Triangle – Max Density

Site Details

Size: 2.3 acres

GPAC 1 & 2

VHDR

65 upa

150 units

5 stories

O.A.C.

VHDR

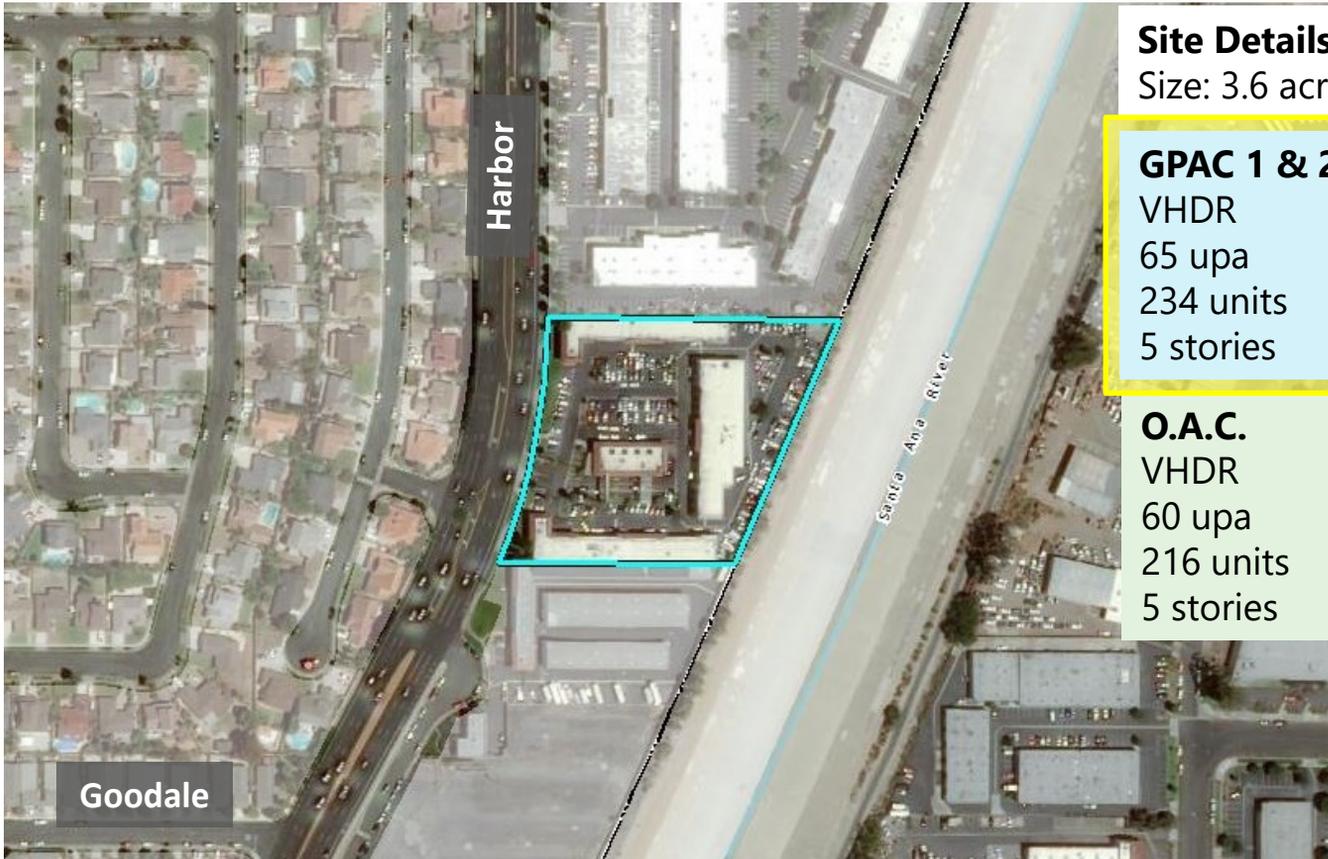
60 upa

138 units

5 stories



16650 Harbor Blvd – Max Density



Site Details

Size: 3.6 acres

GPAC 1 & 2

VHDR

65 upa

234 units

5 stories

O.A.C.

VHDR

60 upa

216 units

5 stories

Smith Farms – Max Density

Site Details

Size: 4.2 acres

GPAC 1 & 2

LMDR

10.8 upa

45 units

2 stories



Harvest (Miller) – Max Density

Site Details

Size: 18.6 acres

GPAC 1 & 2

HDR

30 upa

558 units

3 stories

*2 stories max
within 100' of
adjacent R1*

Euclid

Heil



Warner Square – Max Density



Brookhurst

Warner

O.A.C.

MU
35 upa
63 units
4 stories
*(3 stories within
100' of adjacent
HDR)*

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

Site Details

Size: 1.8 acres

Non-res: 10% ground floor

GPAC 1 & 2

MU-1
100 upa
180 units
5 stories

R4

San Mateo

R4

Slater Investments – Max Density

Site Details

Size: 3.34 acres

Non-res: 10% ground floor

GPAC 1 & 2

MU-1

65 upa

217 units

5 stories

O.A.C.

MU

35 upa

116 units

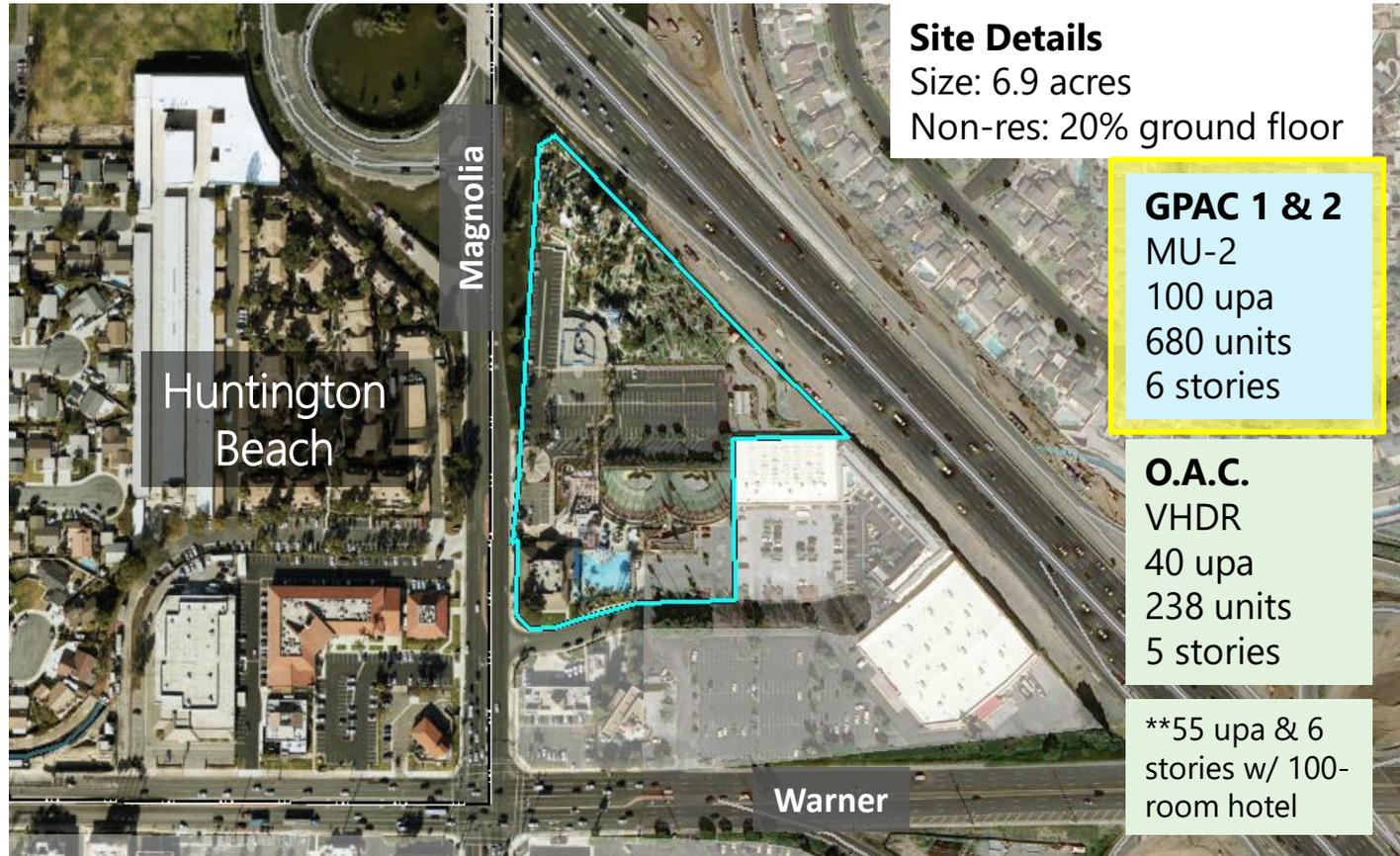
4 stories

*(3 stories max
within 100' of
adjacent R3)*

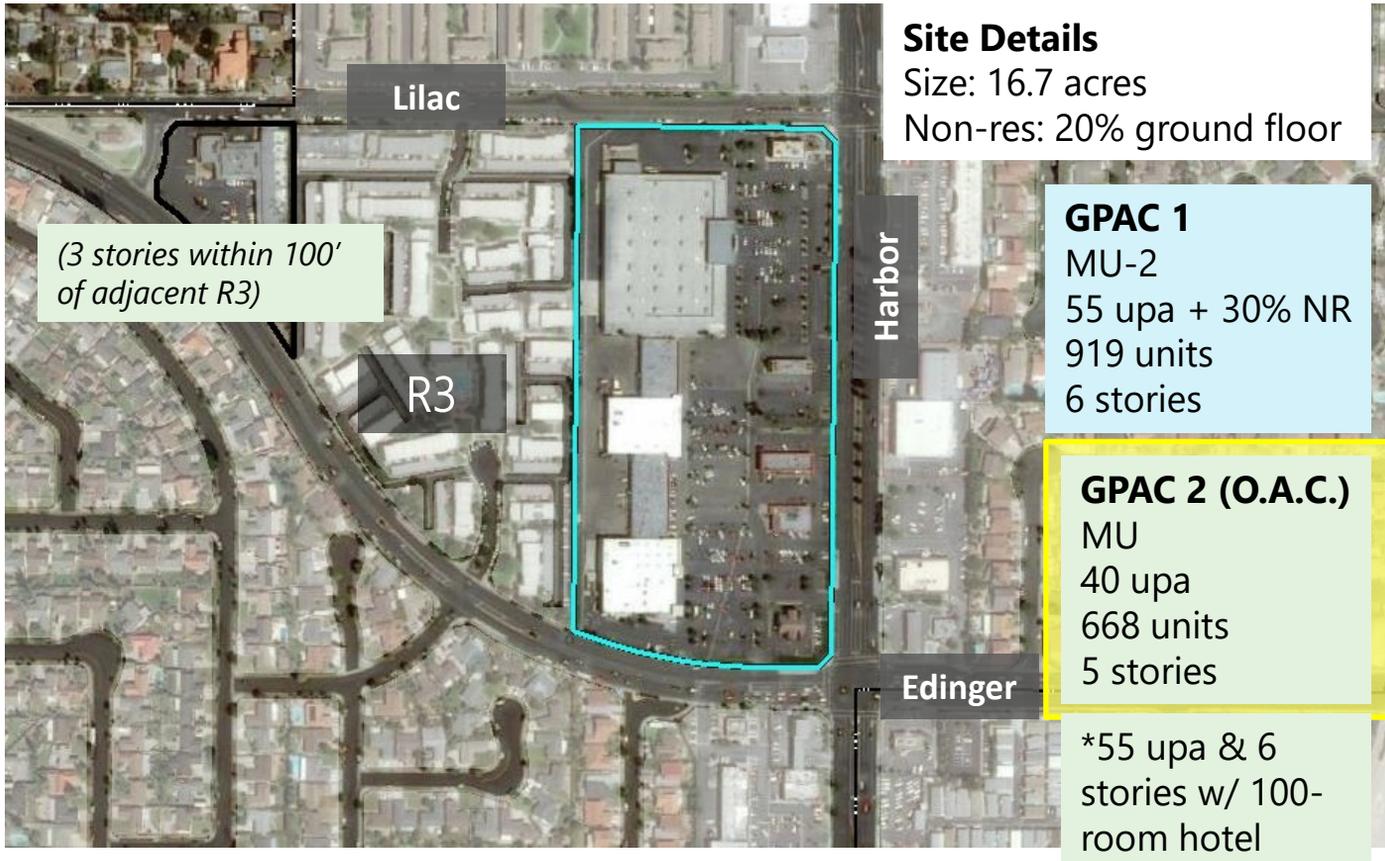
****55 upa & 5
stories w/ 100-
room hotel**



Boomers – Max Density



Harbor Shopping Ctr – Max Density



Southpark – Max Density

GPAC 2

25.6 acres
SP
31 upa
792 units
5 stories

Slater

Buildout
per SP

Site Details

Size: 35.4 acres
Non-res: 20% ground floor

Euclid

Newhope

GPAC 1

MU-2/SP
31 upa
1,100 units
6 stories

O.A.C.

SP
31 upa
1,100 units
5 stories

*42 upa / 1,500 units
& 6 stories w/100-
room hotel

Talbert

W. Valley Channel

Santa Fe

Crossings SP – Max Density

Site Details

Size: 49 acres

Non-res: 500 KSF

GPAC 1 & 2

SP

22 upa

1,100 units

6 stories



Talbert

Euclid

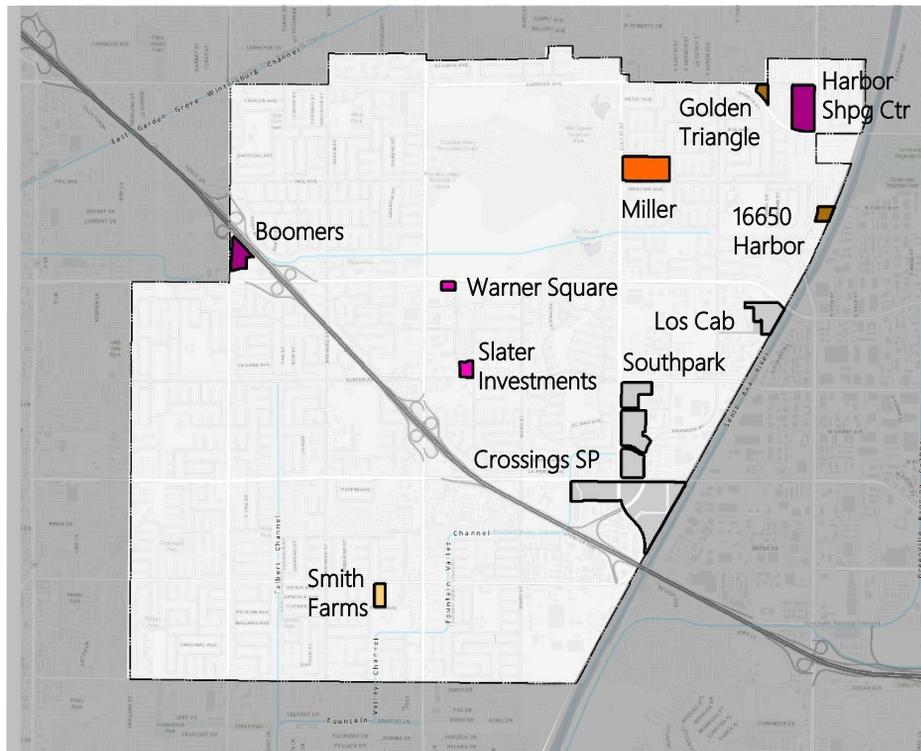
405 Fwy

Santa Ana River

Ellis

Fountain Valley Channel

Draft GP Land Use Map – GPAC 2

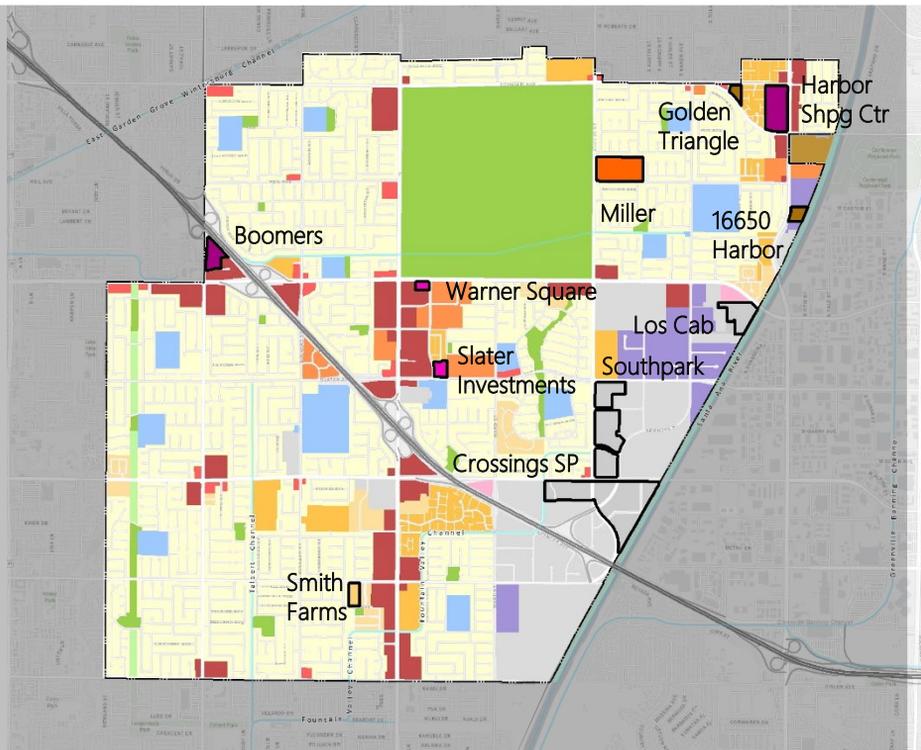


Proposed General Plan

- 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)
- Mixed Use 1 (Up to 65 du/ac)
- Mixed Use 2 (Up to 40 du/ac)
- Very High Density Residential (Up to 60 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

Note: Warner Square and Boomers sites could allow up to 100 du/ac; Harbor Shopping Center could allow up to 55 du/ac

Draft GP Land Use Map – GPAC 2



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Note: Warner Square and Boomers sites could allow up to 100 du/ac; Harbor Shopping Center could allow up to 55 du/ac

**PC & CC
Questions for
City Staff**



4. Public Comments and Questions



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

5. PC / CC Discussion and Action



Action Tonight

Action Items:

1. Vote on potential inclusionary zoning ordinance
 - a. 15% lower income
 - b. Some other percent
 - c. None
2. Vote on draft Land Use Plan / Buildout for analysis in an EIR
 - a. GPAC alternative 1
 - b. GPAC alternative 2
 - c. Plan revised per PC/CC guidance on 03/31
 - d. Other (determine site by site)

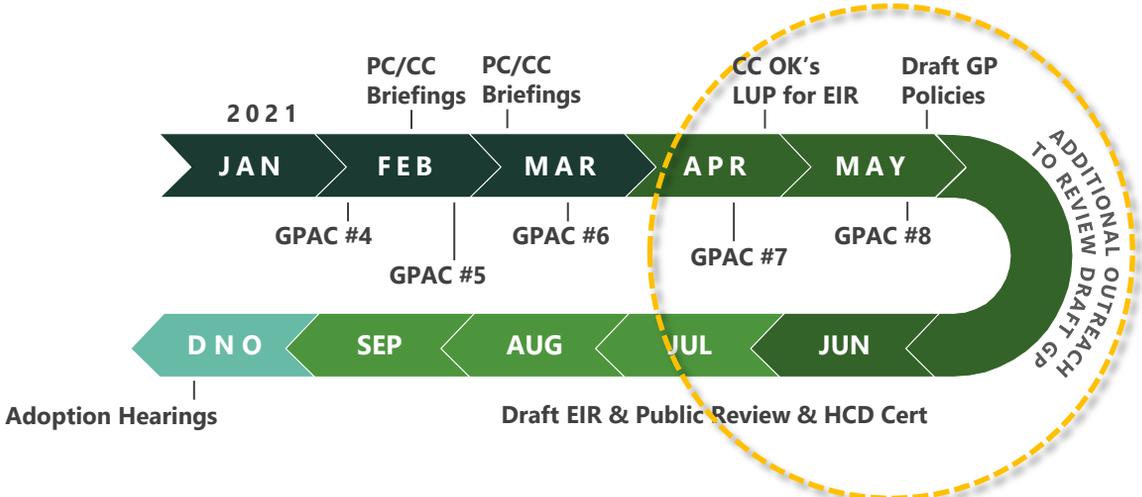
6. NEXT STEPS & ADJOURNMENT



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



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THANK YOU!

