



**General Plan Advisory
Committee (GPAC)
Meeting 9**

May 19, 2022

The logo for the Future Ready Fountain Valley 2045 General Plan. It features a blue square on the left containing white stylized waves. To the right, the text "FUTURE READY" and "FOUNTAIN VALLEY" is written in green, stacked vertically. Below this, "2045 General Plan" is written in blue, underlined.

**FUTURE READY
FOUNTAIN VALLEY**
2045 General Plan

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



GPAC Roll Call

Mike White HCD Advisory Board	Karl Lutke At-large FV Resident Quadrant 1	Kim Constantine Mayor Pro Tem
Tracy Cameron FV Community Foundation	Vacant* At-large FV Resident Quadrant 2	Michael Vo City Council
Margie Drilling Measure HH Committee	Robert Alcantara At-large FV Resident Quadrant 3	Azzam Saad Planning Commission
Jim Cunneen (Ch) FV Elementary School Board	Sheri Vander Dussen (VCh) 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	

* Clarence F. Alvey Jr. opted out of the GPAC in February 2022

Tonight's Meeting

1. Call to Order
2. Roll Call
3. Introduction of New Staff
4. Status Update
5. New Business
 - a. Housing Element
 - b. Draft General Plan Goals Policies
(public and committee comments after each)
6. Next Steps & Adjournment



**FUTURE READY
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2045 General Plan



3. NEW STAFF

New Staff

- Raul Godinez
Interim City Manager
[March 2022]
- Omar Dadabhoy
Community Development Director
[April 2022]
 - *David Crabtree*
Interim Planning and Building Director
[January to April 2022]
 - *Brian James*
Planning and Building Director
[January 2019 to December 2021]

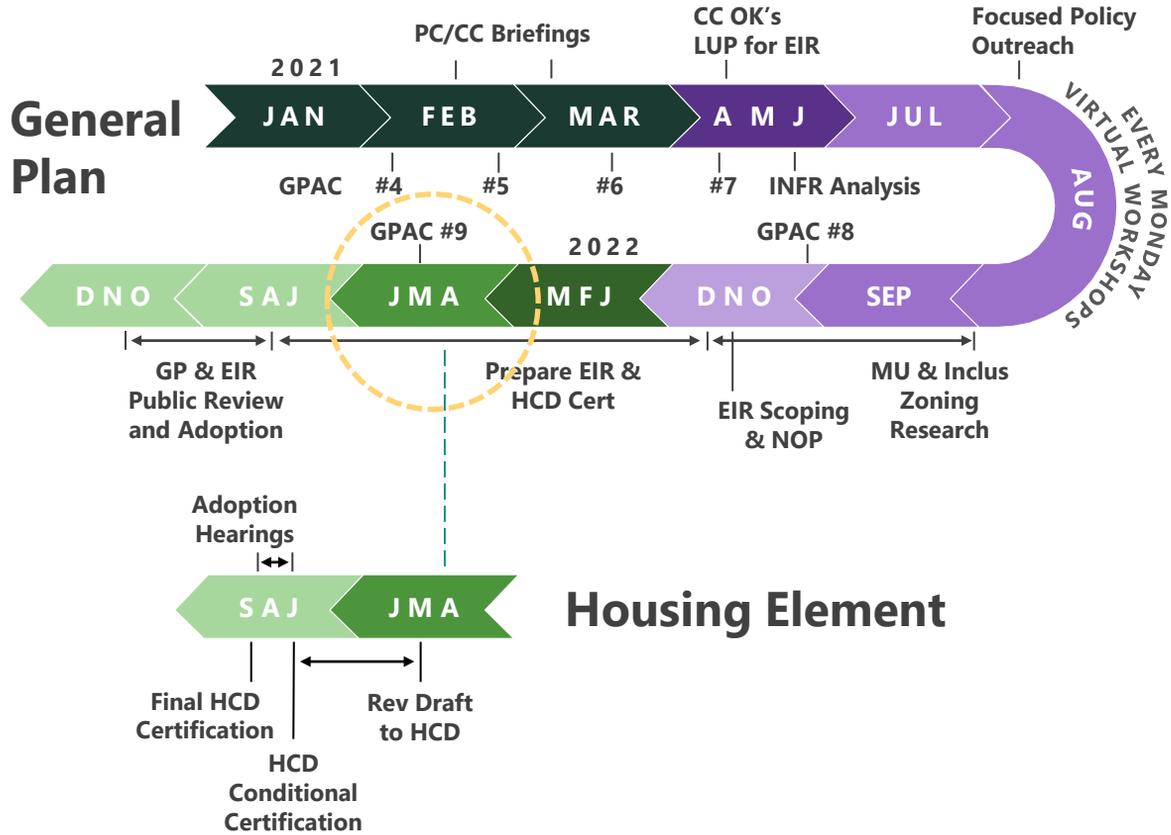


**FUTURE READY
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4. STATUS UPDATE

SCHEDULE OVERVIEW *(subject to change)*





**FUTURE READY
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5. NEW BUSINESS

5a. Housing Element



Housing Element Update

- **OCT 2021**
reviewed by GPAC and submitted to HCD
- **DEC 2021**
HCD review letter identifying necessary changes
- **FEB 2022**
met with HCD to discuss review letter and City responses; HCD committed to additional guidance
- **APR 2022**
follow up meeting to receive HCD guidance

Housing Element Update

- **MAY 2022**

Resubmit revised draft to HCD

- **MAY-JUL 2022**

60-day review period (HCD will likely tell us within 30 days if anything needs tweaking and allow City to revise without resubmitting)

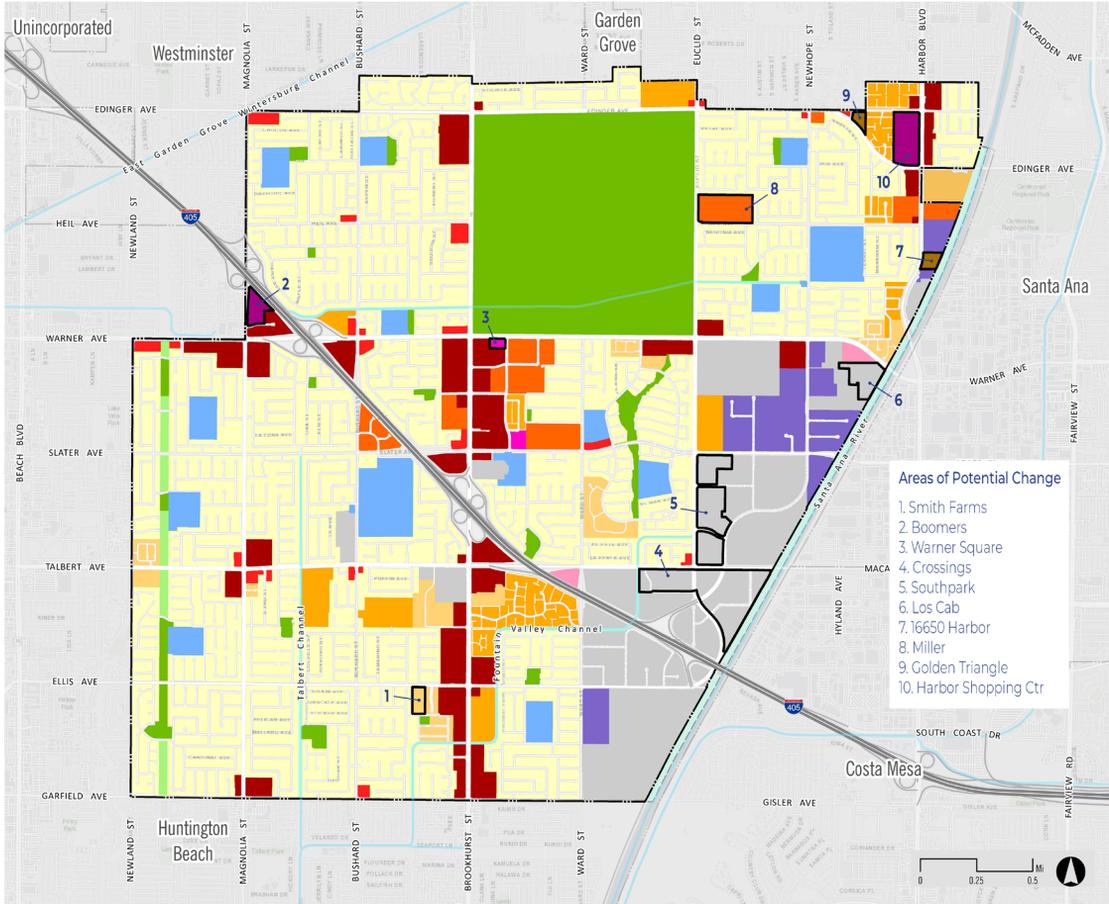
- **JUL 2022**

HCD provides conditional certification

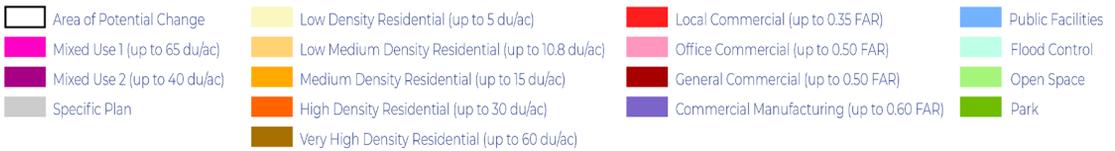
- **JUL-AUG 2022**

City adoption hearings & final HCD certification

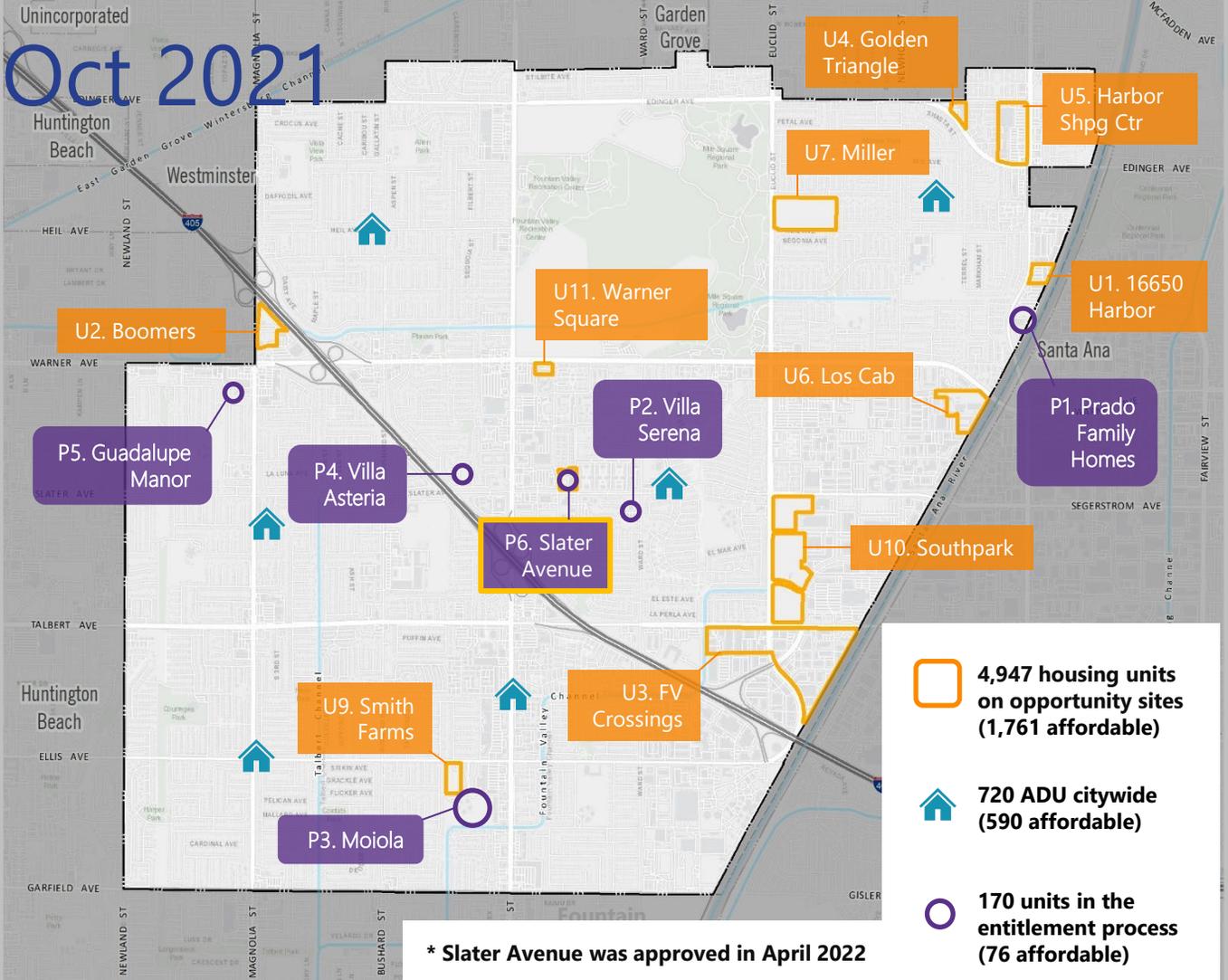
Draft GP Land Use Map



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



Unincorporated
Oct 2021



 **4,947 housing units on opportunity sites (1,761 affordable)**

 **720 ADU citywide (590 affordable)**

 **170 units in the entitlement process (76 affordable)**

*** Slater Avenue was approved in April 2022**

ADU Projections

- HCD thresholds
 - Previously based on permit applications, now based on permits finalized or units occupied
 - max 200-300% increase recent trends / ~50 per year
- Fountain Valley
 - Draft HE projected 86 per year (720 total, 590 lower) based on new Program 1d
 - 2019: 52 applications, 15 finalized/occupied
 - 2020: 35 applications, 29 finalized/occupied
 - 2021: 61 applications, 29 finalized/occupied

ADU Projections

- HCD max ~50 per year
- Fountain Valley
 - Oct draft: 86 per year (based on permit activity)
 - 720 total
 - 590 lower income
 - Rev draft: max 48 per year (final permits/occupancy)
 - 384 total
 - Lower income (potential assumptions):
 - 280 (73% SCAG Study) – 310 (80%)
 - 319 (83% assumption) – 338 (88%)
 - 357 (93% City survey)

Pipeline Projects & ADUs

Planned Projects	Acres	Lower Income	Moderate Income	Above Mod Income	Total Units
Pardo Family Homes	1.95	49	-	1	50
Villa Serena	4.07	-	-	12	12
Moiola	12.90	-	-	74	74
Villa Asteria	1.02	-	-	7	7
Guadalupe Manor	0.73	27	-	-	27
Slater Avenue	3.34	33	-	237	270
Subtotal	24.0	109	-	331	440
ADUs Citywide	-	310	59	15	384
RHNA Allocation	-	2,093	834	1,912	4,839
Remaining RHNA	-	1,674	775	1,566	4,015

Opportunity Sites

Opportunity Site	Acres	Prop GP	Density		Total Units	Capacity for Lower Income
			Assumed	Max		
16650 Harbor	3.6	VHDR	50	65	179	179
Boomers	6.9	MU2	85	100	673	88
FV Crossings	48.4	SP	22	--	1,100	550
Golden Triangle	2.3	VHDR	50	65	117	117
Harbor Center	16.7	MU2	35	55	404	53
Los Cab Sports Vlg.	14.7	SP	45	--	778	102
Miller Property	18.6	HDR	22	30	472	61
Smith Farms	4.2	LMDR	6	10.8	26	0
Southpark	35.4	SP	31	--	1,100	570
Warner Square	1.8	MU1	100	100	212	28
TOTAL	152.6	-	-	-	5,061	1,748
Remaining RHNA	-	-	-	-	4,015	1,674

Development Capacity for RHNA

Capacity Source	Acres	Lower Income	Moderate Income	Above Mod Income	Total Units
Pipeline Projects	24.0	109	-	331	440
ADUs (Citywide)	-	310	59	15	384
Opportunity Sites	152.6	1,748	882	2,431	5,061
Total Capacity	176.6	2,167	941	2,797	5,885
RHNA Allocation	-	2,093	834	1,912	4,839
Surplus Capacity	-	74	107	865	1,046



35 du/ac • 70 units • 2.0 ac site
Park Landing, Buena Park



58 du/ ac • 71 units • 1.2 ac site
Granite Court, Irvine



67 du/ ac • 189 units • 2.8 ac site
Hayward Park, San Mateo



63 du/ac
244 units
3.9 ac site
9 KSF retail
Stella
Marina Del Rey



78 du/ac
200 units
2.6 ac site
5 KSF retail
Malden Stn.
Fullerton



33 du/ac
200 units
150-room hotel
60,000 SF retail
6.0 ac site

Bolsa Row
Westminster

Boomers Site

Current MU-1/MU-2 Zones allows 100 du/ac if a mixed-use project is either 400 feet or more from an R1 zone or separated from R1 zoning by at least 400 feet



Boomers – Developer Concept



Boomers - Developer Concept
Ground floor non-residential: 20%
Non-residential: 17,600 SF

Base density: 65 du/ac (442 units)
With affordable: 82 du/ac (556 units)
Affordable units: 31 VL (7%) to 58 L (13%)

Warner Square Site

Current MU-1/MU-2 Zones allows 100 du/ac if a mixed-use project is either 400 feet or more from an R1 zone or separated from R1 zoning by at least 400 feet

Closest R1 Zone >650'

Warner

Brookhurst

San Mateo

R4

R4



Warner Square – Owner Concept



Perspective - View from Warner Ave

10150 Warner Avenue, Fountain Valley, CA 92708

23 February 2021

FOUNTAIN VALLEY



Warner Square – Owner Concept

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

Assumed Density: 100 du/ac
Total Units: 184

Opportunity Sites (65/ac max)

Opportunity Site	Acres	Prop GP	Density		Total Units	Capacity for Lower Income
			Assumed	Max		
16650 Harbor	3.6	VHDR	50	65	179	179
Boomers	6.9	MU2	65	65	514	67 (-21)
FV Crossings	48.4	SP	22	--	1,100	550
Golden Triangle	2.3	VHDR	50	65	117	117
Harbor Center	16.7	MU2	35	55	404	53
Los Cab Sports Vlg.	14.7	SP	45	--	778	102
Miller Property	18.6	HDR	22	30	472	61
Smith Farms	4.2	LMDR	6	10.8	26	0
Southpark	35.4	SP	31	--	1,100	570
Warner Square	1.8	MU1	65	65	138	18 (-10)*
TOTAL	152.6	-	-	-	4,828	1,717 (-31)
Remaining RHNA	-	-	-	-	4,015	1,674

* If project found infeasible at 65/ac, overall reduction in capacity would be 49

Density Options

A. Retain current zoning standards

- Allow 100 du/ac on sites zone MU-1/MU-2 if the project boundaries are at least 400 feet from the nearest R1 Zone or are separated from an R1 Zone by the 405 Freeway

B. Reduce maximum density

- Change the maximum density to 65 du/ac for MU-1 and 55/ac for MU-2 regardless of proximity to R1 zoning
- Accept smaller surplus capacity and up to 49 fewer lower income units
- Accept that a shortfall (falling below 100% capacity for lower income sites) may occur more quickly. A shortfall triggers the requirement for the City to rezone suitable sites within 180 days.



**FUTURE READY
FOUNTAIN VALLEY
2045 General Plan**

**5a.i. Public
Comments**



Public Comments

- Please fill out a speaker card and hand it to staff during the meeting or public comment period
- City staff will call out your name so that you may ask questions and/or provide comments (up to 3 minutes)



**FUTURE READY
FOUNTAIN VALLEY
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**5a.ii. Committee
Discussion & Vote**





**FUTURE READY
FOUNTAIN VALLEY**
2045 General Plan

**5b. Draft
General Plan
Goals and Policies**



5b.i. Role of a General Plan



What is a general plan?

Comprehensive, long-term plan for the city's future

- Policy direction for decisions on land use, services, and capital improvements
- Guides city council, commissions, and staff
- Informs the public, service providers, and investors

What a general plan is not...

- It is not zoning

Zoning implements general plan policy and dictates precisely what you can/cannot do on an individual property

- It is not design guidelines

Although a general plan can contain policies regarding site/community design, design guidelines cover detailed issues like building elements or façade design

- It does not focus on short term actions

While a general plan will consider short term issues and actions, the overall emphasis is on long term changes and improvement

Purpose of the GP update

- 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?

- City and unincorporated sphere
- 7-8* topics/elements required by state law
 - land use, circulation, housing, conservation, open space, noise, safety, and environmental justice*
- Optional topics
 - Growth management, economic development, community design, sustainability, healthy communities, governance

*Environmental justice is required if a jurisdiction contains disadvantaged communities

5b.ii. Writing Goals and Policies



Writing Guide: Overall

- A general plan – the goals and policies – guide the decisions made by:
 - Elected and appointed officials
 - City staff
 - Private property owners, developers, and investors
 - Public agencies
 - Residents and businesses

Writing Guide: Overall

- Clear and concise communication
 - Use plain English as much as possible
 - Technical reference terms may be required, especially to ensure legal compliance
 - Ask if it can be said better with fewer words
 - Typically limit each goal or policy to one idea
- Exceptions can occur *when necessary*

Writing Guide: Goals

- Statements of desired future conditions (end state) regarding a particular topic that contributes to the City's Vision
- A goal should be kept simple, using associated policies and actions to provide further detail and definition

Writing Guide: Goals

- Should not be so specific that the City needs over 100 goals to cover all required and optional topics
- Should not be so simple or broad as to be unhelpful or overly obvious

Writing Guide: Goals

- **CURRENT** Goal 2.1. Maintain and enhance high quality development throughout the City.
- **DRAFT** Goal LU-3. Neighborhoods, places, and buildings that are well maintained, demonstrate pride and reinvestment, and reinforce a sense of community.

Writing Guide: Policies

- Statements that guide decision-making and specify public commitment
- Way of expressing how to achieve goals and make the Vision a reality

Writing Guide: Policies

- Not actions – if the language describes something that takes place once (and is then complete), it is not a policy
- Not simply implementations of current laws or standards (e.g., comply with state law, enforce X agency standards)

Writing Guide: Policies

- **CURRENT** Policy LU 2.9.2 Identify City boundaries.
- **DRAFT** Policy LU-3.6 City gateways. Promote imaginative and distinctive features that project a positive image and community character at City gateways.



**FUTURE READY
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**5b.iii Draft Goals
and Policies**



Land Use: Compatibility





Land Use: Compatibility

- **Current GP – LU Goal 2.1.** Maintain and enhance high quality development throughout the City.
- **Proposed Goal LU-1.** An arrangement of compatible land uses that protects and maintains attractive and safe neighborhoods while promoting dynamic activity centers and preserving conventional commercial and industrial uses.

Land Use: Compatibility

- **Goal LU-1.** An arrangement of compatible land uses that protects and maintains attractive and safe neighborhoods while promoting dynamic activity centers and preserving conventional commercial and industrial uses.
 - LU-1.1 Land use compatibility and viability
 - LU-1.2 Land Use Plan consistency
 - LU-1.6 School planning
 - LU-1.7 New elementary school
 - *LU-3.2 Scale and character*
 - *CM-2.11 Parking strategies*
 - *PFS-5.1 Land use compatibility*
 - *PFS-5.2 New residential / PFS-5.3 New nonresidential*

Land Use: Fiscal Sustainability





Land Use: Fiscal Sustainability

- **Current GP** – Nothing directly addresses this topic; some speak to economic success and development that benefits the City.
- **Proposed Goal LU-2.** A balanced mix of land uses and development types that result in fiscal sustainability and support continuously improving public facilities and services.

An aerial photograph of a city, showing a dense urban area with buildings and a major highway running through it. The image is dark and serves as a background for the title.

Land Use: Fiscal Sustainability

- **Proposed Goal LU-2.** A balanced mix of land uses and development types that result in fiscal sustainability and support continuously improving public facilities and services.
 - LU-2.1 Fiscal impacts
 - LU-2.3 Mixed-use development
 - LU-2.5 Reduced commuting
 - *LU-1.3 Mix of land uses*
 - *LU-4.4 Existing businesses*

Circulation & Mobility: Traffic Impacts





Circulation & Mobility: Traffic Impacts

- **Current GP – Circ Goal 3.2.** Provide a circulation system which supports existing, approved, and planned and uses throughout the City while maintaining a desired level of service on all streets and at all intersections.
- **Proposed Goal CM-1.** A safe and efficient network of streets that are adequate for residents, businesses, visitors, and emergency services.

Circulation & Mobility: Traffic Impacts

- **Proposed Goal CM-1.** A safe and efficient network of streets that are adequate for residents, businesses, visitors, and emergency services.
 - CM-1.1 Level of service
 - CM-1.2 Local traffic mitigation fee
 - CM-1.3 Mitigation fees for projects outside the city
 - CM-1.7 Traffic management
 - CM-1.8 Truck routes
 - *CM-2.7 VMT reduction*
 - *LU-3.6 Parking design*

Circulation & Mobility: Complete Streets





Circulation & Mobility: Complete Streets

- **Current GP – Circ Goal 3.1** Provide a transportation system that supports the land use element of the General Plan and facilitates the safe and efficient movement of people and goods throughout the City of Fountain Valley.
- **Proposed Goal CM-2.** A comprehensive and multimodal network of streets, bikeways, and pedestrian areas that facilitates the safe and efficient movement of people and goods while minimizing vehicle miles traveled.

Circulation & Mobility: Complete Streets

- **Proposed Goal CM-2.** A comprehensive and multimodal network of streets, bikeways, and pedestrian areas that facilitates the safe and efficient movement of people and goods while minimizing vehicle miles traveled.
 - CM-2.1 Multimodal and complete network
 - CM-2.2 Regional network
 - CM-2.3 Design of new facilities
 - CM-2.4 Traffic calming
 - CM-2.5 Site design
 - CM-2.6 Access management
 - CM-2.7 VMT reduction

Circulation & Mobility: Complete Streets

- **Proposed Goal CM-2.** A comprehensive and multimodal network of streets, bikeways, and pedestrian areas that facilitates the safe and efficient movement of people and goods while minimizing vehicle miles traveled.
 - CM-2.8 First/last mile connectivity
 - CM-2.9 Safe routes to schools/parks
 - CM-2.10 Transit service and stops
 - CM-2.11 Parking strategies

OS & Conservation: Types of Open Space



OS & Conservation: Types of Open Space

- **Current GP – Parks Goal 4.1.** Provide park and recreation opportunities that enable residents of all ages to use their leisure time in a rewarding, relaxing and creative manner.
- **Proposed Goal OSC-1.** An integrated system of parks and recreation facilities and programming that enable residents of all ages and abilities to be healthy and use their leisure time in a rewarding, relaxing, and creative manner.

OS & Conservation: Types of Open Space

- **Proposed Goal OSC-1.** An integrated system of parks and recreation facilities and programming that enable residents of all ages and abilities to be healthy and use their leisure time in a rewarding, relaxing, and creative manner.
 - OSC-1.1 Parks standards
 - OSC-1.2 Maintain and improve existing parks
 - OSC-1.3 Accessibility and interests
 - OSC-1.4 Mile Square Park
 - OSC-1.5 School reuse
 - OSC-1.6 Multipurpose open space
 - OSC-1.7 Trail linkages
 - OSC-1.8 Public plazas

OS & Conservation: Community Resources



OS & Conservation: Community Resources

- **Current GP – Cons Goal 5.1.** Conserve, protect and enhance the natural resources in Fountain Valley to ensure their optimal use and support to the benefit of all present and future citizens of the City.
- **Proposed Goal OSC-2.** Natural, historic, and cultural resources that are protected and enhanced as sources of community pride and identity.

OS & Conservation: Community Resources

- **Proposed Goal OSC-2.** Natural, historic, and cultural resources that are protected and enhanced as sources of community pride and identity.
 - OSC-2.1 Urban forest
 - OSC-2.2 Tree preservation
 - OSC-2.3 National and state historic resources
 - OSC-2.4 Local historic resources
 - OSC-2.5 Heritage Park
 - OSC-2.6 Biological resources
 - OSC-2.7 Tribal cultural resources
 - OSC-2.8 Public education

Pub Facilities & Safety: Water Supply



A blue-tinted photograph of a water treatment facility, showing large cylindrical tanks and metal scaffolding against a clear sky.

Pub Facilities & Safety: Water Supply

- **Current GP – LU Goal 5.2.** Manage growth and development to insure the maintenance or improvement of the existing quality of life in Fountain Valley.
- **Proposed Goal PFS-1.** Reliable and cost-effective infrastructure systems and services that adequately serve residents and businesses.

A blue-tinted photograph of a water treatment facility, showing large cylindrical tanks and metal structures against a clear sky.

Pub Facilities & Safety: Water Supply

- **Proposed Goal PFS-1.** Reliable and cost-effective infrastructure systems and services that adequately serve residents and businesses.
 - PFS-1.2 Approval beyond projected supplies

Policy PFS-1.2 Approval beyond projected supplies

Approve new development with more than 100 units or 25,000 square feet of nonresidential building space only if either:

- the projected water demand of the proposed development can be accommodated by the remaining projected supplies in the latest adopted UWMP, or
- the proposed development provides a separate water supply assessment that is approved by the Director of Public Works and demonstrates that there is an adequate 25-year water supply that will serve the proposed project and not diminish the water supply of existing residents and businesses in Fountain Valley.

Pub Facilities & Safety: Resiliency





Pub Facilities & Safety: Resiliency

- **Current GP** – Nothing directly addresses this topic; some speak to emergency planning and response
- **Proposed Goal PSF-4.** A community that is able to withstand and recover from emergencies, natural disasters, and climate-related hazards.

Pub Facilities & Safety: Resiliency

- **Proposed Goal PSF-4.** A community that is able to withstand and recover from emergencies, natural disasters, and climate-related hazards.
 - PFS-4.1 Resiliency infrastructure
 - PFS-4.2 Expediting public services
 - PFS-4.3 Vulnerable populations
 - PFS-4.4 Water shortage contingency
 - PFS-4.5 Regional and local flood control
 - PFS-4.6 Sustainable and resilient design
 - *PFS-2.4 Stormwater drainage improvements*

Pub Facilities & Safety: Noise



Pub Facilities & Safety: Noise

- **Current GP – Noise Goal 7.1.** Protect the public health and welfare by eliminating existing noise problems and preventing significant degradation of the future acoustic environment.
- **Proposed Goal PFS-5.** Protect the public health and welfare by eliminating existing noise problems and preventing significant degradation of the acoustic environment.

Pub Facilities & Safety: Noise

- **Proposed Goal PFS-5.** Protect the public health and welfare by eliminating existing noise problems and preventing significant degradation of the acoustic environment.
 - PFS-5.1 Land use compatibility
 - PSF-5.2 New residential
 - PSF-5.3 New nonresidential
 - PSF-5.4 Transportation noise
 - PFS-5.5 Noise from businesses and events

5b.iv. Public Comments



Public Comments

- Please fill out a speaker card and hand it to staff during the meeting or public comment period
- City staff will call out your name so that you may ask questions and/or provide comments (up to 3 minutes)

5b.v. Committee Comments & Discussion



6. NEXT STEPS & ADJOURNMENT



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



**FUTURE READY
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THANK YOU!