

May 19, 2022  
 6:00 p.m.  
 City Council Chambers

1. Call to Order
2. Roll Call

GPAC members: P= Present (8) | A= Absent (6) | Ch = Chair | VCh = Vice Chair

P	Kim Constantine Mayor Pro Tem	P	Margie Drilling Measure HH Committee	A	Karl Lutke At-large FV Resident Quadrant 1
P	Michael Vo Council Member	A	Jim Cunneen (Ch) FV Elementary School Board	A	Vacant Seat At-large FV Resident Quadrant 2
P	Azzam Saad Planning Commission	P	Paula Coker FV Chamber of Commerce Board	A	Robert Alcantara At-large FV Resident Quadrant 3
P	Michael White HCD Advisory Board	A	Emily Randle FV Large Business Rep.	P	Sheri Vander Dussen (VCh) At-large FV Resident Quadrant 4
P	Tracy Cameron FV Community Foundation	A	Matt Cortez OC Board of Realtors	A	Bonnie Castrey HB Union HS District Rep.

General Public: approximately 15 members of the public were also in attendance.

3. Introduction of New City Staff
4. Status Update
  - A. The consultant recapped the General Plan Update process to date and outlined the next steps towards adoption and implementation.
5. New Business
  - A. Draft Housing Element
    - i. The consultant reviewed the basics of housing elements, including the statutory requirements and consequences of non-compliance.
    - ii. The revised housing strategy and sites inventory were presented next, highlighting changes that were made based on guidance from the statewide certifying agency, the California Department of Housing and Community Development (HCD).
    - iii. The GPAC reviewed a recently adopted zoning ordinance that conditionally permits residential development up to 100 units per acre in mixed use zones.
    - iv. GPAC Action
      - a) The Committee was directed by the City Council to revisit the recently adopted zoning ordinance that conditionally permits residential development up to 100 units per acre in mixed use zones (65 units per acre permitted by right) and return with a recommendation to either uphold the ordinance or revoke the ordinance and cap development in mixed use zones to a maximum of 65 units per acre.

- b) By a 7-1 vote, the Committee recommended to uphold the ordinance as currently adopted.
- B. Draft General Plan Policies
  - i. The consultant first reviewed the role of the general plan and how it is implemented following adoption.
  - ii. The presentation transitioned to how goals and policies function within a general plan and how they are written.
  - iii. A selection of draft goals and policies were presented for review and feedback.
- C. Public Comments and GPAC Discussion
  - i. Full coverage of public comments and GPAC discussion for both items 5A and 5B is available online at <https://www.fountainvalley.org/1284/General-Plan-Advisory-Committee>
  - ii. Comments centered on:
    - a) Concerns about increased residential density and the effect on neighborhood parking
    - b) The number of ADUs projected by the housing element strategy (preference for higher density)
    - c) Efforts to retain existing commercial businesses
    - d) Circulation patterns around schools
    - e) Undergrounding power lines
    - f) Architectural design of residential / mixed-use developments
    - g) Promoting cultural / arts opportunities
- 6. Adjournment to Next Meeting (TBD)
  - A. GPAC Meeting #10 | Location: TBD | Time: TBD

ATTACHMENTS / LINKS

- Vision statement
- Draft policy matrix