

**CITY OF FOUNTAIN VALLEY**  
**DEVELOPMENT REVIEW PUBLIC HEARING**

**November 7, 2023**  
**11:00.a.m.**

**City Hall, Council Chambers**  
**10200 Slater Avenue**

**A G E N D A**

1. Development Plan Review No. 23-02

Petition submitted by Okan Ustun to construct a covered patio structure for the existing outdoor dining area for the Istanbul Grill restaurant located at 18010 Newhope Street. The patio structure will cover the 1,538 sq. ft. outdoor dining area located at the southeast corner of Talbert Avenue and Newhope Street. CEQA Compliance: This request is exempt from environmental review pursuant to CEQA Guidelines Section 15303 – Class 3 New Construction.



# Request for Development Plan Review Action

**TO:** Community Development Director

**DATE:** November 7, 2023

**FROM:** Senior Planner, Matt Jenkins

**SUBJECT:** Development Plan Review (DPR) 23-01 – Istanbul Grill

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Location: 18010 Newhope Street  
APN# 156-171-65

Zoning: SP – Specific Plan

General Plan: Specific Plan Area

Project Applicant: Okan Ustun  
18010 Newhope St., Suite A  
Fountain Valley, CA 92708

Property Owner: FV Showroom Partners  
3191 Airport Loop Dr.  
Costa Mesa, CA 92626

## Proposal

Okan Ustun has submitted a request to construct a covered patio structure for the existing outdoor dining area for Istanbul Grill restaurant located at 18010 Newhope Street. The patio structure will cover the 1,538 sq. ft. outdoor dining area located at the southeast corner of Talbert Avenue and Newhope Street (Attachment #1)

## Code Requirement

Pursuant to Section 2.0.5.C.1.c of the Crossings Specific Plan (CSP), a Development Plan Review Hearing shall be required for any project within the Plan area for new development that includes exterior façade renovations that change the character of existing street facing facades. There is no proposed change in use; therefore, modifications to the existing CUP are not required. Of the existing building, the following specific plan code requirements shall apply:

### *FVCSP 2.8.2.A.3.b. Canopy:*

- i. Canopies and their related building components should be constructed of an accent building material (such as metal or tempered glass, or a roof material used elsewhere on building) that is compatible with the primary façade material.*

Discussion:

Okan Ustun has submitted a request to construct a covered patio structure for the existing outdoor dining area for Istanbul Grill restaurant located at 18010 Newhope Street. The patio structure will cover the existing uncovered 1,538 sq. ft. outdoor dining area. The patio structure will be a metal truss structure built along the footprint of the existing patio area, behind an existing low wall measuring 2'-8" wall with a fixed glass windscreen. The exterior of the structure will be covered with a black fire-resistant canvas fabric (Attachment #2). The elevations will have clear vinyl windows in sections that can be rolled up. As shown in Attachment #2, there is extensive landscaping at this location and the lower sections of the patio cover shades will not be seen due to this landscaping. The shades will also roll down behind the glass and low wall.

The patio area was originally constructed when the building was constructed 2005. Then in 2006, the outdoor seating was approved in the common patio area with no limitation on the amount of tables or chairs.

CUP:

The Planning Commission approved CUP 1602B-M2 in October 12, 2022, to allow for a hookah lounge and to expand operations into Unit A. The applicant currently has submitted plans to obtain the necessary building permit to complete this expansion. Per the conditions of approval, the use of the hookah pipes are only allowed in the patio area and the small hookah storage room, but the use is prohibited inside the Istanbul Grill restaurant and into the expansion in Unit A.

Findings for DPR 23-02

Per Section 2.0.5.A, The Community Development Director has the authority to approve, conditionally approve, or deny a Development Plan, and to refer an application to the Planning Commission if determined to be necessary. In order to approve a Development Plan Review application, the Director shall make the following findings.

1. The project is consistent with the City's General Plan and all applicable requirements of the Fountain Valley City Code.

*The proposed Project is consistent with the City's General Plan and the CSP. The site was originally developed for restaurants, and Istanbul Grill has maintained a successful business since 2013. The Project will maintain and enhance high quality development by encouraging variety, quality; consistency and innovation in land use practice and will promote quality commercial development (Goal 2.1 and Policies 2.1.1 and 2.1.3). Additionally, the Project will support the existing business by providing outdoor dining with protection from outdoor elements with the construction of the patio cover for the customers (CSP 1.1 Community Objective #4).*

*Moreover, the proposed architecture patio cover will be subtle and not overwhelm the original design of the building. The solid black color will complement the white and grey colors on the building and provide for a high-end look.*

2. The project will not be detrimental to the general welfare of persons working or residing in the vicinity nor detrimental to the value of the property and improvements in the neighborhood.

*The proposed Project will not be detrimental to the general welfare of the persons working or residing in the vicinity nor detrimental to the value of the property and improvements in the neighborhood. The proposed Project and scope of work will increase property value and be an improved asset to the area. The proposed Project will provide customers protection from the sun on most days and inclement weather on other days.*

*Consistent with Community Objective #4 –Support Existing Businesses, the project will bring a covered patio area for patrons, an amenity not provided in the area, which will support the business and further the goal of making Istanbul Grill a destination place that can support the district.*

3. The project will not adversely affect the Circulation Plan of this Specific Plan.

*The proposed Project will not adversely affect the circulation plan of the CSP. The project is in located on private property and will not affect the public right-of-way. The patio cover is to be constructed over the existing patio area and no additional hardscape is proposed or necessary.*

4. The project complies with the applicable provisions of the Crossings Specific Plan and other applicable regulations.

*The Project furthers the community objectives of the CSP which is to support the existing businesses and that can energize the district with an increase in customers for the restaurant. Istanbul Grill is located in the Activity Center of the CSP, where the focus for energizing developments is localized within a smaller, more focused area. Supporting the existing business with a new development will provide for a positive economic impact for the business and the district.*

Staff supports the request as submitted with conditions of Approval outlined in Attachment #3 to this Staff Report.

#### Environmental Clearance:

The proposed project has been reviewed in compliance with the provisions of the California Environmental Quality Act (CEQA) and the city's environmental review procedures and can be determined categorically exempt pursuant to Class 3 (Section 15303 – New Construction) of the CEQA Guidelines. Accessory structures such as patios are exempt from CEQA (Attachment #4).

Notice Furnished:

Due notice of the public hearing on November 7, 2023, conducted in the City Council Chambers at City Hall, 10200 Slater Avenue, Fountain Valley, was given as required by the Fountain Valley Municipal Code. Public hearing notices were mailed to all property owners and commercial tenants within 500 feet of the subject property. The item was published in the Fountain Valley View and notices were posted at City Hall and the Recreation Center.

Alternatives:

1. Recommend approval of a Notice of Exemption in accordance with the CEQA and approve Development Review 23-02 per the Conditions of Approval outlined in Attachment #3 of this Staff Report.
2. Deny the request.
3. Continue this request for additional information.

Recommended Action:

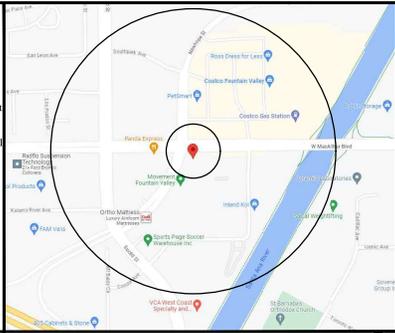
Staff recommends that the Community Development Director select Alternative #1: Approve a Notice of Exemption in accordance with the CEQA and approve Development Review 23-02 per the Conditions of Approval outlined in Attachment #4 of this Staff Report.

Prepared By: Matt Jenkins, Senior Planner

Reviewed and Approved By: Steven Ayers, Principal Planner

Attachments 1. Project Plans  
2: Elevations  
3: Conditions of Approval for DPR 23-02  
4: Notice of Exemption

A.F.F.	Above Finish Floor		Align
CTR.	Counter		Orientation
DED	Dedicated		Detail Symbol
DOC	Document		Cut symbol
EXIST.	Existing		Electrical Panel
O.C.	On Center		
SO.FT.	Square Foot		
SIM.	Similar		
TYP.	Typical		
U.N.O.	Unless Noted Otherwise		
w/	With		



<b>CODE SUMMARY</b>	
Project Address:	18010 Newhope St Fountain Valley, CA 92708
Site Area:	107,414 sq. ft. (2.47 AC)
Building Use:	Restaurant
Existing Construction Type:	V-N, Fully Sprinklered
New Construction Type:	V-N, Fully Sprinklered
Fire Sprinkler:	Yes
Occupancy:	M Retail / Sit-Down Restaurant
Existing Building Height:	24'-0"
Basic Allowable Area:	8,000 sq.ft.
Sprinkler Increase x3:	24,000 sq.ft.
Actual Area:	6,490 sq.ft.

**SECTION 3105 AWNINGS AND CANOPIES**

3105.1 General. Awnings or canopies shall comply with the requirements of this section and other applicable sections of this code.

3105.2 Definition. The following term shall, for the purposes of this section and as used elsewhere in this code, have the meaning shown herein.

3105.3 Design and construction. Awnings and canopies shall be designed and constructed to withstand wind or other lateral loads and live loads as required by Chapter 16 with due allowance for shape, open construction and similar features that relieve the pressures or loads. Structural members shall be protected to prevent deterioration. Awnings shall have frames of noncombustible material, fire-retardant-treated wood, wood of Type IV size, or 1-hour construction with combustible or noncombustible covers and shall be either fixed, retractable, folding or collapsible.

3105.4 Canopy materials. Canopies shall be constructed of a rigid framework with an approved covering that meets the fire propagation performance criteria of NFPA 701 or has a flame spread index not greater than 25 when tested in accordance with ASTM E 84 or UL 723. All fabrics and all interior decorative fabrics or materials shall be flame resistant in accordance with appropriate standards set forth in CCR, Title 19, Division 1, Chapter 8. Tops and sidewalls shall be made either from fabric which has been flame resistant treated with an approved exterior chemical process by an approved application concern, or from inherently flame resistant fabric approved and listed by the State Fire Marshal (see CCR, Title 19, Division 1, Chapter 8).

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<b>SYMBOLS &amp; ABBREVIATIONS</b>	<b>VICINITY MAP</b>
<p><b>GENERAL NOTES</b></p> <ol style="list-style-type: none"> <li>ALL CONSTRUCTION SHALL COMPLY WITH THE LATEST EDITION OF LOCAL BUILDING CODE OR THE 2022 EDITION OF THE CALIFORNIA BUILDING CODE, WHICHEVER IS MORE STRICT.</li> <li>THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE BEFORE COMMENCEMENT OF WORK AND SHALL REPORT ANY ERRORS, OMISSIONS OR DISCREPANCIES TO THE PROJECT ARCHITECT AND/OR ENGINEERS.</li> <li>DETAILS OF CONSTRUCTION NOT SPECIFICALLY SHOWN SHALL BE CONSTRUCTED IN ACCORDANCE WITH DETAILS SHOWN FOR SIMILAR CONDITIONS AND MATERIALS.</li> <li>NO FIELD WELDING WILL BE DONE FOR THIS PROJECT.</li> <li>ALL WELDING IS DONE AT CERTIFIED WELDING MANUFACTURER.</li> </ol>	

<b>SHEET INDEX</b>
<p>T - Vicinity, Summary, Notes, Symbols          GN0 - Fabric Specifications          A1 - Site Plan          S1 - Foundation &amp; Post Plan          S2 - Framing Plan          S3 - Patio Cover Plan          S4 - Elevations          S5 - Elevation, Details          S6 - Sections          SD1 - Details          SD2 - Details</p>

<b>GENERAL NOTES</b>
<p>1 - Contractor shall check and verify all dimensions, conditions, notes, and specifications at job site and shall report any and all discrepancies prior to bid and starting work.</p> <p>2 - If certain information is noted on the plans or only in the specifications, then that information will be as valid as if noted on both plans and specifications.</p> <p>3 - Do not scale drawings. Noted scales are for general reference only. Contractor shall verify all dimensions at the job site and shall not rely solely on scaling for bidding purposes. Verify that all noted scales match field conditions prior to proceeding. Noted dimensions shall take precedence. If discrepancies exist, large scale details govern over small</p> <p>4 - Dimensions are shown to finish face, column grid, and face of concrete masonry walls, unless otherwise noted.</p>

All Fabrication and Installation to be Performed by:

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**Engineer:**

**Cerenico G. Madrona, PE**  
 Trimar Engineering  
 7868 De Soto Avenue  
 Canoga Park, CA 91304

<b>BUILDING DEPARTMENT NOTES</b>
<p>ALL WORK SHALL COMPLY WITH:</p> <p>2022 CALIFORNIA BUILDING CODE          2022 CALIFORNIA GREEN BUILDING CODE          2022 CALIFORNIA ELECTRICAL CODE          2022 CALIFORNIA MECHANICAL CODE          2022 CALIFORNIA PLUMBING CODE          2022 CALIFORNIA ENERGY CODE          2022 CALIFORNIA FIRE CODE</p>

**SCOPE OF WORK**

NEW 1,538 sq.ft. PATIO COVER OVER EXISTING OUTDOOR PATIO.

PATIO COVER TO BE FULLY SPRINKLERED.

TYPE V-N CONSTRUCTION.

**UNDER SEPARATE PERMIT**

- SPRINKLER SYSTEM

3202.2.3 Awnings. The vertical clearance from the public right-of-way to the lowest part of any awning, including valances, shall be 7 feet (2134 mm) minimum.

ISTANBUL GRILL  
 PATIO COVER  
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# THE BEST OF BOTH WORLDS

Specify FIRESIST™ for an up-to-code fire-resistant awning and shade fabric that looks as good as it performs. Improved strength, colorfastness, and weather-resistance make fabrication with FIRESIST easier than ever.



CEBIS  
E2025-0006



HONEY  
E2015-0008

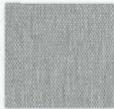


FIG  
E2024-0008



GREY  
E2025-0006



SAND  
E2006-0008



TOASTY BEIGE  
E2012-0008



SUNBURST YELLOW  
E2013-0006



REWOOD  
E2021-0008



BLACK  
E2008-0008



RESCATE  
E2280-0008



CRIMSON RED  
E2017-0001



FOREST GREEN  
E2002-0006



FLAME  
E2022-0008



ADMIRAL NAVY  
E2010-0008



SURBURY  
E2016-0008



TERRACITA  
E2014-0008



### FIRE RETARDANT

FIRESIST™ delivers a state-of-the-art combination of flame retardant performance and UV resistance that exceeds industry standards.

### WEATHER RESISTANCE

With over 100 years of outdoor awning experience, Glen Raven has engineered new coatings and finishes to maximize water repellency, sunlight resistance, and ease of cleaning.

### COLOR RETENTION & STRENGTH

The deep, rich colors and robust durability of FIRESIST deliver long lasting good looks to any application. Plus, workability improvements make cutting, sewing and wetting easier than ever.

### STYLING

The new FIRESIST color palette focuses on popular solids and tweeds.



GREENGUARD CERTIFICATION  
Firesist fabric has achieved GREENGUARD GOLD Certification. Firesist fabrics are certified by GREENGUARD as contributing to healthy air quality by being a very low chemical emitting product.

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TECHNICAL DATA	
WEIGHT	8.75 oz. per square yard
WIDTH	60" / 152.4 cm
COLOR	Solution dyed to resist color loss from UV exposure and weathering. Resistant to most chemicals, including bleach.
WARRANTY	5 years against loss of color or strength.
SURFACE	Plain weave - Highly water repellent and soil/stain release finish.
UNDERSIDE	Urethane/acrylic coating
TRANSPARENCY LEVEL	Lighter shades translucent for back-lighting applications.
ABRASION RESISTANCE	Excellent
FLEXIBILITY	Excellent in both hot and very cold conditions.
FLAME RESISTANCE (FBI/UL 900, NFPA 701, ASTM E 84)	California State Fire Marshal Title 19 NFPA 701-199, test method II CPA-16; Test walls and roof FMVSS 302 FAC 25.353 (Variation) ULAC Upholstered Furniture, Class 1 ULCS-109
MILDEW RESISTANCE	Excellent (with proper maintenance and cleaning)
CHEMICAL RESISTANCE	Excellent
WATER REPELLENCY	Excellent
OIL RESISTANCE	Very good
SEWABILITY	Excellent
HEAT SEALING	Can be heat sealed using sealing tape and heat source such as wedge, hot air, radio frequency welding, etc.



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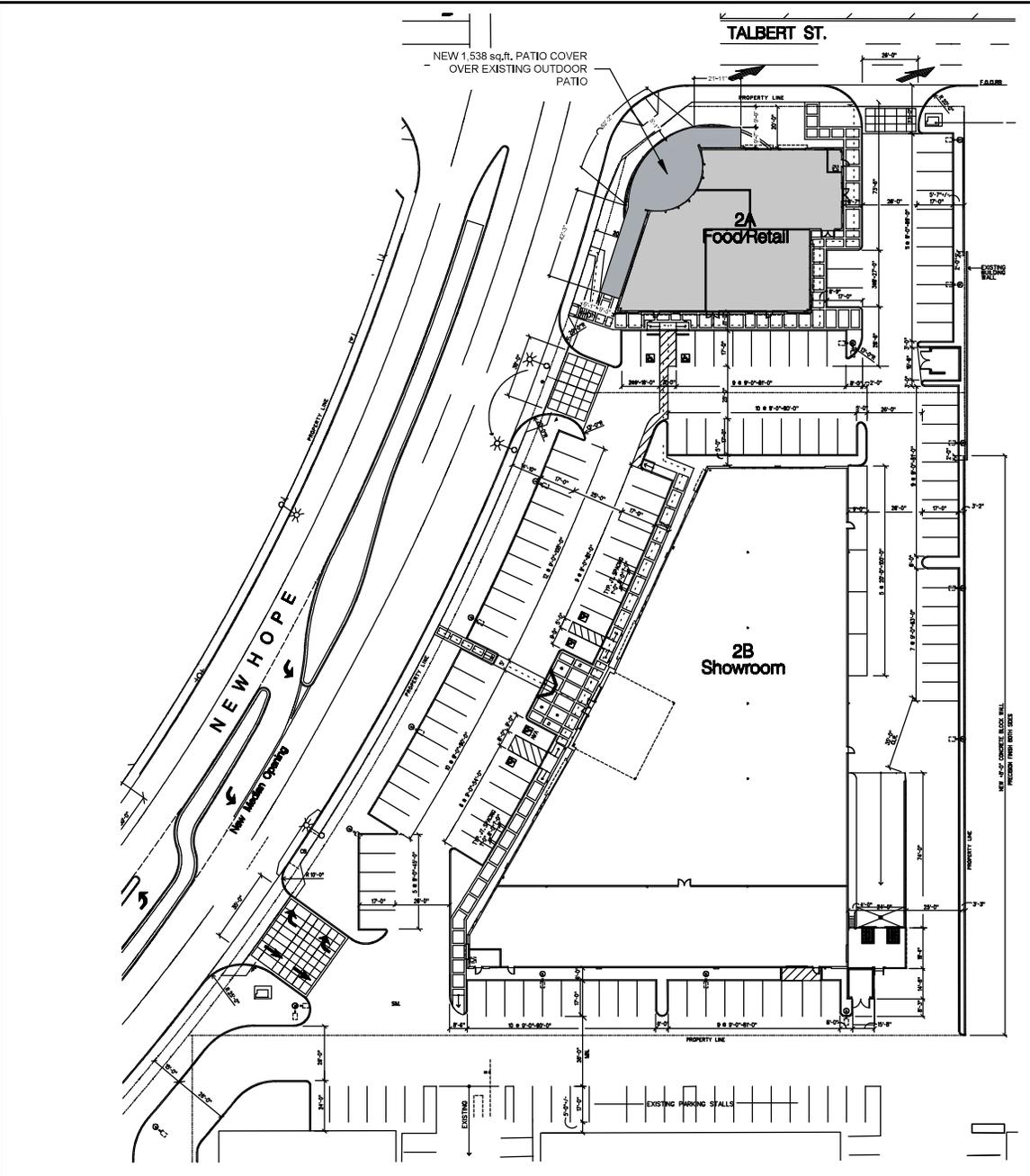
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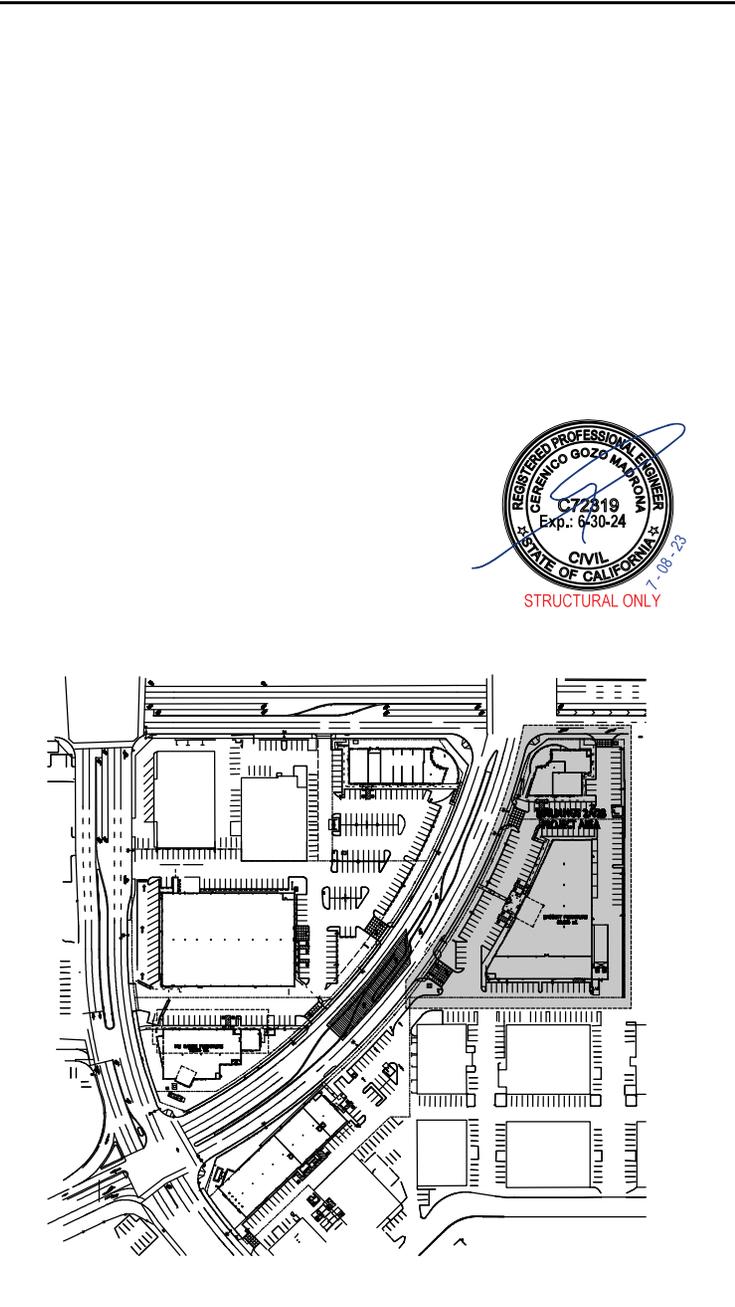
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**SITE PLAN** SCALE: NTS



**OVERALL SITE PLAN** SCALE: NTS

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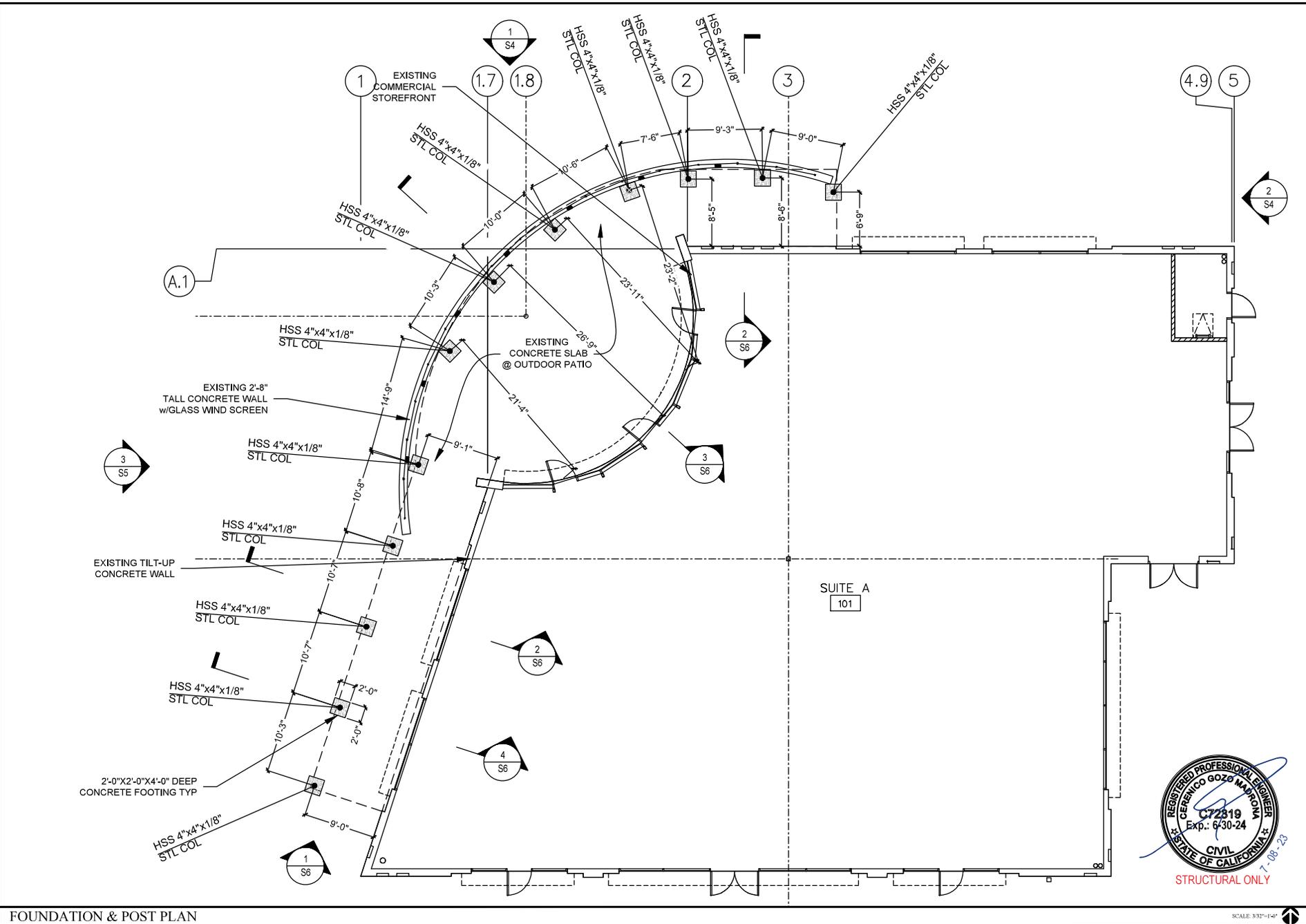
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**S1**



FOUNDATION & POST PLAN

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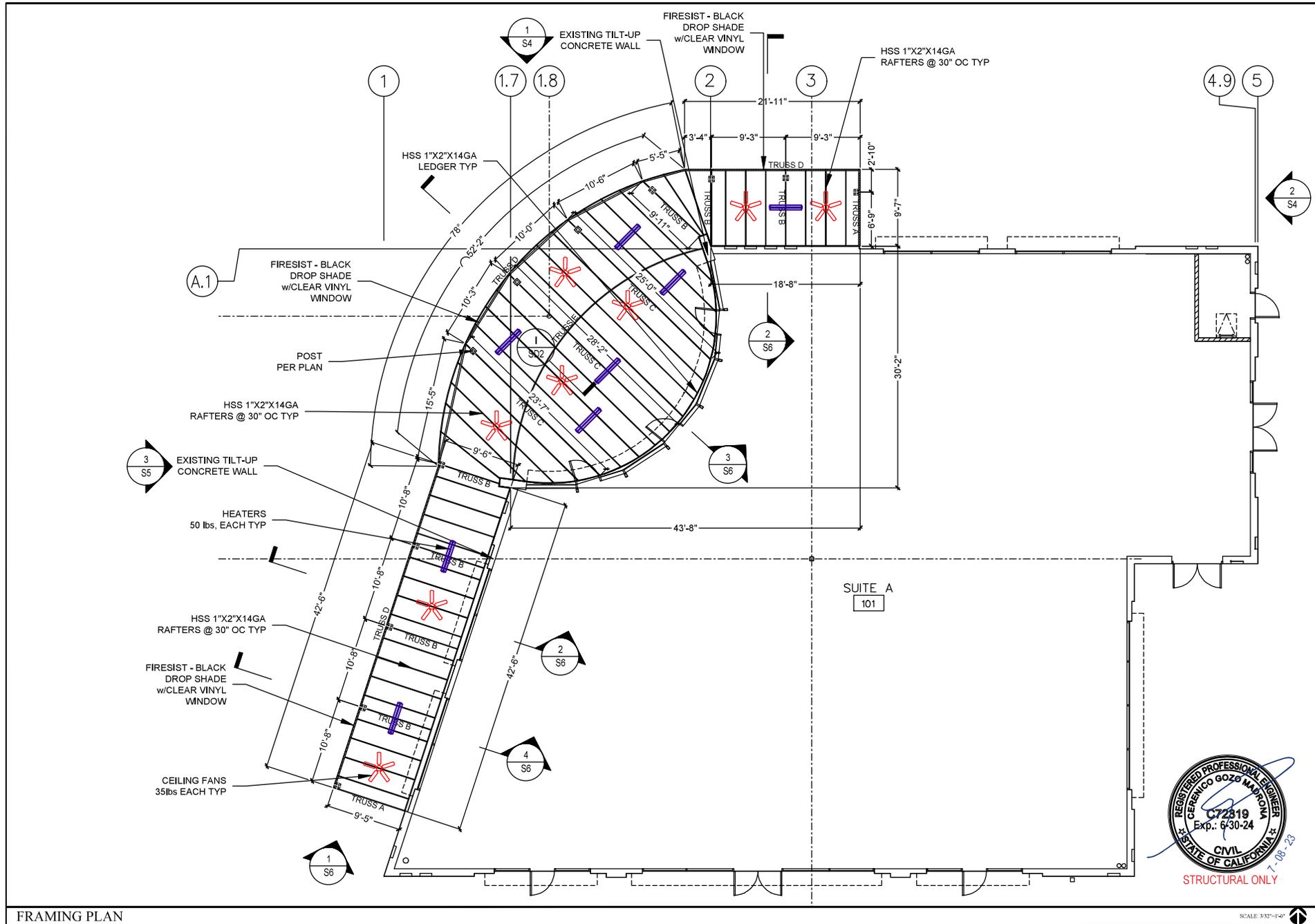
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**S2**



FRAMING PLAN

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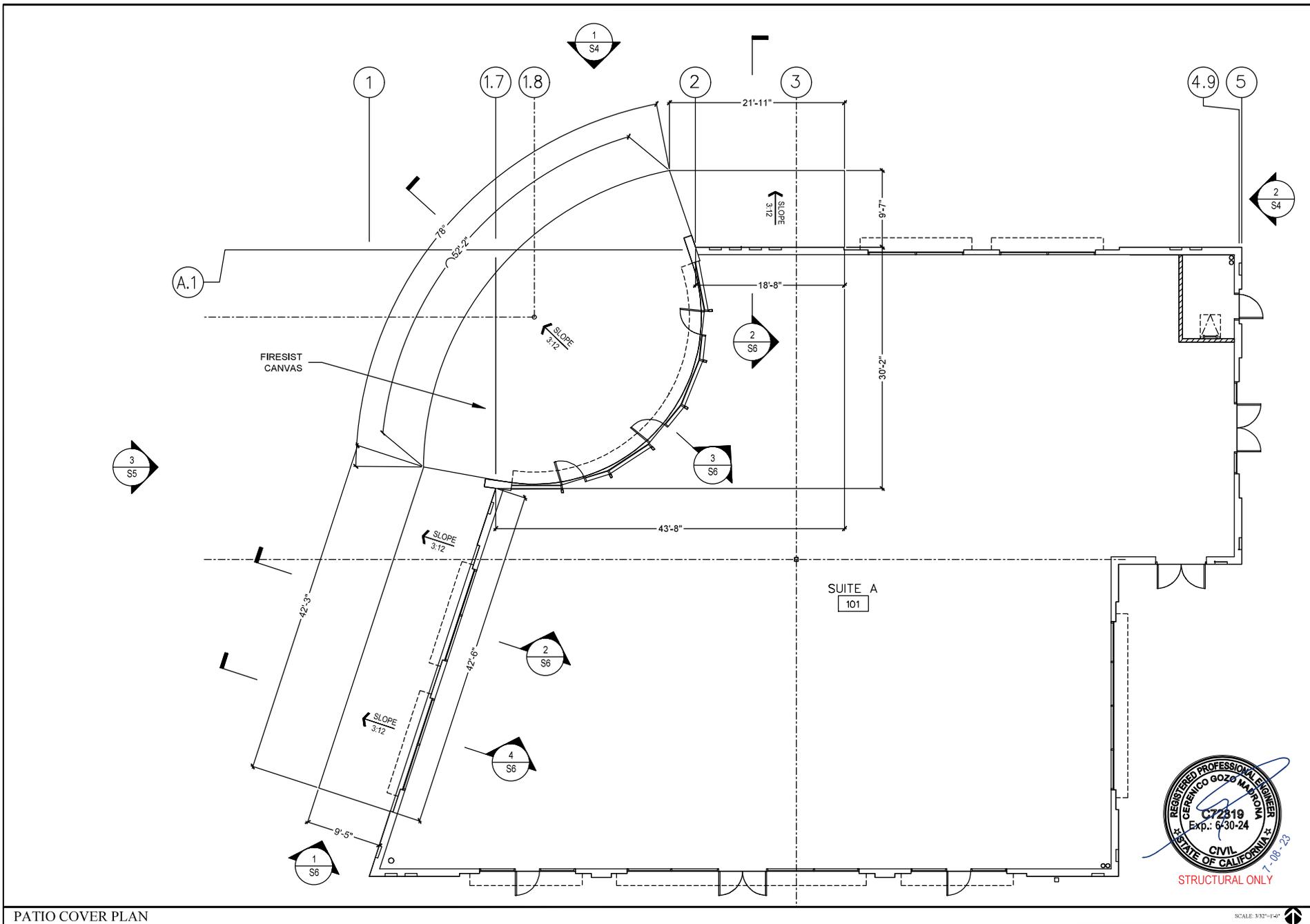
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**S3**

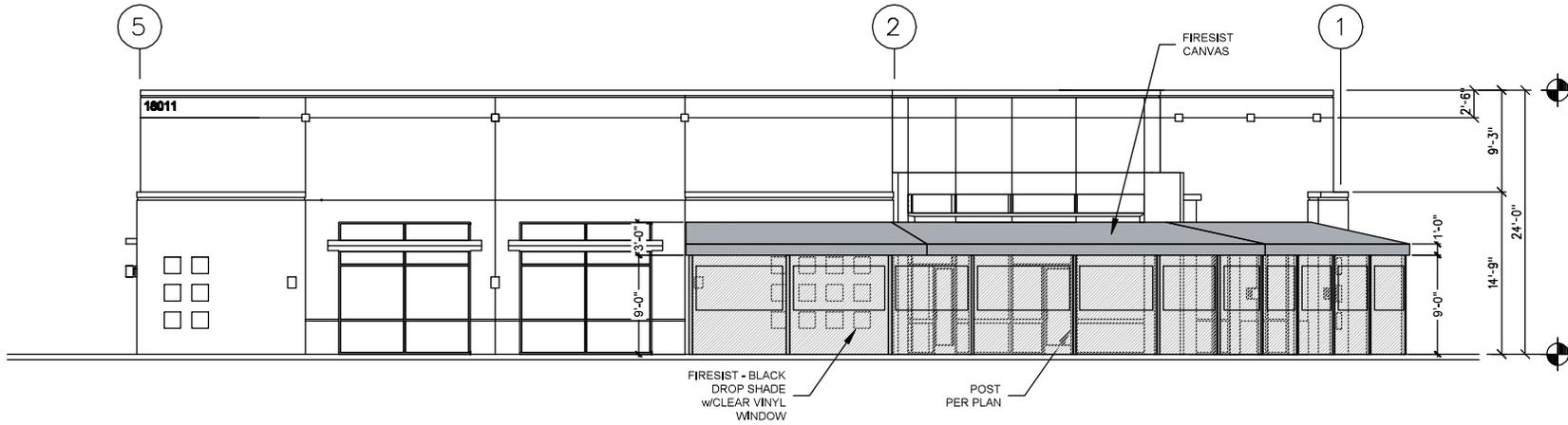
PATIO COVER PLAN

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1-NORTH ELEVATION

SCALE: 3/32"=1'-0"



2-EAST ELEVATION

SCALE: 3/32"=1'-0"

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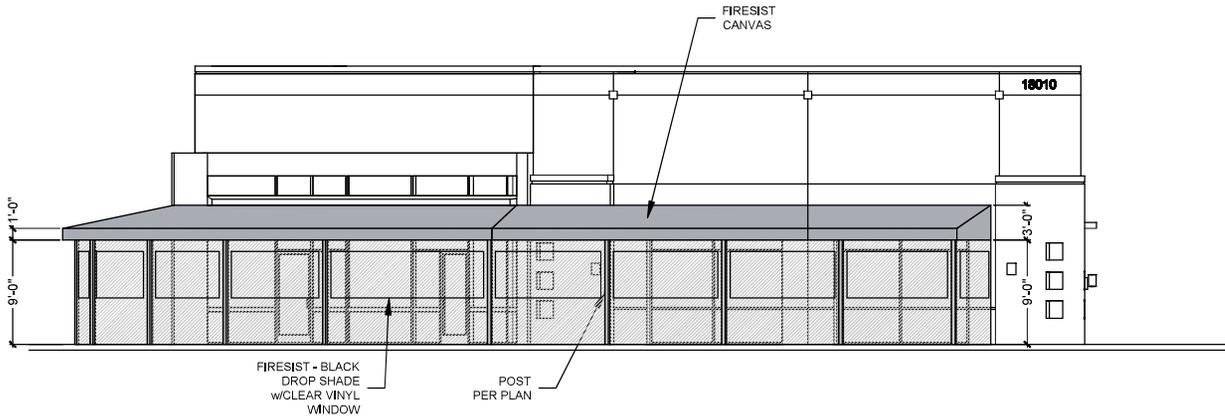
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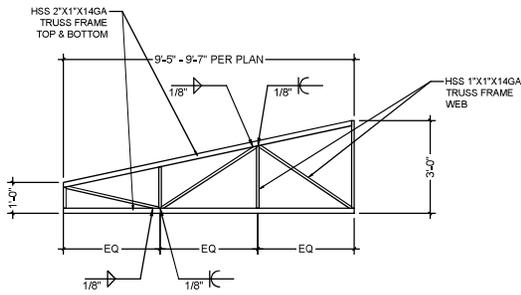
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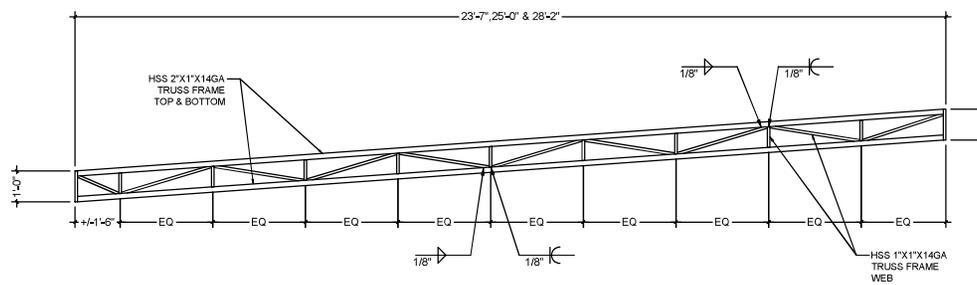
3-WEST ELEVATION

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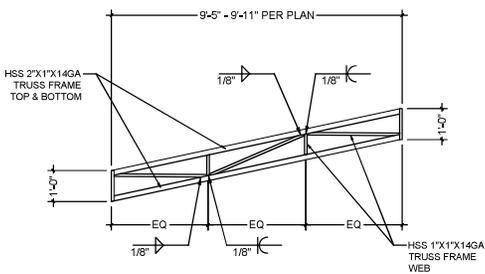


TRUSS A

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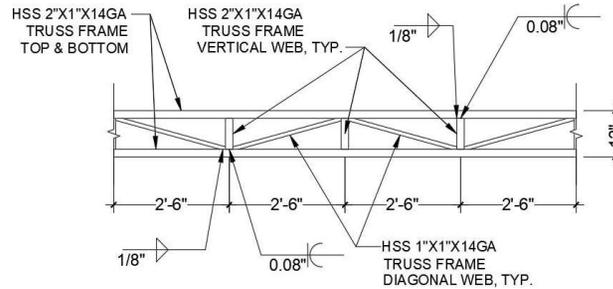


TRUSS C ( TRUSS D - SIMILAR W/ HORIZONTAL TOP & BOTTOM CHORDS )



TRUSS B

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TRUSS E

SCALE: 1/4"=1'-0"

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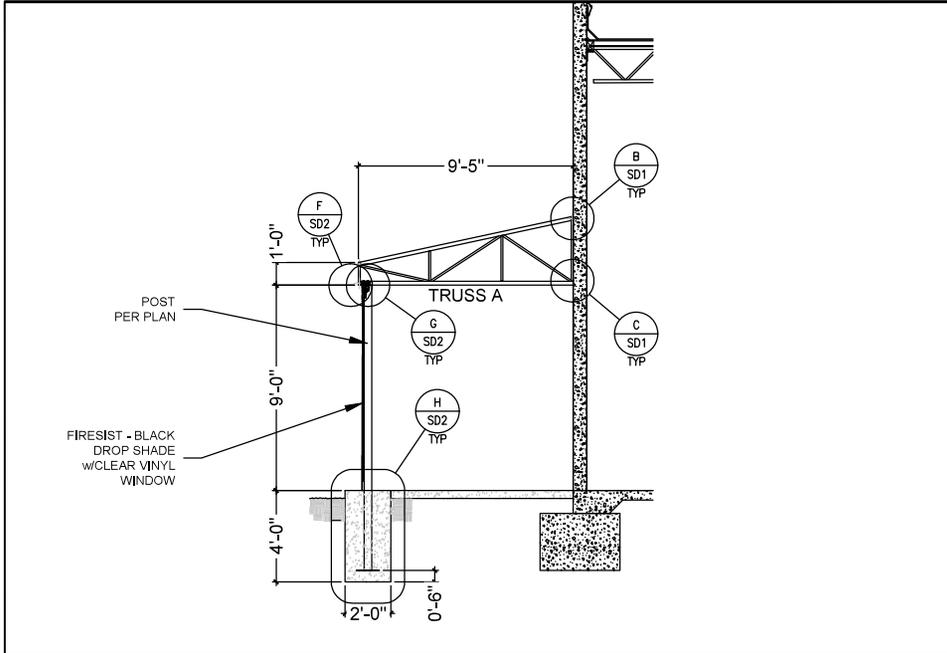
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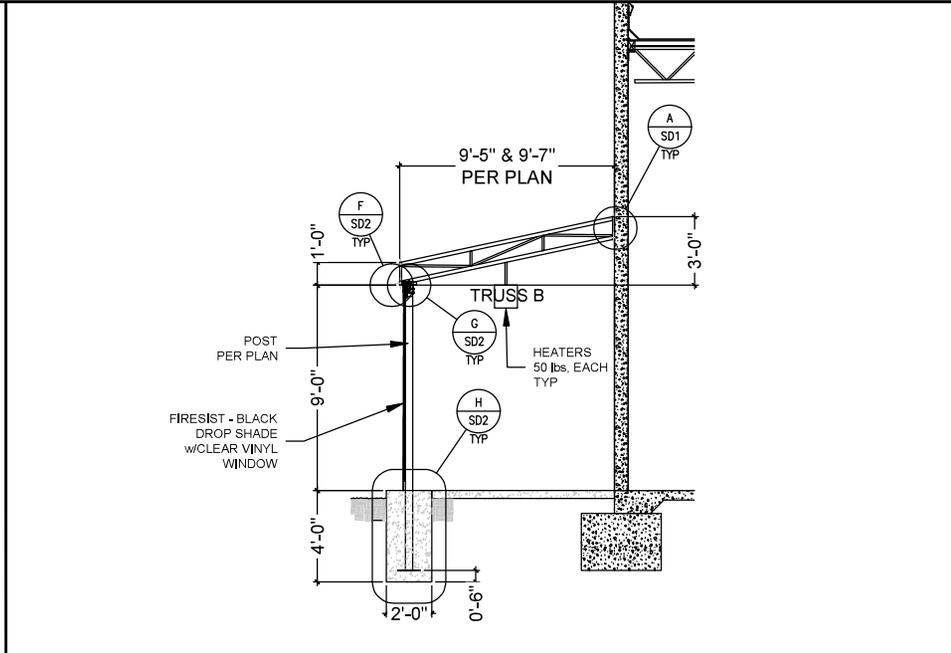
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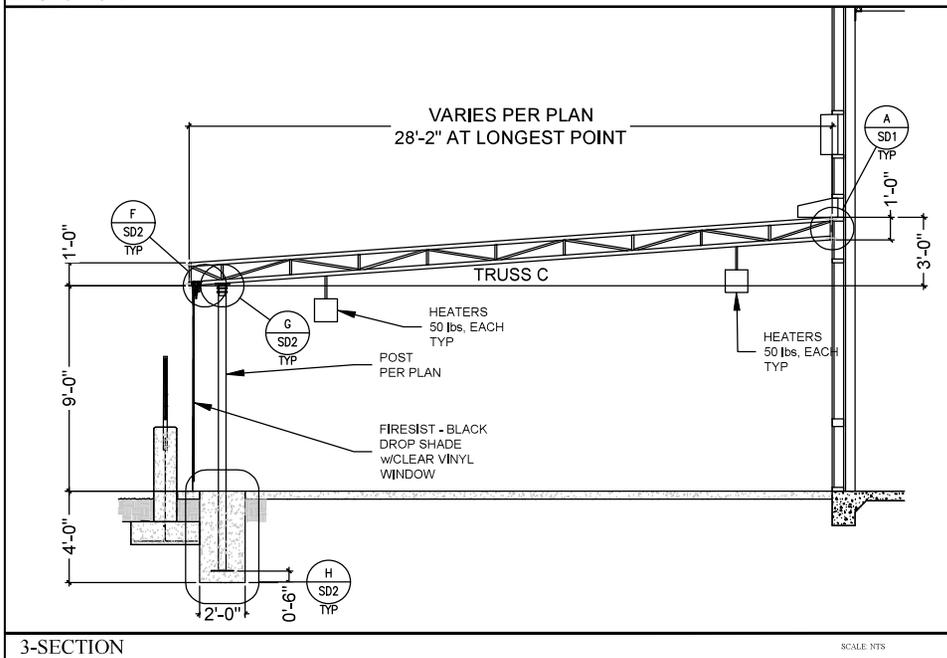
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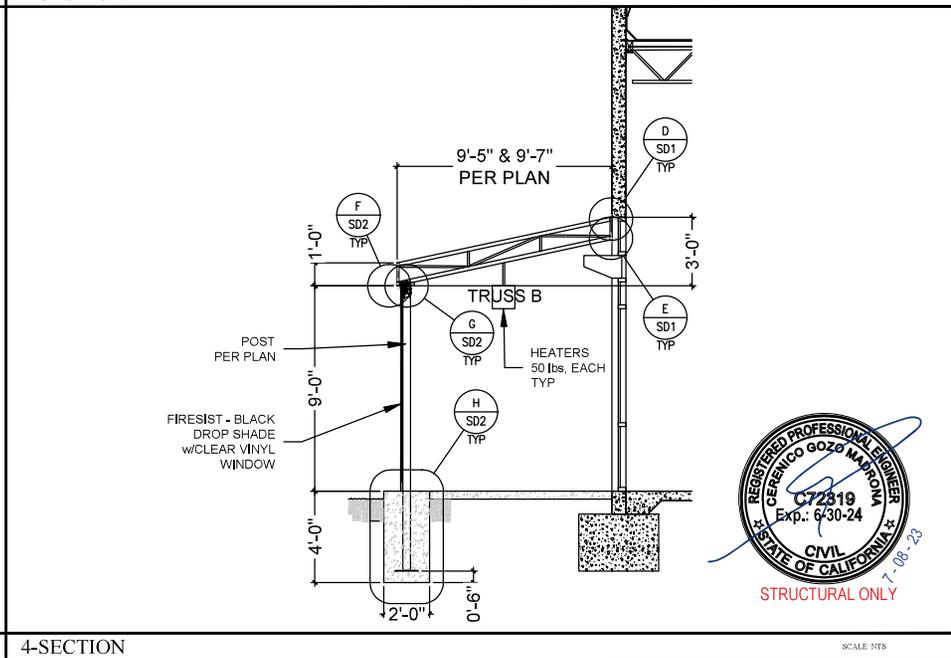
2-SECTION

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3-SECTION

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4-SECTION

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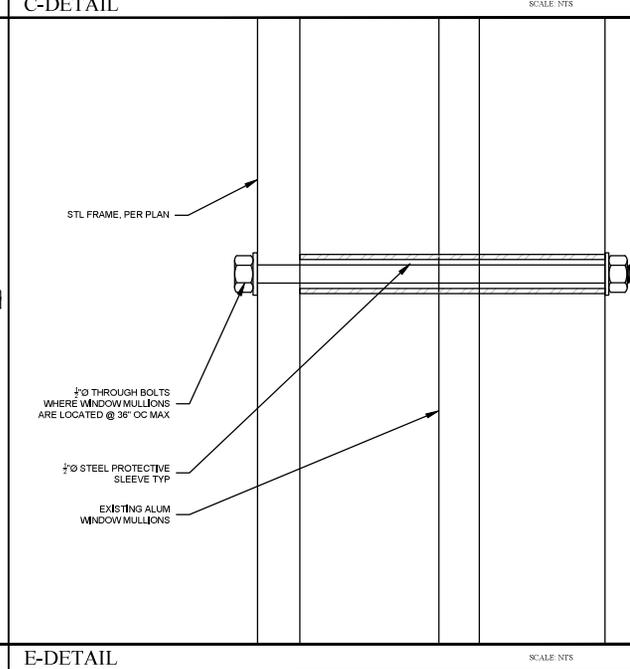
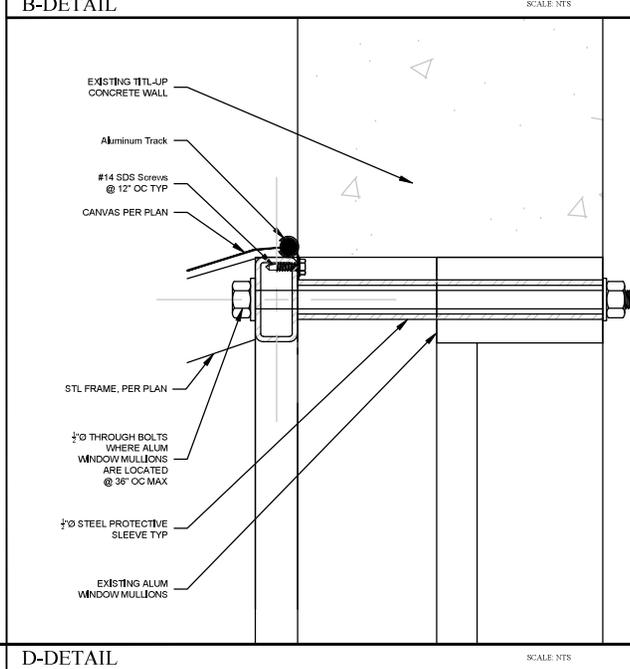
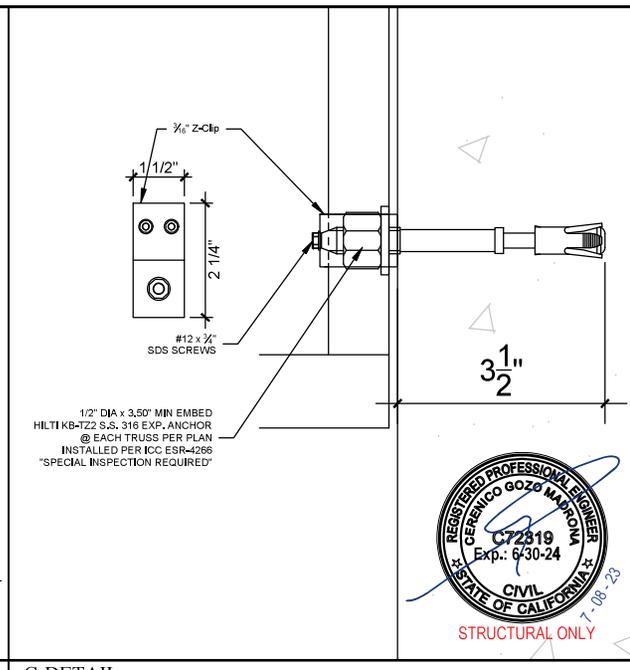
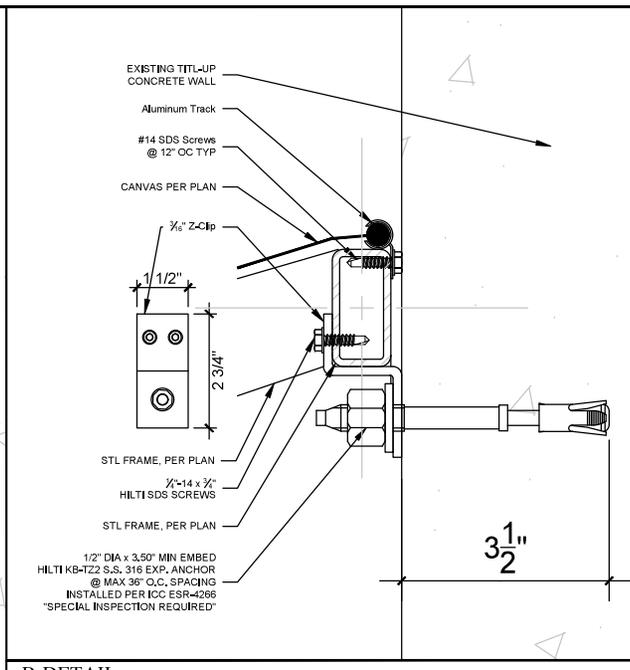
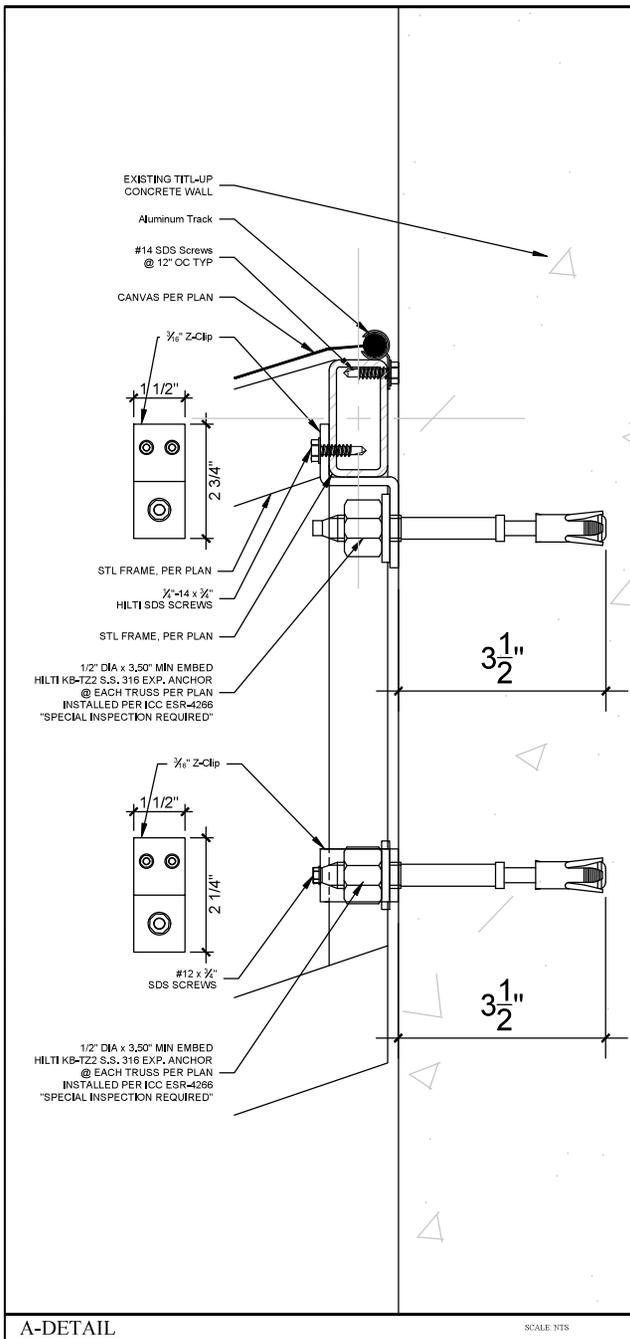
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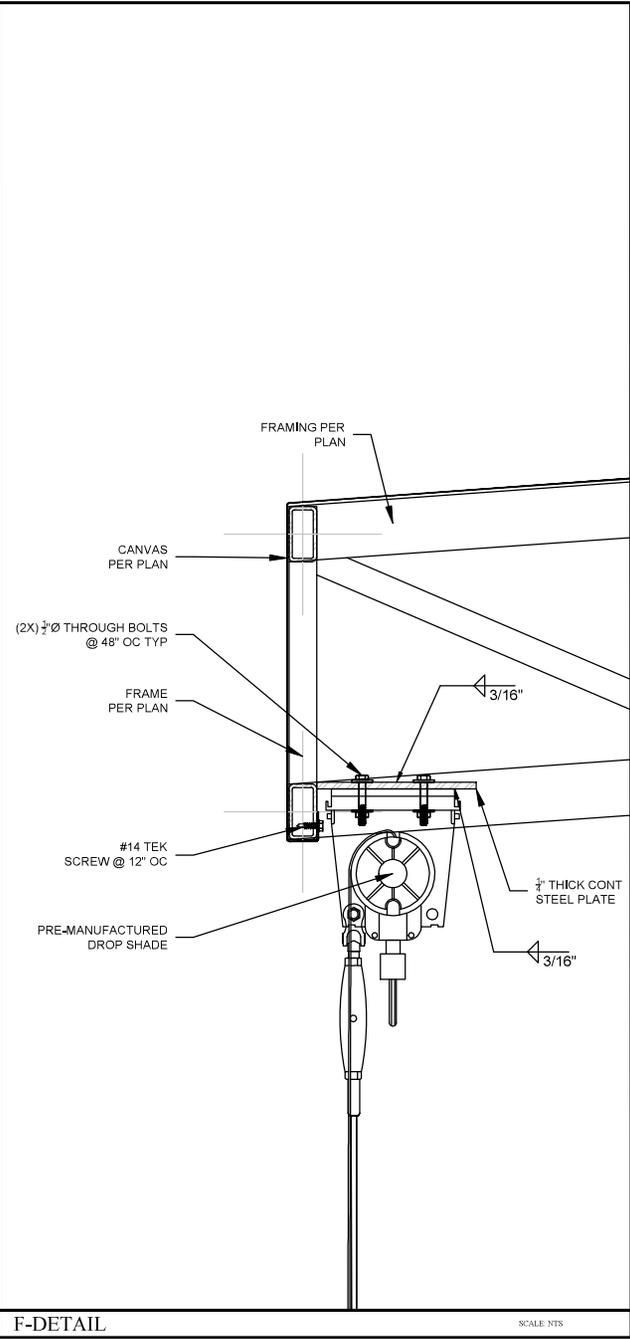
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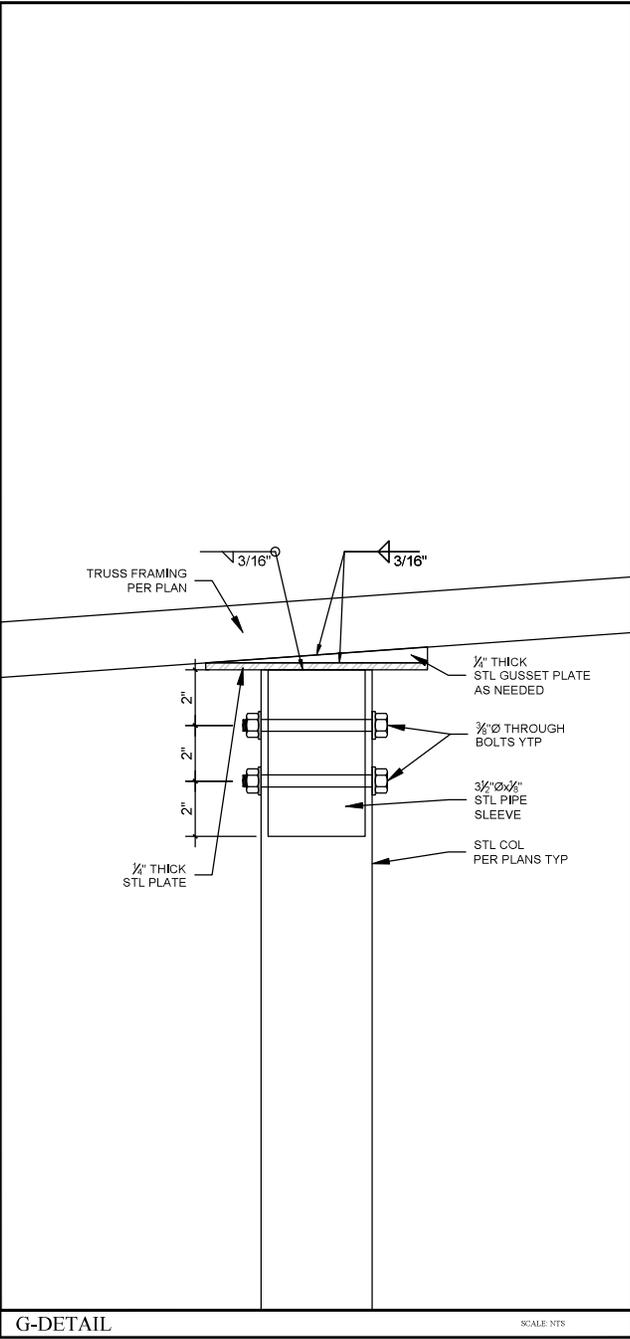
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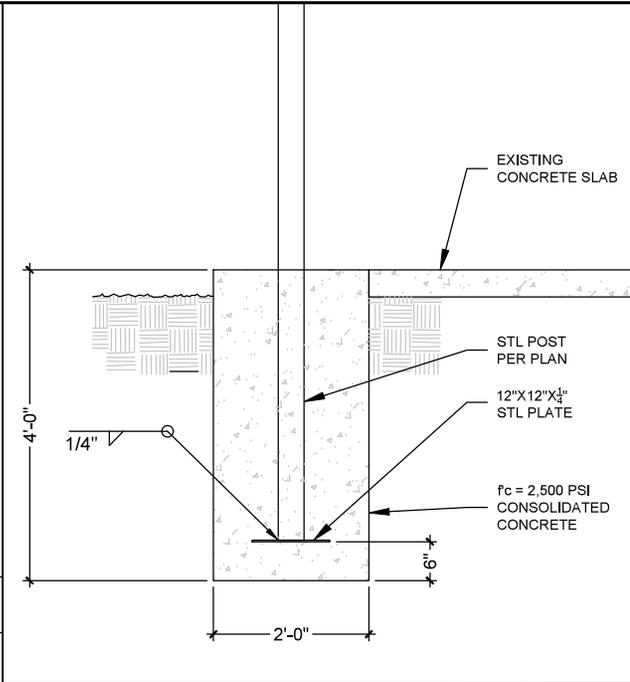
aboveawnings.com



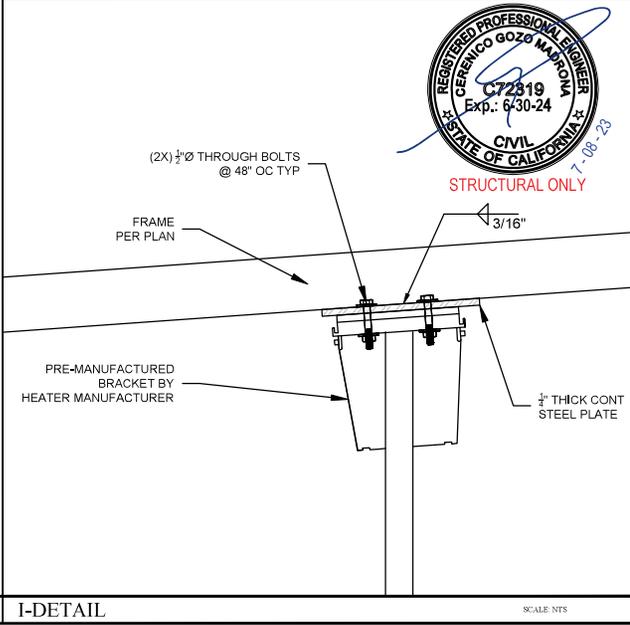
F-DETAIL SCALE: NTS



G-DETAIL SCALE: NTS



H-DETAIL



I-DETAIL SCALE: NTS



STRUCTURAL ONLY

ISTANBUL GRILL  
PATIO COVER  
18010 Newhope St  
Fountain Valley, CA 92708

ISSUE 06/19/2023  
REISSUE  
SCALE As Noted

**SD2**



EXISTING CONDITION



PROPOSED CONDITION



EXISTING CONDITION



PROPOSED CONDITION

## **ATTACHMENT 2**

### **CONDITIONS OF APPROVAL**

Development Plan Review 23-02

Istanbul Grill  
18020 Newhope Street  
Fountain Valley Crossings Specific Plan (FVCSP)

The following Conditions of Approval [COA] apply to this project. The COA's are specific conditions applicable to the proposed project. The property owner is responsible for the fulfillment of all conditions and standard development requirements, unless specifically stated otherwise.

In addition to complying with all applicable City, County, State and Federal Statutes, Codes, Ordinances, Resolutions and Regulations, permittee expressly accepts and agrees to comply with the following Conditions of Approval of this Permit:

#### **Planning Department Conditions Unique to this Project**

1. The site plans, elevation plans, floor plans, dated 11/7/2023 (attached as Attachment # 1 to the staff report for this project), have been reviewed and approved by the Community Development Director on November 7, 2023.
2. The number of persons shall not exceed the maximum occupancy load as determined by the Fire Department. If required by the Fire Department, signs indicating the occupant load shall be posted in a conspicuous place near the main entrance and must be posted prior to final inspection and prior to issuance of a certificate of occupancy.
3. The exterior canvas shall be cared for so as to maintain a new look. Should the canvas fade or become weathered, the Community Development Director shall require the replacement of the exterior canvas.
4. The clear windows on the canvas shades shall be cared for so as to maintain a new look. Should the clear windows become cracked, faded, or discolored, the the Community Development Director shall require the replacement of the window panels with new material.
5. Signs for the business shall comply with the sign regulations of the FVCSP.
6. The windows of the business shall be free of any obstruction, tinting, or painting, except for window signage as permitted by the FVCSP and Fountain Valley Sign Code.

7. To maintain the cleanliness of the property, the property owner shall be responsible for maintaining the area adjacent to their premises over which they have control free of litter.
8. The colors, materials and facades of the building shall not be changed without approval by the Community Development Director and/or the Planning Commission.

Planning Department Standard Conditions

9. Development Plan Review 23-02 shall be approved and in effect for a period of 24 months from the original date of approval by the Community Development Director and/or Planning Commission. If no development has commenced at the end of this 24-month time period, project approval shall expire and be determined void. A one-year extension may be granted at the discretion of the Community Development Director. A request for an extension of time should be made in writing by the applicant thirty (30) days prior to the expiration date. The site plan, floor plans, elevations, and landscape plans submitted shall be marked "Exhibit A" and made part of this application approval and cannot be modified without prior approval by either the Community Development Director or Planning Commission.

Date of Project Approval: November 7, 2023

Date of Project Expiration: November 7, 2024

10. This conditions of approval is not effective unless it is signed by the applicant indicating and acknowledging his/her understanding of the conditions imposed herein. The failure of the applicant to sign this permit in no way shall be deemed to confer any greater rights than are contained in this permit.
11. By signing and accepting this conditions of approval, the applicant accepts the benefits conferred by the permit subject to the conditions imposed therein. By accepting the right to operate pursuant to the permit, the applicant waives all rights to challenge any condition imposed as unfair or unreasonable.
12. The applicant agrees to indemnify, hold harmless, and defend the City, its officers, agents and employees, from any and all liability or claims that may be brought against the City arising out of its approval of this permit, save and except that caused by City's active negligence. The applicant shall provide a copy of conditions of approval to each manager and to all employees.
13. The applicant shall comply with all federal, state, and local laws. Violations of any of those laws in connection with the use will be cause for revocation of this permit.
14. Violation of any condition of approval shall be a misdemeanor.
15. Applicant shall comply with FVMC 21.24.110(27) which prohibits vehicle signs for the principal purpose of advertising a business.

16. No satellite dishes greater than 2.2 meters shall be installed on the subject property without approval of the Planning Commission.
17. The colors, materials and facades of the building shall be as approved by the Community Development Director. No changes to the colors or materials shall occur without approval by the Community Development Director. Changes that the Community Development Director deems to vary significantly from the originally approved design shall be subject to the review requirements of the FVCSP.
18. All vents, gutters, downspouts, flashings, electrical conduits, etc. shall be internal to the building and shall not be visible from public view.
19. The conditions herein contained shall run with the property and shall be binding on the applicant, and all heirs, executors, administrators, and successors in interest to the real property that is the subject of this approval.

#### Building Department

20. Install, maintain and provide for all California Disabled Access compliance per the California Building Code and the Division of State Architect. No encroachment into the disabled path of travel is allowed under any condition with the exception of emergency vehicles and personnel.
21. Projects must comply with the California Code of Regulations, Title 24; Fountain Valley Ordinances, and California law in effect at the time of plan submittal.

#### Fire Department

22. Code. Group A and B occupancies shall comply with 2022 California Fire Code (CFC), 2022 California Building Code (CBC), and current Fountain Valley Municipal Code (FVMC).
23. Automatic Fire Sprinkler Systems. An automatic fire sprinkler system shall be provided in accordance with the 2019 California Building Code and for the following:
  - (a) Notwithstanding any provision in Section 903.2 of the CFC and Section 903.2 of the CBC, approved automatic fire sprinklers shall be installed and maintained in accordance with N.F.P.A., Standard 13, when total square footage equals three thousand five hundred (3,500) square feet or more throughout all buildings as set forth.
  - (b) Any existing building shall retrofit with automatic fire sprinklers when one of the following occurs:
    1. When a structure exceeds three thousand five hundred square feet or additions or tenant improvements are made which exceed thirty percent of the original building square footage.
24. Premise Identification. Approved numbers or addresses shall be provided for all new and existing buildings in such a position as to be plainly visible and legible from the street or road fronting the property. CFC 505.1

25. Portable Fire Extinguishers. Provide one 2A10BC State Fire Marshal tagged fire extinguisher for every 3000 square feet of floor area. Travel distance not to exceed 75 feet. CFC 906.3

PASSED, APPROVED AND ADOPTED THIS 7<sup>TH</sup> DAY OF NOVEMBER, 2023

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Community Development Director

BY SIGNING THIS PERMIT, THE PERMITTEE ACKNOWLEDGES ALL OF THE CONDITIONS IMPOSED AND ACCEPTS THIS PERMIT SUBJECT TO THOSE CONDITIONS AND WITH THE FULL AWARENESS OF THE PROVISIONS OF CHAPTER 2.0.5 OF THE FOUNTAIN VALLEY CROSSINGS SPECIFIC PLAN.

BY SIGNING THIS RESOLUTION, THE APPLICANT ACKNOWLEDGES ACCEPTANCE OF THE BENEFITS OF THE **DEVELOPMENT PLAN REVIEW** AND AGREES TO WAIVE ANY RIGHT TO LATER CHALLENGE ANY CONDITION(S) IMPOSED AS UNFAIR, UNNECESSARY, OR UNREASONABLE.

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Date

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Applicant Sign/Print

**CITY OF FOUNTAIN VALLEY**  
Planning Department  
10200 Slater Avenue, Fountain Valley, CA 92708  
714-593-4425 – fountainvalley.org

**Notice of Exemption**

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**TO:** Office of Planning and Research  
P.O. Box 3044, Room 113  
Sacramento, CA 95812-3044

**FROM:** City of Fountain Valley  
Planning Department  
10200 Slater Avenue  
Fountain Valley, CA 92708

County Clerk  
County of Orange  
12 Civic Center Plaza  
Santa Ana, CA 92701

Project Title: Development Plan Review No. 23-02

Project Location/Address: 18010 Newhope Street, Fountain Valley, CA 92708

Project Activity/Description: Istanbul Grill

Petition submitted by Okan Ustun to construct a covered patio structure for the existing outdoor dining area for the Istanbul Grill restaurant located at 18010 Newhope Street.

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Public Agency Approving Project: **City of Fountain Valley, Orange County, California**

Project Applicant: Okan Ustun

Project Applicant's Address: 18010 Newhope Street, FV, CA 92708 Phone Number: 714-450-0300

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Exempt Status: **(check one):**

Ministerial (Sec. 21080 (b)(1); 15268);

Declared Emergency (Sec. 21080 (b)(3); 15269 (a));

Emergency Project (Sec. 21080 (b)(4); 15269 (b) (c));

Categorical Exemption. State type and section number: 15301

Statutory Exemptions. State code number: \_\_\_\_\_

Reasons why project is exempt: Section 15303 of CEQA, which establishes that the construction of accessory structures such as a patio cover are exempt from the provisions of CEQA.

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**Lead Agency**

Contact Person: Matt Jenkins, Senior Planner Contact Phone: 714-593-4427

**If filed by applicant:**

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project?:  Yes  No

Signature: \_\_\_\_\_ Date: \_\_\_\_\_ Title: \_\_\_\_\_

Signed by Lead Agency

Signed by Applicant