

NOTICE OF PUBLIC HEARING BEFORE THE
PLANNING COMMISSION OF THE
CITY OF FOUNTAIN VALLEY

NOTICE IS HEREBY GIVEN that on **Wednesday, June 11, 2025** at 6:00 p.m. in Council Chambers at City Hall, 10200 Slater Avenue, Fountain Valley, the Planning Commission will hold a public hearing on the following item:

1. Precise Plan 580 and Addendum to the certified Fountain Valley General Plan Final Program EIR – 16800 Magnolia (Former Boomers Site)

2.
3. Petition submitted by Holland Partner Group to construct a mixed-use development consisting of 657 residential apartment units and 4,460 square feet of ground-floor commercial use within two (2) seven-story buildings partially surrounding two (2) seven-story parking structures with rooftop parking on a 6.87 acre project site located at 16800 Magnolia Street and 9025-9063 Recreation Circle. The Project includes the request for a Density Bonus, one (1) concession for the reduction in ground floor non-residential use, and eight (8) requested waivers to height, height modulation, publicly accessible open space, step-backs, balconies, floor area ratio, minimum lot size, and street frontage setback requirements. Additionally, the Project includes a request for an Affordable Housing Agreement that will include 78 deed restricted low-income units based on 15% of the permitted base density of the Project. Per the California Environmental Quality Act Guidelines Section 15164, the City of Fountain Valley has prepared an Addendum to the certified Fountain Valley General Plan Final Program Environmental Impact Report (State Clearinghouse #2022100563) located at <https://www.fountainvalley.gov/1282/General-Plan-Update>.

THIS MATTER IS being processed pursuant to the planning laws of the State of California, Government Code, 6000 et seq., and the Fountain Valley Municipal Code, Title 21.

If further information is desired, you may contact the Planning Department at (714) 593-4425 and refer to the above item. If a proposed action is challenged in court, there may be a limitation to raising only those issues raised at the public hearing described in this notice or in written correspondence delivered to the Planning Commission at or prior to the public hearing.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in Planning Commission meetings, please contact the Planning Department at 714-593-4425. Notification 72 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to the meeting.

Publish: Orange County Register
One Time Only: May 29, 2025
The Orange County Register
Published: 5/29/25