

NOTICE OF PUBLIC HEARING BEFORE THE  
CITY COUNCIL OF THE  
CITY OF FOUNTAIN VALLEY

NOTICE IS HEREBY GIVEN that on **Tuesday, July 15, 2025** at 6:00 p.m. in Council Chambers at City Hall, 10200 Slater Avenue, Fountain Valley, the City Council will hold a public hearing on the following item:

**1. Public hearing to consider an appeal of the Planning Commission's approval of Precise Plan 580 and Addendum to the certified Fountain Valley General Plan Final Program Environmental Impact Report [(State Clearinghouse #2022100563) General Plan FEIR] for the 16800 Magnolia Mixed-Use Project located at 16800 Magnolia Street and 9025-9063 Recreation Circle**

An appeal to the Planning Commission's approval of the 16800 Magnolia Mixed-use Project, submitted by Supporters Alliance for Environmental Responsibility ("SAFER"), appealing Planning Commission Resolution 25-08 and all conditions of approval approving an Addendum to the Fountain Valley General Plan EIR; appealing Resolution 25-09 and all conditions of approval approving Precise Plan 580; and objection to the City's reliance on an Addendum to the City of Fountain Valley 2045 General Plan Update (SCH 2022100563) ("GPU EIR") for the Project. The Project proposes 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 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 General Plan FEIR (State Clearinghouse #2022100563) located at <https://www.fountainvalley.gov/1282/General-Plan-Update>. The Planning Commission approved the Project at the regularly scheduled Planning Commission hearing on June 11, 2025 by a vote of 5-0.

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 City Clerk at (714) 593-4445 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 City Clerk at or prior to the public hearing.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in City Council meetings, please contact the City Clerk at 714-593-4445. Notification 72 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to the meeting.

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