



**FUTURE READY
FOUNTAIN VALLEY
2040 General Plan**

GPAC Meeting #1

PlaceWorks

December 19, 2018

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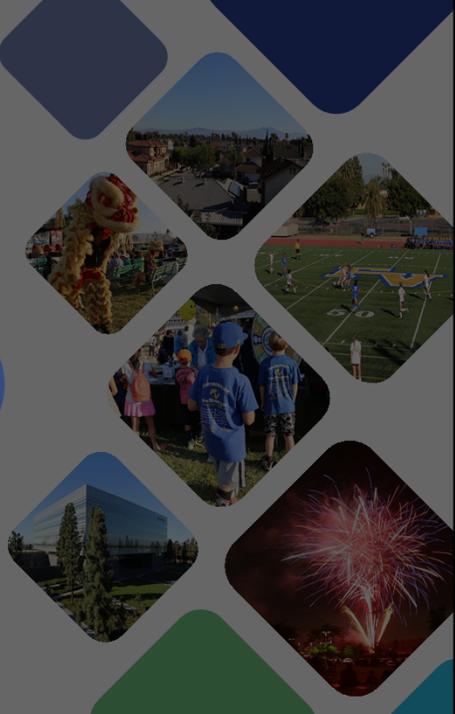
Agenda

- Call to order
- Roll call
- Introductions
- Ongoing Business (none)
- New Business
 - GPAC purpose
 - Nomination of chair/vice chair
 - General Plan introduction
 - Key issues to consider in the General Plan update
 - Opportunity sites
- Public Comment
- Committee Comments
- Adjournment

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GPAC Meeting #1

- Call to order
- Roll call
- Introductions



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Project team

- City of Fountain Valley
- PlaceWorks *Lead Consultant*
- Fehr & Peers *Transportation*
- Fuscoe *Infrastructure*



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GPAC members

Cheryl Brothers FV City Council	Emily Randle FV Large Business Representative	<i>Not able to attend this evening</i>
Bill Cameron Planning Commissioner	Matt Cortez OC Board of Realtors	TBD
Ramon Galvez-Arango HCD Advisory Board	Karl Lutke At-large FV Resident Quadrant 1	HB Union High School District Board
Vince Sosa FV Community Foundation	Clarence F. Alvey Jr. At-large FV Resident Quadrant 2	Paula Coker FV Chamber of Commerce Board
Margie Drilling Measure HH Committee	Robert Alcantara At-large FV Resident Quadrant 3	Steve Nagel (Mayor) FV City Council
Jim Cunneen FV Elementary School Board	Sheri Vander Dussen At-large FV Resident Quadrant 4	

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GPAC Roles & Responsibilities

Official charge:

- Convey the community's perspective
- Identify critical issues and relevant information
- Identify and suggests resolutions to potential
- Expand public awareness and participation
- Consider ideas and review material
- Suggest policy consistent with the Vision
- Seek community benefit
- Make recommendations for decision makers
- Provides a public forum for other members for the public

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GPAC Roles & Responsibilities

What the GPAC is not...

- A replacement for either the City Council or Planning Commission
- A decision-making body
- A place to discuss project currently under consideration
- A forum for political position taking
- A substitute for the public hearing process

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Brown Act

- The GPAC is an advisory body formally created by City Council (a governing body) and is subject to the Brown Act
- Purpose of the act is to promote transparency and public participation in local government

Source: www.ca.ilg.org

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Brown Act

- A "meeting" is any gathering of a majority of members at the same time and location to hear, discuss, deliberate, or take action on any item within the subject matter jurisdiction
- Agendas must be posted 72 hours in advance and include a meeting description, time and location
- Each meeting must allow for public comment

Source: www.ca.ilg.org

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Brown Act

Key things to know:

- Avoid unintentionally creating a “serial” meeting
 - A series of communications that result in a majority of GPAC members discussing, deliberating, or taking action on a matter
- Attendance at a social or ceremonial event is not a violation as long as members do not gather and discuss GPAC business
- Taping or recording of meetings by the local jurisdiction is allowed but must be made available to the public for 30 days

Source: www.ca.ilg.org

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Code of conduct

- Maintain a community-wide perspective
- Keep the lines of communication open
- Objectively consider the issues
- Maintain an open mind
- One person speaks at a time
- Listen to understand, it’s not an argument
- Be sensitive to the diverse viewpoints held within the City

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Rules and procedures

- If consensus cannot be reached an affirmative simple majority vote of members in attendance, provided there is a quorum, will be taken to reach a recommendation or decision
- Lack of comment is considered agreement with the majority opinion
- The City's Planning and Building Director is the GPAC liaison, all business matters intended for staff or the consultant should be directed to Andy Perea or incoming Director Brian James

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Tentative GPAC meeting schedule

Meeting	Date / Location	Topics / Activities
Meeting 1	Dec. 19, 2018	General Plan Introduction
Bus Tour	Jan. 12, 2019	Opportunity Sites
Meeting 2	Mar. 2019	Values and Issues
Meeting 3	Jul. 2019	Vision
Meeting 4	Oct. 2019	Land Use Alternatives
Meeting 5	Apr. 2020	Special Issues
Meeting 6	Aug. 2020	Final Thoughts

* Generally targeting 1st or 3rd Wednesdays

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Chair/Vice Chair Roles

- **Chair**
 - Responsible for:
 - Managing the meeting
 - Facilitating discussion and consensus building
 - Serves as the “official” representative of the GPAC and attends meetings with other committees, the Planning Commission or City Council if requested
- **Vice Chair**
 - Fulfills the duties of the Chair if the Chair is absent or unable to represent the GPAC if requested

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Chair/Vice Chair Nominations

Cheryl Brothers	Margie Drilling	Karl Lutke
Steve Nagel	Jim Cunneen	Clarence F. Alvey Jr.
Bill Cameron	Paula Coker	Robert Alcantara
Ramon Galvez-Arango	Emily Randle	Sheri Vander Dussen
Vince Sosa	Matt Cortez	HB Union HS District Rep.

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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

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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

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Objectives & expectations

- Set the stage for beneficial development
- Conduct inclusive and transparent community engagement
- Integrate new state mandates
- Focus on quality of life

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What does a general plan address?

- City and unincorporated sphere
- 8 topics/elements required by state law
- Optional topics
 - Growth management
 - Economic development
 - Community design
 - Sustainability
 - Healthy communities
 - Governance

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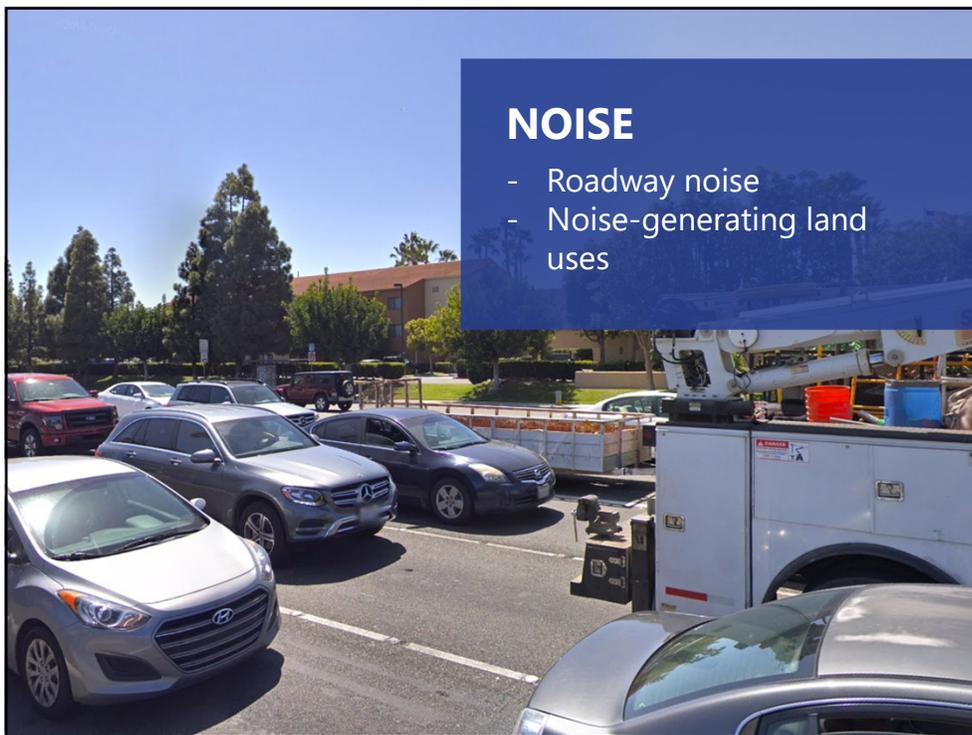
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STATE MANDATES SINCE THE LAST GP UPDATE

- Complete streets
- Climate adaptation & sustainability
- CEQA traffic thresholds (VMT vs LOS)
- Environmental justice



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OPTIONAL TOPICS

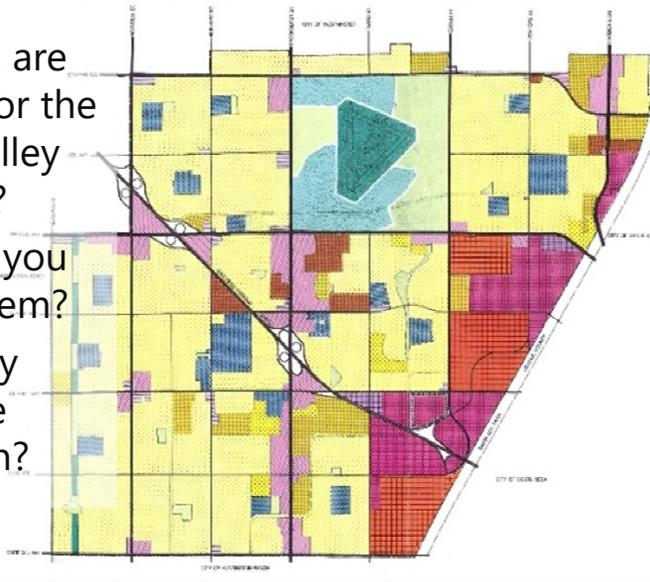
- Growth management
- Economic development
- Community design
- Sustainability
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Small group activity

- What issues are important for the Fountain Valley community?
- How would you prioritize them?
- How do they relate to the general plan?

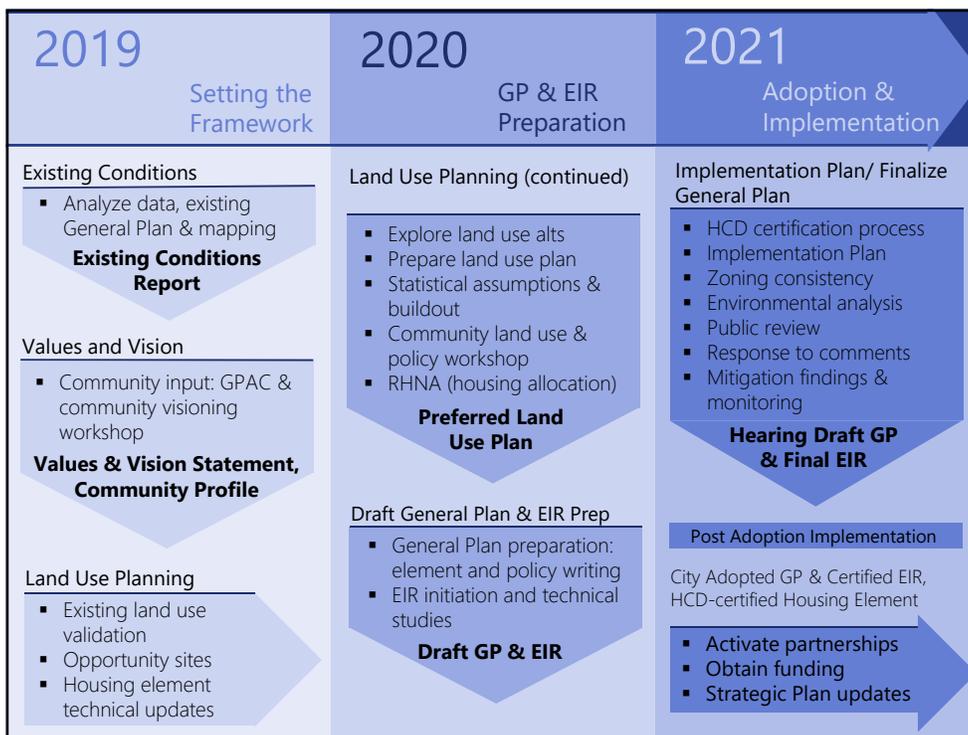


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Break (5 min)



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2019 | Setting the Framework

- Existing conditions
- Vision and values
- Land use planning



- Website
- GPAC
- Community workshop
- Interviews
- Mobile events
- Social media / e-blasts
- CC/PC briefings

- ☑ Existing Conditions Report
- ☑ Values & Vision Statement
- ☑ Community Profile

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2020 | GP & EIR Preparation

- Final land use alts
- Goal/policy writing
- Draft EIR, tech studies



- ☑ Preferred Land Use Plan
- ☑ Draft GP and EIR

- Website
- GPAC
- Community workshop
- Scoping meeting
- Mobile events
- Social media / e-blasts
- CC/PC briefings

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2021 | Adoption & Implementation

- Final GP & EIR
- Final public/state review
- Implementation



- ☑ Final General Plan & EIR
- ☑ HCD certified Housing Element
- ☑ Implementation Plan

- Website
- GPAC
- GP/EIR public review
- Mobile events
- Social media / e-blasts
- CC/PC hearings

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Multiple channels for outreach

- In-Person
 - Community-wide (2) and mobile (6) workshops
 - GPAC meetings (6)
 - Property owner and stakeholder interviews
- Electronically
 - E-blasts: sign up via FV Notify Me
 - Web: www.fountainvalley.org/413/General-Plan
 - Email: planning.building@fountainvalley.org
 - Social Media:
 - Twitter: @fv_cityhall
 - Facebook: @fountainvalleycalif
 - Instagram: fvproud

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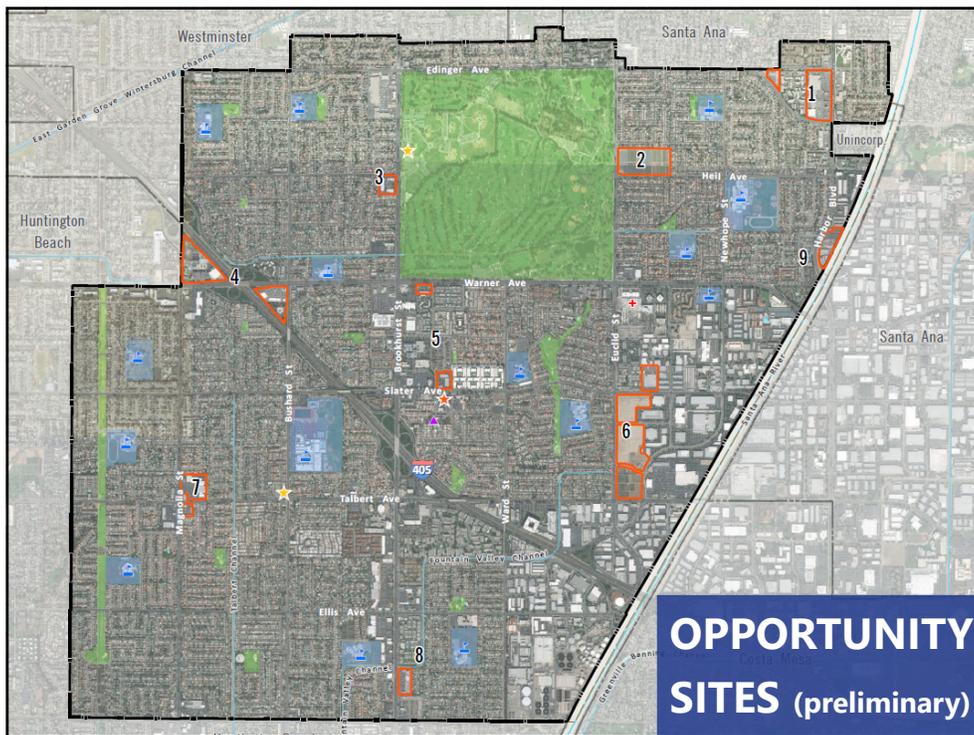
Multiple channels for outreach

- Notifications
 - Press releases, cable channel, e-blasts, social media
- Review periods, study sessions & hearings
 - EIR scoping meeting
 - Review period (45 days)
 - Study Sessions/Briefings (up to 2)
 - Planning Commission Hearings (up to 4)
 - City Council Hearings (up to 2)

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1 Harbor Shopping Center

- Strip shopping centers with parking in front
- Access off of Edinger (primary arterial)
- Adjacent to multi-family

Harbor Shopping Center:

- 16.69 ac
- 7 parcels/ Multiple Owners
- Built between 1969 and 1971
- Also accessible from Harbor (major arterial)

Golden Triangle:

- 2.34 ac
- 1 parcel/ 1 Owner
- Built 1966
- Housing Element site



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2 Miller Property

- 18.64 ac
- 1 parcel/ 1 owner
- Currently used for agriculture
- GP designation Low Density Residential (5 du/ac)
- Adjacent to Mile Square Park and single family neighborhoods
- Access of off Euclid (augmented primary arterial) and Heil (secondary arterial)



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3 Mile Square Plaza

- 4.35 ac
- 1 parcel/ 1 owner
- Underperforming shopping center
- GP designation Local Commercial (up to 0.35 FAR)
- Access off of Brookhurst (major arterial) and Heil (secondary arterial)
- Across from Mile Square Park
- Adjacent to single family residential



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4 Boomers/Skate Center & SPEC

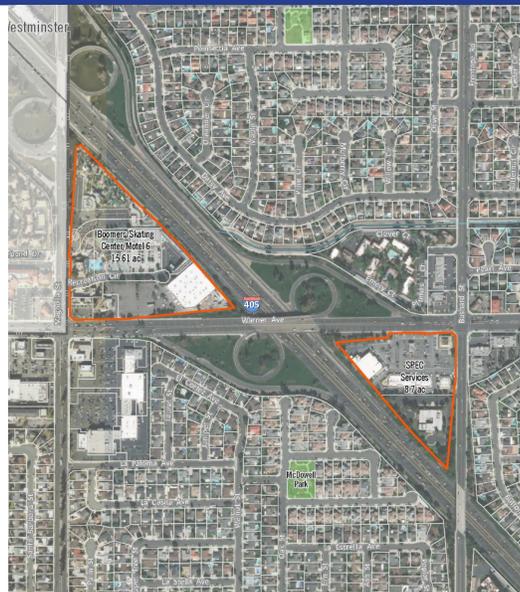
- Freeway adjacent (405)
- Accessible from Warner (major arterial) and Bushard (secondary arterial)
- GP designation General Commercial (up to 0.50 FAR)

Boomers/Skate Center:

- 15.61 ac
- 11 parcels/ multiple owners
- Built between 1965 and 1985

Plavan Plaza and SPEC:

- 8.7 ac
- 2 parcels/ 2 owners
- Built between 1973 and 1978
- SPEC site is vacant



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5 Warner Square & Silky's

- GP designation General Commercial (up to 0.50 FAR)

Warner Square:

- 1.84 ac
- 1 parcel/ 1 owner
- Built 1986
- Across from Mile Square Park
- Access off of Warner (major arterial)

Silky's/ Offices:

- 3.34 ac
- 3 parcels/ multiple owners
- Built 1967
- Adjacent to residential and across from City Hall
- Access off of Slater (primary arterial)



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6 Metal Crafters & South Park

Metal Crafters:

- 5.48 ac
- 1 parcels/ 1 owner
- Built 1978
- GP designation Commercial Manufacturing (up to 0.60 FAR)
- Accessible off Slater (secondary arterial)

Southpark:

- 35.35 ac (total)
- 7 parcels/ 1 owner
- Specific Plan (adopted 2007)
- Vacant land
- Accessible off of Euclid (augmented primary arterial), Talbert (augmented primary arterial), and Slater (secondary arterial)



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7 Talbert Village & SE Corner

- Adjacent to single family residential
- Accessible off of Talbert and Magnolia (both primary arterials)

Talbert Village:

- 8.11 ac
- 2 parcels/ 1 owner
- Built 1966
- GP designation General Commercial (up to 0.50 FAR)

SE Corner:

- 1.88 ac
- 2 parcels/ 2 owners
- Built 1972
- GP designation Local Commercial (up to .35 FAR)



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8 Fountain Center Plaza

- 4.47 ac
- 1 parcel/ 1 owner
- GP designation General Commercial (up to 0.50 FAR)
- Access off of Brookhurst (major arterial)
- Adjacent to single family residential and other commercial centers



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Next steps

- GPAC opportunity sites tour
 - January 12th*
 - 8:00 am – 11:00 am*
 - Meet at City Hall*
- Outreach: educate & build awareness
 - E-mail subscribers
 - Social media posts
 - Website updates
- Surveys
- Existing conditions analysis

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Adjournment
Next meeting
tentatively
March 2019

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