

GPAC BUS TOUR WORKBOOK

Saturday | January 12, 2019 | 8 AM to 11 AM



FUTURE READY
FOUNTAIN VALLEY
2040 General Plan

GPAC Member Name: _____

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 fvproud

NOTES:

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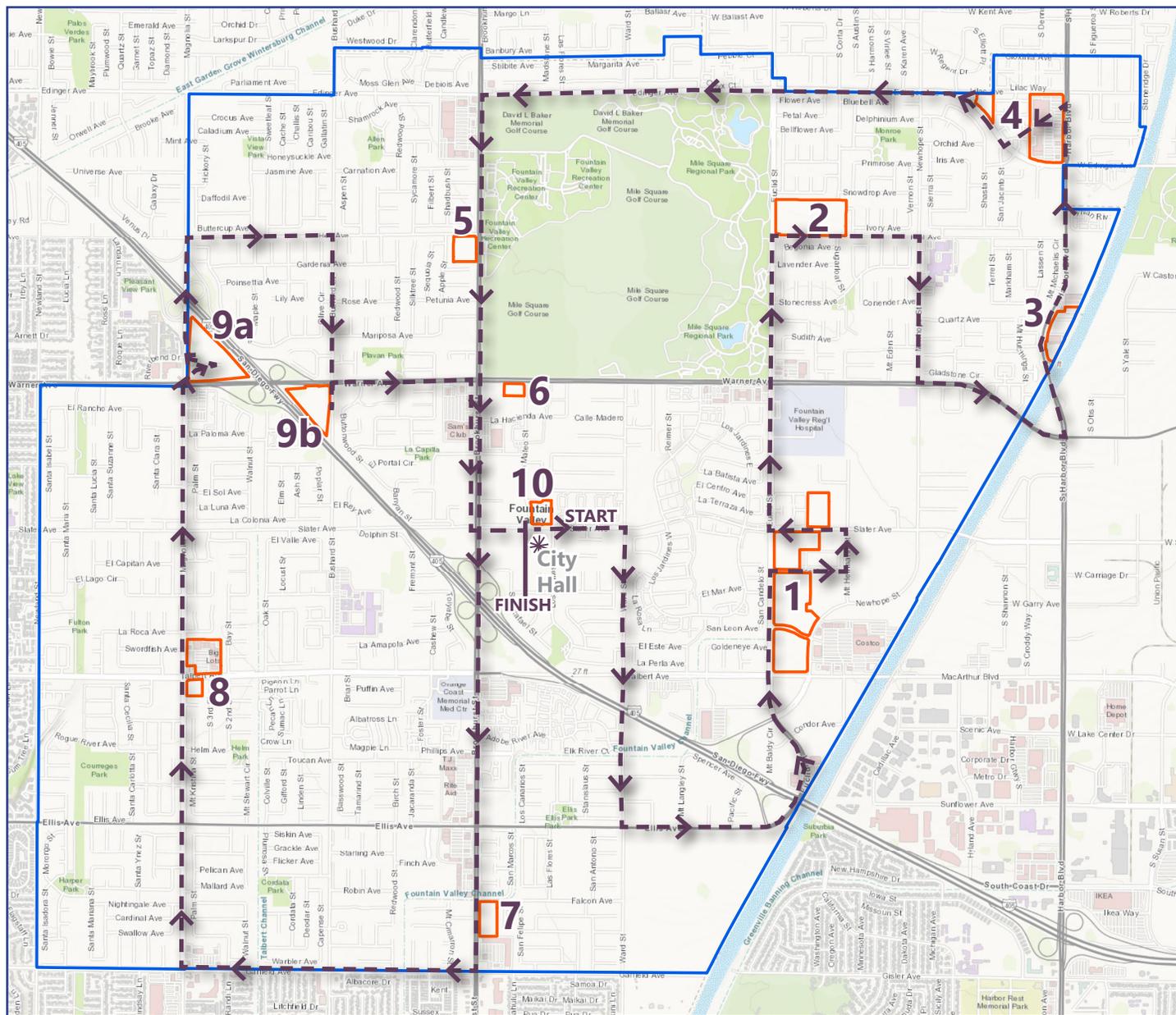
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SCHEDULE:

- 8:00 AM Meet at City Hall
Light Breakfast
Introduction and Overview of the Tour
- 8:10 AM Depart from City Hall
- 8:16 AM Drive through #1 South Park and Metal Crafters area
- 8:31 AM Drive by #2 Miller Property
- 8:46 AM Drive by #3 South Island
- 9:07 AM Stop at #4 Harbor Shopping Center and Golden Triangle
(15 min stop)
- 9:22 AM Drive by #5 Mile Square Plaza
- 9:44 AM Stop at #6 Warner Square
Restroom available at the Fountain Bowl
(20 min stop)
- 9:58 AM Drive by #7 Fountain Center Plaza
- 10:19 AM Stop at #8 Talbert Village
(15 min stop)
- 10:31 AM Drive through #9a Boomers and Skate Center
- 10:46 AM Drive through #9b SPEC and Plavan Shopping Center
- 10:56 AM Drive through Silky Sullivan's and Offices
- 11:00 AM Conclude tour, arrive back at City Hall

*Site arrival and stop times are approximate.

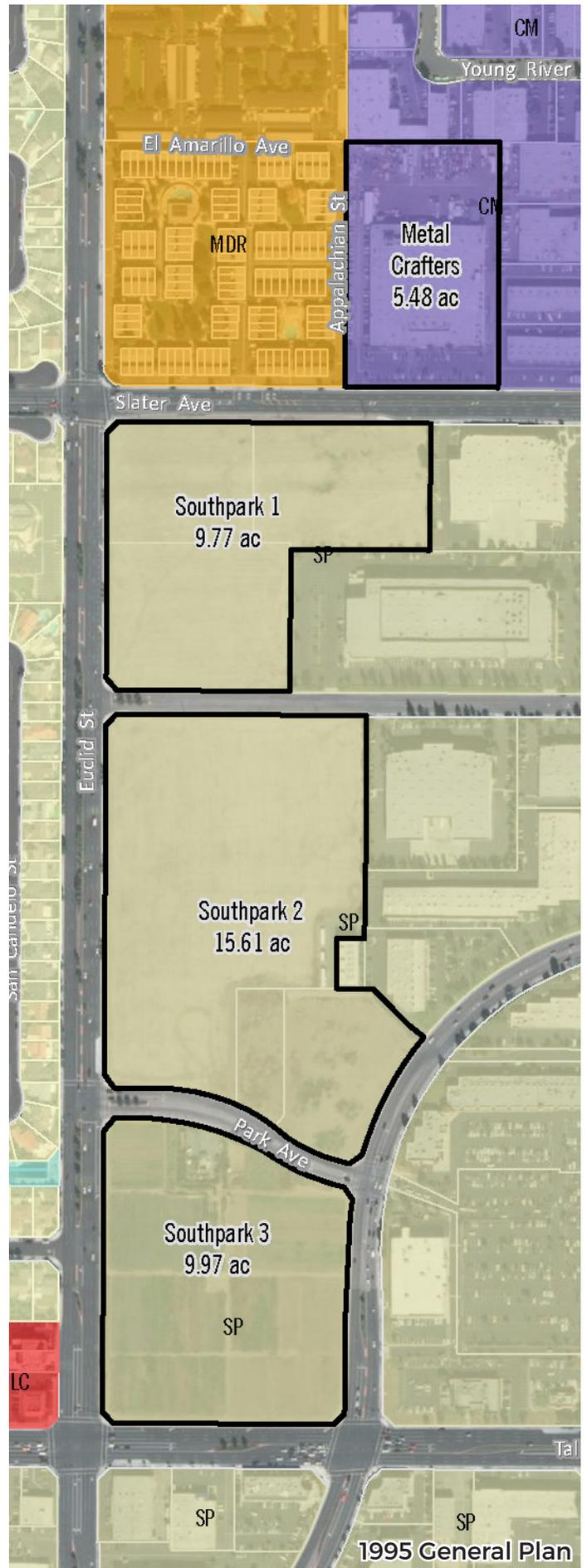
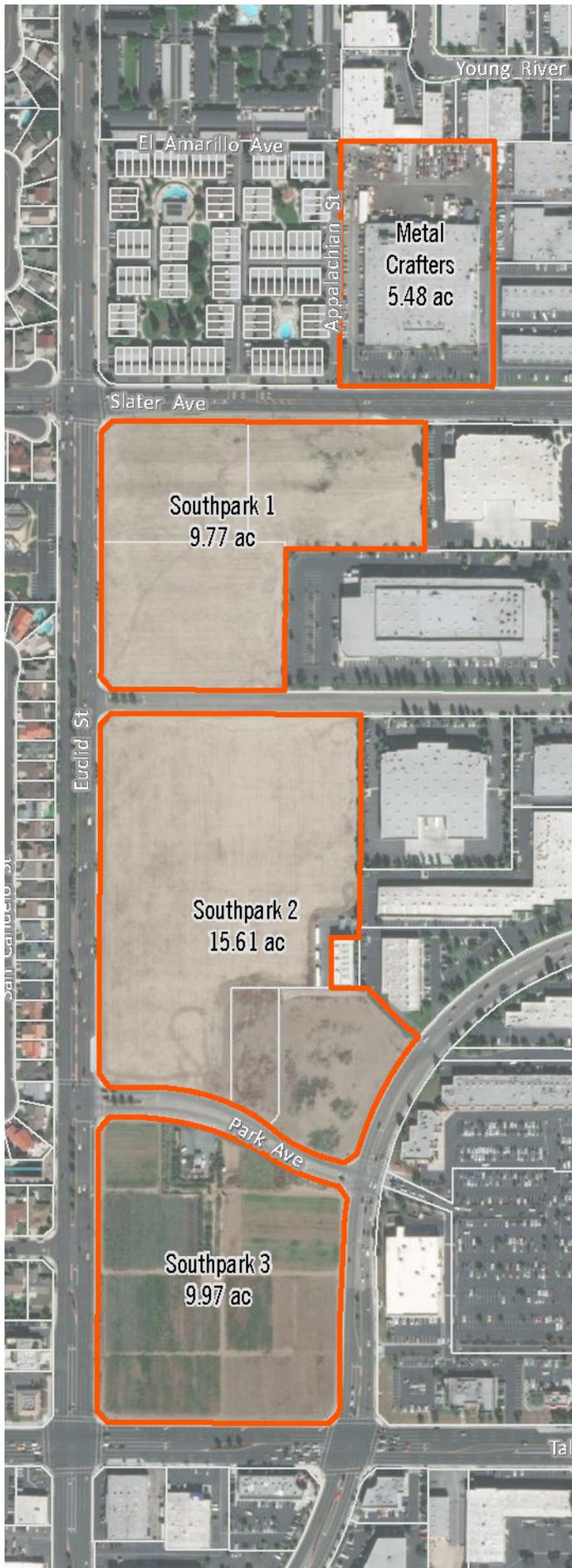
ROUTE MAP:



START City Hall

1. South Park and Metal Crafters
2. Miller Property
3. South Island
4. Harbor Shopping Center and Golden Triangle - STOP
5. Mile Square Plaza
6. Warner Square - STOP
7. Fountain Center Plaza
8. Talbert Village - STOP
- 9a. Boomers and Skate Center
- 9b. SPEC and Plavan Shopping Center
10. Silky Sullivan's and Offices

FINISH City Hall



Southpark

35.35 ac (total)
7 parcels/ 1 owner
Specific Plan (adopted 2007)
Vacant land

#1

1. What are your initial impression of the site?

- The area would benefit from change.
- The area is fine as it is.
- Other- please comment:

4. Additional Comments:

2. Are there any issues or concerns that stand out to you?

- Sensitivity to/ compatibility with nearby homes or schools.
- Would like existing building or business to be preserved.
- Access issues for autos, cyclists, or pedestrians.
- Traffic is a concern for this area.
- Parking is an issue.
- Other- please comment:

3. What is the community's perception of the site?

- This area needs a makeover.
- This would be a great site for something new.
- Maintain this site as is.
- Other- please comment:

Metal Crafters

5.48 ac
1 parcels/ 1 owner
Built 1978
GP designation Commercial Manufacturing (up to 0.60 FAR)

Approx. Building Sq. Ft.: 88,350
Last sold: 2012

1. What are your initial impression of the site?

- The area would benefit from change.
- The area is fine as it is.
- Other- please comment:

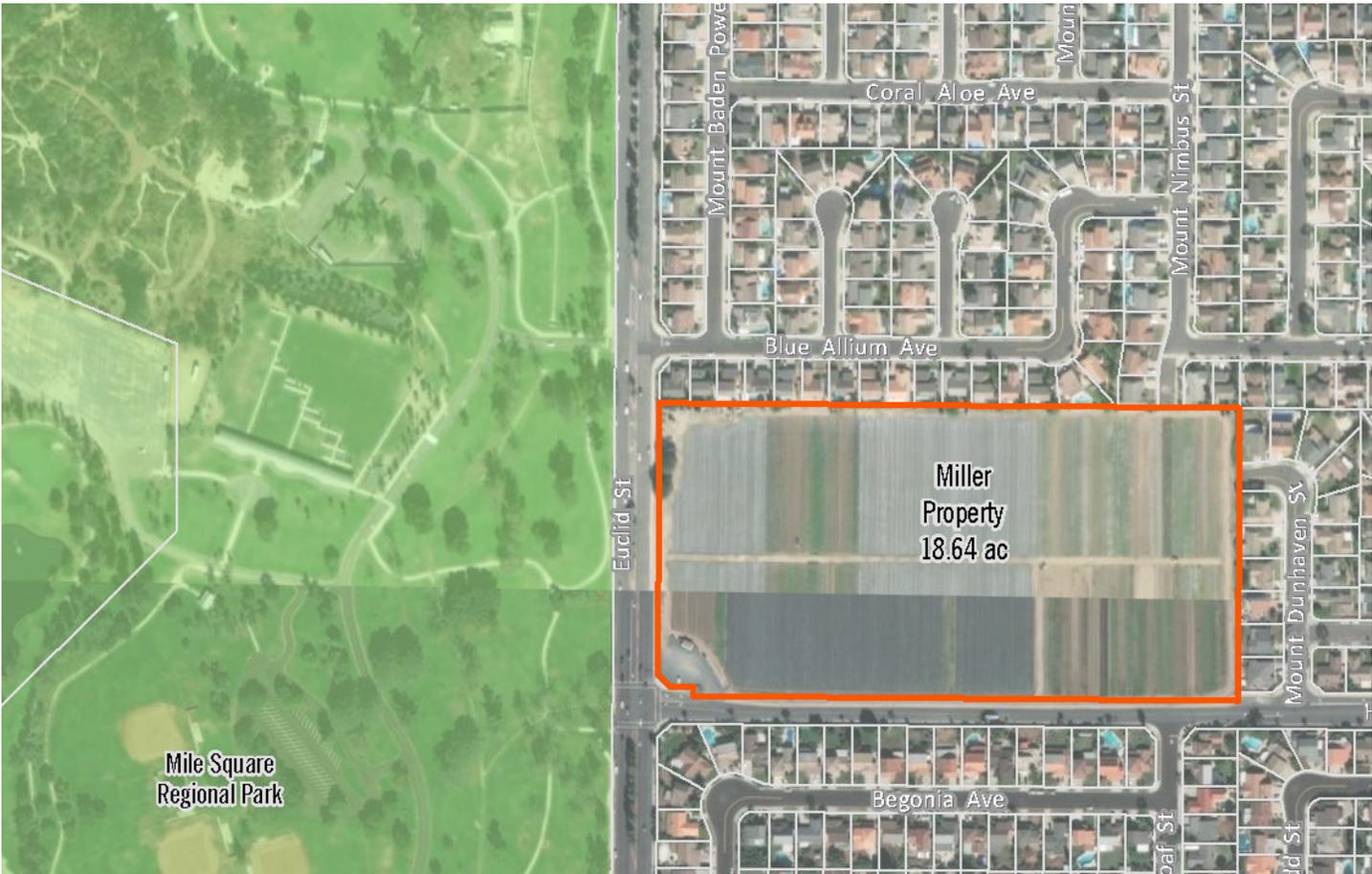
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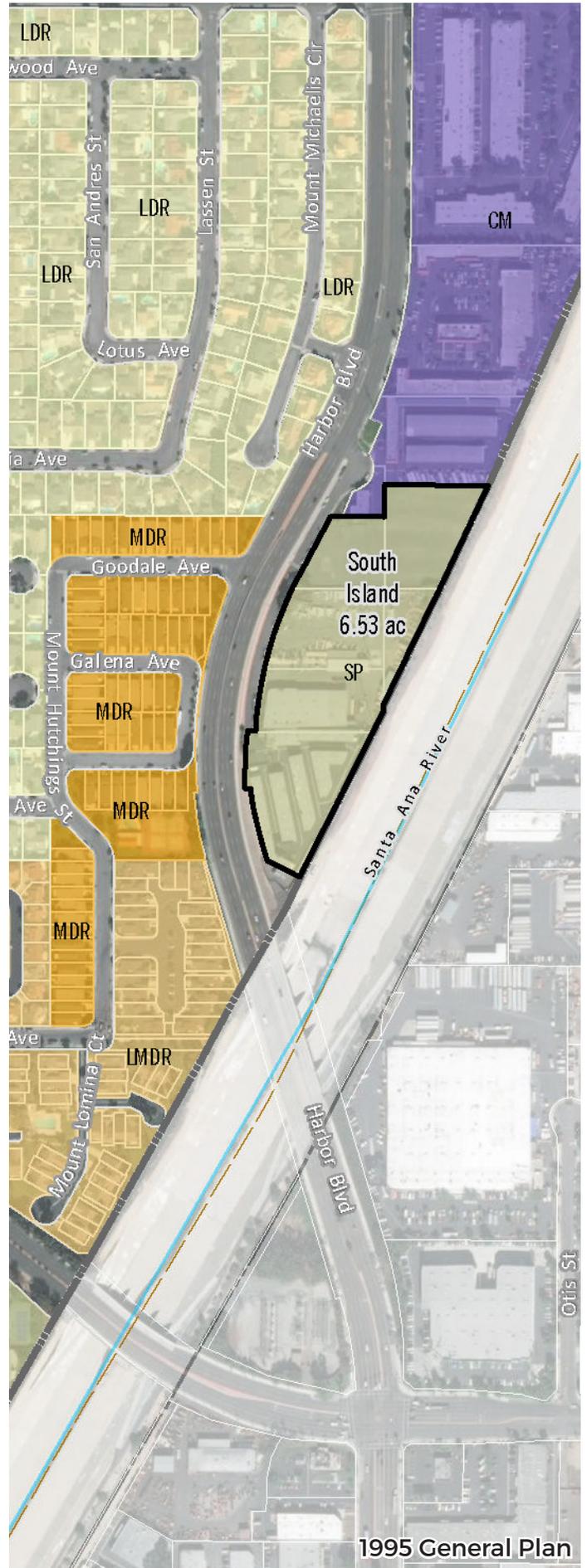
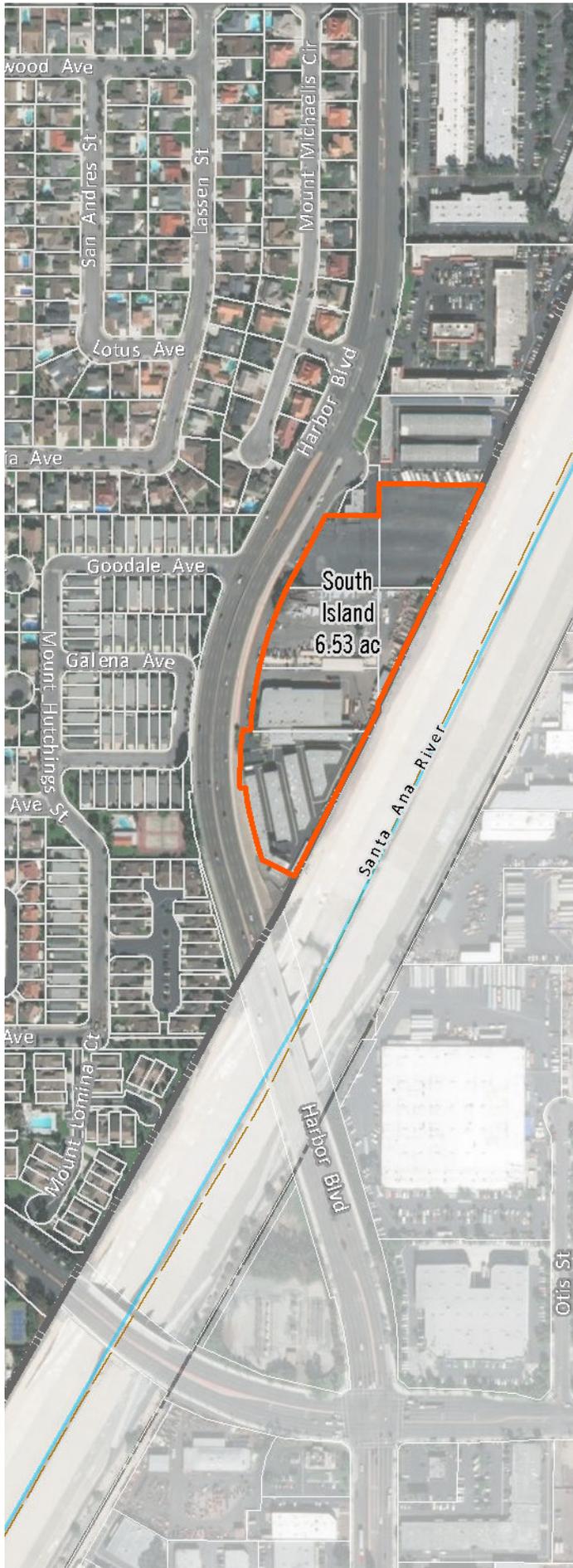
2. Are there any issues or concerns that stand out to you?

- Sensitivity to/ compatibility with nearby homes or schools.
- Would like existing building or business to be preserved.
- Access issues for autos, cyclists, or pedestrians.
- Traffic is a concern for this area.
- Parking is an issue.
- Other- please comment:

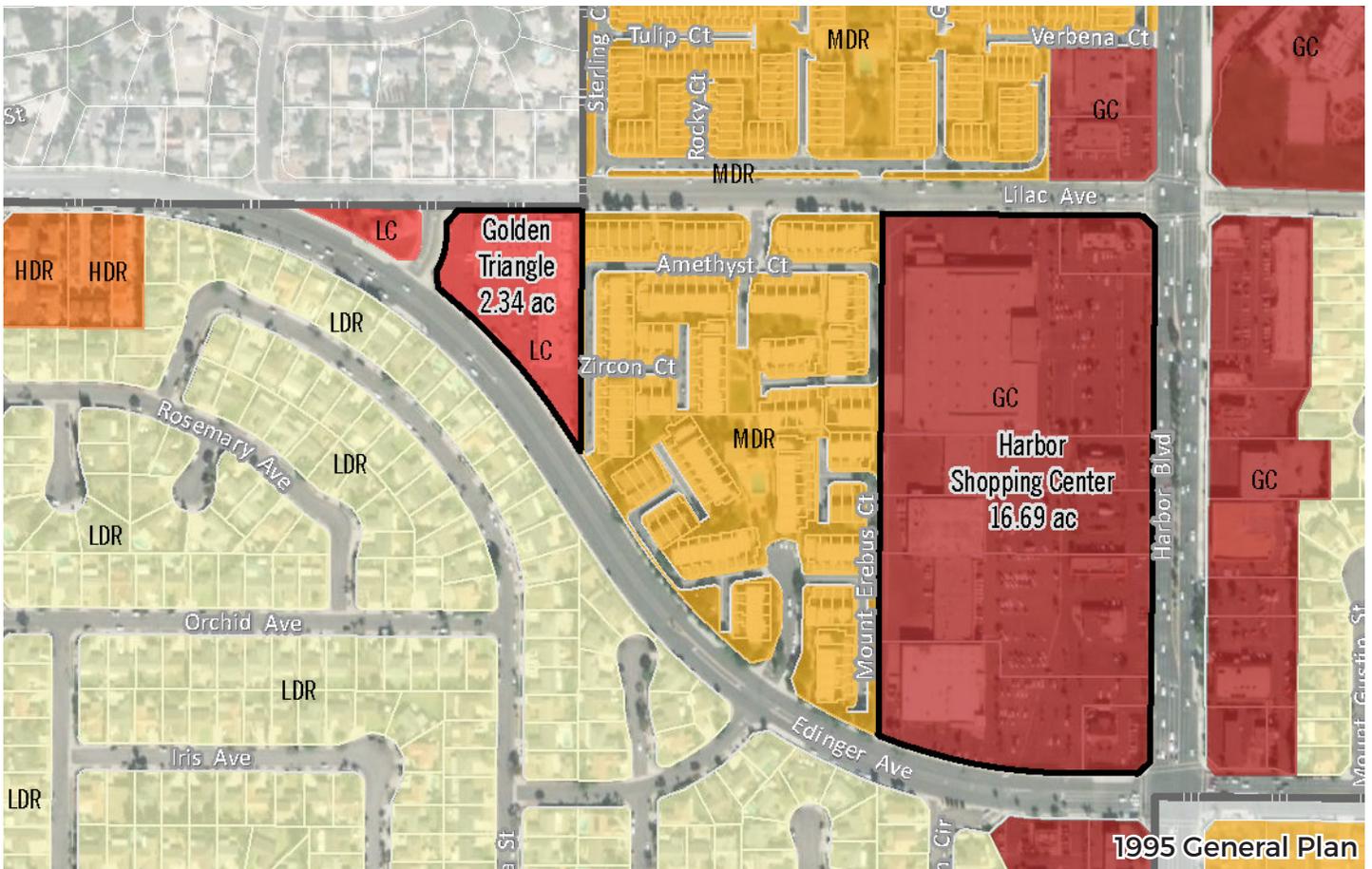
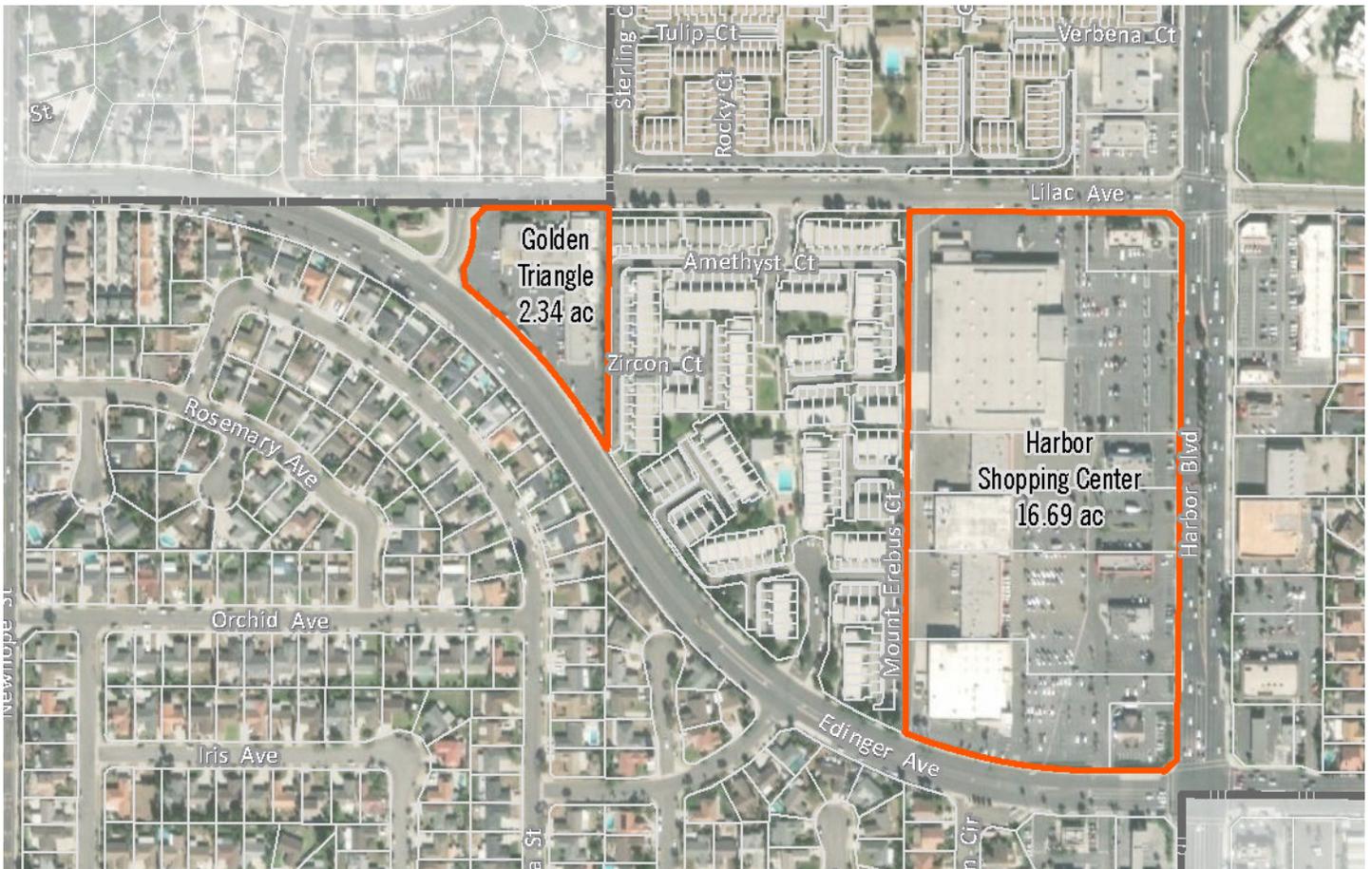
3. What is the community's perception of the site?

- This area needs a makeover.
- This would be a great site for something new.
- Maintain this site as is.
- Other- please comment:





1995 General Plan



Harbor Shopping Center

16.69 ac

7 parcels/ Multiple Owners

Built between 1969 and 1971

2 parcel were sold in 2009

Approx. Building Sq. Ft.: 87,212

Stop #4

1. What are your initial impression of the site?

- The area would benefit from change.
- The area is fine as it is.
- Other- please comment:

4. Additional Comments:

2. Are there any issues or concerns that stand out to you?

- Sensitivity to/ compatibility with nearby homes or schools.
- Would like existing building or business to be preserved.
- Access issues for autos, cyclists, or pedestrians.
- Traffic is a concern for this area.
- Parking is an issue.
- Other- please comment:

3. What is the community's perception of the site?

- This area needs a makeover.
- This would be a great site for something new.
- Maintain this site as is.
- Other- please comment:

Golden Triangle

2.34 ac

1 parcel/ 1 Owner

Built 1966

Last sold in 2016

Approx. Building Sq. Ft.: 8,136

Housing Element site

1. What are your initial impression of the site?

- The area would benefit from change.
- The area is fine as it is.
- Other- please comment:

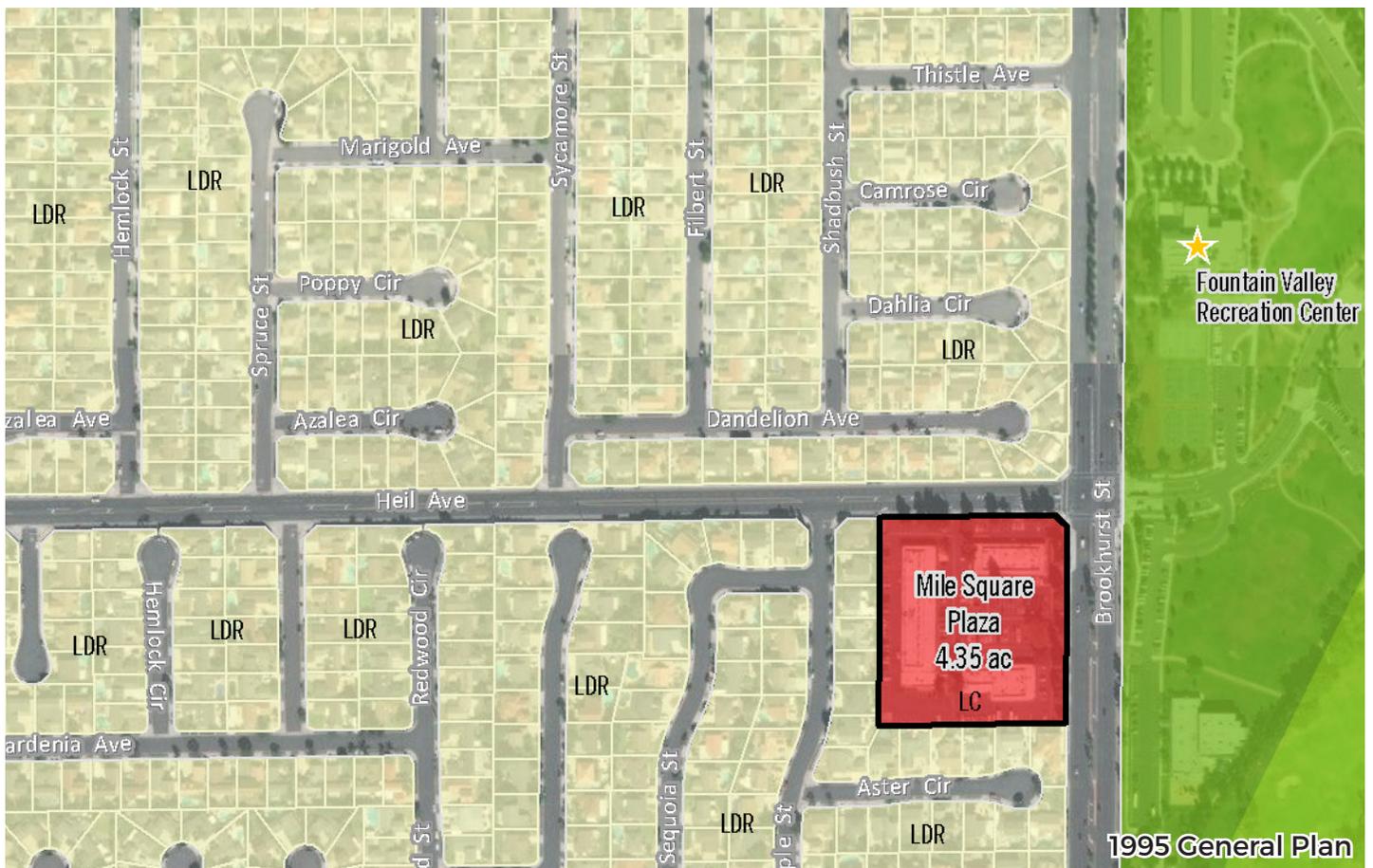
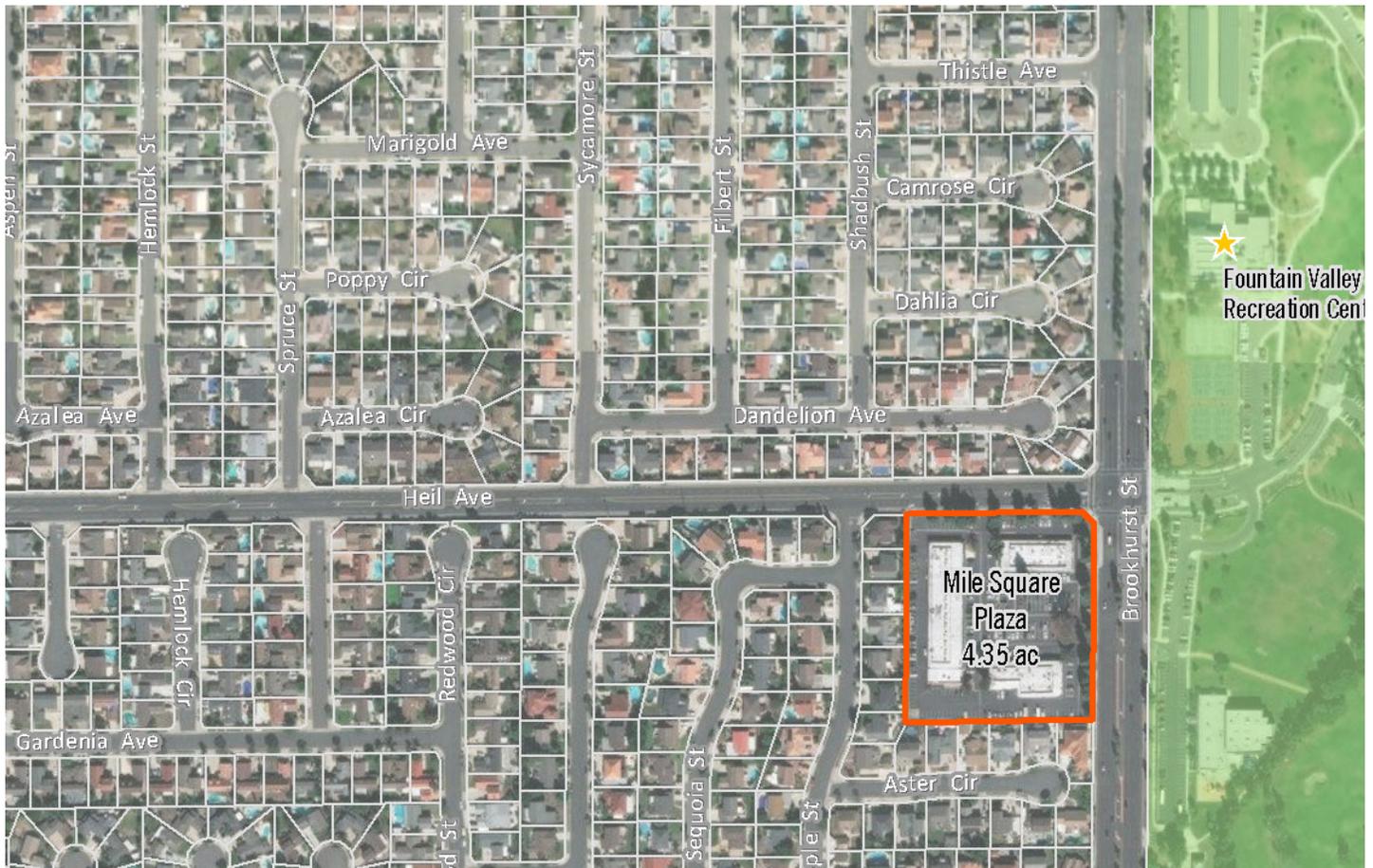
4. Additional Comments:

2. Are there any issues or concerns that stand out to you?

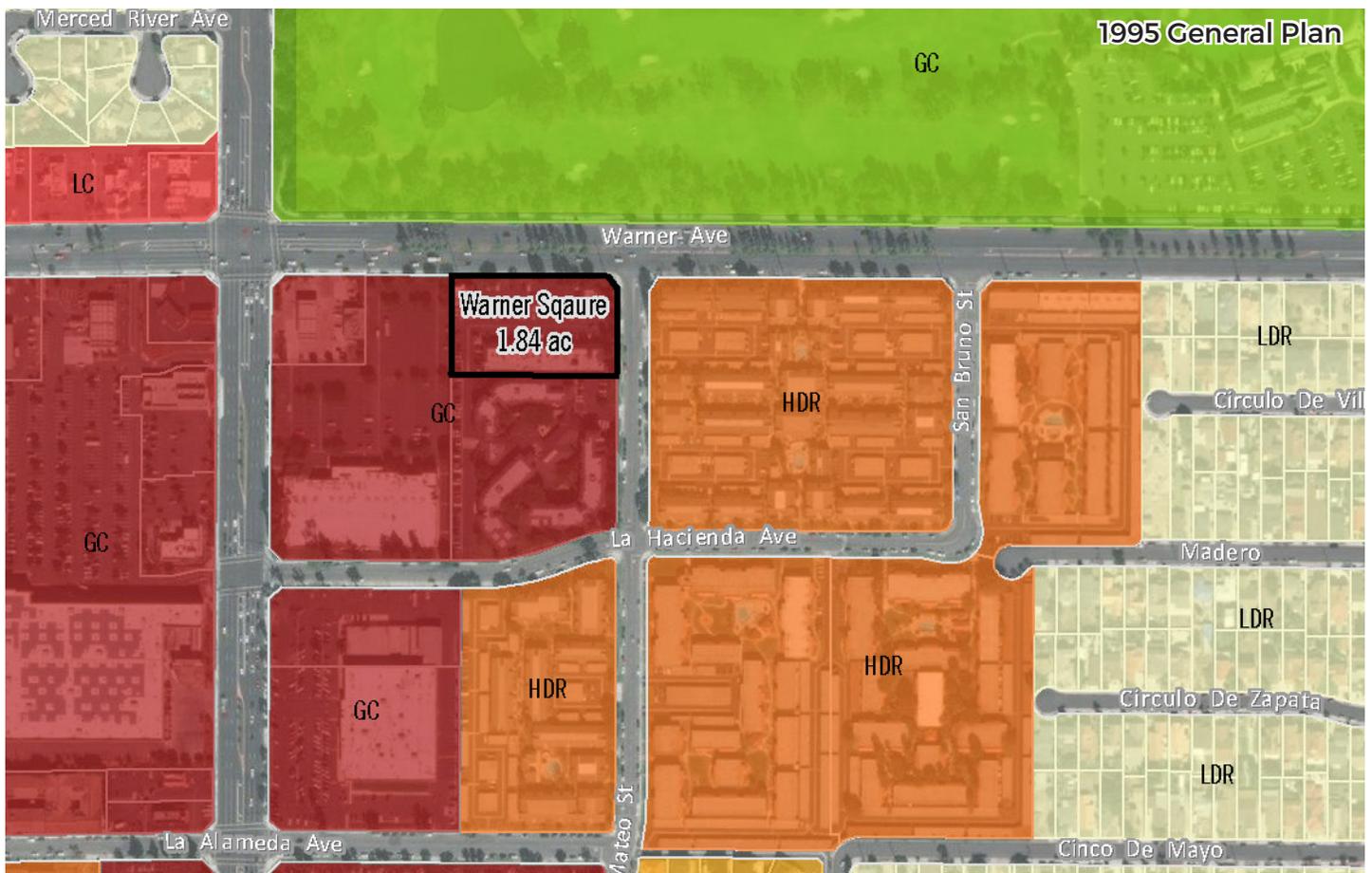
- Sensitivity to/ compatibility with nearby homes or schools.
- Would like existing building or business to be preserved.
- Access issues for autos, cyclists, or pedestrians.
- Traffic is a concern for this area.
- Parking is an issue.
- Other- please comment:

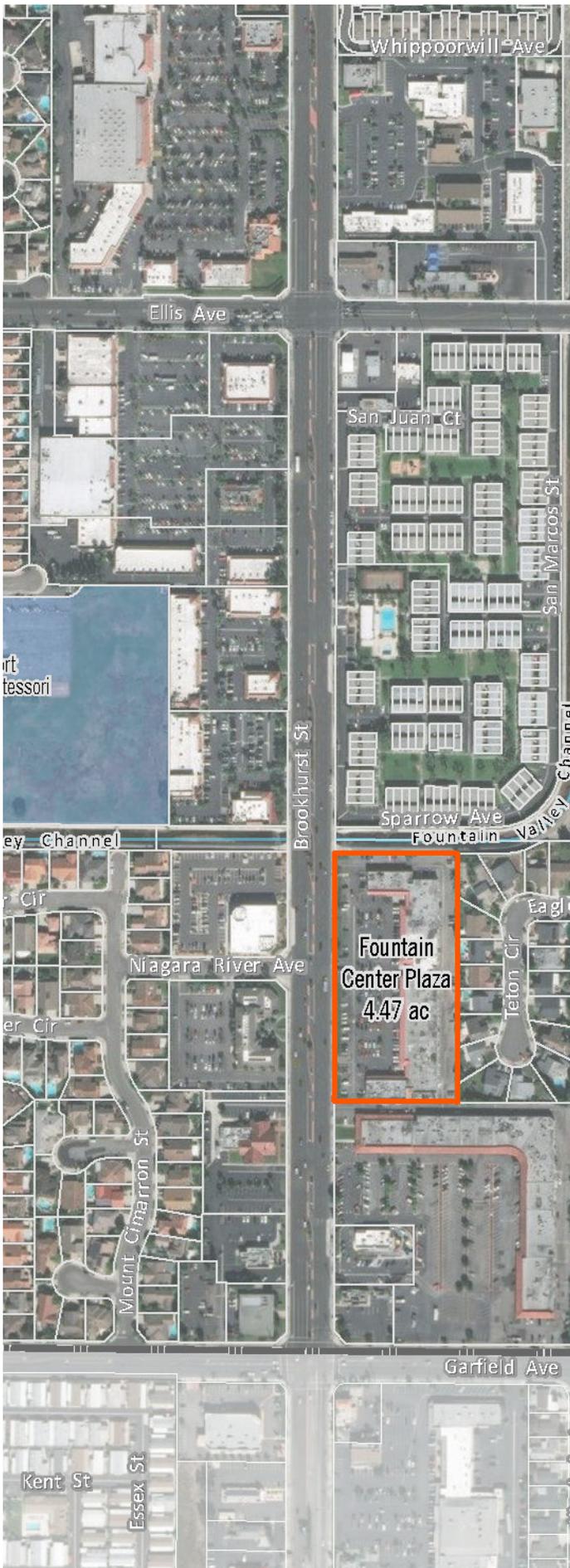
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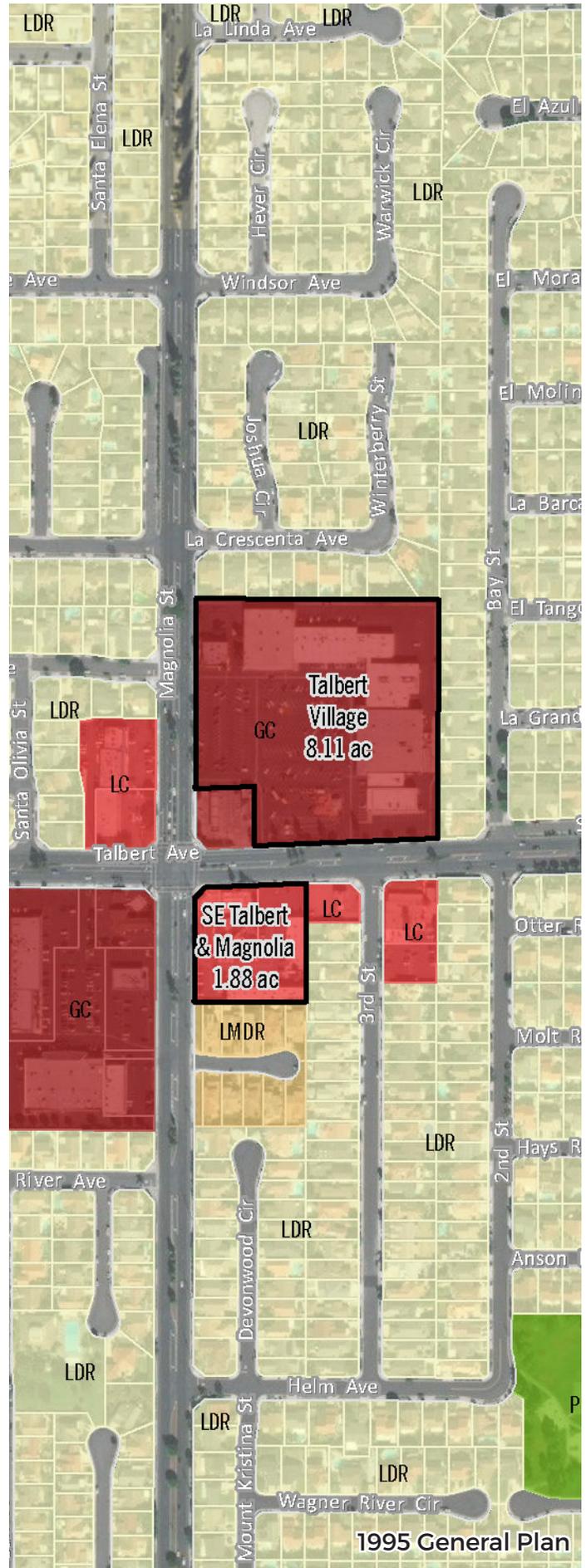
- This area needs a makeover.
- This would be a great site for something new.
- Maintain this site as is.
- Other- please comment:



1995 General Plan







Stop #8

Talbert Village

8.11 ac
2 parcels/ 1 owner
Built 1966
GP designation General Commercial (up to 0.50 FAR)
Approx. Building Sq. Ft.: 83,846

- 1. What are your initial impression of the site?
 - The area would benefit from change.
 - The area is fine as it is.
 - Other- please comment:

- 2. Are there any issues or concerns that stand out to you?
 - Sensitivity to/ compatibility with nearby homes or schools.
 - Would like existing building or business to be preserved.
 - Access issues for autos, cyclists, or pedestrians.
 - Traffic is a concern for this area.
 - Parking is an issue.
 - Other- please comment:

- 3. What is the community's perception of the site?
 - This area needs a makeover.
 - This would be a great site for something new.
 - Maintain this site as is.
 - Other- please comment:

4. Additional Comments:

Southeast Corner

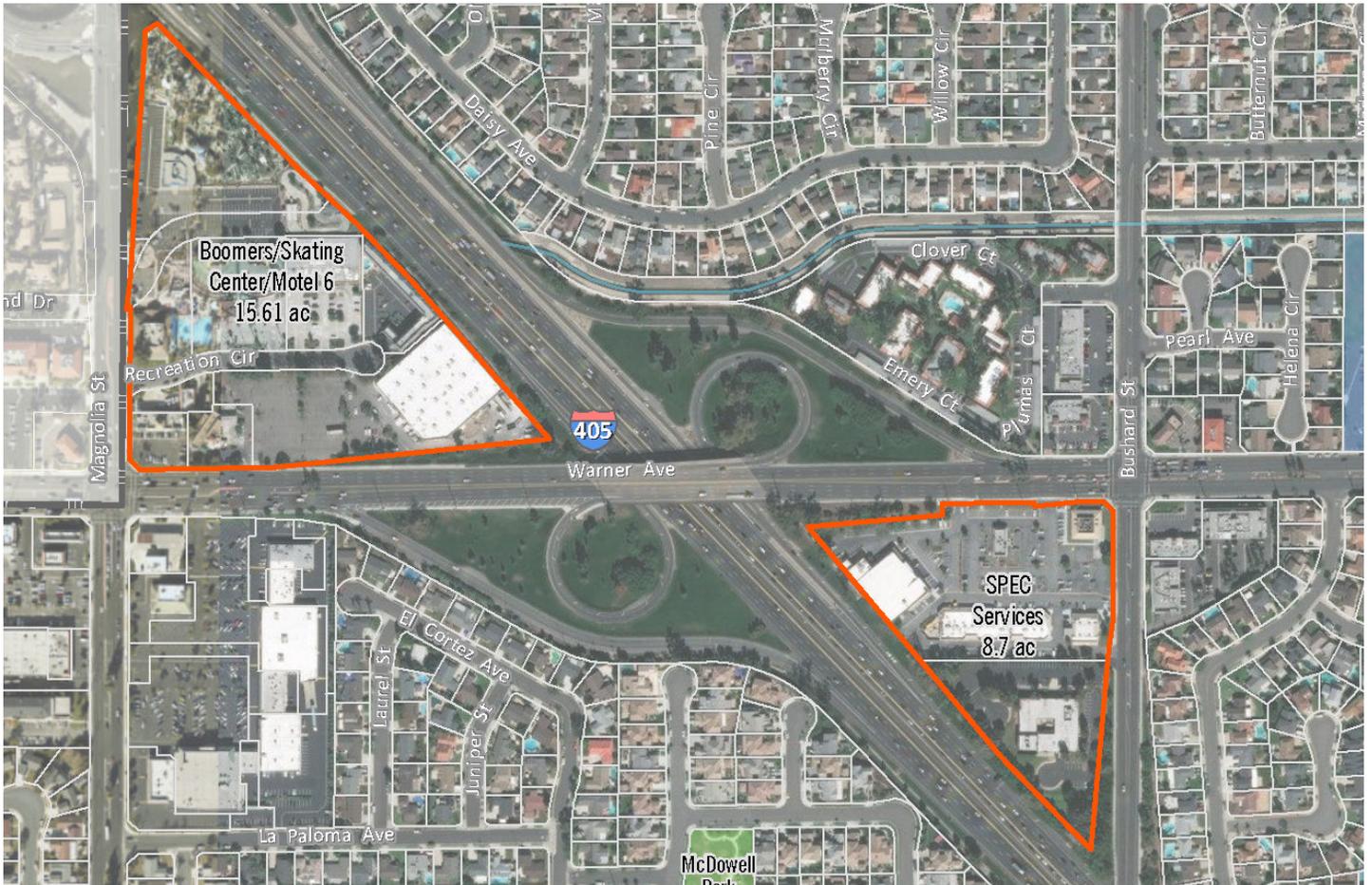
1.88 ac
2 parcels/ 2 owners
Built 1972
GP designation Local Commercial (up to .35 FAR)
Approx. Building Sq. Ft.: 6,875

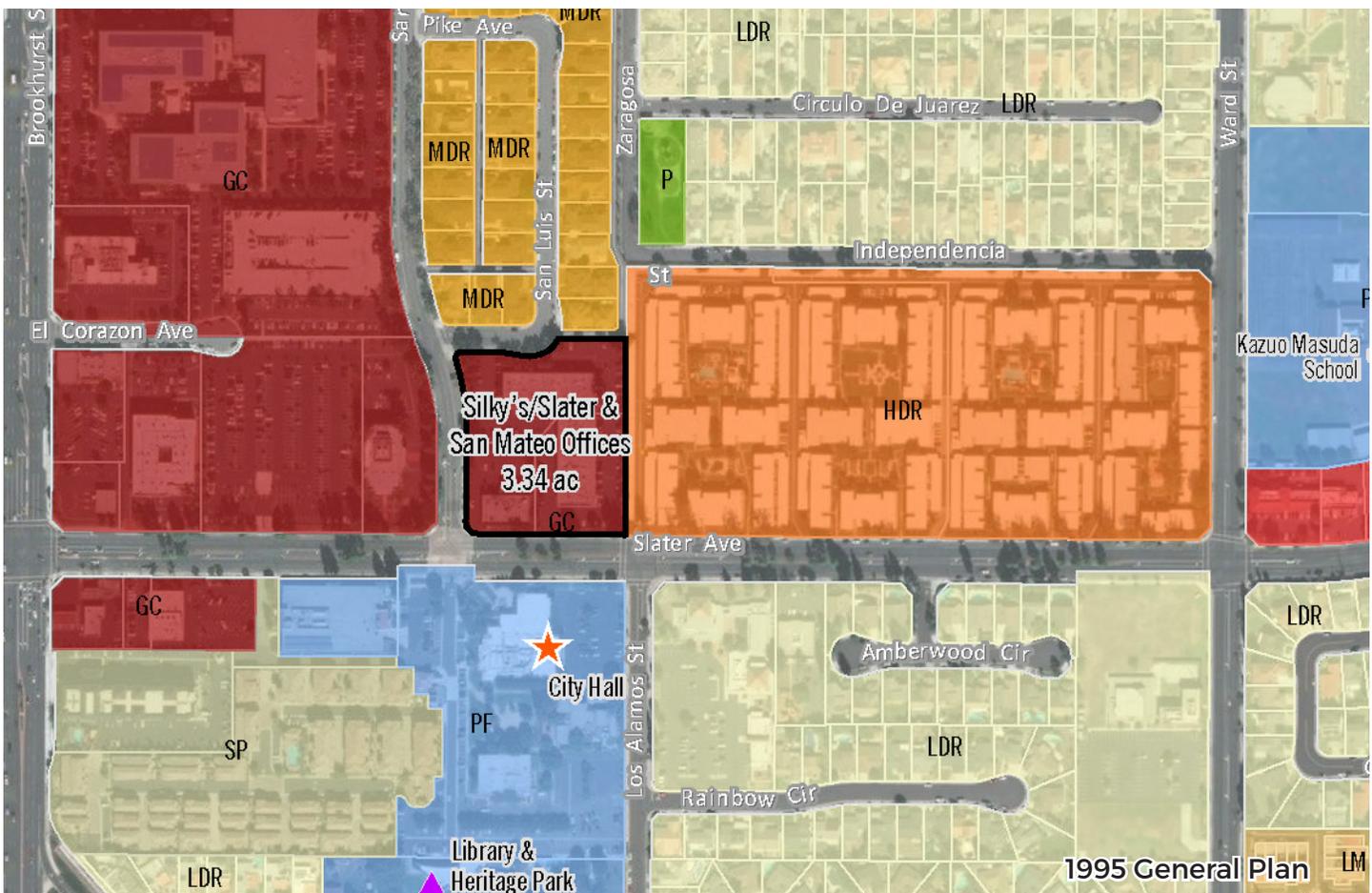
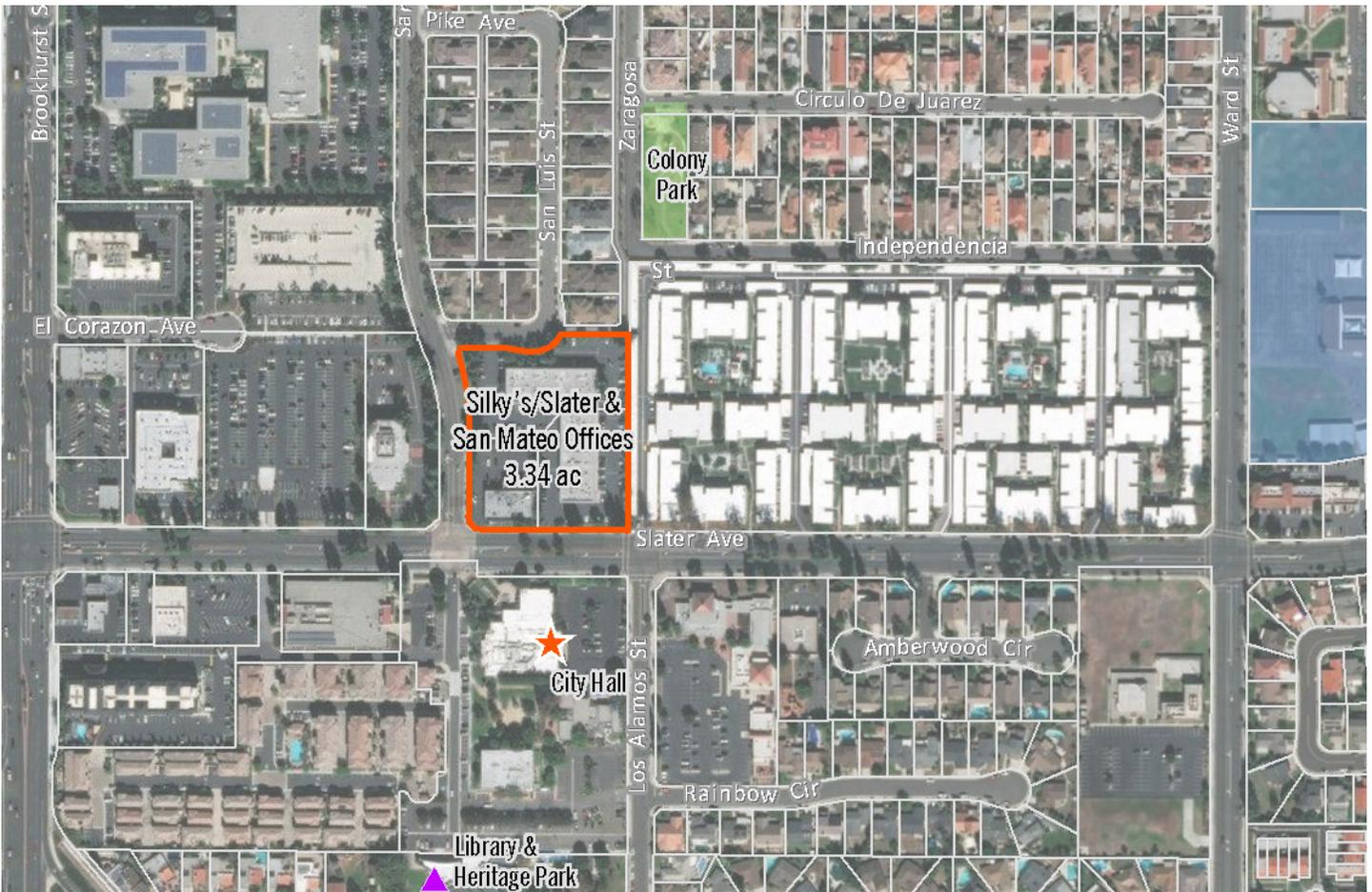
- 1. What are your initial impression of the site?
 - The area would benefit from change.
 - The area is fine as it is.
 - Other- please comment:

- 2. Are there any issues or concerns that stand out to you?
 - Sensitivity to/ compatibility with nearby homes or schools.
 - Would like existing building or business to be preserved.
 - Access issues for autos, cyclists, or pedestrians.
 - Traffic is a concern for this area.
 - Parking is an issue.
 - Other- please comment:

- 3. What is the community's perception of the site?
 - This area needs a makeover.
 - This would be a great site for something new.
 - Maintain this site as is.
 - Other- please comment:

4. Additional Comments:





ADDITIONAL THOUGHTS: