

May 13, 2019

6:00 p.m.

MemorialCare Medical Group | 18035 Brookhurst, Fountain Valley, CA & South Coast Conference Rooms

1. Call to Order by Chairperson Brothers
2. Roll Call

GPAC members: P= Present (11) | A= Absent (4) | Ch = Chair | VCh = Vice Chair

P	Cheryl Brothers (Ch) FV City Council	A	Margie Drilling Measure HH Committee	P	Karl Lutke At-large FV Resident Quadrant 1
P	Steve Nagel FV City Council	P	Jim Cunneen (VCh) FV Elementary School Board	A	Clarence F. Alvey Jr. At-large FV Resident Quadrant 2
P	Bill Cameron Planning Commissioner	P	Paula Coker FV Chamber of Commerce Board	A	Robert Alcantara At-large FV Resident Quadrant 3
P	Ramon Galvez-Arango HCD Advisory Board	P	Emily Randle FV Large Business Rep.	P	Sheri Vander Dussen At-large FV Resident Quadrant 4
P	Vince Sosa FV Community Foundation	A	Matt Cortez OC Board of Realtors	P	Bonnie Castrey HB Union HS District Rep.

General Public: approximately 6 members of the public were also in attendance.

3. Status Update
 The consultant team reviewed material presented at GPAC Meeting #1 and the Mayor’s Breakfast. The consultants also summarized key findings from the preliminary Market Study, existing transportation and infrastructure analyses, and comments/sentiments from the Business Owner Roundtable and Developer/Property Owner Interviews. A revised project schedule was presented that provides a more accurate timeline moving forward.
4. Ongoing Business
 A. None
5. New Business
 The consultant team presented information regarding the visioning process and led a group exercise to identify and discuss key values that can provide the foundation for a draft Community Vision. A second discussion and group exercise familiarized committee members with issues (topic areas) that the General Plan update may address, as well as identify high-priority issues for continued/increased attention and investment. The results of each activity are as follows:
 A. Values that will drive the Community Vision
 i. Committee members were asked to review 13 preliminary values and add up to five of their own values. Members were then asked to identify the top eight most important values from their list. After this, members were asked to further refine their selection

into a list of their top five most important values. The committee then reported their results as a group to tally votes. After identifying the top nine values based on the individual rankings of GPAC members, the committee was divided into three small groups (four members per group) to discuss and expand upon the meaning of the top nine values, especially as they relate to Fountain Valley. The consultant reiterated that all of the values would be evaluated (not just the top nine), but that the identification of a list of top values would be helpful in where additional emphasis and consideration is given when drafting vision options.

- ii. Preliminary values: ranked in order of votes received (# of votes)
 - 1. A fiscally sustainable municipal government (7)
 - 2. Strong education opportunities (7)
 - 3. Diverse housing opportunities (6)
 - 4. Well-maintained neighborhoods (6)
 - 5. Economic prosperity (5)
 - 6. Diverse retail, dining, and entertainment opportunities (5)
 - 7. Safety from natural and manmade hazards (4)
 - 8. Government transparency, honesty, and integrity (3)
 - 9. Reputable health care facilities (3)
 - 10. Distinct gathering places for residents, workers, and visitors (2)
 - 11. Recreational opportunities that meet local demands (2)
 - 12. Safe and convenient mobility options (1)
 - 13. Local culture and heritage (0)
- iii. Additional values from GPAC members (duplicates not listed; * those identified by individual GPAC member(s) as a top 8 or top 5 potential priorities)
 - 1. Libraries, theatres, and live performances*
 - 2. Business friendly*
 - 3. Environmentally sustainable development strategies*
 - 4. Beautification of streets, walls, landscapes, and corners*
 - 5. Entertainment venues for non-profits
 - 6. Open space/parks
 - 7. Neighborhood closeness/friendliness
 - 8. Optimal use of all FV areas
 - 9. Clean industrial technologies
 - 10. Properly maintained infrastructure/facilities
 - 11. Safety at night
 - 12. Consistent and compatible zoning
 - 13. Senior services
 - 14. Smart street design where appropriate
 - 15. Smaller studio type housing
 - 16. Community involvement opportunities

B. Key issues to consider in the General Plan update

- i. The consultant discussed 16 topics or issues that were identified throughout the due diligence process conducted to date. Committee members were asked to indicate how important an issue was by allocating \$100 worth of tokens, with token values ranging from \$1 to \$50, symbolizing various levels of priority and commitment. A higher dollar

amount indicates that the issue is of higher priority, though it does not necessarily represent a financial commitment to that issue. Also, some issues will need to be addressed to some degree, regardless of GPAC ranking, to comply with state law.

- ii. Preliminary Issues: ranked in order of dollars allocated (dollar amount)
 1. Economic development (\$208)
 2. Fiscal sustainability (\$159)
 3. Housing (\$157)
 4. Implementation of Crossings Specific Plan (\$125)
 5. Community Design Standards (\$98)
 6. Sustainability (\$70)
 7. Air quality / global warming (\$60)
 8. Governance (\$52)
 9. Healthy communities strategies (\$43)
 10. Infrastructure (\$42)
 11. Growth management (\$33)
 12. Changes in technology (\$16)
 13. Complete streets / mobility (\$16)
 14. Transportation impacts (\$15)
 15. Environmental justice (\$5)
 16. Safety / climate change (\$1)
6. Public Comments
 - A. No comments were made.
7. Committee Comments
 - A. Committee Member Steve Nagel thanked the consultant team for presenting a GPU status report at the Mayor's Breakfast on April 18th.
8. Adjournment to Next Meeting (Vision, tentatively July 2019)
 - A. GPAC Meeting #3 | Location TBD | 6:00-8:00 p.m.

Results of Community Values Group Exercise:

Preliminary Values

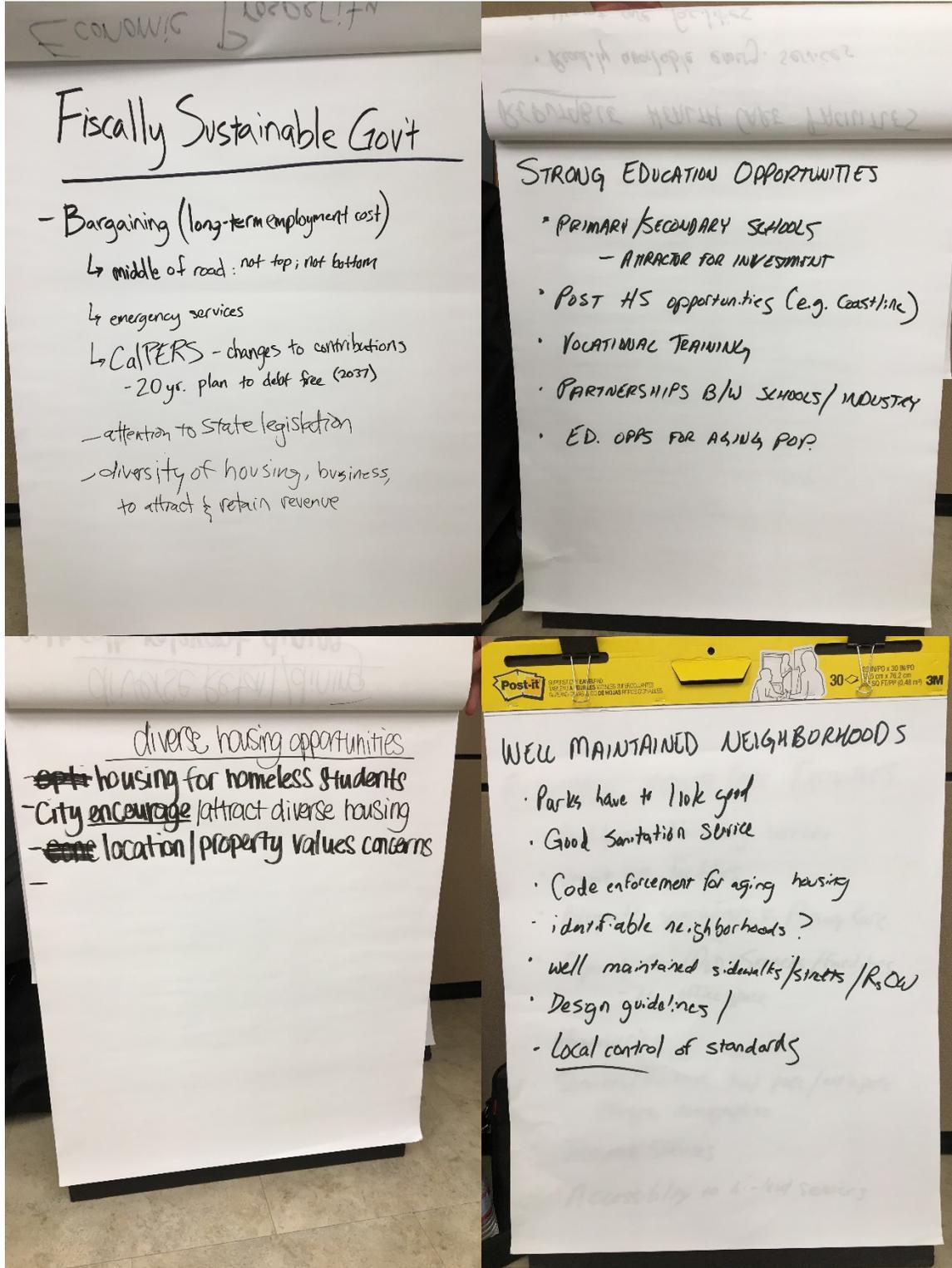
EXAMPLE VALUES

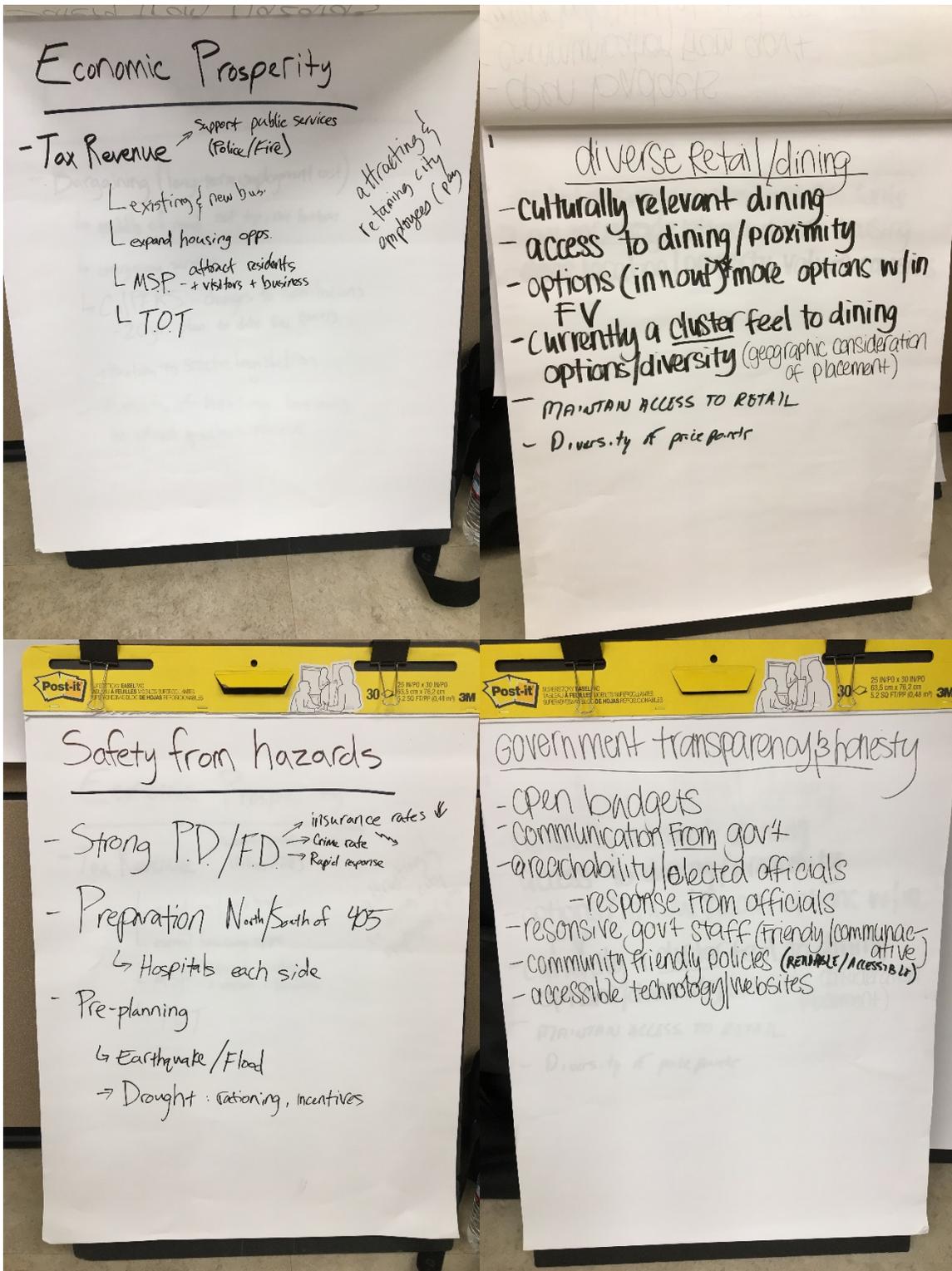
Safety from natural and manmade hazards 4 <small>A</small>	Diverse housing opportunities 6 <small>B ST</small>
Safe and convenient mobility options 1	Recreational opportunities that meet local demands 2
Economic prosperity 5 <small>A ST</small>	Local culture and heritage X
A fiscally sustainable municipal government 7 <small>A H</small>	Strong education opportunities 7 <small>C H</small>
Government transparency, honesty, and integrity 3 <small>B ST</small>	Reputable health care facilities 3 <small>C ST</small>
Diverse retail, dining, and entertainment opportunities 5 <small>B ST</small>	Well-maintained neighborhoods 6 <small>C ST</small>
Distinct gathering places for residents, workers, and visitors 2	

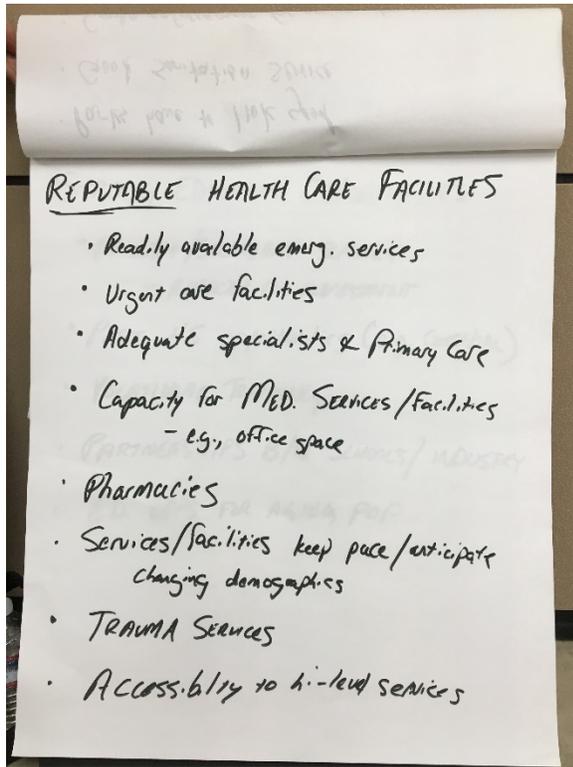
ADDITIONAL VALUES

- Libraries theatres & live performances
- Business Friendly
- Environmentally sustain. & devt strategies
- Beautification of streets, walls, landscapes & corners

Meeting Notes from Community Values Group Exercise:







Results of Preliminary Issues Group Exercise

Preliminary Issues

FISCAL SUSTAINABILITY 2
 An expansion of an existing topic to grow revenues and reduce costs to offset the sunset of Measure HH, and to position the City to maximize the economic value of its development options in the context of future market conditions.
Issues from GPAC Meeting #1:
 • Long-term fiscal sustainability
 • Tourism that contributes to fiscal condition
 • Maintain & improve tax base
 \$159

ECONOMIC DEVELOPMENT 1
 A continued effort to retain, expand and attract new businesses and investment to Fountain Valley, in the face of changing trends and market forces (e.g., shift to e-commerce, retiring Baby Boomers, maturing Millennials, etc.).
Issues from GPAC Meeting #1:
 • Changing demographics
 • Aging industrial areas - redevelop?
 • Attract/retain revenue generating businesses to offset Measure HH
 • How to keep undesirable businesses out - ex. adult stores & cannabis
 • Entertainment opportunity - lack of places to go (Pacific City/Bella Terra)
 • Riverwalk opportunity - water district site?
 • Foster partnerships
 \$208

COMMUNITY DESIGN STANDARDS 5
 An expansion of an existing topic to more directly address neighborhood compatibility and development design guidelines.
Issues from GPAC Meeting #1:
 • Walls along arterials to protect residential neighborhoods
 • Electronic billboards +/-
 \$98

GROWTH MANAGEMENT
 As of 2014, Measure M2 switched the focus and requirements from a Growth Management Program (and Element) to compliance with Orange County's Congestion Management Program, but still recommends issues to be addressed in the Circulation and Land Use Elements.
Issues from GPAC Meeting #1:
 • No issues identified
 \$33

Preliminary Issues

HOUSING
 Providing opportunities for young families, seniors and Fountain Valley's workforce and complying with State law.

Issues from GPAC Meeting #1:

- Rising cost of housing
- Aging housing stock
- Potential increase in densities
- Short-term rentals
- Diversify housing stock - entry level affordable for young families & professionals
- Solar requirement for 2020 & retrofitting existing

\$157



INFRASTRUCTURE
 An expansion of existing topics, beyond the current general plan, to more comprehensively address water and sewer systems.

Issues from GPAC Meeting #1:

- Flood control/drainage in some areas
- Aging infrastructure (water/sewer)
- Fiber infrastructure - long term needs

\$42



GOVERNANCE
 A way to formally memorialize how the City makes decisions and governs, recognizing a stronger connection between long term policies, short-term decisions, and the annual budget.

Issues from GPAC Meeting #1:

- Levels of public engagement

\$52

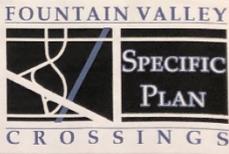


IMPLEMENTATION OF CROSSINGS SPECIFIC PLAN
 Identifying strategies to facilitate the implementation of the Crossing SP, while considering the relationship with other land use opportunities outside of the specific plan area.

Issues from GPAC Meeting #1:

- No issues identified

\$125



Preliminary Issues

AIR QUALITY / GLOBAL WARMING
 Address concerns beyond the City's current Air Quality Element, particularly with respect to reducing greenhouse gas emissions to combat climate change, as required by AB 32.

Issues from GPAC Meeting #1:

- No issues identified

\$60

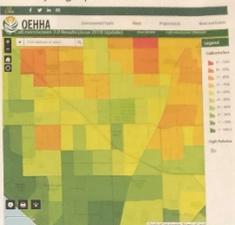


ENVIRONMENTAL JUSTICE (SB 1000)
 Although current generally accepted methodology does not identify any census tracts in Fountain Valley as a "disadvantaged community," the City may elect (but is not required) to include policies based on the census tracts along the Santa Ana River with relatively high pollution.

Issues from GPAC Meeting #1:

- No issues identified

\$5



HEALTHY COMMUNITIES STRATEGIES
 Focus on partnerships and programs that are more effective and impactful that improve health in Fountain Valley.

Issues from GPAC Meeting #1:

- Homelessness
- Aging population - services, programs, physical

\$43



CHANGES IN TECHNOLOGY
 How current and future technological advances, such as automated vehicles and dockless active modes (e.g., shared bikes and e-scooters), are currently affecting or may affect the livability of Fountain Valley in places such as parking lots, schools, and community access points.

Issues from GPAC Meeting #1:

- Electric car charging stations (more)

\$16



Preliminary Issues

SAFETY / CLIMATE CHANGE (SB 379)
 Primarily addressed as a safety concern regarding extreme temperatures, prolonged drought, and increased chances of flooding, as required by SB 379.

Issues from GPAC Meeting #1:

- No issues identified

16

\$1

SUSTAINABILITY
 A relatively new topic that can be addressed throughout multiple parts of the general plan in a manner appropriate for Fountain Valley.

6

Issues from GPAC Meeting #1:

- Preserve existing open space

\$70

COMPLETE STREETS / MOBILITY (SB 743)
 Enacted just after the City adopted its Circulation Element; focus on improving the City's alternative transportation facilities (e.g., bikeways, transit facilities), primarily within existing rights-of-way.

127

Issues from GPAC Meeting #1:

- More accessible/easy to use transit
- Vanpool/carpool/park & ride opps

\$16

TRANSPORTATION IMPACTS (SB 743)
 Enacted to balance the needs of congestion management, infill development, public health, and greenhouse gas emissions, requires local jurisdictions to shift metrics from those that measure auto delay (Levels of Service) to vehicle miles traveled (VMT).

14

Issues from GPAC Meeting #1:

- Traffic on local/regional roadways
- End result of freeway improvements

\$15

ATTACHMENTS / LINKS

- Summary of preliminary values and issues (for Agenda Items 5B and 5C)
- Mayor's Breakfast Presentation
- Posted online before GPAC:
 - Existing Conditions Report for Transportation
 - Existing Conditions Report for Infrastructure
- Revised project schedule *[provided day of meeting]*
- Practical Guides *[provided day of meeting]*
 - *Planning Healthy Communities*
 - *The Specific Plan*
 - *The California Environmental Quality Act*