CITY OF FOUNTAIN VALLEY
GENERAL PLAN ADVISORY COMMITTEE
<u>Meeting #3 Summary</u>

FUTURE READY
FOUNTAIN VALLEY
2040 General Plan

July 17, 2019
6:00 p.m.
Fountain Valley Recreation Center | 16400 Brookhurst, Fountain Valley, CA

1.   Call to Order by Chairperson Brothers

2.   Roll Call

GPAC members: P= Present (10) | A= Absent (5) | Ch = Chair | VCh = Vice Chair

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

General Public: approximately 4 members of the public were also in attendance.

3.   Status Update

The consultant team reviewed the updated project schedule that was presented at GPAC Meeting #2. The consultants also summarized key findings from the completed Market Study and comments/sentiments from the property owner interviews. A hard copy of the market study was made available at the meeting.

4.   Ongoing Business

The consultant team presented a draft version of the Vision Statement, which is based on the key values identified during the activities held at GPAC Meeting #2. The draft Vision Statement was provided to GPAC members and posted online approximately one month in advance of the meeting. The draft Vision Statement was also presented at the City's booth at Summerfest and made available as a handout during the GPAC meeting.

GPAC comments were as follows:

- Reword the first sentence of "Learning in Fountain Valley" to distinguish Coastline College as separate from Fountain Valley School District and Huntington Beach Union High School District.

- Rephrase the sentence beginning with "The City of Fountain Valley is an employer of choice…" from "Governance in Fountain Valley".

- Simplify the sentence beginning with "Residents and businesses are engaged…" from "Governance in Fountain Valley".

- Consider whether vision should mention mobility / transportation in the City.

Public comments were as follows:

- Include additional reference regarding safety of Fountain Valley.

The consultant team and City staff indicated that the draft Vision Statement would be used to guide the GPU and that revisions from GPAC would be incorporated. Additional comments were welcome (preferably in writing) and the draft Vision Statement would ultimately be adopted by the City Council during the final adoption hearings (and could therefore be revised at any point until then). However, the consultant team would prefer that a relatively stable, final draft Vision Statement be produced over the next couple of months.

5. New Business

A. Role of the General Plan in the Planning Process

i. The consultant briefly reviewed the purpose of a General Plan, how the document fits into the larger regulatory environment, and how it relates to other planning and development guidance tools. An example was provided that walked the GPAC and the public through the steps needed to produce more active and engaging public spaces from the Vision and down through to the final implementation stage. An attachment was also made available that identified the overall Planning Systems.

B. Opportunity Sites Housing Allocation Scenario Exercise

i. The consultant team introduced the GPAC to the Regional Housing Needs Assessment/Allocation (RHNA) and how the law impacts the City of Fountain Valley. The 2013-2021 RHNA cycle allocated 358 new units to Fountain Valley, with 142 in the very low and low-income categories. For the upcoming 2021-2029 cycle, the consultant team estimates the City could receive an allocation between 400 and 1,400 total units, of which roughly 160 to 560 units would need to be affordable to lower income households.

The consultant team presented three possible allocation scenarios (400, 900, 1,400), along with the respective land use implications and recommendations for accommodating the additional units. The consultant team also reviewed the City's current capacity based on the current Housing Element, approved projects, and property owner interviews. The 400- and 1,400-unit scenarios were understood not to need GPAC direction as either no decision would be necessary, or all sites could effectively be in play for housing.

ii. Next, the consultant team led the GPAC through an activity to identify the preferred strategy for accommodating 900 units of potential residential growth in the City. Participants were asked to distribute tokens representing market-rate and affordable units across the opportunity sites. For the purposes of the exercise, the scenario assumed an allocation of 360 affordable units and 540 market-rate units for a total of 900 new units.

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iii. Theoretical distribution of potential affordable housing allocation by GPAC:

Opportunity Site	Group 1	Group 2	Group 3
Harbor Shopping Center	100	25	165
South Harbor Island	86	86	86
Golden Triangle	69	69	69
Miller Property	50	10	0
Southpark 3	0	25	0
Silky Sullivan's	5	5	0
Metalcrafters	10	0	0
Crossing Specific Plan*	0	100	0
Miscellaneous ADU's*	40	40	40

indicates a non-opportunity site location.

iv. The South Harbor Island and Golden Triangle sites were identified in the previous Housing Element as preferred locations for future affordable housing development. The two sites can collectively accommodate 155 affordable units and were reaffirmed as preferred locations by the three participating groups. The groups were varied in their distribution of the remaining 205 units but agreed on Harbor Shopping Center as a potential site and endorsed the use of Accessory Dwelling Units (ADU's).

v. Vacant sites (Miller property and Southpark 3) present the best opportunities for affordable housing development due to lower construction costs and relative ease of the administrative process. Redeveloping existing commercial centers (Harbor Shopping Center, South Harbor Island, Silky Sullivan's, and Metal Crafters) is generally more difficult. The property owner(s) must be willing to forego ongoing revenue for an extended period of time (e.g., lease payments), risk success of future development, and (in some cases) coordinate with multiple property owners.. Despite the challenges, commercial to residential conversions are not uncommon and may play a role in meeting the upcoming RHNA allocation.

6. Public Comments

   A. The property owner of the opportunity site containing Silky Sullivan's indicated that they would be conducting public outreach on the potential redevelopment of the site, and would coordinate with the City on outreach associated with the General Plan.

   B. The property owner of the opportunity site known as Southpark highlighted the need to calculate future growth potential accurately for general planning purposes and to generate an informative and useful environmental clearance document (EIR).

   C. A representative from the opportunity site known as the Miller property asked about the implications were new housing to be built at densities below what would be assumed in in future Housing Element, whether it is market-rate housing or affordable housing.

   Answer given: If the City needs a property to accommodate lower income housing (as identified by the State), the property must either be developed at affordable rates or remain zoned at a high density. If the property is built at market rates, regardless of density, the City must identify other property to address any shortfall in capacity for new housing.

7.   Committee Comments

   A.   No comments were made.

8.   Adjournment to Next Meeting (Land Use, tentatively October/November 2019)

   A.   GPAC Meeting #4 | Location TBD | 6:00-8:00 p.m.

ATTACHMENTS / LINKS
   ▪   Market Study *[hard copies also made available]*
   ▪   Planning System Components
   ▪   Draft Vision

Results of Opportunity Sites Housing Allocation Scenario Exercise:

Opportunity Sites & Current General Plan

Opportunity Sites & Current General Plan

Opportunity Sites & Current General Plan