



# Fountain Valley Annual Planning Department Report

FISCAL YEAR 2020-2021

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## Department Overview

The Planning and Building Department provides services designed to protect the public's health, safety, and welfare. Comprised of Planning, Code Enforcement, Housing and Community Development, and Building and Safety Services, the department plans for future changes and ensures the orderly and safe development of the City.

The Planning Division coordinates the future growth and development of the City, monitors regional programs,

and ensures compliance with Federal, State, and local legislation.

Planning also reviews development applications and provides the City Council and Planning Commission with an analysis to allow informed decision making.

The Building and Safety Division ensures that the construction of all buildings and structures are built in compliance with applicable building codes. This division is responsible for permit issuance, plan

review, and inspections.

The Code Enforcement Division ensures compliance with municipal codes, including property and landscape maintenance, public nuisances, and business license.

With a variety of programs related to neighborhood preservation, The Housing and Community Development Division helps maintain and improve our homes and fund service programs to foster a better quality of life for the citizens of Fountain Valley.





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# City of Fountain Valley Officials

## **City Council**

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Michael Vo	Mayor
Patrick Harper	Mayor Pro Tem
Ted Bui	Council Member
Kim Constantine	Council Member
Glen Grandis	Council Member

## **Planning Commission**

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Bill Spear	Chair
Dave Osborn	Vice Chair
Edward Farrell	Commission Member
Assam Saad	Commission Member
Ahmad Tahir	Commission Member
Richard Lopez	Commission Alternate

## **City Staff**

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Rob Houston	City Manager
Colin Burns	City Attorney
Brian James	Planning & Building Director
Lisa Montano	Administrative Assistant
Steven Ayers	Principal Planner
Matt Jenkins	Senior Planner
Ron Vargas	Assistant Planner
Ashlyn Newman	Housing Coordinator
Nikeshia Hazel	Housing Technician
Joshua Aronsen	Code Enforcement Officer
Darik Doggett	Building Official
Karen Briggs	Building Technician
Mark Bray	Contract Building Technician
Tom Konrad	Building Inspector



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# Department Boards & Commissions

## **CITY COUNCIL AND SUCCESSOR AGENCY TO THE FOUNTAIN VALLEY AGENCY FOR COMMUNITY DEVELOPMENT**

First and Third Tuesday of each month at 6:00 p.m.  
Council Chambers - Fountain Valley Civic Center

## **PLANNING COMMISSION**

Second Wednesday (and fourth Wednesday as needed) of each month at 6:00 p.m.  
Council Chambers - Fountain Valley Civic Center

## **HOUSING AND COMMUNITY DEVELOPMENT ADVISORY BOARD**

First Wednesday of each month at 6:00 p.m.  
Council Chambers-Fountain Valley Civic Center

## **SIGN COMMITTEE**

Second and Fourth Wednesday of each month as needed at 5:30 p.m.  
Conference Room #1 - Fountain Valley Civic Center

## **ENVIRONMENTAL AND DEVELOPMENT REVIEW COMMITTEE MEETINGS**

First and Third Thursday of each month as needed at 3:00 p.m.  
Conference Room #1 - Fountain Valley Civic Center

## **DEVELOPMENT PLAN REVIEW MEETINGS– CROSSINGS SPECIFIC PLAN**

As needed  
Council Chambers-Fountain Valley Civic Center



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# Fountain Valley Today

Area in square miles	9.75
Total miles of city street	135.5
Total miles of state highway	2.7
Total developed residential acreage	2,472
Total developed commercial acreage	528
Total developed industrial acreage	787
Population	54,953*
Dwelling Units	19,408*
Single Family Housing Units	
Attached	1,958*
Detached	12,730*
Multi-Family Housing Units	4,329*
Mobile Homes	391*
Vacancy Rate	3.5%*
Persons per Household	2.91*

Source: \*Source: 2021 State of California Department of Finance housing estimate





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# Summary of Land Use

<u>Land Use</u>	<u>Acreage</u>	<u>Percent of City</u>
Agriculture	54	0.93
Commercial and Services	391	6.71
Education	237	4.07
General Office	96	1.65
Hospital	41	0.70
Industrial	124	2.13
Mixed Commercial and Industrial	135	2.32
Mobile Homes	44	0.76
Multi-Family Residential	165	2.83
Private Open Space	52	0.89
Public Facilities	21	0.36
Public Parkland	681	11.69
Religious Facilities	42	0.72
Right-of-Way	1,225	21.03
Single Family Residential - Attached	159	2.73
Single Family Residential - Detached	2,104	36.13
Utilities	134	2.30
Vacant	16	0.27
Water	104	1.79
<b>Total</b>	<b>5,824</b>	<b>100%</b>

Single family residential combined with multi-family properties total 2,428 acres or approximately 41.69% of the overall land use distribution in the City. Commercial and Industrial land uses represent 787 acres or 13.51% of the total land use in the City. Public facilities and schools total 258 acres or 4.43% of the overall land use in the City. Parks and Open Space land uses consist of approximately 803 acres or 13.79% of the total land use in the City. Parks and Open Space include the Southern California Edison Easements, parks, and the limited amount of vacant property in the City.

Source: Placeworks, 2018/19 through General Plan Update



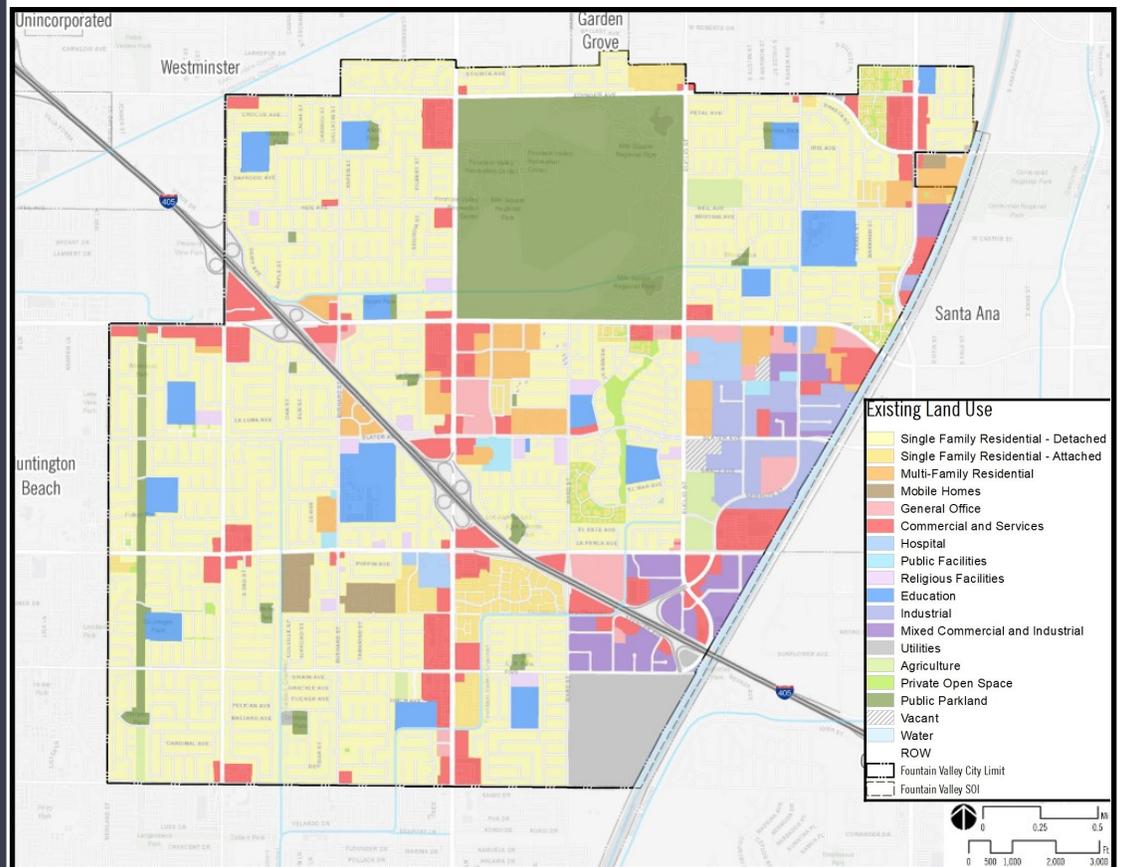


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# Existing General Plan

Fountain Valley's first General Plan was adopted in the early 1960s. The first General Plan served as a "blueprint" for the City, guiding its development for almost three decades. The Fountain Valley City Council adopted the existing General Plan on March 21, 1995, which contains a comprehensive set of goals and policies that guide the direction, growth, and physical development of the City. The Plan reflects the uniqueness of Fountain Valley and has been written to recognize and reinforce the characteristics that have shaped this City both physically and socially. It serves as a blueprint for the managed growth and change in the community.

The Housing Element is the only element that is mandated to be updated and certified every eight years. On February 4, 2014, the City Council unanimously approved the 2014-2021 City of Fountain Valley Housing Element. On November 8, 2017 the Housing Element was updated to reflect changes to meet the City's RHNA allocation due the sale of the 3.96 acre property at 11360 Warner Avenue and the reallocation of affordable units to the Harbor Blvd South Island Specific Plan.





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# General Plan Update

Three years ago, the City of Fountain Valley embarked on a new update to the General Plan with an anticipated completion date of 2022. In addition to the seven required elements, the update will include key components such as community design standards, growth management, climate change, sustainability, complete streets/mobility, air quality (GHG), environmental justice, healthy communities strategies, and growth management (measure M2 compliant).

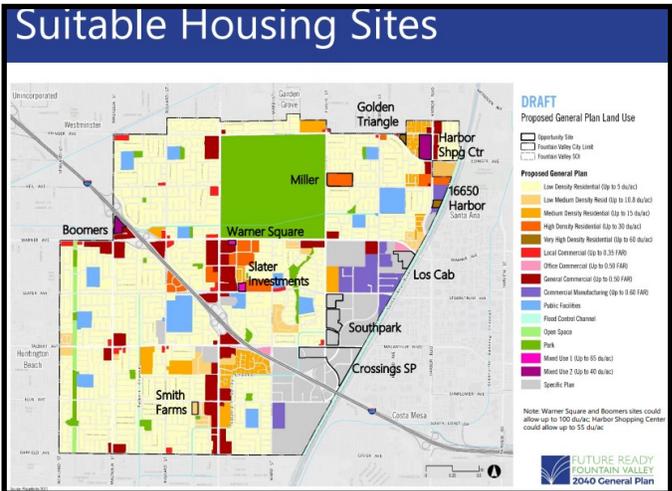


This effort is being led by The General Plan Advisory Committee (GPAC), which is an ad hoc committee to serve as one of the primary channels for

the community to participate in the update of the General Plan. The purpose of the GPAC is to provide input and recommendations to city staff, the consultant team, and ultimately the City Council on key components, such as the vision and land use plan. It is anticipated that the GPAC will meet six times during the course of the General Plan Update.

During FY 2020-2021, the GPAC met four times via Zoom to discuss and give input on the General Plan Update - February 11, 2021, February 25, 2021, March 11, 2021, and April 22, 2021. Items discussed during these meetings included;

- Discussion on the Regional Housing Needs Assessment (RHNA);
- Potential inclusionary zone;
- Potential mixed use land use designation;
- Review of current General Plan Map Amendment applications;
- Discussion on the GPAC vision;
- Fiscal land use discussion;
- Housing Element law;
- Land use map and Opportunity Sites.



During FY 2020-2021, the City also held two in person Joint Study Session meetings with the Planning Commission and City Council on March 31, 2021 and on April 28, 2021 to receive input on the conceptual General Plan Land Use Map proposed by the GPAC before preparation of the Environmental Impact Report for the General Plan Update.

Information on the General Plan Update can be found at <https://www.fountainvalley.org/1282/General-Plan-Update>.



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# Amendments and Zone Changes

During FY 2020-2021, the City of Fountain Valley’s Planning Commission reviewed six Code Amendments, one General Plan Amendment, and one Zoning Map Amendment.

- On August 12, 2020, the Planning Commission reviewed and recommended approval of Code Amendment (CA) 19-10 amending the Fountain Valley Crossings Specific Plan (FVCSP) regarding the allocation of residential units, residential on the ground floor, setbacks, CEQA requirements, requirements for gym’s and entertainment & recreation uses, and additional minor edits. The City Council later approved CA 19-10 on September 15, 2020.
- Also on August 12, 2020, the Planning Commission reviewed and recommended approval of CA 20-05 to change the 20 day appeal period for land use decisions to ten days. The City Council later approved Code Amendment No. 20-05 on September 15, 2020.
- On October 28, 2020, the Planning Commission reviewed and recommended approval of CA 20-09 to eliminate the Special Public Open Space requirement, amend the parking requirement for Workplace-Professional uses, and add a skyway pedestrian bridge section to the FVCSP. The City Council later approved CA 20-09 on November 17, 2020.
- Also, on October 28, 2020, the Planning Commission reviewed and recommended approval of CA 20-08 to amend open space requirements in the FVCSP. The City Council later approved CA 20-08 on November 17, 2020.
- On February 24, 2021, the Planning Commission reviewed and recommended approval of General Plan Amendment (GPA) 20-01 to change the General Plan Map from Public Facilities and Park to Low Density Residential, Low Medium Density Residential, and Park and Zoning Map Amendment (ZMA) 431 to change the Zoning Map from PI-Public Institution to R1-Single Family Residential, GH-Garden Homes, and P/OS-Parks and Open Space with a Planned Development Overlay. The City Council later approved GPA 20-01 and ZMA 431 on March 16, 2021.



approval of General Plan Amendment (GPA) 20-01 to change the General Plan Map from Public Facilities and Park to Low Density Residential, Low Medium Density Residential, and Park and Zoning Map Amendment (ZMA) 431 to change the Zoning Map from PI-Public Institution to R1-Single Family Residential, GH-Garden Homes, and P/OS-Parks and Open Space

- with a Planned Development Overlay. The City Council later approved GPA 20-01 and ZMA 431 on March 16, 2021.
- On June 9, 2021, the Planning Commission reviewed and recommended approval of CA 21-02 to adjust the allowable height, site coverage, and FAR in the R1-Single Family Residential zone. The City Council later approved CA 21-02 in the following fiscal year on July 20, 2021.
- On June 23, 2021, the Planning Commission reviewed and recommended approval of CA 21-03 to allow for permanent outdoor dining and to reduce certain parking requirements for commercial land uses. The City Council later approved CA 21-03 in the following fiscal year on July 20, 2021.

Summary of Planning Activities FY 2020-2021

Planning Commission	Reviewed	Approved	Denied	Withdrawn	Pending	Reviewed by City Council		
						Approve	Denied	Pending
Code Amendment	5	5	--	--	--	4	--	1
Conditional Use Permit	9	9	--	--	--	--	--	--
Development Review	2	2	--	--	--	--	--	--
Development Agreement	1	1	--	--	--	--	--	--
Environmental Impact Report/Addendum	1	1	--	--	--	--	--	--
Entitlement Extension of Time	--	--	--	--	--	--	--	--
General Plan Amendment	1	1	--	--	--	1	--	--
General Plan Conformance Finding	1	1	--	--	--	--	--	--
Mit. Negative Declaration	1	1	--	--	--	--	--	--
Planning Commission Interpretation	--	--	--	--	--	--	--	--
Policy Statement	--	--	--	--	--	--	--	--
Precise Plan	2	2	--	--	--	--	--	--
Resolution Review-Cell Site	--	--	--	--	--	--	--	--
Tentative Tract Map	1	1	--	--	--	--	--	--
Specific Plan	--	--	--	--	--	--	--	--
Variance	3	3	--	--	--	--	--	--
Zoning Map Amendment	1	1	--	--	--	1	--	--
<b>Area Variance Committee</b>								
Area Variance	2	2	--	--	--	--	--	--
<b>Sign Committee</b>								
Sign Permits	3	3	--	--	--	--	--	--
Sign Permits-Administrative	24	24	--	--	--	--	--	--
<b>Subdivision Committee</b>								
Lot Line Adjustment	0	0	--	--	--	--	--	--
Tentative Parcel Map	1	--	--	--	1	--	--	--
<b>Planning Director</b>								
Resolution Review	20	20	--	--	--	--	--	--
Small Format Restaurant	3	0	--	--	--	--	--	--
Development Plan Review—Crossings SP	1	1	--	--	--	--	--	--



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# Development Highlights

## RESIDENTIAL DEVELOPMENT

During fiscal year 2020-2021, the Planning Commission approved a residential subdivision for Brookfield Residential, known as the Moiola Park Residents, or “Currents.” The development included a General Plan Amendment, Zoning Map Amendment, Precise Plan, Conditional Use Permit, Tentative Tract Map, and Mitigated Negative Declaration for the subdivision of 74 single-family lots with homes ranging from 4 bedrooms/3 baths at 2,696 square feet to 5 bedroom/4.5 baths at 3,375 square feet. The project also included the dedication of a 1.12-acre park to the city. Additionally, there were 31 ADU’s constructed and finalized in FY 2020-2021. Besides this, there were no other significant residential developments besides room additions and remodels of existing structures during the review period.

## COMMERCIAL DEVELOPMENT

On October 14, 2020, the Planning Director approved Development Plan Review 20-01 for the construction of a 109,914 Headquarters building for the Orange County Sanitation District (OCSD) and associated parking lot on a 5.2 acre property located north of Ellis Avenue, east of Bandilier Circle, and west of Pacific Street.

The Planning Commission later approved Variance 332 for the Project on October 28, 2020 and the City Council approved Code Amendment 20-09, a Development Agreement, a Vacation of Easement, and an Addendum to the Fountain Valley Crossings Specific Plan EIR on November 17, 2020.



The Headquarters building will be an administrative office that will include boardroom facilities for civic events and exhibit/touring facilities for educational functions and will include a skyway pedestrian bridge connecting the Headquarters building to the OCSD main plant on the south side of Ellis Avenue.

On December 9, 2020, Sam’s Club received approval for a 2,000 square foot addition to their existing fuel canopy and the addition of two (2) new fuel dispensers at 9940 Warner Avenue.

Lastly, during the 2020-2021 fiscal year, Planning Commission approved nine Conditional Use Permits establishing various commercial businesses including restaurants throughout Fountain Valley. Additionally, two development reviews were approved to update the facades and/or aesthetics of properties around Fountain Valley.

## INDUSTRIAL DEVELOPMENT

There was no industrial development during FY 2020-2021.



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# Building & Safety Division

During the 2020-2021 Fiscal year, the City of Fountain Valley contracted with Charles Abbott Associates, Inc. (CAA) to provide comprehensive building services for the City. All building services functions were provided by CAA. Contract personnel included a full-time Building Official, two full-time Combination Inspectors, and two full-time Permit Technicians. CAA also provided all building plan check and inspection services.

The following is a summary of activity from the Building Division for FY 2020-2021 (July 1, 2020 through June 30, 2021).

Total Number of Permits Issued	1,676
Number of Plan Checks	635
Building Permit Valuations	\$55,819,676
Number of Inspections	4,933
Number of Customers Assisted at Counter	6,549





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# Housing Activities

During FY 2020-2021, the Housing and Community Development (HCD) Division assisted a total of 12 households through the Single Family and Mobile Home Improvement Programs. This included nine grants, two lead based paint grants, and one rebate. Additionally, the HCD Division provided grants to seven Public Service Agencies which, in turn, assisted 640 eligible persons. The HCD Division assisted 53 customers at the counter during FY 2020-2021.

The HCD Division provided Community Development Block Grant (CDBG) Program funds to the City’s Code Enforcement Program through which code violations on 214 properties located in the City’s low-income areas were identified and abated. Administratively, the HCD Division prepared and submitted the City’s FY 2020-2021 Consolidated Annual Performance and Evaluation Report (CAPER).

The City of Fountain Valley began implementing a Foreclosure Property Registration Program effective January 1, 2012. The program requires all properties in any stage of foreclosure from notice of default to bank-owned register the property with the city. The registration fee is \$100 and includes identifying a local property management company to address any maintenance issues that may arise on the property. Since the beginning of the program, the city has registered approximately 598 properties and re-registered an additional 152 properties and has collected a total of \$77,575 in registration fees. An additional \$13,600 has been collected in fines for a total of \$91,175. Currently, there are approximately eight homes in foreclosure in the City of Fountain Valley.

California’s Housing Element law requires that each city develop local housing programs designed to meet its “fair share” of existing and future housing needs for all income groups. A local jurisdiction’s ‘fair share’ of regional housing need is the number of additional dwelling units that will need to be constructed during a given seven-year planning period. The adopted 2014-2021 Regional Housing Needs Allocation, RHNA, fair share housing needs for the City of Fountain Valley are shown below.

Income Category	Housing Unit Construction Need by Income Group 2014-2021	Percent of Need by Income Group	Constructed 1/1/2014 – 12/31/2020	Housing Units remaining by Income Group
Extremely Low and Very Low (0-50% of County Median Income)	83	23.2%	38	45
Low (50-80% of County Median Income)	59	16.5%	30	29
Moderate (80-120% of Median Income)	65	18.2%	12	53
Above Moderate (over 120% of Median Income)	151	42.2%	202	-51
<b>Total</b>	<b>358</b>	<b>100%</b>	<b>282</b>	<b>76</b>

Source SCAG adopted RHNA determinations 2012. 5th Cycle RHNA Final Allocation Plan 1/1/2014-10/1/2021

Per State Law, Fountain Valley is in the process of the 2021-2029 Housing Element Update as part of the General Plan Update, including a new RHNA allocation. Info can be found at <https://www.fountainvalley.org/1282/General-Plan-Update>



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## Code Enforcement

Fountain Valley Code Enforcement Officers responded to 749 code violations in FY 2020-2021. The number of complied cases totaled 672 for a compliance rate of 90%. This low compliance rate is due to numerous cases opened in June 2020 without time to gain compliance before the end of the fiscal year. This compliance percentage can be attributed to the dedication of the Code Enforcement



staff and citizens to help keep Fountain Valley “A Nice Place To Live.” In addition to field inspections, Code Enforcement assisted 82 customers at the counter during FY 2020-2021.



In 2020-2021, the Code Enforcement Department continued to administer the Administrative Citation Program to help obtain compliance with violations of the Fountain Valley Municipal Code. This program allows staff to issue administrative fines for violations that, in the past, had to be handled through criminal prosecution. The fines escalate if the responsible

parties ignore or choose not to comply with city requirements. Staff issues citations to both residents and business owners in the city for violations such as: prohibited signs, land use violations, building without permits, overgrown vegetation and failure to register foreclosure properties.



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# Code Enforcement Annual Report 2020-2021

## RESIDENTIAL CASES

NATURE OF COMPLAINT	TOTAL CASES	COMPLIED CASES
ADMINISTRATIVE CITATION	5	5
ANIMAL KEEPING VIOLATION	11	11
ATTRACTIVE NUISANCE	3	3
BUILDING CODE VIOLATION	0	0
BUILDING PERMIT REQUIRED	66	45
BUSINESS LICENSE	4	3
COMMERCIAL DELIVERY	0	0
DEVELOPMENT STANDARDS VIOLATION	0	0
ENCROACHMENT	10	9
FORECLOSURE PROPERTY INSPECTION	8	8
GRAFFITI	30	30
HOME OCCUPATION VIOLATION	5	4
IMPROPER OCCUPANCY	2	1
INOPERABLE VEHICLE	18	17
LAND USE VIOLATION	35	32
LANDSCAPE MAINTENANCE	41	38
LAWN PARKING	15	13
NOISE VIOLATION	5	5
OUTDOOR STORAGE	0	0
OVERGROWN VEGETATION	75	67
PROHIBITED SIGNS	2	2
PUBLIC NUISANCE	52	47
REFERRED TO OTHER CITY DEPARTMENT	2	2
RESIDENTIAL LANDSCAPE REQUIREMENT	0	0
SETBACK VIOLATION	0	0
WATER CONSERVATION	0	0
<b>RESIDENTIAL CASES SUBTOTAL</b>	<b>389</b>	<b>342</b>



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# Code Enforcement Annual Report 2020-2021

## RESIDENTIAL CASES - Continued

NATURE OF COMPLAINT	TOTAL CASES	COMPLIED CASES
SHOPPING CART	4	4
TRASH AND DEBRIS	65	58
TRASH CANS IN PUBLIC VIEW	85	77
VEGETATION OVERGROWTH	48	44
VEHICLE ADVERTISING	0	0
<b>RESIDENTIAL CASES SUBTOTAL</b>	<b>202</b>	<b>183</b>
<b>TOTAL RESIDENTIAL CASES</b>	<b>591</b>	<b>525</b>



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# Code Enforcement Annual Report 2020-2021

## COMMERCIAL CASES

NATURE OF COMPLAINT	TOTAL CASES	COMPLIED CASES
ATTRACTIVE NUISANCE	1	1
BANNER PERMIT REQUIRED	2	2
BUILDING PERMIT REQUIRED	6	6
BUSINESS LICENSE REQUIRED	4	3
COMMERCIAL DELIVERY	0	0
COMMERCIAL LIGHTING	0	0
DEVELOPMENT STANDARDS VIOLATION	3	2
ENCROACHMENT	0	0
FIRE CODE	0	0
GRAFFITI	43	41
IMPROPER OCCUPANCY	3	3
INOPERABLE VEHICLE	1	1
LAND USE VIOLATION	10	9
LANDSCAPE MAINTENANCE	2	2
NOISE VIOLATION	2	2
OUTDOOR DISPLAY	0	0
OUTDOOR STORAGE	0	0
OVERGROWN VEGETATION - VACANT PROPERTIES	3	3
PROHIBITED SIGNS	19	19
SHOPPING CART	5	5
SIGN VIOLATION	23	21
TEMPORARY USE PERMIT REQUIRED	0	0
TRASH AND DEBRIS	27	23
VEGETATION OVERGROWTH	0	0
VEHICLE ADVERTISING	0	0
<b>TOTAL COMMERCIAL CASES</b>	<b>154</b>	<b>142</b>



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# Code Enforcement Annual Report 2020-2021

## MANUFACTURING CASES

NATURE OF COMPLAINT	TOTAL CASES	COMPLIED CASES
BANNER PERMIT REQUIRED	0	0
BUILDING PERMIT REQUIRED	0	0
DEVELOPMENT STANDARDS	1	1
GRAFFITI	0	0
LAND USE VIOLATION	0	0
LANDSCAPE STANDARDS	0	0
OUTDOOR DISPLAY	0	0
OVERGROWN VEGETATION	0	0
PROHIBITED SIGN	0	0
PUBLIC NUISANCE	1	1
REFERRED TO OTHER CITY DEPARTMENT	1	1
SIGN VIOLATION	0	0
TRASH AND DEBRIS	1	1
VEHICLE ADVERTISING	0	0
<b>TOTAL MANUFACTURING CASES</b>	<b>4</b>	<b>4</b>

## TOTALS AND OTHER DATA

TOTAL CASES HANDLED	749
TOTAL CASES COMPLIED	672
VOLUNTARY COMPLIANCE RATE	90%
TEMPORARY SIGNS/BANNER PERMITS ISSUED	25
TEMPORARY USE PERMITS	59
COUNTER ASSISTANCE TOTAL - PLANNING DEPT.	942
COUNTER ASSISTANCE TOTAL - CODE ENF.	82
COUNTER ASSISTANCE TOTAL - HCD	53