



Fountain Valley Annual Planning Department Report

FISCAL YEAR 2021-2022

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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

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

Planning Commission

Dave Osborn	Chair
Assam Saad	Vice-Chair
Mary-Ellen Esquer	Commission Member
Richard Lopez	Commission Member
Bill Spear	Commission Member
Edward Farrell	Commission Alternate

City Staff

Maggie Le	City Manager
Colin Burns	City Attorney
Omar Dadabhoy	Community Development 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
Dora Salud	Building Technician
Tom Konrad	Building Inspector
Ray Gallardo	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	56,564*
Dwelling Units	19,737*
Single Family Housing Units	
Attached	1,977*
Detached	12,851*
Multi-Family Housing Units	4,515*
Mobile Homes	395*
Vacancy Rate	2.6%*
Persons per Household	2.92*

Source: *Source: 2022 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
Total	5,824	100%

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



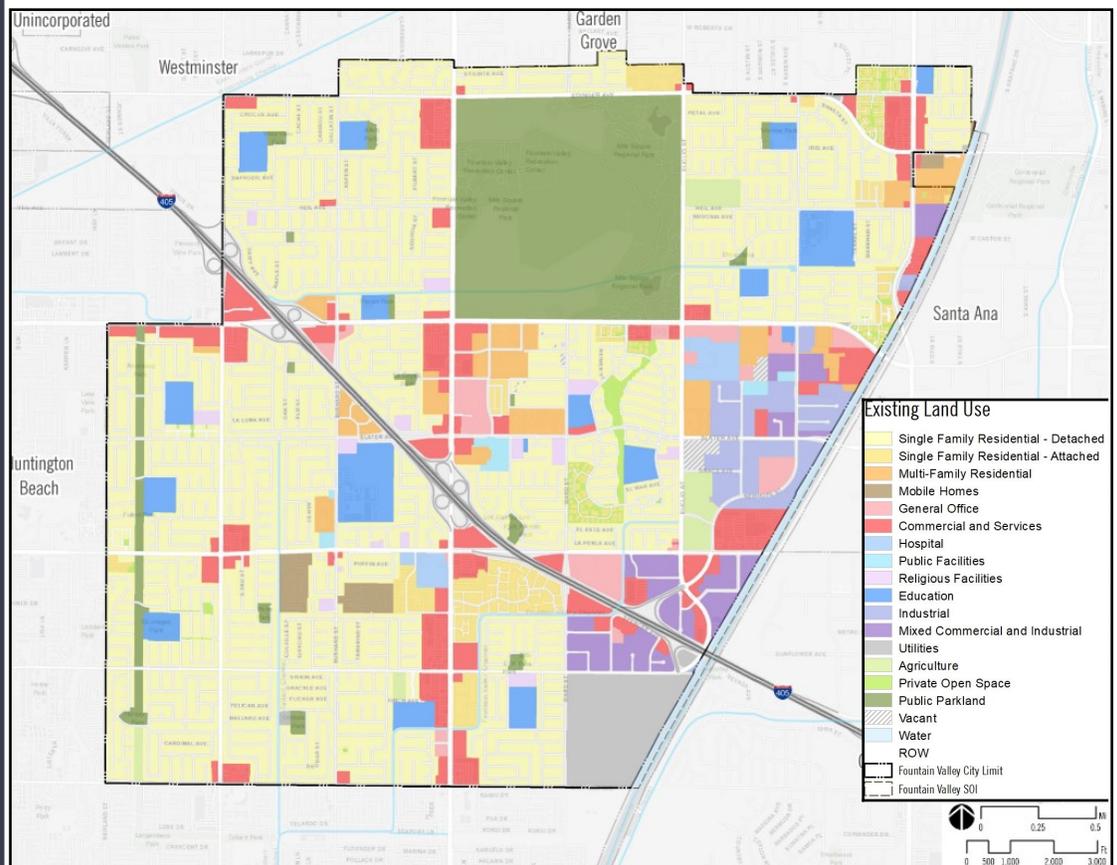


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Existing General Plan

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. The City is undergoing the process to receive certification of its 2021-2029 Housing Element.





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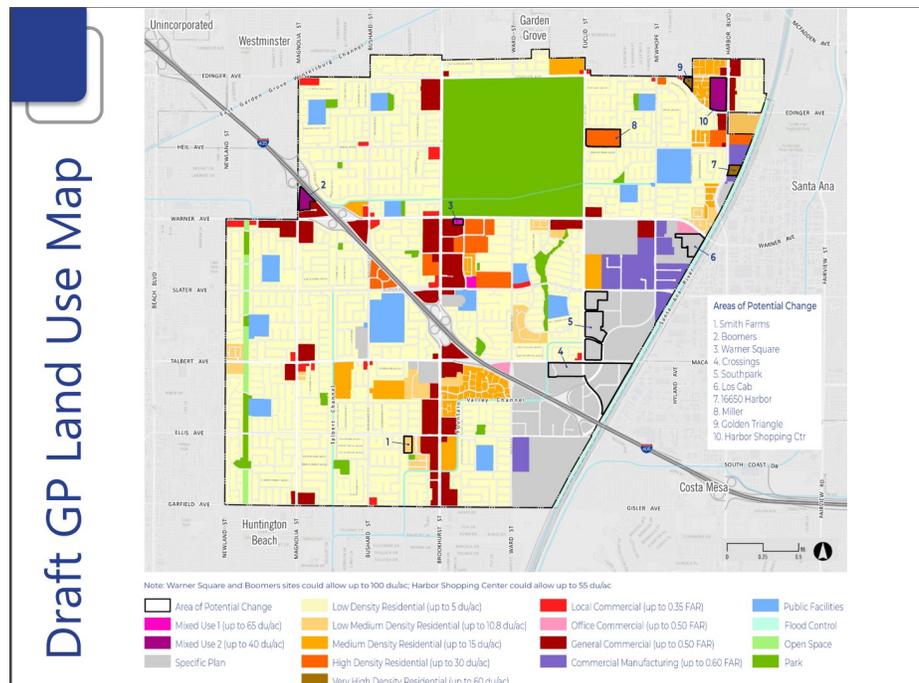
General Plan Update

Four 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 2021-2022, the GPAC met two times via Zoom and in person. On October 7, 2021 the GPAC met to review the draft Housing Element before it was transmitted to the State Department of Housing and Community Development (HCD). On May 19, 2022 the GPAC met to review draft Goals and Policies for the new General Plan.



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 2021-2022, the City of Fountain Valley’s Planning Commission reviewed five Code Amendments (CA), two General Plan Amendments (GPA), and two Zoning Map Amendments (ZMA).

- On July 28, 2021, the Planning Commission reviewed and recommended approval of GPA 20-02 to change the General Plan Map from Low Density Residential to Low Medium Density Residential and ZMA 432 to change the Zoning Map from R1 - Low Density Residential to GH - Garden Homes for the development of seven single family homes on a 1.02 acre property located at 9801 Starfish Avenue. The City Council later approved GPA 20-02 and ZMA 432 on August 17, 2021.



- Also on July 28, 2021, the Planning Commission reviewed and recommended approval of CA 19-11 amending the Fountain Valley Municipal Code (FVMC) to update the City’s requirements for dedications, exactions, and mitigation fees to allow for park land dedications and fees for non-subdivision residential projects. The City Council later approved CA 19-11 on September 7, 2021.
- On October 13, 2021, the Planning Commission reviewed and recommended approval of CA 21-04 to eliminate the CUP requirement for ATM’s and allow ATM’s by right in all Commercial and Manufacturing zones. The City Council later approved CA 21-04 on December 7, 2021.
- On December 8, 2021, the Planning Commission reviewed and recommended approval of CA 21-05 to create alternative hotel development standards in the City. The City Council later approved CA 21-05 on February 1, 2022.
- On March 9, 2022, the Planning Commission reviewed and recommended approval of GPA 21-01 and ZMA 433 to change the Land Use Map Designation from General Commercial to Mixed Use 1 and to change the Zoning Map from C1-Local Business to MU-1-Mixed-Use 1 for the Slater Avenue Mixed-Use Project at 10201-10231 Slater



Avenue and CA 21-01 to create a Mixed-Use Zoning District with specific zoning standards. The City Council later approved GPA 21-01, ZMA 433, and CA 21-01 on April 5, 2022.

- On May 11, 2022, the Planning Commission reviewed and recommended approval of CA 22-01 to remove the sunset date from the permanent outdoor display and sales ordinance. The City Council later approved CA 22-01 on June 7, 2022.

Summary of Planning Activities FY 2020-2021

Planning Commission	Reviewed	Approved	Denied	Withdrawn	Pending	Reviewed by City Council		
						Approved	Denied	Pending
Code Amendment	5	5	--	--	--	5	--	--
Conditional Use Permit	13	13	--	--	--	--	--	--
Development Review	1	1	--	--	--	--	--	--
Development Agreement	--	--	--	--	--	--	--	--
Environmental Impact Report/Addendum	--	--	--	--	--	--	--	--
Entitlement Extension of Time	--	--	--	--	--	--	--	--
General Plan Amendment	2	2	--	--	--	2	--	--
General Plan Conformance Finding	1	1	--	--	--	--	--	--
Mit. Negative Declaration	2	2	--	--	--	--	--	--
Planning Commission Interpretation	--	--	--	--	--	--	--	--
Policy Statement	--	--	--	--	--	--	--	--
Precise Plan	6	6	--	--	--	--	--	--
Tentative Tract Map	1	1	--	--	--	--	--	--
Specific Plan	--	--	--	--	--	--	--	--
Variance	2	2	--	--	--	--	--	--
Zoning Map Amendment	2	2	--	--	--	2	--	--
Area Variance Committee								
Area Variance	1	1	--	--	--	--	--	--
Sign Committee								
Sign Permits	3	3	--	--	--	--	--	--
Subdivision Committee								
Lot Line Adjustment	1	1	--	--	--	--	--	--
Tentative Parcel Map	1	1	--	--	--	--	--	--
Planning Director								
Resolution Review	7	7	--	--	--	--	--	--
Small Format Restaurant	2	2	--	--	--	--	--	--
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 Mixed-Use Residential Project, known as the Slater Avenue Mixed-Use Project. The development included General Plan Amendment 21-01, Zoning Map Amendment 433, Code Amendment 21-01, Precise Plan 562, and Mitigated Negative Declaration to construct a five-story mixed-use development with 270 residential units, a 5,000 sf restaurant with 2,000 sf of outdoor dining space, a walk-up coffee and lunch bar, a 1,660 sf art gallery, a 6-level parking garage, and associated amenities on a 3.34 acre project site located at the northeast corner of San Mateo Street and Slater Avenue (10201 - 10231 Slater Avenue).

The Planning Commission also approved a residential subdivision known as Villa Asteria on a 1.02 acre property located at 9801 Starfish Avenue. The development included General Plan Amendment 20-02, Zoning Map Amendment 432, Precise Plan 561, Conditional Use Permit 1885, Tentative Tract Map 19915, and a Mitigated Negative Declaration for the subdivision of seven garden homes ranging from 2,408 to 3,180 sf on 4,552 to 5,989 sf lots.

Additionally, the Planning Commission approved the conversion of an existing childcare center into nine residential rental units in the Los Caballeros Sports Village located at 17272 Newhope Steet. Lastly, there were 35 ADU’s constructed and finalized in FY 2021-2022.



COMMERCIAL DEVELOPMENT

On July 28, 2021, the Planning Commission approved Precise Plan 563 for a 912 sf addition to the commercial building located at 17950 Magnolia Street for a new Sprouts Farmers Market. On December 8, 2021, the Planning Commission approved Precise Plan 564 for the construction of a new 2,379 sf drive-through restaurant with a 300 sf outdoor patio at 10065 Garfield Avenue for Popeye’s Louisiana Kitchen. On February 9, 2022, the Planning Commission approved Precise Plan 566 for a 2,118 sf expansion of the first floor of an existing office building located at 10061 Talbert Avenue. On April 13, 2022, the Planning Commission approved a new 4,000 sf freestanding pad building for a future tenant located at 17071 Bushard Street.

Lastly, during the 2021-2022 fiscal year, Planning Commission approved five Conditional Use Permits establishing various commercial businesses including restaurants throughout Fountain Valley. Additionally, one development review was approved to update the facades and/or aesthetics of the Sprouts Shopping Center located at 17950 Magnolia Street.

INDUSTRIAL DEVELOPMENT

There was no industrial development during FY 2021-2022.



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Building & Safety Division

During the 2021-2022 Fiscal year, the Building and Safety Division provided comprehensive building services for the City. The division, which provides all building plan check and inspection services, is comprised of one full-time Building Official, two full-time Combination Inspectors, and two full-time Permit Technicians.

The following is a summary of activity from the Building Division for FY 2021-2022 (July 1, 2021 through June 30, 2022).

Total Number of Permits Issued	1,888
Number of Plan Checks	1,899
Building Permit Valuations	\$145,249,748
Number of Inspections	5,671
Number of Customers Assisted at Counter	6,640





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Housing Activities

During FY 2021-2022, the Housing and Community Development (HCD) Division assisted a total of 11 households through the Single Family and Mobile Home Improvement Programs. This included 17 grants, 6 lead based paint grants, and two rebates. Additionally, the HCD Division provided grants to seven Public Service Agencies which, in turn, assisted 691 eligible persons. The HCD Division assisted 103 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 2021-2022 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 606 properties and re-registered an additional 162 properties and has collected a total of \$79,125 in registration fees. An additional \$13,600 has been collected in fines for a total of \$92,725. Currently, there are approximately 6 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 – 10/15/21	Housing Units remaining by Income Group
Extremely Low and Very Low (0-50% of County Median Income)	83	23.2%	121	--
Low (50-80% of County Median Income)	59	16.5%	35	24
Moderate (80-120% of Median Income)	65	18.2%	12	53
Above Moderate (over 120% of Median Income)	151	42.2%	211	--
Total	358	100%	379	--

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 1,112 code violations in FY 2020-2021. The number of complied cases totaled 998 for a compliance rate of 90%. This compliance rate is due to numerous cases opened in June 2021 without time to gain compliance before the end of the fiscal year. In addition to field inspections, Code Enforcement assisted 120 customers at the counter during FY 2020-2021.



In 2021-2022, 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.

On the next page is a Code Enforcement Annual Report that summarizes Code Enforcement activities for FY 2021-2022.



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Code Enforcement Annual Report 2021-2022

RESIDENTIAL CASES

NATURE OF COMPLAINT	TOTAL CASES	COMPLIED CASES
ADMINISTRATIVE CITATION	6	4
ANIMAL KEEPING VIOLATION	13	12
ATTRACTIVE NUISANCE	2	2
BUILDING CODE VIOLATION	0	0
BUILDING PERMIT REQUIRED	138	100
BUSINESS LICENSE	6	6
COMMERCIAL DELIVERY	12	9
DEVELOPMENT STANDARDS VIOLATION	22	21
ENCROACHMENT	0	0
FORECLOSURE PROPERTY INSPECTION	0	0
GRAFFITI	30	30
HOME OCCUPATION VIOLATION	7	7
IMPROPER OCCUPANCY	2	2
INOPERABLE VEHICLE	42	39
LAND USE VIOLATION	31	26
LANDSCAPE MAINTENANCE	23	23
LAWN PARKING	21	20
NOISE VIOLATION	6	6
OUTDOOR STORAGE	0	0
OVERGROWN VEGETATION	161	155
PROHIBITED SIGNS	0	0
PUBLIC NUISANCE	50	47
REFERRED TO OTHER CITY DEPARTMENT	0	0
RESIDENTIAL LANDSCAPE REQUIREMENT	5	4
SETBACK VIOLATION	0	0
WATER CONSERVATION	2	2
RESIDENTIAL CASES SUBTOTAL	579	515



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Code Enforcement Annual Report 2021-2022

RESIDENTIAL CASES - Continued

NATURE OF COMPLAINT	TOTAL CASES	COMPLIED CASES
SHOPPING CART	0	0
TRASH AND DEBRIS	138	131
TRASH CANS IN PUBLIC VIEW	124	116
VEGETATION OVERGROWTH	15	15
VEHICLE ADVERTISING	0	0
RESIDENTIAL CASES SUBTOTAL	277	262
TOTAL RESIDENTIAL CASES	856	777



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Code Enforcement Annual Report 2021-2022

COMMERCIAL CASES

NATURE OF COMPLAINT	TOTAL CASES	COMPLIED CASES
ADMINISTRATIVE CITATIONS	13	9
ATTRACTIVE NUISANCE	0	0
BANNER PERMIT REQUIRED	8	7
BUILDING PERMIT REQUIRED	15	14
BUSINESS LICENSE REQUIRED	13	12
COMMERCIAL DELIVERY	1	1
COMMERCIAL LIGHTING	0	0
DEVELOPMENT STANDARDS VIOLATION	15	11
ENCROACHMENT	23	23
FIRE CODE	0	0
GRAFFITI	36	33
IMPROPER OCCUPANCY	0	0
INOPERABLE VEHICLE	3	3
LAND USE VIOLATION	17	14
LANDSCAPE MAINTENANCE	0	0
NOISE VIOLATION	5	3
OUTDOOR DISPLAY	4	3
OUTDOOR STORAGE	0	0
OVERGROWN VEGETATION - VACANT PROPERTIES	0	0
PROHIBITED SIGNS	34	34
SHOPPING CART	0	0
SIGN VIOLATION	36	27
TEMPORARY USE PERMIT REQUIRED	6	4
TRASH AND DEBRIS	22	19
VEGETATION OVERGROWTH	2	1
VEHICLE ADVERTISING	0	0
TOTAL COMMERCIAL CASES	253	218



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Code Enforcement Annual Report 2021-2022

MANUFACTURING CASES

NATURE OF COMPLAINT	TOTAL CASES	COMPLIED CASES
BANNER PERMIT REQUIRED	0	0
BUILDING PERMIT REQUIRED	0	0
DEVELOPMENT STANDARDS	1	1
GRAFFITI	2	2
LAND USE VIOLATION	0	0
LANDSCAPE STANDARDS	0	0
OUTDOOR DISPLAY	0	0
OVERGROWN VEGETATION	0	0
PROHIBITED SIGN	0	0
PUBLIC NUISANCE	0	0
REFERRED TO OTHER CITY DEPARTMENT	0	0
SIGN VIOLATION	0	0
TRASH AND DEBRIS	0	0
VEHICLE ADVERTISING	0	0
TOTAL MANUFACTURING CASES	3	3

TOTALS AND OTHER DATA

TOTAL CASES HANDLED	1,112
TOTAL CASES COMPLIED	998
VOLUNTARY COMPLIANCE RATE	90%
TEMPORARY SIGNS/BANNER PERMITS ISSUED	16
TEMPORARY USE PERMITS	25
COUNTER ASSISTANCE - PLANNING	1,594
COUNTER ASSISTANCE - CODE ENFORCEMENT	120
COUNTER ASSISTANCE - HOUSING	103