

**NOTICE OF PUBLIC HEARING BEFORE THE
FOUNTAIN VALLEY CITY COUNCIL**

NOTICE IS HEREBY GIVEN that on Tuesday, **December 19, 2023**, at 6:00 p.m. in the City Council Chamber Building, 10200 Slater Avenue, Fountain Valley, California, the Fountain Valley City Council will conduct a Public Hearing on the following item:

1. GENERAL PLAN AMENDMENT 22-01, ZONING MAP AMENDMENT 435, DENSITY BONUS AND AFFORDABLE HOUSING AGREEMENT, AND MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM – OUR LADY OF GUADALUPE

Petition submitted by Irwin Partners, on behalf of Our Lady of Guadalupe (OLG), to construct 29 low-income senior independent living apartment units in a new 18,039 sf 2-story building on a vacant portion of a 2.1-acre site currently occupied by OLG located at 17103 Magnolia Street. Requested entitlements include a General Plan Amendment (GPA) to change the General Plan Land Use Designation for the site from General Commercial to High Density Residential, a Zoning Map Amendment (ZMA) to change the Zoning Designation from C1-Local Business to R4-High Density Multiple Dwelling, a Density Bonus and Affordable Housing Agreement that would allow a density of 47.6 dwelling units/acre, and a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (MND and MMRP) per the California Environmental Quality Act (CEQA) requirements. CEQA – A MND and MMRP have been prepared for this Project pursuant to CEQA Guidelines 15070-15075 and 15105(b).

Planning Commission Recommendation : The City's Planning Commission held a notice public hearing on October 11, 2023 to consider the Project. By a vote of 5-0, the Planning Commission adopted Resolution No. 23-19 recommending that the City Council approve a MND and MMRP in accordance with CEQA, adopted Resolution No. 23-21 recommending that the City Council approve GPA No. 22-01 to change the Land Use Map Designation from General Commercial to High Density Residential and ZMA No. 435 to change the zoning map designation from C1 – Local Business to R4 – High Density Multiple Dwelling, and adopted Resolution No. 23-20 approving Precise Plan No. 570 to construct 29 low-income senior independent living apartment units in a new 18,039 sf 2-story building on a vacant portion of a 2.1-acre site currently occupied by OLG located at 17103 Magnolia Street with the added conditions of good neighbor requirements during construction, public signage to include facility management/owner contact information, and construction staging areas noted on plans and drawings.

All interested persons are invited to attend the above public hearing and be heard at the time and place specified above. Please call the City Clerk at 714-593-4445 for information.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in City Council meetings, please contact the City Clerk at 714-593-4445. Notification 72 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to the meeting.

Fountain Valley View
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