



Fountain Valley Annual Community Development Department Report

FISCAL YEAR 2022 - 2023

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Department Overview

The Community Development Department provides services designed to protect the public's health, safety, and welfare. Comprised of Planning, Economic Development, 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, seeks to improve the economic well-being and quality

of life for the community, 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 respon-

sible 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

Kim Constantine	Mayor
Glenn Grandis	Mayor Pro Tem
Ted Bui	Council Member
Jim Cunneen	Council Member
Patrick Harper	Council Member

Planning Commission

Assam Saad	Chair
Richard Lopez	Vice Chair
Mary-Ellen Esquer	Commission Member
Dave Osborn	Commission Member
Bill Spear	Commission Member
Herman Jack Ajamian	Commission Alternate

City Staff

Maggie Le	City Manager
Colin Burns	City Attorney
Omar Dadabhoy	Community Development Director/Deputy City Manager
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	Lead Code Enforcement Officer
Alex Ruiz	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	56,987*
Dwelling Units	19,839*
Single Family Housing Units	
Attached	2,046*
Detached	12,884*
Multi-Family Housing Units	4,533*
Mobile Homes	376*
Vacancy Rate	2.1%*
Persons per Household	2.91*

Source: *Source: 2023 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, General Plan Update



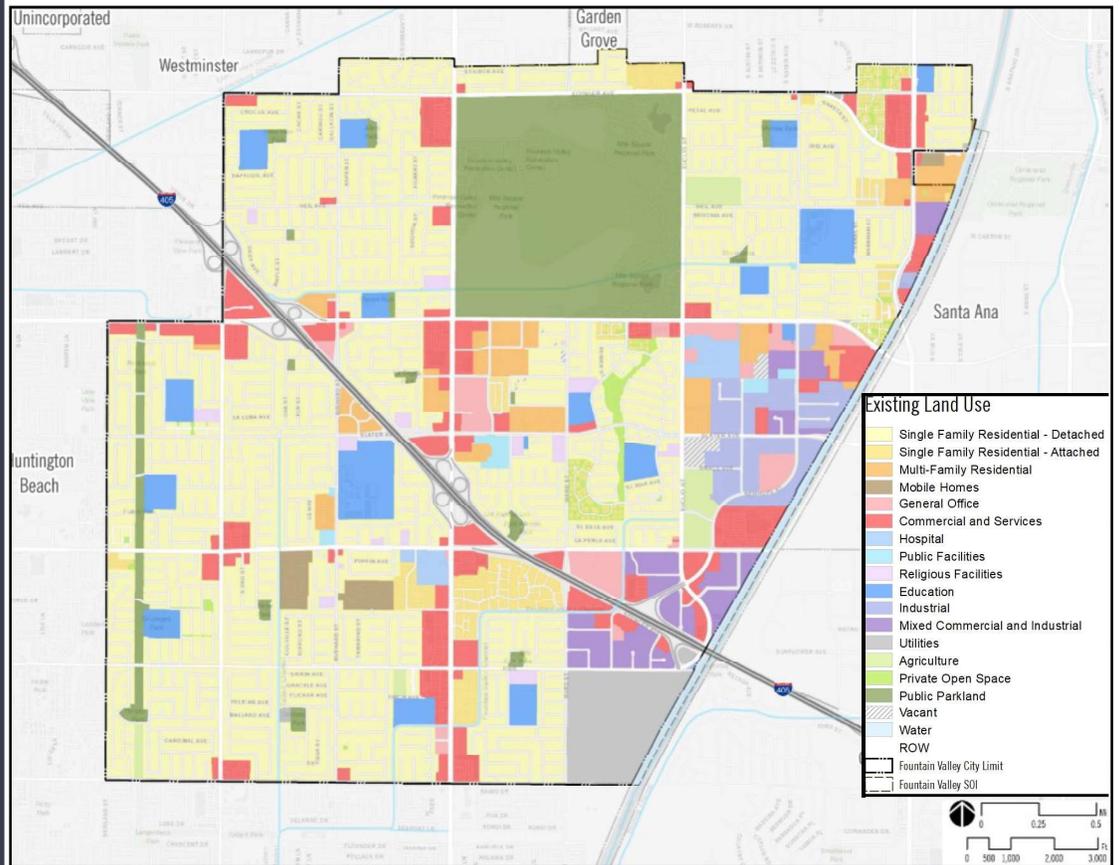


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Existing General Plan

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 October 4, 2022, the City Council unanimously approved the 2021-2029 City of Fountain Valley Housing Element which will be incorporated into the “Future Ready Fountain Valley 2045 General Plan Update” when completed by the end of 2023.





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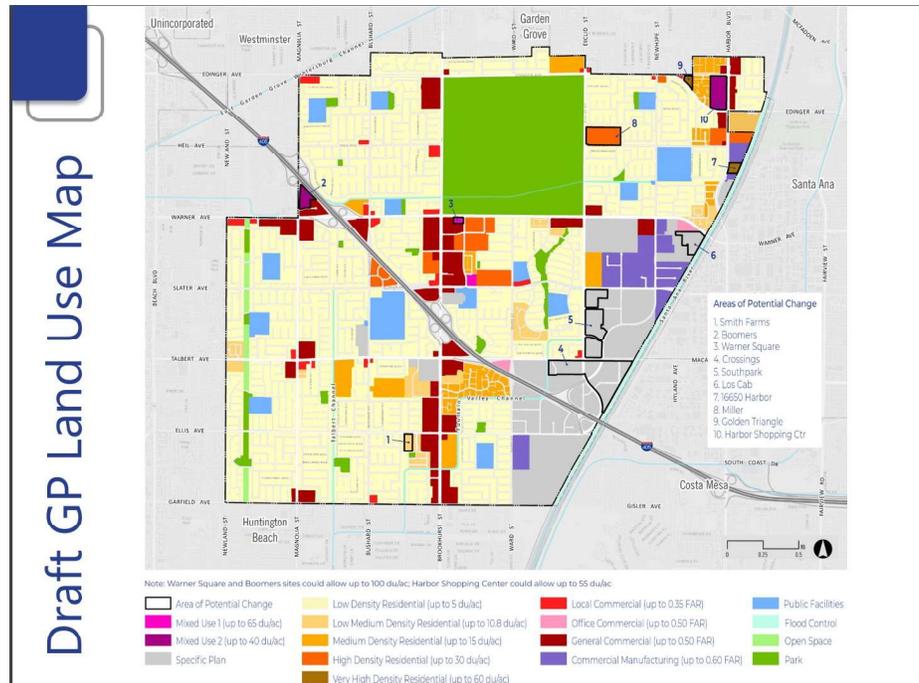
General Plan Update

Five years ago, the City of Fountain Valley embarked on a new update to the General Plan with an anticipated completion date of 2023. 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 2022-2023, the GPAC met one time. On June 8, 2023 the GPAC met to highlight changes to the Draft General Plan document, implementation priorities, and get an overview of the Draft EIR.



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 2022-2023, the City of Fountain Valley’s Planning Commission reviewed seven Code Amendments (CA), one General Plan Amendments (GPA), and one Zoning Map Amendments (ZMA).

- On July 13, 2022, the Planning Commission reviewed and recommended approval of CA No. 22-03 regarding drive-through facilities and updates to stormwater grading requirements for parking lots. The City Council later approved CA 22-03G on September 6, 2022.
- Also on July 13, 2022, the Planning Commission reviewed and recommended approval of CA 22-04 to reconsider a variation of residential density in the mixed-use zoning districts that would allow residential density to be built up to 75 du/ac in certain situations. The City Council later approved CA 22-04 on September 6, 2022.
- On August 10, 2022, the Planning Commission reviewed and recommended approval of CA 22-02 to address recent changes to state law concerning the regulation of large family daycare homes and to update regulations for adult daycare centers. The City Council later approved CA 22-02 on September 20, 2022.



- On September 14, 2022, the Planning Commission reviewed and recommended approval of CA 22-05 to allow for short term rentals in the R1 and GH zones. The City Council later voted to prohibit short term rentals on October 18, 2022.
- Also on September 14, 2022, the Planning Commission reviewed and recommended approval of GPA 22-02 for the adoption of the 2021-2029 Housing Element Update. The City Council later approved GPA 22-02 on October 4, 2022.
- On October 26, 2022, the Planning Commission reviewed and recommended approval of CA 19-06 to amend the Crossings Specific Plan to allow for the construction of a 73 foot tall electronic reader board sign on private property located at 18375 Euclid Street. The City Council later approved CA 19-06 on December 6, 2022.
- On December 14, 2022, the Planning Commission reviewed and recommended approval of CA 22-06 for the adoption of an ordinance for Accessory Dwelling Units (ADU’s) in compliance with state law. The City Council later approved CA 22-06 on January 17, 2023.
- On February 2, 2023, the Planning Commission reviewed and recommended approval of CA 22-07 regarding Group Homes and permit requirements to regulate group homes in the city. The City Council has yet to vote on CA 22-07.
- On April 12, 2023, the Planning Commission reviewed and recommended approval of ZMA 434 for the development of 15 garden homes located at 8572 Talbert Avenue. The City Council later approved ZMA 434 on June 6, 2023.

Summary of Planning Activities FY 2022-2023

Planning Commission	Reviewed	Approved	Denied	Withdrawn	Pending	Reviewed by City Council		
						Approved	Denied	Pending
Code Amendment	7	7	--	--	--	5	1	1
Conditional Use Permit	21	21	--	--	--	--	--	--
Development Review	2	2	--	--	--	--	--	--
Development Agreement	1	1	--	--	--	1	--	--
Environmental Impact Report/Addendum	--	--	--	--	--	--	--	--
Entitlement Extension of Time	1	1	--	--	--	--	--	--
General Plan Amendment	1	1	--	--	--	1	--	--
General Plan Conformance Finding	1	1	--	--	--	--	--	--
Mit. Negative Declaration	1	1	--	--	--	--	--	--
Planning Commission Interpretation	--	--	--	--	--	--	--	--
Policy Statement	--	--	--	--	--	--	--	--
Precise Plan	6	6	--	--	--	--	--	--
Tentative Tract Map	1	1	--	--	--	--	--	--
Specific Plan	--	--	--	--	--	--	--	--
Variance	--	--	--	--	--	--	--	--
Zoning Map Amendment	1	1	--	--	--	1	--	--
Area Variance Committee								
Area Variance	--	--	--	--	--	--	--	--
Sign Committee								
Sign Permits	2	2	--	--	--	--	--	--
Subdivision Committee								
Lot Line Adjustment	--	--	--	--	--	--	--	--
Tentative Parcel Map	1	1	--	--	--	--	--	--
Planning Director								
Resolution Review	7	7	--	--	--	--	--	--
Small Format Restaurant	--	--	--	--	--	--	--	--
Development Plan Review—Crossings SP	1	1	--	--	--	--	--	--



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Development Highlights

RESIDENTIAL DEVELOPMENT

During fiscal year 2022-2023, the Planning Commission approved a residential project known as the Bonanni Project. The development included Zoning Map Amendment 434, Precise Plan 567, Conditional Use Permit 1907, Tentative Tract 19245, and a Mitigated Negative Declaration to construct 15 garden homes on a 1.41 acre property located at 8572 Talbert Avenue.

There were also 35 ADU’s constructed and finalized in FY 2022-2023. Lastly, residential development included the construction and inspections of The Currents development located at 9790 Finch Avenue as well as the Villa Asteria development at 9801 Starfish Avenue.



COMMERCIAL DEVELOPMENT

On March 8, 2023, the Planning Commission approved Precise Plan 569 for the construction of a 950 square foot Dutch Brothers with a double drive-through at the northeast corner of Magnolia Street and Talbert Avenue. On April 12, 2023 the Planning Commission approved Precise Plan 572 for the construction of another 950 square foot Dutch Brothers Coffee with a double drive-through located in the parking lot near 9065 Warner Avenue. On May 10, 2023, the Planning Commission approved Precise Plan 573 for the construction of a 2-story 7,692 square foot commercial building located at the southwest corner of Brookhurst Street and Warner Avenue. Lastly, on June 14, 2023, the Planning Commission approved Precise Plan 574 for the construction of a 1,946 square foot covered patio for a new dining area in the existing bowling alley facility located at 17110 Brookhurst Street.

Lastly, during the 2022-2023 fiscal year, Planning Commission approved 21 Conditional Use Permits establishing various commercial businesses including restaurants throughout Fountain Valley.

INDUSTRIAL DEVELOPMENT

There was no industrial development during FY 2022-2023.



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Building & Safety Division

During the 2022-2023 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 2022-2023 (July 1, 2022 through June 30, 2023).

Total Number of Permits Issued	2,355
Number of Plan Checks	2,176
Building Permit Valuations	\$72,752,250
Number of Inspections	7,833
Number of Customers Assisted at Counter	4,724





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Housing Activities

During FY 2022-2023, the Housing and Community Development (HCD) Division assisted a total of 15 households through the Single Family and Mobile Home Improvement Programs. This included eleven (11) grants, nine (9) lead based paint grants, and one (1) loan.



Additionally, the HCD Division provided grants to six (6) Public Service Agencies which, in turn, assisted 780 eligible persons. The HCD Division assisted 128 customers at the counter during FY 2022-2023.

The HCD Division provided Community Development Block Grant (CDBG) Program funds to the City’s Code Enforcement Program

through which code violations on 146 properties located in the City’s low-income areas were identified and abated. Administratively, the HCD Division prepared and submitted the City’s FY 2022-2023 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 622 properties and re-registered an additional 176 properties and has collected a total of \$81,775 in registration fees. An additional \$13,600 has been collected in fines for a total of \$95,375. Currently, there are approximately 16 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 jurisdictions ‘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 2021-2029 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 2021-2029	Percent of Need by Income Group	Constructed 10/15/21-10/15/29	Housing Units remaining by Income Group
Extremely Low and Very Low (0-50% of County Median Income)	1,307	27%	46	1,261
Low (50-80% of County Median Income)	786	16.2%	24	762
Moderate (80-120% of Median Income)	834	17.2%	9	825
Above Moderate (over 120% of Median Income)	1,912	39.6%	68	1,844
<i>Total</i>	<i>4,839</i>	<i>100%</i>	<i>147</i>	<i>4,692</i>

6th Cycle RHNA Final Allocation Plan 10/15/2021-10/15/2029



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Code Enforcement

Fountain Valley Code Enforcement Officers responded to 1,187 code violations in FY 2022-2023. The number of complied cases totaled 953 for a compliance rate of 80.3%. This lower compliance rate is primarily due to lengthy short-term rental enforcement and cases opened late in the fiscal year. In addition to field inspections, Code Enforcement assisted 163 customers at the counter during FY 2022-2023.



In FY 2022-2023, the Code Enforcement Department was restructured to add another Code Enforcement Officer and reclassify the other to a Lead Code Enforcement Officer. 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.

This year the Code Enforcement Department was busy enforcing a recent ban on short term rentals approved by the City Council on October 18, 2022. Code Enforcement sent out letters to property owners of 256 STR's notifying property owners that they must stop renting their homes in Fountain Valley as short term rentals and remove their listings from the short term rental sites. At the end of the FY 2022-2023 there were 13 remaining short term rentals in the city.

On the next page is a Code Enforcement Annual Report that summarizes Code Enforcement activities for FY 2022-2023.



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Code Enforcement Annual Report 2022-2023

RESIDENTIAL CASES

NATURE OF COMPLAINT	TOTAL CASES	COMPLIED CASES
ADMINISTRATIVE CITATION	97	28
ANIMAL KEEPING VIOLATION	3	3
ATTRACTIVE NUISANCE	4	3
BUILDING CODE VIOLATION	0	0
BUILDING PERMIT REQUIRED	146	110
BUSINESS LICENSE	7	5
COMMERCIAL DELIVERY	0	0
DEVELOPMENT STANDARDS VIOLATION	16	15
ENCROACHMENT	21	21
FORECLOSURE PROPERTY INSPECTION	0	0
GRAFFITI	18	18
HOME OCCUPATION VIOLATION	4	4
IMPROPER OCCUPANCY	3	3
INOPERABLE VEHICLE	56	49
LAND USE VIOLATION	7	6
LANDSCAPE MAINTENANCE	3	3
LAWN PARKING	35	34
NOISE VIOLATION	12	12
OUTDOOR STORAGE	0	0
OVERGROWN VEGETATION	185	171
PROHIBITED SIGNS	0	0
PUBLIC NUISANCE	31	22
REFERRED TO OTHER CITY DEPARTMENT	0	0
RESIDENTIAL LANDSCAPE REQUIREMENT	0	0
SETBACK VIOLATION	0	0
WATER CONSERVATION	0	0
RESIDENTIAL CASES SUBTOTAL	648	507



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Code Enforcement Annual Report 2022-2023

RESIDENTIAL CASES - Continued

NATURE OF COMPLAINT	TOTAL CASES	COMPLIED CASES
SHOPPING CART	10	10
SHORT TERM RENTAL	165	106
TRASH AND DEBRIS	147	137
TRASH CANS IN PUBLIC VIEW	74	70
VEGETATION OVERGROWTH	28	28
VEHICLE ADVERTISING	0	0
RESIDENTIAL CASES SUBTOTAL	424	351
TOTAL RESIDENTIAL CASES	1,072	858



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Code Enforcement Annual Report 2022-2023

COMMERCIAL CASES

NATURE OF COMPLAINT	TOTAL CASES	COMPLIED CASES
ADMINISTRATIVE CITATIONS	20	4
ATTRACTIVE NUISANCE	0	0
BANNER PERMIT REQUIRED	5	5
BUILDING PERMIT REQUIRED	10	6
BUSINESS LICENSE REQUIRED	3	2
COMMERCIAL DELIVERY	0	0
COMMERCIAL LIGHTING	0	0
DEVELOPMENT STANDARDS VIOLATION	4	4
ENCROACHMENT	0	0
FIRE CODE	0	0
GRAFFITI	13	12
IMPROPER OCCUPANCY	1	1
INOPERABLE VEHICLE	1	1
LAND USE VIOLATION	8	6
LANDSCAPE MAINTENANCE	0	0
NOISE VIOLATION	6	5
OUTDOOR DISPLAY	1	1
OUTDOOR STORAGE	0	0
OVERGROWN VEGETATION - VACANT PROPERTIES	0	0
PROHIBITED SIGNS	25	24
SHOPPING CART	0	0
SIGN VIOLATION	17	16
STREET VENDORS	4	4
TEMPORARY USE PERMIT REQUIRED	1	1
TRASH AND DEBRIS	6	5
VEGETATION OVERGROWTH	0	0
VEHICLE ADVERTISING	0	0
TOTAL COMMERCIAL CASES	115	95



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Code Enforcement Annual Report 2022-2023

MANUFACTURING CASES

NATURE OF COMPLAINT	TOTAL CASES	COMPLIED CASES
BANNER PERMIT REQUIRED	0	0
BUILDING PERMIT REQUIRED	0	0
DEVELOPMENT STANDARDS	0	0
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	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	0	0

TOTALS AND OTHER DATA

TOTAL CASES HANDLED	1,187
TOTAL CASES COMPLIED	953
VOLUNTARY COMPLIANCE RATE	80.3%
TEMPORARY SIGNS/BANNER PERMITS ISSUED	17
TEMPORARY USE PERMITS	31
COUNTER ASSISTANCE - PLANNING	1,545
COUNTER ASSISTANCE - CODE ENFORCEMENT	163
COUNTER ASSISTANCE - HOUSING	128