

NOTICE OF PUBLIC HEARING BEFORE THE
PLANNING COMMISSION OF THE
CITY OF FOUNTAIN VALLEY

NOTICE IS HEREBY GIVEN that on **Wednesday, October 8, 2025** at 6:00 p.m. in Council Chambers at City Hall, 10200 Slater Avenue, Fountain Valley, the Planning Commission will hold a public hearing on the following items:

1. T-QUAN ACUPUNCTURE - CONDITIONAL USE PERMIT 1938

Petition submitted by Quan Thai Nguyen to establish and operate an acupuncture clinic at 17720 Newhope Suite #118. This item is categorically exempt from CEQA Class 1 – Section 15301.

2. JUST IN TIME CARGO - CONDITIONAL USE PERMIT 1937

Petition submitted by Scott Huish to operate a temporary trucking storage business at the former Boomers amusement property located at 16800 Magnolia Street. This item is categorically exempt from CEQA – Class 4 – Section 15304(e) – Minor Alterations to Land: Minor temporary use of land having negligible or no permanent effects on the environment.

3. CODE AMENDMENT 25-05 - ESTABLISHING DEVELOPMENT GUIDELINES FOR SB9 TWO UNIT DEVELOPMENTS AND URBAN LOT SPLITS

A Code Amendment to Fountain Valley Municipal Code adding section 21.09 (SB9 Two Unit Developments and Urban Lot Splits) compliant with state law. The item is statutorily exempt from CEQA under 65852.21(i) and 66411.7(n).

4. CODE AMENDMENT 25-06 – USE TABLE CHANGES FOR BREWERIES AND DISTILLERIES, ARTIST STUDIOS, ATM'S, AND LARGE/SMALL FORMAT RESTAURANTS

A Code Amendment to amend Fountain Valley Municipal Code Sections 21.10.030, 21.15.030, 21.90.020, and add 21.30.100 to amend use requirements for breweries and distilleries, artist studios, automatic teller machines, and large and small format restaurants. The item is categorically exempt from CEQA under 15061(b)(3).

THIS MATTER IS being processed pursuant to the planning laws of the State of California, Government Code, 6000 et seq., and the Fountain Valley Municipal Code, Title 21.

If further information is desired, you may contact the Planning Department at (714) 593-4425 and refer to the above item. If a proposed action is challenged in court, there may be a limitation to raising only those issues raised at the public hearing described in this notice or in written correspondence delivered to the Planning Commission at or prior to the public hearing.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in Planning Commission meetings, please contact the Planning Department at 714-593-4425. Notification 72 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to the meeting.

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