

Ramos, Ricky

From: Gloria Rodriguez <glr92647@gmail.com>
Sent: Monday, May 9, 2022 3:43 PM
To: Ramos, Ricky
Subject: DMND 21-003

Hi, Rudy

I'm Gloria Rodriguez. I live and own a condo at Tamarack Village.

I've read the documentation for the new Olson Townhouses proposed at the corner of Talbert and Newland.

I can also see that my neighbors concerns for safety, traffic, noise, parking, density, potential intrusion on our private property, etc does not meet the regulation standard for new significant information.

However and like some of my neighbors, I too am concerned with more Newland traffic, street parking, density (more people, foot traffic) and potential intrusion on our property.

Would Olson or the City be interested or willing to provide any solutions or alternatives which could allay our concerns?

Ramos, Ricky

From: Sam Hamdan <samhamdan@aol.com>
Sent: Monday, May 9, 2022 10:26 PM
To: Planning Commission
Subject: Olson Residential Project

Dear Planning Commission members,

Our names are Samir Hamdan and Nawal Nasser, We own the single family home on 8482 Jalm Drive which we bought in 1991, made 2 separate improvement projects and are still living in it now after we retired.

We are hereby expressing our opposition to zoning designation change on the 2 lots behind ours and our neighbors properties facing Talbert Avenue, that is being presented to you by the Olson Company.

This change from residential low density to medium density, if approved, will allow the Olson Company to build 34 condominium units on the 2.07 acre of the combined 2 lots. The Company's plan is to build those units with 2 and 3 floors.

This project will have devastating effects to our privacy, to the traffic and parking situation in the neighborhood and to the value of our properties.

We urge you to consider our plea to deny the approval of this change.

Sincerely

Samir Hamdan,
Nawal Nasser,

714-454-5404



Olson Townhomes

Planning Commission

May 10, 2022

Project Location

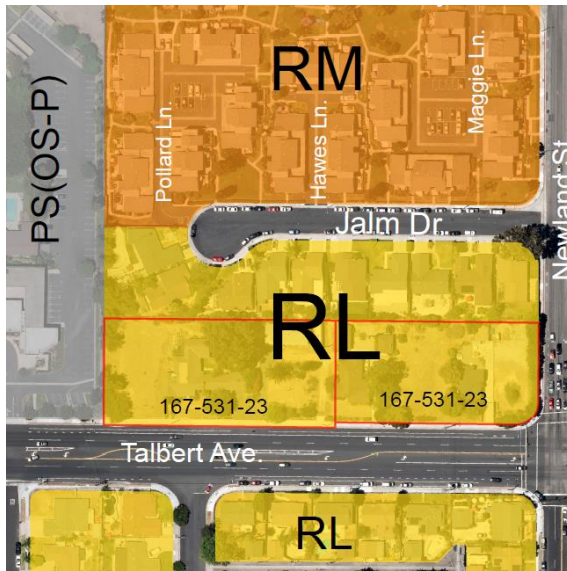


Location: 8371-8461 Talbert Ave

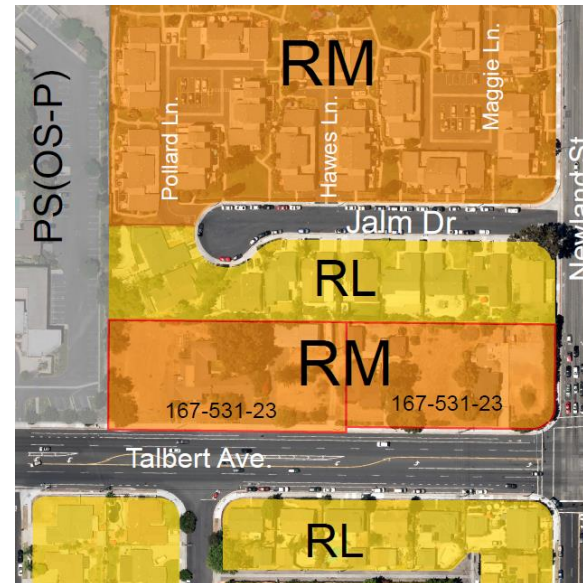


Project Request

General Plan Amendment (GPA) No. 21-002 - To amend the General Plan designation from Residential Low Density (RL) to Residential Medium Density (RM)



Existing General Plan

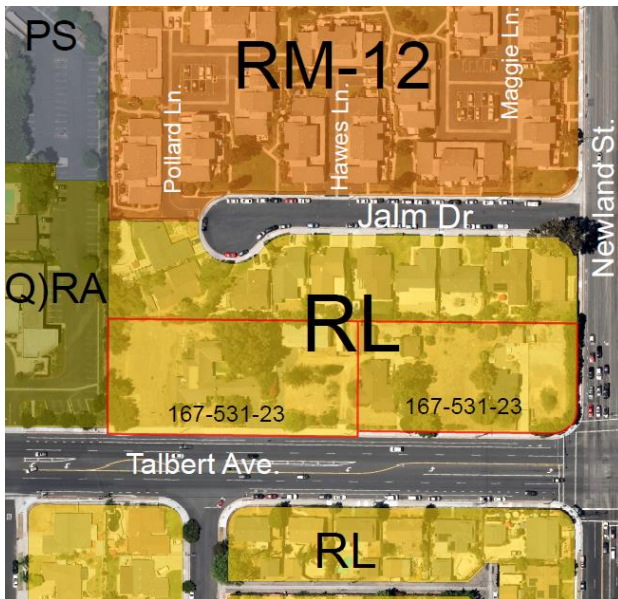


Proposed General Plan

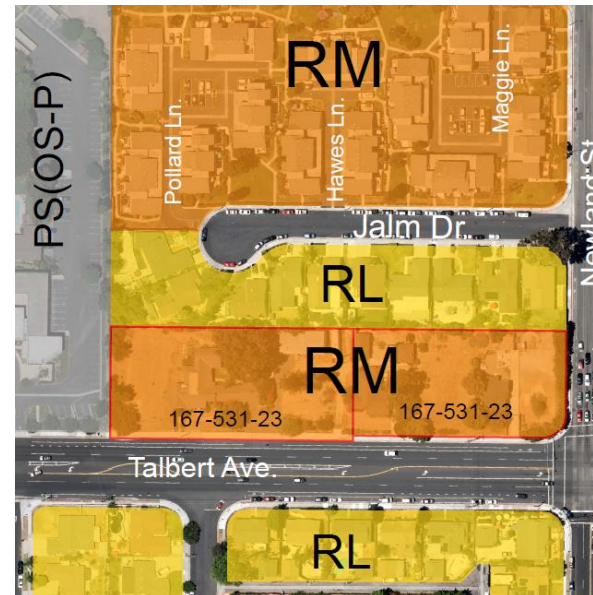


Project Request

Zoning Map Amendment (ZMA) No. 21-001 - To amend the zoning designation from Residential Low Density (RL) to Residential Medium Density (RM)



Existing Zoning

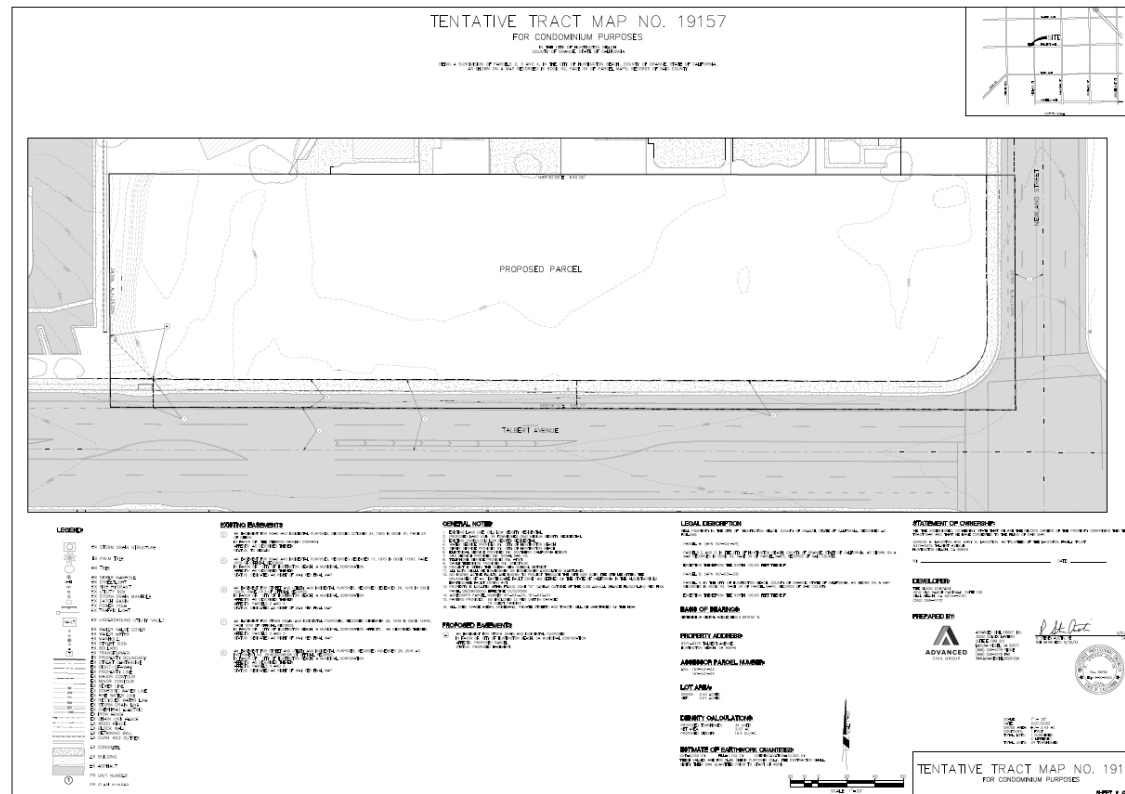


Proposed Zoning



Project Request

Tentative Tract Map (TTM) No. 19157 - To subdivide 2.07 acres for condominium purposes



Project Request

Conditional Use Permit (CUP) No. 21-004 –

To 1) develop 34 attached, 2- and 3-story townhomes up to 35 feet tall



ENHANCED RIGHT



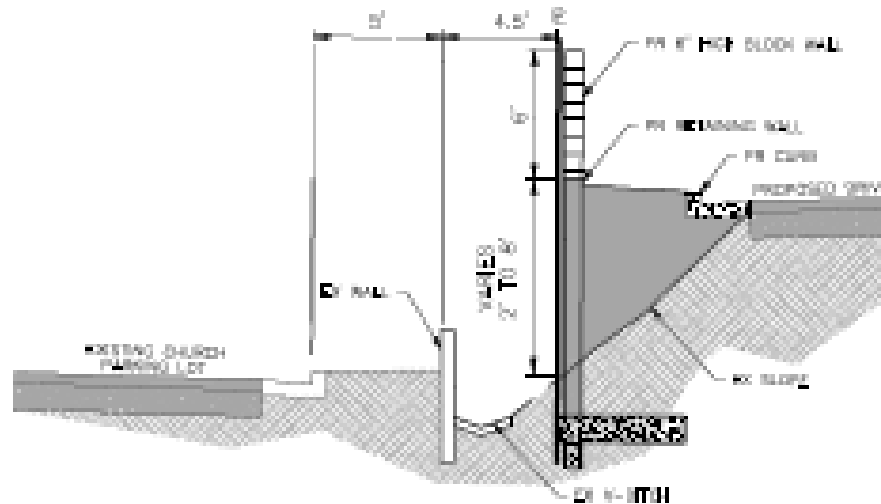
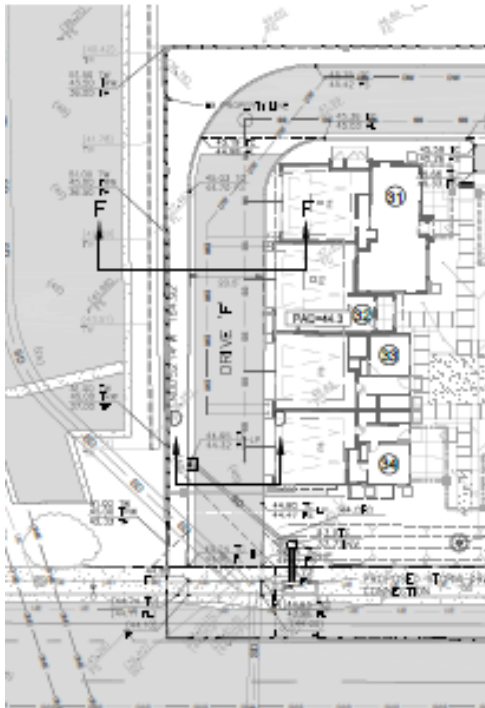
REAR



Project Request

Conditional Use Permit (CUP) No. 21-004 –

And 2) allow up to an 8 foot tall retaining wall topped with a 6 foot tall wall along the west property line.



SECTION F-F



Project Request

Mitigated Negative Declaration No. 21-003 –

To analyze the potential environmental impacts of the proposed project



Land Use Compatibility

- GPA and ZMA continue existing RM designation in area
- RM often located next to areas designated RL
- Consistent with residential character of the area

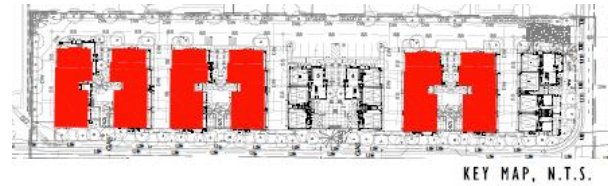


Site Plan



Elevations

- Provides visual interest through a variety of design elements, colors, and materials.
- Scale, design and layout complement surrounding area.



STANDARD RIGHT



REAR



STANDARD LEFT
BUILDING 3, 7, & 9



STANDARD LEFT
BUILDING 2, 6, & 8



STANDARD FRONT

LEGEND			
<input type="checkbox"/> Stucco, 16/20 Finish	<input type="checkbox"/> Fiberglass Entry Doors	<input type="checkbox"/> Fiber-Cement Wrapped Bay Window	<input type="checkbox"/> Decorative Wood Corbels
<input type="checkbox"/> Low Profile Concrete "18" Roof Tile	<input type="checkbox"/> Not Used	<input type="checkbox"/> Metal Guard Railing	<input type="checkbox"/> Metal Sectional Garage Door
<input type="checkbox"/> Gable End Faux Venti Recess	<input type="checkbox"/> Stucco Foam Faux Sculpted Gili Trim	<input type="checkbox"/> Grille Metal Detail (Where Occurs)	<input type="checkbox"/> Decorative Exterior Lights & Address
<input type="checkbox"/> Cantilever Stucco Corbels	<input type="checkbox"/> Exposed Truss Tails	<input type="checkbox"/> Decorative Arbor	<input type="checkbox"/> Metal Scupper with Decorative Trim
<input type="checkbox"/> Decorative Shutters	<input type="checkbox"/> Patio Doors and Siders	<input type="checkbox"/> Trim Surround with Optional Ceramic Tile Inserts	<input type="checkbox"/> Metal Door
<input type="checkbox"/> Vinyl Windows with Muntins	<input type="checkbox"/> Stucco Arch Soffit	<input type="checkbox"/> Decorative Shaped Stucco Opening Surround with small Crown Trim	
<input type="checkbox"/> Stucco Over Foam Corbels	<input type="checkbox"/> Stucco Battered Wing-Wall	<input type="checkbox"/> Decorative Sculptured Stucco Hood Awning (Where Occurs)	
	<input type="checkbox"/> Battered Stucco Recess		

Density Bonus Provisions

Density Bonus - 5% density bonus to allow 2 more units in addition to the 32 base units

Incentives - No requests for incentives

Waivers

- Common and private open space dimensions
- Aboveground transformer and vault within 15 foot Talbert setback
- Talbert/Newland corner unit building setback of 7 ft-11 inches



Density Bonus Provisions

Reduced Parking Ratio

Unit Type	Type Count	Required Ratio per City Code	Required Parking Spaces per City Code	Maximum Parking Requirements per State Law	Required Parking Spaces per State Law	Provided Parking by the Project
3 Bedroom	20 Units	2.5 Spaces (1 enclosed) per Unit	50	1.5 per Unit	30	40
4 Bedroom	14 Units	2.5 Spaces (1 enclosed) per Unit	35	2.5 per Unit	35	28
		0.5 Guest Space per Unit	17	0 spaces	0	17
Total			102	-	65	85



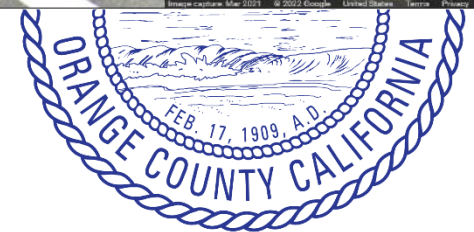
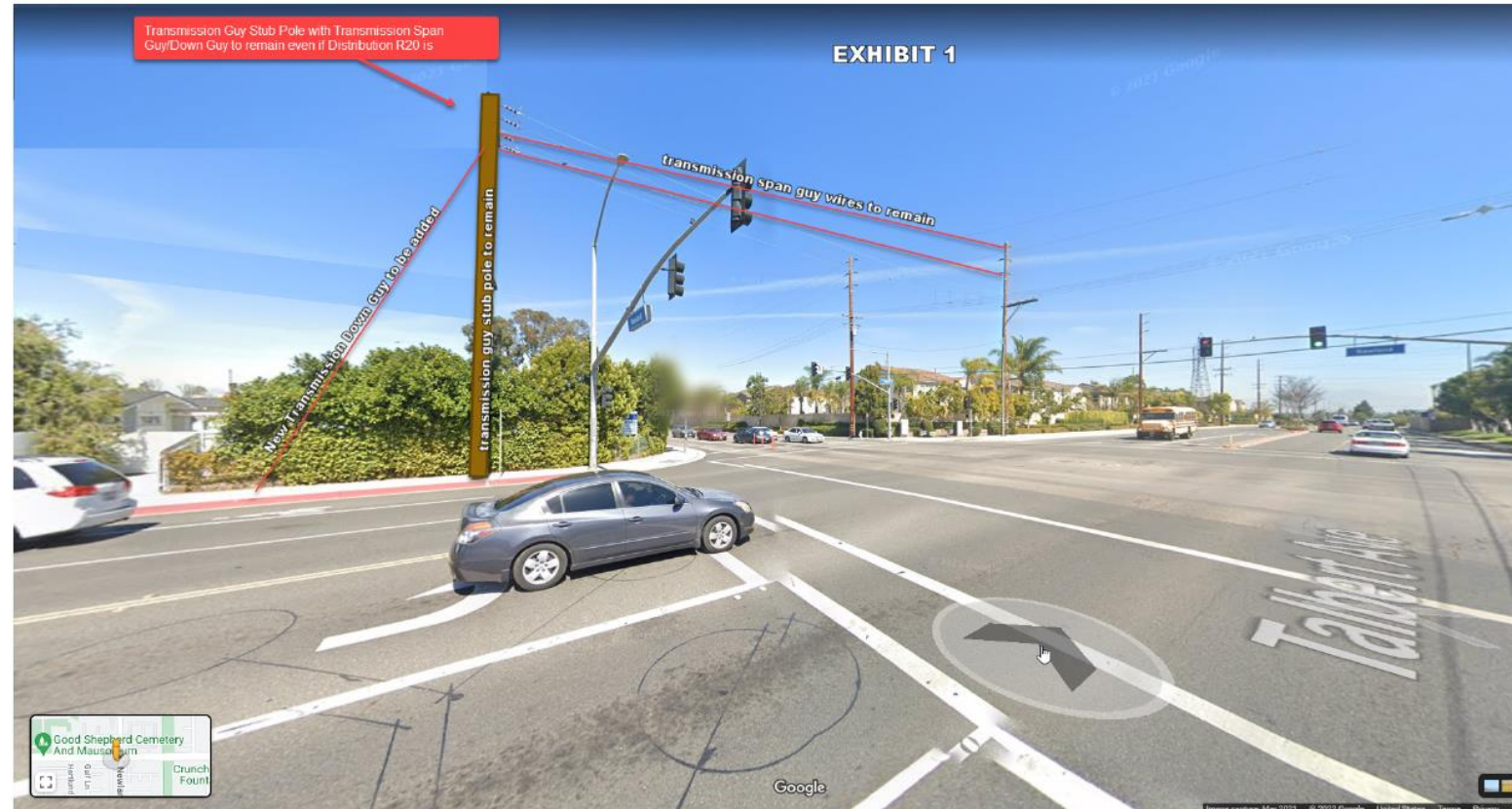
Undergrounding

- Applicant required to underground utilities as part of TTM, pursuant to City's MC and ZSO
- Applicant will underground all existing and proposed utilities on site and along the project's Talbert Avenue frontage
- Along Talbert frontage 2 poles will come down and 2 poles will remain



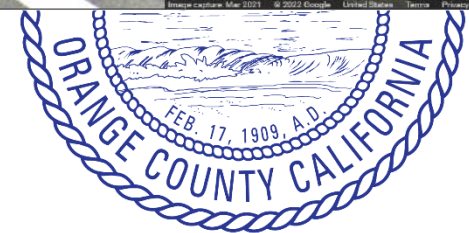
Undergrounding

- Applicant requesting to pay an in lieu amount for undergrounding of utilities crossing Newland, from project's frontage to City limit line (20 feet east of street centerline)
- In order to underground 4 high voltage wires crossing Newland along Talbert, the existing utility support poles would need to be replaced at NE corner of Talbert/Newland to provide additional structural support for remaining City of Fountain Valley utility lines along Talbert



Undergrounding

- 2 stabilizing span wires, crossing Newland, would need to remain for structural support
- 1 new guy wire along Talbert to support the existing pole to remain at NW corner of Talbert/Newland
- With the undergrounding (of existing lines crossing Newland), a total of 4 power lines would be removed while 2 guy wires would remain, 1 new guy wire added



Recommendation

Approval of the project based on the following:

- MND adequate and complete
- The GPA, ZMA, TTM, and CUP are consistent with the General Plan and its goals and policies
- The GPA, ZMA, TTM, and CUP are compatible with the area
- Complies with HBZSO except for waivers
- Adds to the City's housing stock





End