

RESOLUTION NO. PC-2025-19

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FULLERTON, CALIFORNIA, RECOMMENDING APPROVAL TO THE CITY COUNCIL FOR AN AMENDMENT TO ZONE CLASSIFICATION FOR THE SOUTHERLY PORTION OF THE PARCEL FROM COMMERCIAL MANUFACTURING, EMERGENCY SHELTER OVERLAY (C-M-ES) TO MANUFACTURING PARK, 100,000 SQUARE FOOT MINIMUM LOT SIZE, EMERGENCY SHELTER OVERLAY (M-P-100ES) TO MATCH THE NORTHERLY PORTION OF THE PARCEL LOCATED AT 2461 TO 2495 EAST ORANGETHORPE AVENUE

PRJ2025-00005, LRP-2025-0011

APPLICANT: LTCGG LLC

PROPERTY OWNER: LTCGG LLC

WHEREAS, an application was filed to consider amending the zoning classification of the southerly portion of the parcel from C-M-ES to M-P-100ES to match the northerly portion of the parcel located at 2461 to 2495 East Orangethorpe Avenue, more specifically described as Orange County Assessor's Parcel No. 338-172-24, and

WHEREAS, the proposed amendment to the parcel will remain consistent and conform with the existing Fullerton General Plan land use designation of Industrial, and

WHEREAS, the amendment includes an application for a Major Site Plan (ZON-2025-0013) for the construction of a 110,232 square foot warehouse facility. The proposed amendment is required to allow for the construction of the warehouse facility, and

WHEREAS, the Planning Commission of the City of Fullerton, in compliance with the noticing requirements of Fullerton Municipal Code (FMC) Chapter 15.76, held a duly noticed public hearing for PRJ2025-00005, LRP-2025-0011; and

WHEREAS, in accordance with the California Environmental Quality Act (CEQA) Guidelines, an Initial Study/Mitigated Negative Declaration has been prepared to evaluate the potential environmental effects associated with the construction and operation of the project. The documents have been prepared in accordance with the CEQA Guidelines (California Public Resources Code, Sections 21000 et seq.) and the State CEQA Guidelines (California Code of Regulations, Title 14, Section 15000 et seq.).

NOW, THEREFORE, BE IT FOUND, DETERMINED AND RESOLVED by the Planning Commission of the City of Fullerton, as follows:

1. That the Planning Commission of the City of Fullerton recommends that the City Council approve amending the zoning designation of the southerly portion of the parcel from C-M-ES to M-P-100ES as per the attached map (Exhibit A).
2. That the facts and findings for recommending approval of said action are as follows:

- a. Adoption of the requested Zoning Amendment is consistent with the City's Zoning Ordinance and the goals and policies of the Fullerton Plan. The proposed zoning designation will result in the parcel being consistent with the adjacent M-P zoned parcels to the north and east.
- b. The requested Zoning Amendment is compatible with other uses and zones in the area and will not be detrimental to the health, safety and welfare of the surrounding neighborhood.
- c. The requested Zoning Amendment does not affect the General Plan land use designation. The subject parcel is designated Industrial. The proposed amendment will be consistent and conform with the existing General Plan land use designation.

ADOPTED BY THE FULLERTON PLANNING COMMISSION ON DECEMBER 10, 2025.



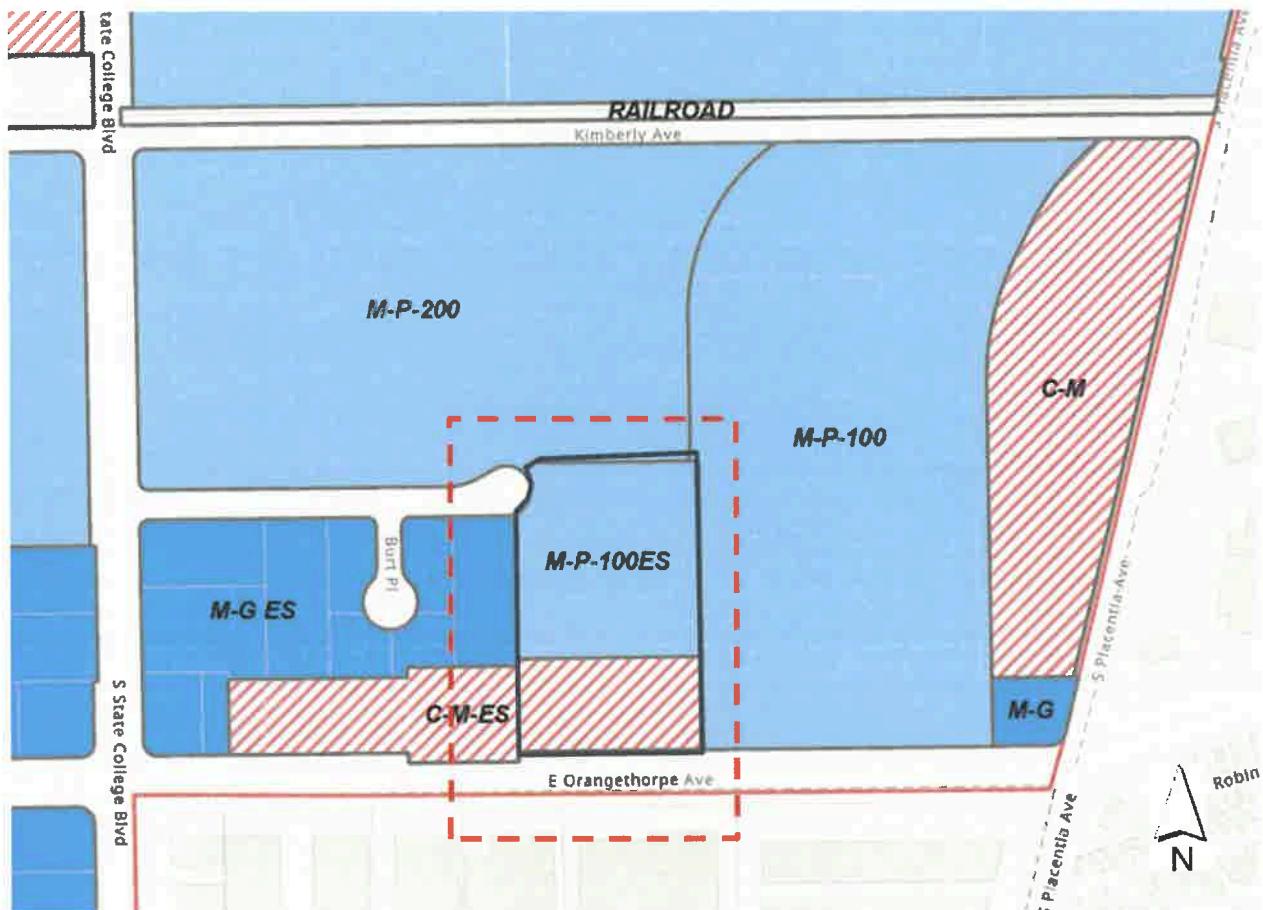
---

Arnel Dino, Chairman

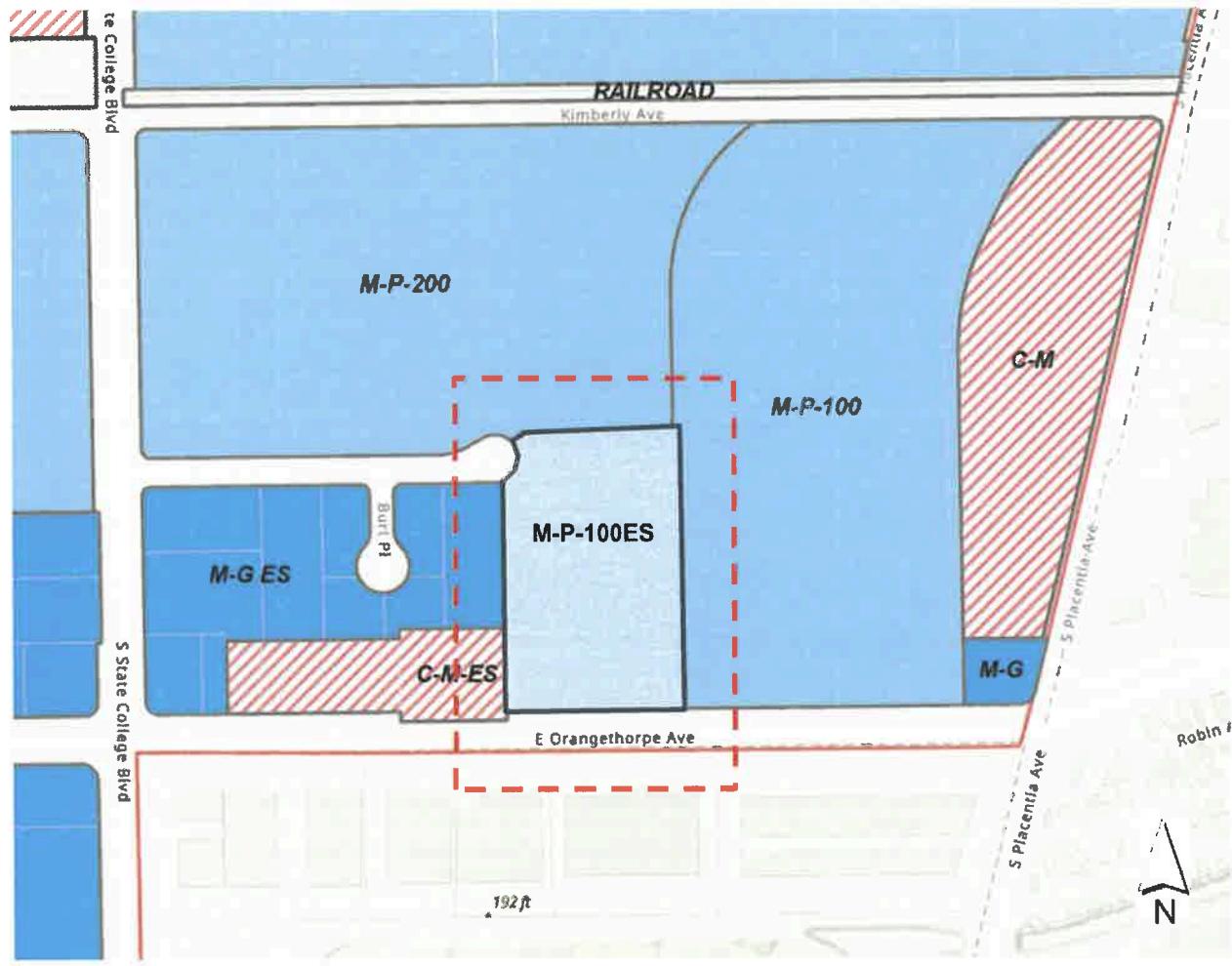
Attachments:

Exhibit A - Existing Zoning and Proposed Zoning

## EXHIBIT A



Existing Zoning



**Proposed Zoning**

**City of Fullerton**  
**RESOLUTION CERTIFICATION**

STATE OF CALIFORNIA )  
COUNTY OF ORANGE ) SS  
CITY OF FULLERTON )

## RESOLUTION NO. PC-2025-19

I, Janet Ragland, Recording Clerk of the Planning Commission of the City of Fullerton, California, hereby certify that the whole number of the members of the Planning Commission of the City of Fullerton is five and that the above and foregoing Resolution No. PC-2025-19 was adopted at the December 10, 2025, Planning Commission meeting by the following vote:

PLANNING COMMISSIONER AYES: Dino, Tutor, Fleenor, Valadez, Wehn

PLANNING COMMISSIONER NOES: None

PLANNING COMMISSIONER ABSTAINED: None

PLANNING COMMISSIONER ABSENT: None

Janet Ragland  
Janet Ragland, Recording Clerk