

ORDINANCE NO. 3335

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FULLERTON AMENDING FULLERTON MUNICIPAL CODE SECTION 15.17.070 RELATING TO DEVELOPMENT STANDARDS FOR MULTI-FAMILY ZONES AND FINDING THE ORDINANCE EXEMPT FROM CEQA PURSUANT TO CEQA GUIDELINES SECTIONS 15061(B)(3) AND 15305

LRP
APPLICANT: CITY OF FULLERTON

WHEREAS, California state law requires every city to have a General Plan, including a Housing Element, which complies with the provisions of Government Code Section 65580 *et seq.*

WHEREAS, one of the programs in the Housing Element adopts objective development standards that remove constraints to multi-family housing.

WHEREAS, the Planning Commission of the City of Fullerton, California held a duly noticed public hearing in compliance with FMC 15.72.040 and as required by state law for LRP to consider amendments to the Fullerton Zoning Code on September 25, 2024.

WHEREAS, the Planning Commission closed the public hearing and adopted Resolution No. PC-2025-29 recommending City Council adopt this Ordinance.

WHEREAS, City Council held a duly noticed public hearing on this matter on December 10, 2024.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF FULLERTON ORDAIN AS FOLLOWS:

SECTION 1. Findings.

- A. The previous recitals are true and correct and are incorporated as if fully set forth herein.
- B. Adoption of this Ordinance represents good planning practices and is required by law as it implements a program of the Housing Element and implements the requirements of state law

SECTION 2. This ordinance deletes Fullerton Municipal Code Section 15.17.070 and adds new Section 15.17.070 to read as follows:

15.17.070. Site Development Standards for Multiple-Family Residential and Mobile Home Zone Classifications.

The following development standards apply to the R-G, R-3R, R-3, R-3P, R-4, R-5, and R-MH zones. For mixed-use development projects, refer to Chapter 15.18 (Mixed-Use Development). Where conflicts between provisions exist, the more restrictive standard shall apply.

A. Building Standards

1. Lot Standards

- a. Lot standards for Multiple-Family Residential Zones shall be as prescribed in Table 15.17.070.A.
- b. Exception: The permitted lot area per dwelling unit shall be 1,600 square feet per unit when at least 80 percent required parking is fully below natural grade or when two pre-existing, legal lots are consolidated into one lot of 20,000 square feet or greater having access from a public alley.

Table 15.17.070.A Lot Requirements for Multiple-Family Residential Zones							
	R-G	R-3R	R-3/ 3P	R-4	R-5	R-MH	
Minimum lot area	7,200 SF	8,800 SF	10,000 SF	20,000 SF	30,000 SF	5 acres	
Minimum lot area per dwelling unit	3,600 SF	2,200 SF	1,600 SF	1,150 SF	N/A	4,000 SF	
Maximum lot coverage	60%	60%	60%	60%	60%	70%	

2. Setbacks Standards

- a. Building setback standards for Multiple-Family Residential Zones shall be as prescribed in Table 15.17.070.B and as illustrated in Figure 1.
- b. Exception: When the combined area of the required setbacks from public streets exceeds 25 percent of the total lot area, said setbacks may be reduced so as not to exceed 25 percent of the total lot area, subject to the approval of the Director of Development Services.
- c. The following elements are allowed to encroach into the setback:
 - i. Walls and fences per § 15.17.070.B.3
 - ii. Landscaping per § 15.17.070.B.4.

Table 15.17.070.B
Minimum Building Setbacks for Multiple-Family Residential Zones

	R-G, R-3R, R-3, R-3P, R-4, R-5	R-MH	
Along Street (A)	15 feet	15 feet	
Along Side Street (B)	15 feet	15 feet	
Along Alley (C)	5 feet (1)	5 feet	
Along Interior Lot Line (D)	5 feet (1)	10 feet	

(1) Setback standard is applicable to the ground floor (i.e., at finished grade). See § 15.17.070.A.3 (Step-Back Standards) for upper-story step-backs.

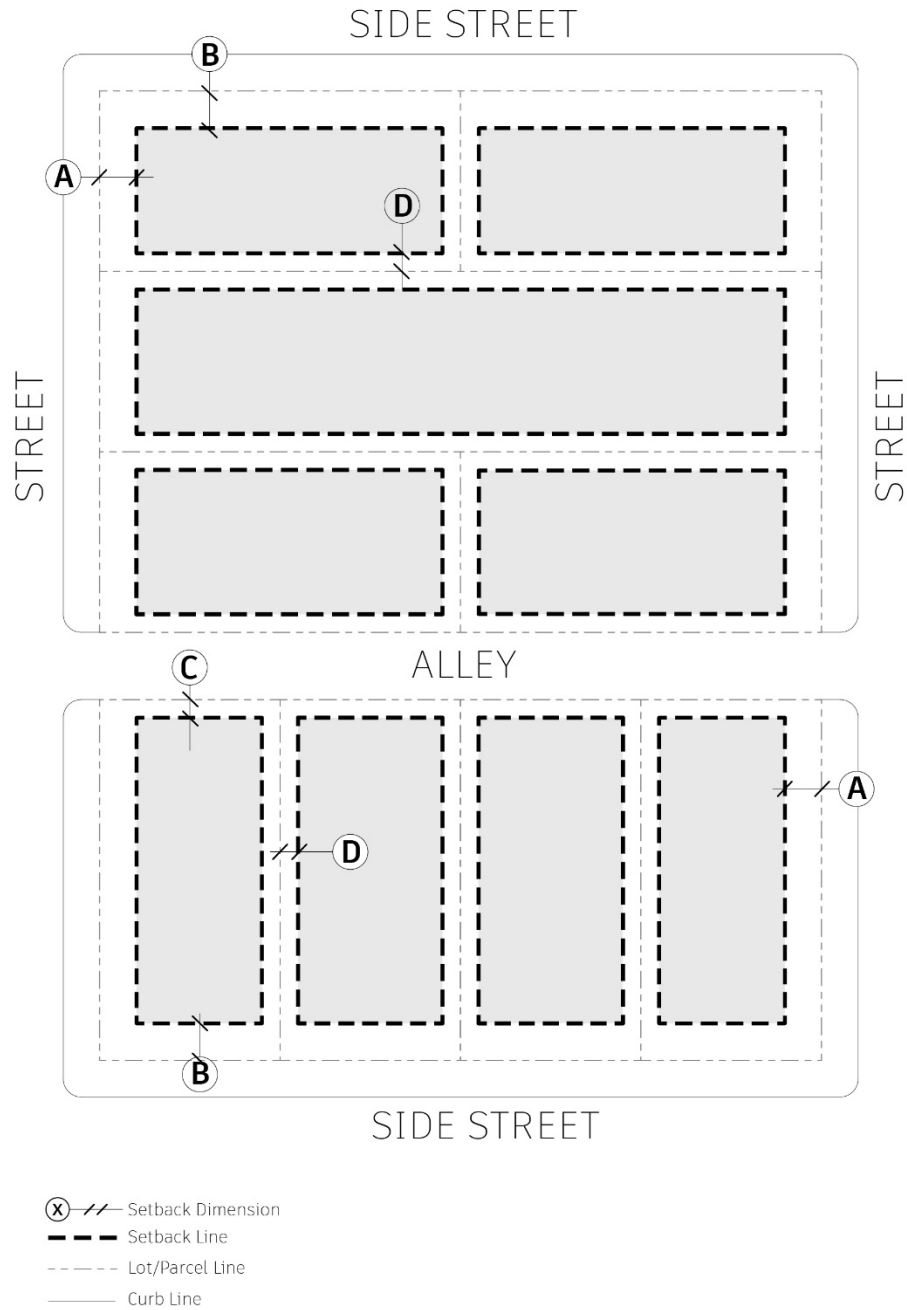


Figure 1. Building Setbacks

3. Step-Back Standards

- a. Building step-back standards for Multiple-Family Residential Zones shall be as prescribed in Table 15.17.070.C and illustrated in Figure 2.

- b. Building step-backs shall be measured from the setback line.
- c. Building step-backs shall occur for a minimum of 70 percent of the total façade length.
- d. The following elements are allowed within the step-back:
 - i. Open space per § 15.17.070.B.
 - ii. Walls and fences per § 15.17.070.B.3.
 - iii. Landscaping per § 15.17.070.B.4.

Table 15.17.070.C Minimum Building Step-Backs for Multiple-Family Residential Zones	
	R-G, R-3R, R-3, R-3P, R-4, and R-5
	2 nd story and above
Street (front and side)	0 feet
Along Alley or Interior Lot Line	5 feet

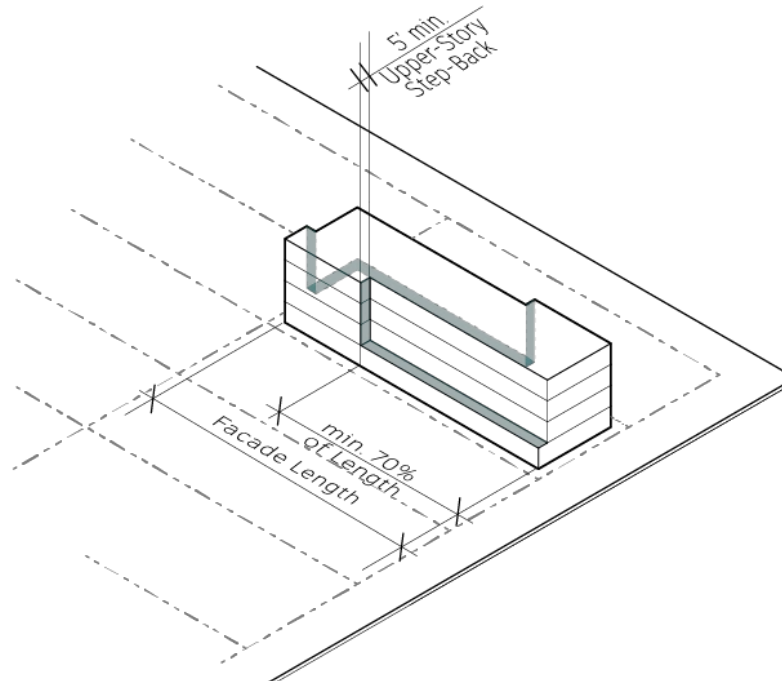


Figure 2. Building Step-Backs

4. Height Standards

- a. Building height standards for Multiple-Family Zones shall be as prescribed in Table 15.17.070.D.

- b. In the multiple-family residential zones R-3, R- 3P, R-3R, R-4, and R-5 where subterranean parking is used, and such parking area is a basement as defined in §15.04 (Definitions), then the story above said basement shall be considered the first story of the structure.

Table 15.17.070.D Maximum Height Requirements for Multiple-Family Residential Zones			
	R-G, R-3R, R-3, R-3P, R-4, R-5,		R-MH
Maximum height limit for development on those portions of parcels within 100 feet of a property line with an R-1 zone classification	<p>30 feet.</p> <p>If a multiple-family structure is located down-slope from an adjacent R-1 zoned property, the following maximum height limits shall apply as illustrated in Figure 3.</p> <ul style="list-style-type: none"> - For a grade differential of less than 20 feet, a 30 feet maximum height limit applies. - For a grade differential of more than 20 feet, a 40 feet maximum height limit applies. 		35 feet
	R-G, R-3R, R-3, R-3P, R-4, and R-5	HIOZ	
Maximum height limit for development on those portions of parcels greater than 100 feet from a property line with an R-1 zone classification	Unlimited	65 feet	35 feet

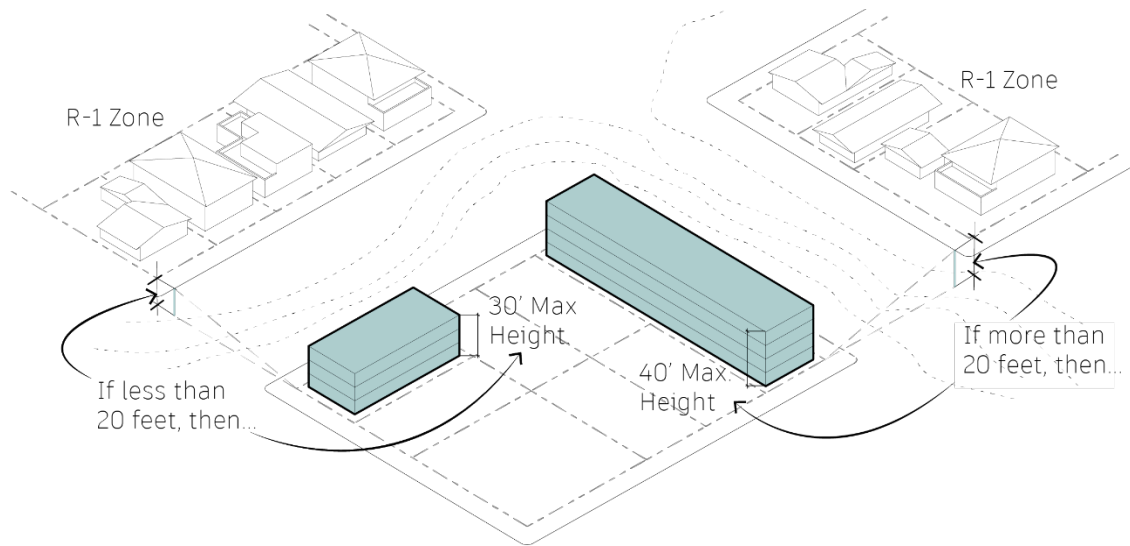


Figure 3. Maximum Building Height for Parcels within 100 feet of R-1 Zones.

5. Façade Modulation and Articulation Standards

- a. Façade break. A building façade with frontage along a street shall not span a continuous horizontal length greater than 150 feet unless it includes at least one break or interruption in the façade with a minimum length of 20 feet and minimum depth of 5 feet, as illustrated in Figure 4.

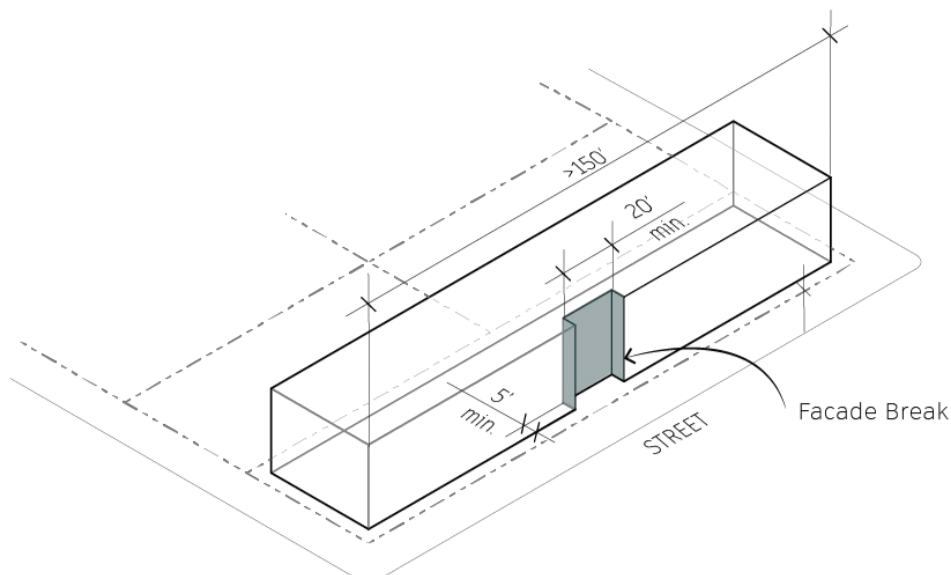


Figure 4. Façade Break

- b. Façade modulation and articulation. A building façade with frontage along a street shall not span a continuous horizontal length greater than 50 feet unless it

articulates at least 25 percent of the total façade area utilizing at least one of the following techniques and as illustrated in Figure 5:

- i. Building step-backs, recesses/reliefs, and/or projections of at least 2 feet in depth,
- ii. Use of balconies, decks, porches, patios, and/or terraces, and/or
- iii. Use of awnings, trellises, canopies, lattices, louvers, sunshades, and/or other similar shading devices.

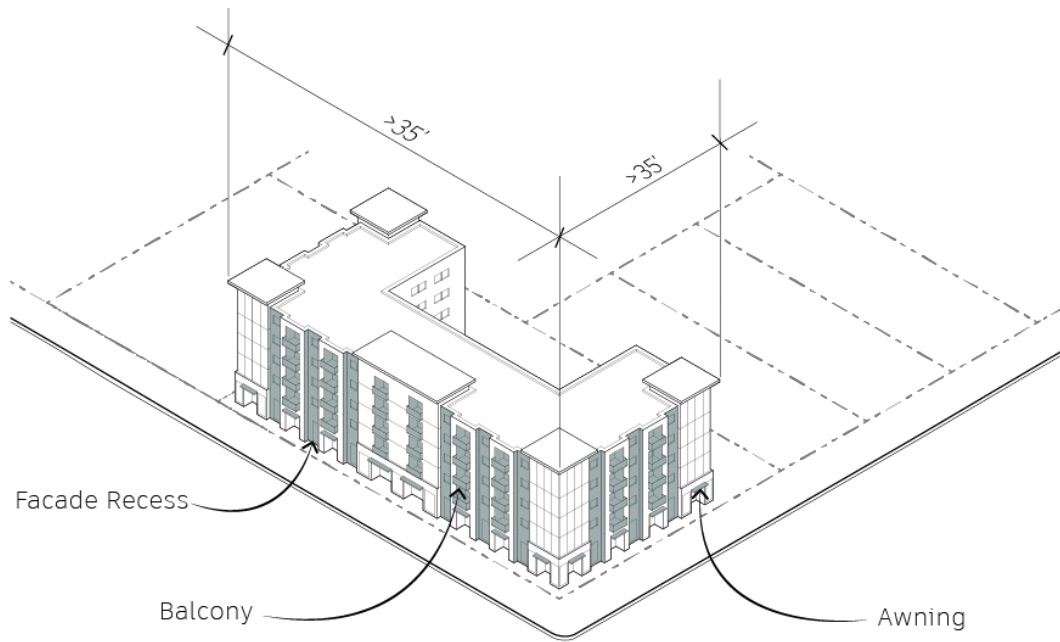


Figure 5. Façade Modulation and Articulation

- c. Blank facades. All building façades at each level shall not span a continuous horizontal length greater than 20 feet unless it includes a façade opening, such as window or door, as shown in Figure 6.

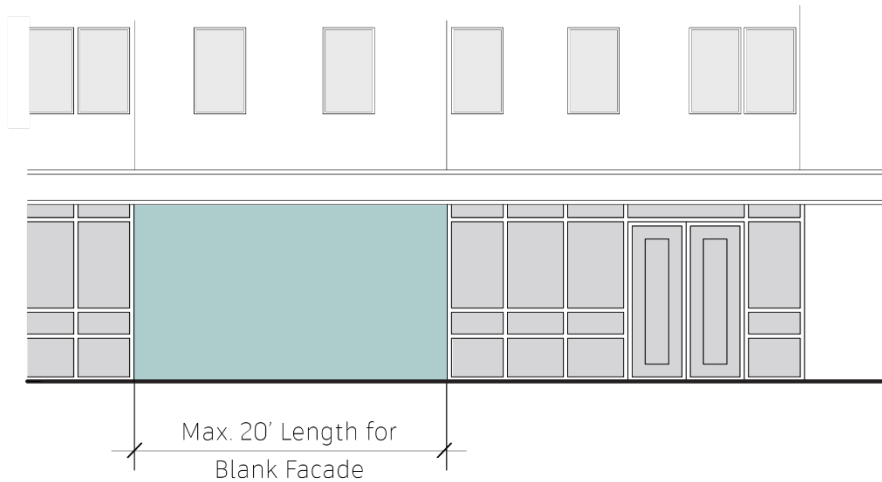


Figure 6. Blank Facades

6. Ground Floor Standards

- a. Building entries. Each building façade with frontage along a street shall provide a minimum of one ground floor building entry with a pedestrian connection, such as a sidewalk or walkway, to the street. All street-facing building entries shall be recessed a minimum of 30 inches from the façade.
- b. Ground floor dwelling units. Each individual ground floor dwelling unit with frontage along a street shall provide its own ground floor entry with a pedestrian connection, such as a sidewalk or walkway, to the street, as illustrated in Figure 7.

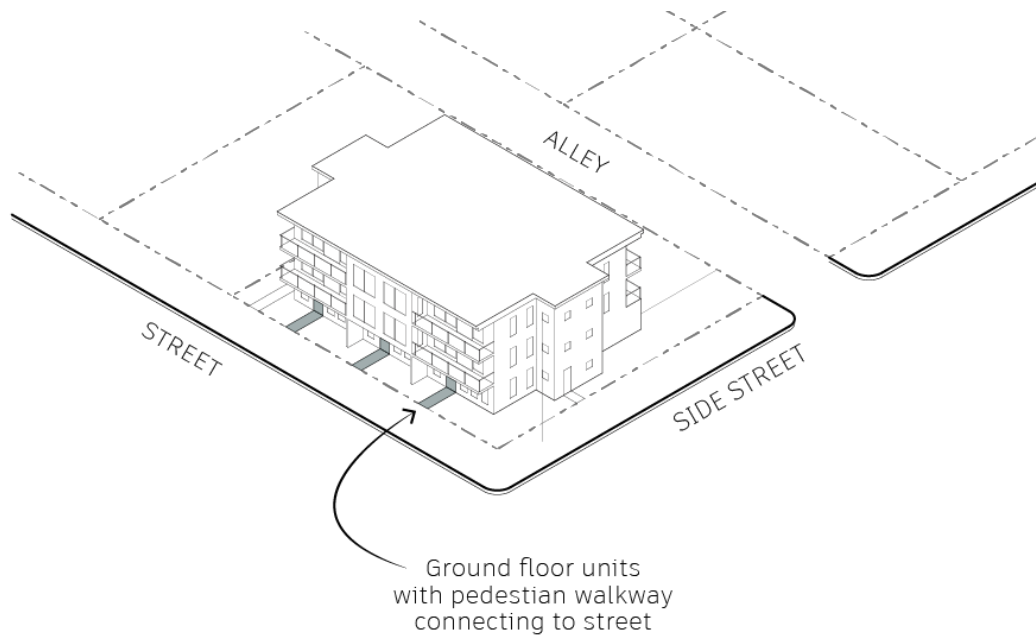


Figure 7. Entries for Ground Floor Dwelling Units

- c. Façade Openings. Each ground floor façade shall dedicate at least 25 percent of the façade area to façade openings, such as windows or doors, as illustrated in Figure 8. The use of tinted, mirrored, or reflective glass is prohibited.

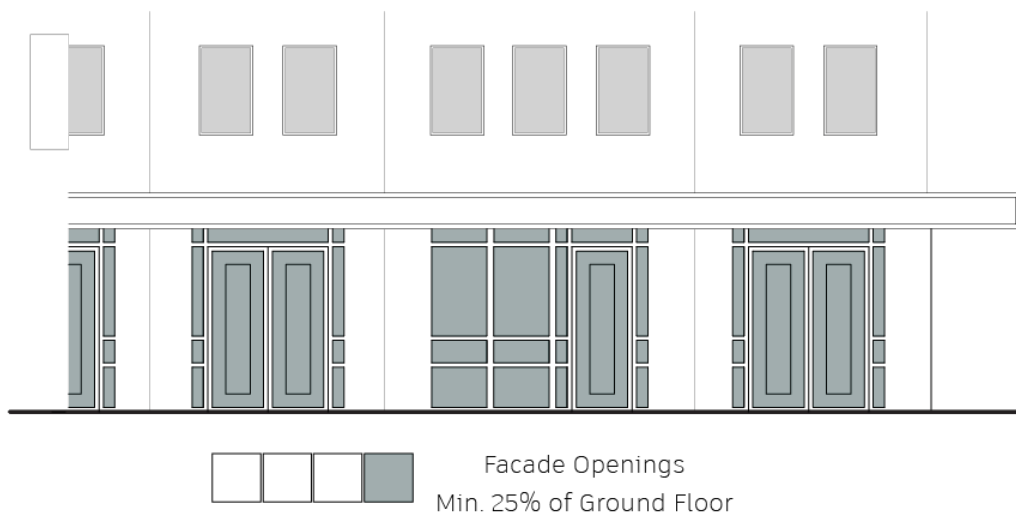


Figure 8. Ground Floor Façade Openings

B. Open Space Standards

1. Private Open Space Standards

- a. Private open space standards for Multiple-Family Zones shall be as prescribed in Table 15.17.070.E.
- b. Each residential unit shall provide at least one private open space that is usable in the form of a balcony, deck, porch, patio, or terrace that measures at least 6 feet in at least one direction.
- c. All such private open space areas may be counted on a one-for-one basis up to a total of one-third of the required open space.
- d. Private open spaces shall not include any portion of off-street parking space, driveways, turnaround areas, required street setback area, or any accessory building or rooftops, except those portions thereof used for outdoor living or recreational purposes. Private open spaces shall also not be included within any common open space and any private open space occurring next to any common area shall be separated by a fence or wall architecturally designed to match the building.
- e. In R-5 zones only, and only in those R-5 projects containing no dwelling unit of over one bedroom, up to 25 percent of any landscaped or recreational area developed and maintained above grade on top of buildings or site structures may be counted as open space rather than as covered space in computing total site coverage, provided that the area so counted shall not total more than 50 percent of the required site open space.

Table 15.17.070.E Private Open Space Requirements per Unit for Multiple-Family Residential Zones		
	R-G, R-3R, R-3, R-3P, R-4, and RM-H	
Minimum area of usable private open space required per dwelling unit	100 square feet	

2. Common Open Space

- a. Multiple-family residential projects shall provide common open space as “usable open space” as defined in 15.17.040.C (General Site Development Standards – Usable Open Space).
- b. Common open space standards for Multiple-Family Residential Zones shall be prescribed in Table 15.17.070.F based on the number of units and bedroom mix.

c. Common open space shall be landscaped per 15.17.070.B.4 (Landscaping).

Table 15.17.070.F Common Open Space Requirements per Unit for Multiple-family Residential Zones						
Number of Bedrooms Dwelling Unit	R-G, R-3R	R-3/ R-3P	R-4	R-5, HIOZ	R-MH	
Studio	600 SF	400 SF	300 SF	200 SF	750 SF	
1	600 SF	400 SF	300 SF	200 SF	750 SF	
2	800 SF	600 SF	450 SF	300 SF	750 SF	
3	1,000 SF	800 SF	600 SF	400 SF	750 SF	
Additional bedrooms	200 SF each	200 SF each	150 SF each	100 SF each	N/A	

3. Fences and Walls

a. Applicability. Fences and walls for multiple-family residential projects shall be regulated as outlined in § 15.17.050.G (Fences and Walls).

4. Landscaping

a. Applicability. Landscaping for multiple-family residential projects shall be regulated as outlined in Chapter 15.50 (Landscaping and Irrigation Requirements) for the following:

- i. Installation of new landscaped areas; or
- ii. Rehabilitation of existing landscaped areas where affected landscaped area is equal to or greater than 2,500 square feet.
- iii. Installation of new landscape areas less than 2,500 square feet in aggregate may opt to comply instead with the prescriptive measures contained in Chapter 15.50 Appendix A.
- iv. New or rehabilitated projects using treated or untreated graywater or rainwater captured on site, any lot or parcels within the project that has less than 2,500 square feet of landscape area and meets the lot or parcel's landscape water requirement (Estimated Total Water Use) entirely with the treated or untreated graywater or through stored rainwater captured on site is subject only to Appendix A Section (5).

b. Setbacks. All street and alley setbacks shall be landscaped except for pedestrian and vehicular access ways, or other non-irrigated areas designed for non-development (e.g., existing native vegetation).

- c. Parking Areas. All open parking areas shall be landscaped and shall provide the following:
 - i. Planters with a total landscaped area of a minimum of 25 square feet per parking space or 8 percent of the total area of the open parking area, whichever is greater. Planters should be distributed throughout the open parking area.
 - ii. Trees with a total shaded area (e.g., the area under the tree canopy or dripline 15 years after installation) of a minimum of 50 percent of the total area of the open parking area. Trees should be distributed throughout the open parking area.
- d. Common Open Spaces. All common open space areas shall be landscaped and shall provide the following.
 - i. Landscaping. A minimum of 25 percent of outdoor common open space shall be a planted area with a minimum dimension of 30 inches in any direction.
 - ii. Trees. A minimum of one 24-inch box tree for every 500 square feet of outdoor common open space shall be planted within the common open space. For projects with 2 or more trees, a minimum of 50 percent of all trees planted shall be shade trees.
 - iii. For projects greater than 5 acres in size. Pedestrian accessways and publicly accessible usable open space shall be provided per 15.17.070.D.3.

C. Parking Standards

1. Off-Street Parking Standards

- a. Off-Street parking for Multiple-Family Residential Zones shall be regulated as outlined in § 15.17.080 (Parking Standards) and this section.
- b. Off-Street parking standards for Multiple-Family Residential Zones shall be prescribed in Table 15.17.070.G.

Table 15.17.070.G Off-Street Parking Requirements per Unit for Multiple-family Residential Zones			
	R-G, R-3R, R-3, R-3P and R-4	R-5	
Studio	1.25 spaces plus 0.25 guest spaces	1 space plus 0.25 guest spaces	
1 Bedroom	1.5 spaces plus 0.25 guest spaces	1 space plus 0.25 guest spaces	
2 Bedrooms	1.75 spaces plus 0.25 guest spaces	1.5 spaces plus 0.25 guest spaces	
3 or More Bedrooms	2 spaces plus 0.25 guest spaces	2 spaces plus 0.1 guest spaces	

- c. Exception: In R-5 projects for studio dwelling units, the required off-street vehicular parking may be reduced to 1 space per 2 dwelling units with a Conditional Use Permit.
- d. Exception: In the R-3, R-4 and R-5 zones, the required off-street vehicular parking may be reduced to 1 space per 4 dwelling unit for federally and state subsidized retirement complex with a Conditional Use Permit. In reviewing the Conditional Use Permit, the factors to be considered shall include, but not be limited to, the projected population of the proposed development, the design of the building or development in relation to the ability to provide additional parking if needed, the possibility of contractual limitations on the ownership of vehicles, and the site's proximity to shopping facilities, schools, recreation, and cultural opportunities.
- e. Exception: For projects within ½ mile of public transit per California Government Code Section 65863.2, off-street parking minimum requirements shall be waived.

2. Vehicular Access and Layout Standards

- a. At-grade (surface) parking is prohibited within any street setback. Entry/exit openings, driveways, curb cuts, and access lanes for vehicular access, fire access, utilities access, or pedestrian access are exempt from this requirement.
- b. Above-grade structured parking facing a street shall be screened by landscaping or buildings so that it is not visible from the street. Entry/exit

openings, driveways, curb cuts, and access lanes for vehicular access, fire access, utilities access, or pedestrian access are exempt from this requirement.

- c. Below-grade structured parking is exempt from street setback requirements.

D. Site Standards

Access and Circulation Standards

- a. In order of priority and subject to approval by the Community Development Director and the City's Traffic Engineer, vehicular access shall be provided from (a) an alley, rear street, or perimeter drive aisle, (b) a side street, (c) an existing or relocated access point on a front street, and (d) a new access point on a front street.

2. Trash, Storage, and Mechanical Equipment

- a. Utility meters and connections, air conditioning condensers, ducting/venting, panels, roof ladders, and similar equipment shall be screened from view from the street (public and internal) and shall not be located within any required open space or setback area. Screening techniques range from the use of landscaping to placement in concealed rooms or closets for equipment on the ground. Roofs shall be of a form or height to provide screening for roof-mounted equipment. Alternatively, roof screening that is consistent with the architecture of the building may be used.
- b. No trash enclosure shall be located in any required open space or setback area, within direct view of a street. For projects utilizing exterior trash enclosures, the following requirements shall be met:
 - i. Enclosure shall be constructed of masonry with walls a minimum of six (6) feet in height and finished to match the main building.
 - ii. Enclosure shall be finished with a solid roof designed to architecturally match the main building.
 - iii. Enclosure shall be finished with solid metal doors.
 - iv. Enclosure shall be provided with hose bib and floor drain connected to the sanitary sewer to facilitate regular cleaning.
- c. The outdoor storage of materials, products, supplies, and containers shall be prohibited.

3. Standards for Projects Greater than 5 Acres in Size

- a. Projects on sites with an area of 5 acres or more shall provide the following:

- i. Pedestrian walkways shall connect all buildings in a project to each other, to on-site parking areas, to on-site publicly accessible open spaces, to other on-site amenities, and to the public sidewalk along each abutting public right of way. Pedestrian walkways shall be continuous. Where an interruption occurs, such as at a driveway, drive aisle, or street, the pedestrian walkway shall maintain a direct connection via a marked crosswalk or similar feature.
- ii. A publicly accessible usable open space shall be provided, in addition to any required common open space, per the following:
 - a. Open space shall provide a minimum area equivalent to 5 percent of the total floor area of the project.
 - b. Open space shall be a usable outdoor space and may include, but is not limited to, parks, plazas, courtyards, paseos, arcades, or other similar open spaces that allow for public leisure, recreation, and/or gathering.
 - c. Open space shall provide access to a public right-of-way and be usable, open, and accessible to all residents, tenants, patrons, and the public in a project at a minimum between 8am and 8pm.
 - d. Open space shall provide at least one contiguous area with a minimum area of 400 square feet and a minimum length and width of 20 feet.
 - e. Open space shall be landscaped for a minimum of 25 percent of the total area.
 - f. Open space shall be hardscaped for a minimum of 25 percent of the total area.
 - g. Open space shall provide a minimum of 1 seat for every 200 square feet of the total area, where seating may be permanent or movable and may be in the form of a chair, bench, ledge, low wall, or other similar usable seating arrangement.
 - h. Required common open spaces shall not count towards required publicly accessible open spaces.

E. Additional Standards for the Mobile Home (R-MH) Zone

1. Any mobile home park shall have frontage on and vehicular access to a street having a minimum right-of-way width of 80 feet. No vehicular access way shall be permitted except on such street and only one vehicular access way shall be permitted per street frontage.
2. A decorative wall shall normally be constructed and maintained around the perimeter of mobile home parks except that along any public street it shall be set at the rear of the required setback. Under most circumstances said wall shall be 6 feet in height. However, the requirement for fencing and the type and height of such fencing may be varied in conformance with special topographical conditions, existing fences, or specific design goals of the developer, subject to the approval of the Director of Development Services.
3. All required setbacks and all incidental open space within the mobile home park shall be landscaped and maintained in accordance with an approved landscaping plan.
4. Fire prevention and security features shall be provided in all mobile home parks as required by the Fire Chief.

SECTION 3. This ordinance adds Fullerton Municipal Code Chapter 15.18 to read as follows:

Chapter 15.18. Mixed-Use Development Standards

15.18.010. Intent and purpose.

- A. The following development standards apply to mixed-use developments in the C-3 zone and are supplemental to the development standards prescribed in the applicable underlying base or overlay zone. Where conflicts between provisions exist, the more restrictive standard shall apply.
- B. The following development standards apply to both horizontal and vertical mixed-use developments as defined in § 15.18.020 (Definitions).
- C. The following development standards for mixed-use developments are intended to enhance the design of buildings and the public realm that promote active, ground floor pedestrian activity.

15.18.020. Definitions.

- A. Unless otherwise noted, definitions for terms in this chapter are subject to §15.04 (Definitions). Exceptions include:
 1. Horizontal Mixed-Use Development means a development project that combines residential and commercial land uses into a single development project where uses are adjacent to one another, either in separate buildings on the same parcel or on

adjoining parcels in a development project. Internal streets and pedestrian pathways physically and visually connect the separate but adjacent uses into one unifying development.

2. Vertical Mixed-Use Development means a development project that combines residential and commercial land uses into a single development project where uses are physically integrated into one building. Typically, publicly accessible uses occupy the ground level, such as commercial or common residential uses, while private uses occupy the upper levels, such as dwelling units.

15.18.030. Applicable Underlying Base or Overlay Zone Standards.

A. Applicable Underlying Base or Overlay Zone Standards.

1. The development standards for the following elements as prescribed in the applicable underlying base or overlay zone shall apply to mixed-use developments. Where conflicts between provisions exist, the more restrictive standard shall apply.
 - a. Lot/parcel
 - b. Setbacks
 - c. Step-backs
 - d. Building height
 - e. Building façade modulation and articulation
 - f. Landscaping
 - g. Fences and walls

B. Parking Standards.

1. For dwelling units within a mixed-use development, parking facilities shall be provided at the rate of that specified in the R-5 zone by type of residential unit for projects in the C-3 zone.
2. For commercial uses within a mixed-use development, parking facilities shall be subject to the provisions for the C-3 Zone in § 15.30.060 (Parking Standards) and § 15.30.070 (Access and Circulation Standards).
3. Parking facilities within a mixed-use development shall be designed to the vehicular access and layout standards prescribed for multiple-family residential projects in § 15.17.070.E.3 (Vehicular Access and Layout Standards).

C. Open Space Standards.

1. For dwelling units within a mixed-use development, open space shall be provided at the rate of that specified in the R-5 zone by type of residential unit for projects in the C-3 zone, if the proposal involves new construction to create the residential use. If the proposal only involves the conversion of existing building area to create the residential

use, the requirement for open space shall be waived.

15.18.040. Permitted Uses.

A. Permitted Uses

1. Those permitted uses in the C-3 zone shall apply to commercial uses for all mixed-use developments.

15.18.050. Ground Floor Commercial Standards.

A. Ground Floor Height

1. Buildings shall have a minimum ground floor height of 12 feet, measured from the finished grade of the sidewalk to the finished floor of the second floor or bottom of the roof structure, whichever is less.

B. Ground Floor Building Entries

1. Each building façade with frontage along a street shall provide a minimum of one ground floor building entry with a pedestrian connection to the public right-of-way, such as a sidewalk or walkway.
2. All building entries shall be recessed a minimum of 30 inches from the façade.
3. Primary building entries shall be distinguished by the use of architectural features, such as overhead projections, awnings, canopies, etc.

C. Ground Floor Façade Openings

1. Ground floor facades with frontage along a street shall dedicate at least 70 percent of the façade area to façade openings, such as windows or doors. The use of tinted, mirrored, or reflective glass is prohibited.
2. Ground floor façades with frontage along a street shall not span a continuous horizontal length greater than 20 feet unless it includes a façade opening, such as window or door.

D. Public Improvements

1. Mixed-use developments with at least 100 feet of frontage along a Major Arterial shall provide public improvements within the public right-of-way as required by the City Engineer subject to the provisions of Chapter 16.05 (Public Improvements, Dedications, Performance Agreements, and Improvement Securities), including but not limited to the following:
 - a. Sidewalk and walkways
 - b. Street lighting

- c. Parkway trees
- d. Landscaped parkway

E. Outdoor Seating and Dining

- 1. Outdoor seating and dining within the public right-of-way associated with a ground floor commercial use shall be subject to the provisions of the City of Fullerton Standard Outdoor Dining Guidelines.

F. Outdoor Display or Sale of Merchandise

- 1. Outdoor display or sale of merchandise associated with a ground floor commercial use shall be subject to the provisions of § 15.55.020 (Special Uses Permitted with Provisions).

G. Signs

- 1. Signs shall be subject to the provisions of Chapter 15.49 (Sign Standards and Regulation).

15.18.060. Review Procedures.

Proposals to create new dwelling units as part of a mixed-use development shall be subject to the following review procedures:

- A. No discretionary approval will be required if the development involves only the conversion of existing building area and the number of units is less than seven;
- B. Approval of a Minor Site Plan or Minor Development Project will be required if the proposal involves new building area on the property and the number of units is less than seven;
- C. Approval of a Major Site Plan or Major Development Project will be required if the proposal involves the creation by new construction or conversion of existing building area of seven or more dwelling units on the property.

SECTION 4. City Council repeals or modifies any provision of the Fullerton Municipal Code or appendices thereto inconsistent with the provisions of this Ordinance, to the extent of such inconsistencies and no further, to that extent necessary to effect the provisions of this Ordinance.

SECTION 5. CEQA. City Council finds this Ordinance exempt from CEQA pursuant to CEQA Guidelines Section 15061(b)(3), the common sense exemption and CEQA Guidelines Section 15305, minor alterations in land use limitations. The Ordinance implements changes to development standards in order to provide objective standards and does not provide for any changes that

would allow for additional development that would have any type of physical impacts. It can therefore be seen with certainty that there is no possibility of a physical effect on the environment. None of the exceptions to exemption set forth in CEQA Guidelines Section 15330.2 apply.

SECTION 6. If any section, subsection, phrase or clause of this Ordinance is for any reason held unconstitutional, such decision will not affect the validity of the remaining portions of this Ordinance. City Council hereby declares that it would have passed this Ordinance and each section, subsection, phrase or clause thereof irrespective of the fact that any one or more sections, subsections, phrases or clauses may be declared unconstitutional.

SECTION 7. The City Clerk shall certify to the passage and adoption of this Ordinance and publish this ordinance in the manner required by law. This Ordinance shall become effective thirty days from and after passage.

SECTION 8. The documents and materials that constitute the record of proceedings on which these findings and approval are based are located in the City Clerk’s Office at City Hall, 303 West Commonwealth Avenue, Fullerton, CA. The Custodian of Records is the City Clerk who can be reached at (714) 738-6350.

ADOPTED BY THE FULLERTON CITY COUNCIL ON JANUARY 7, 2025.

Fred Jung, Mayor

ATTEST:

Lucinda Williams, MMC
City Clerk

Date

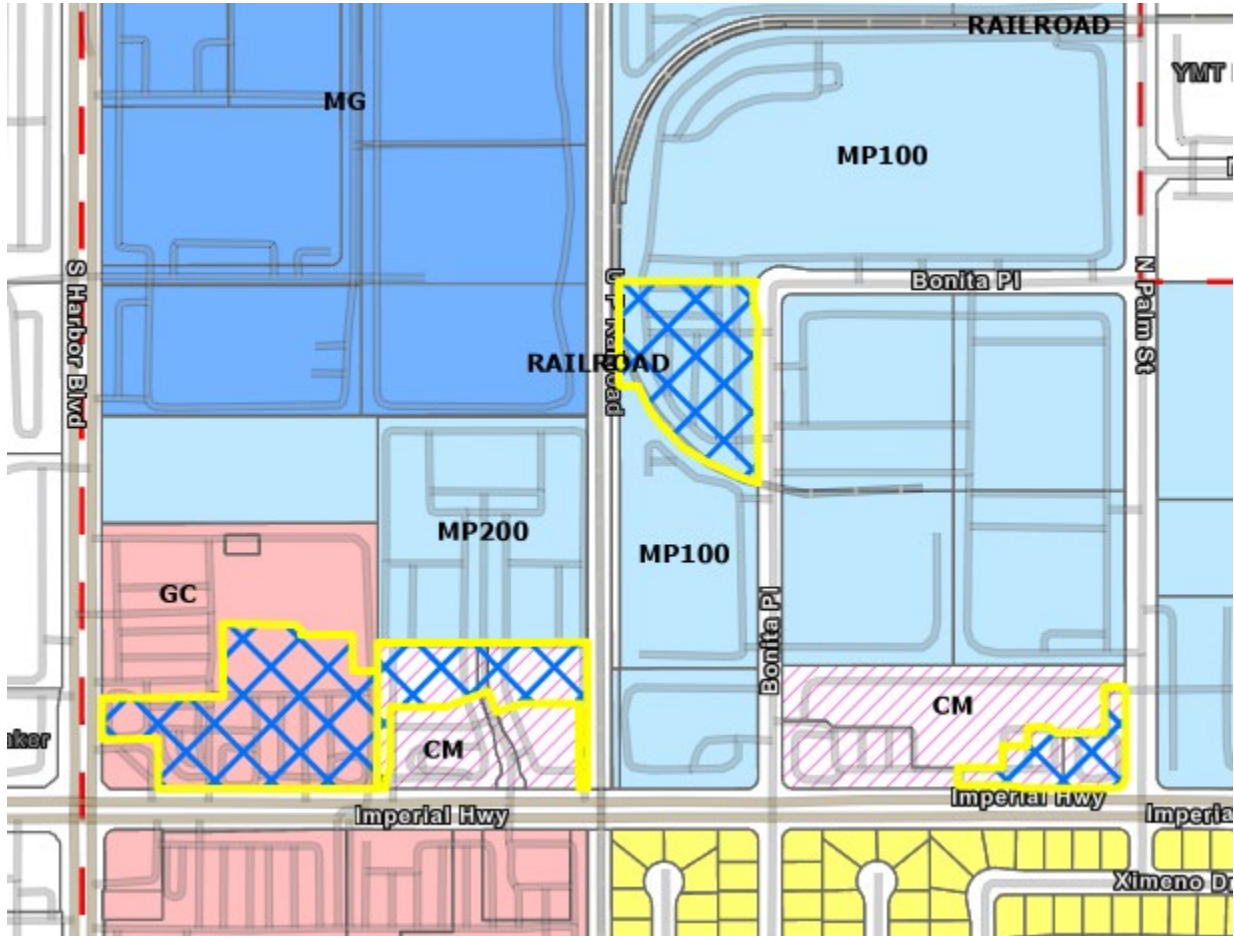
Attachments:

- Attachment 1 – Zoning Map

- Attachment 2 – List of Parcels within the Housing Incentive Overlay Zone



Parcels within the HIOZ – Housing Incentive Overlay Zone

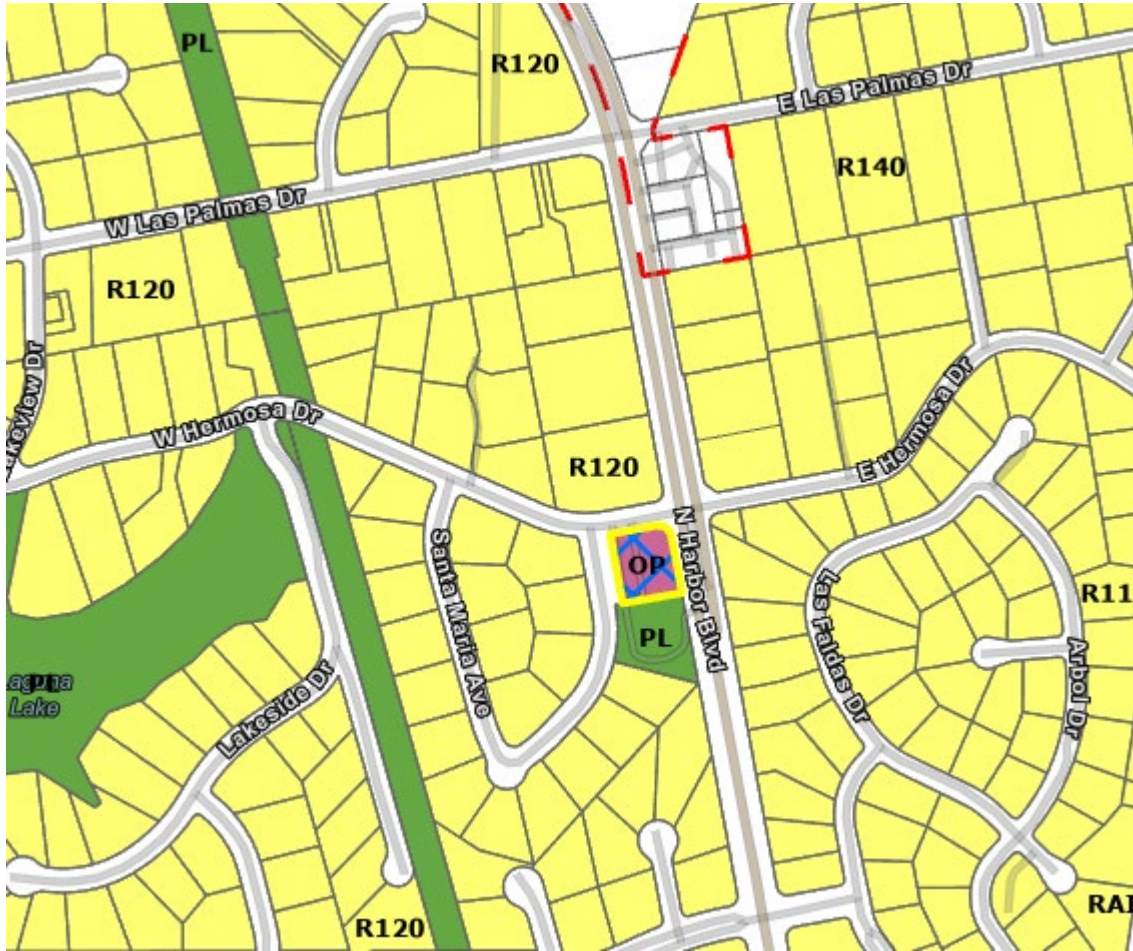


Housing Incentive Overlay Zone





Parcels within the HIOZ – Housing Incentive Overlay Zone

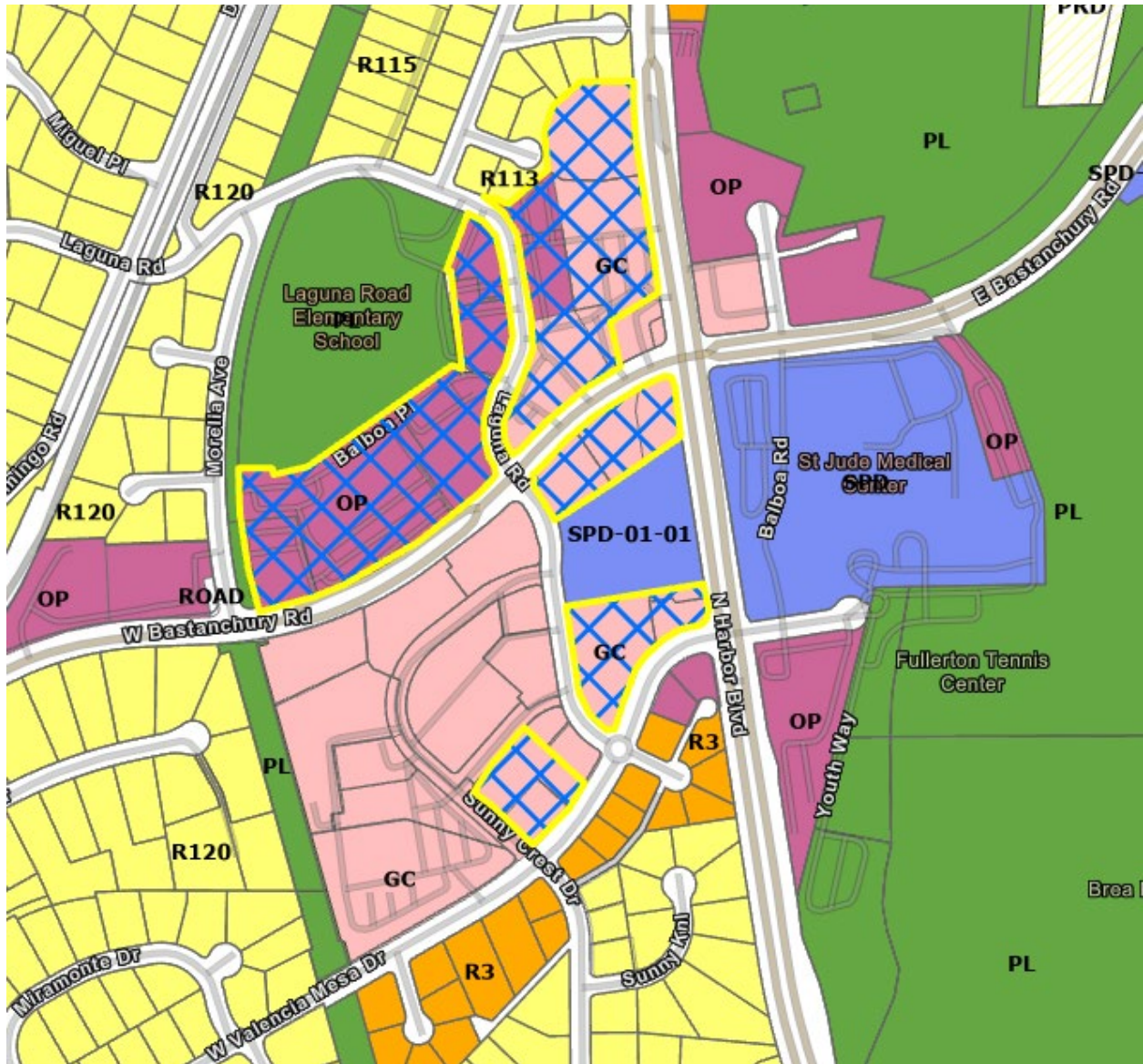


Housing Incentive Overlay Zone





Parcels within the HIOZ – Housing Incentive Overlay Zone

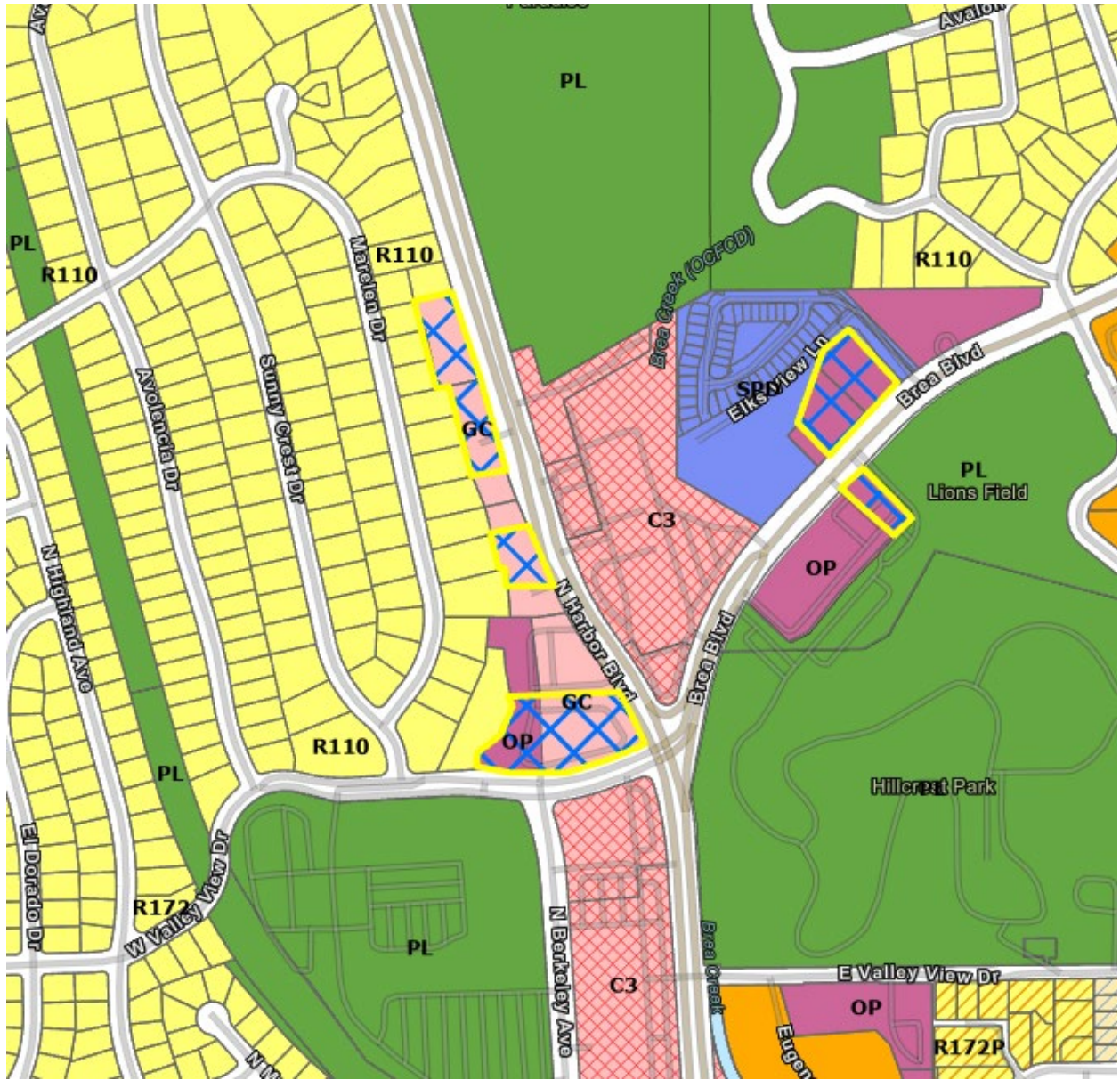


Housing Incentive Overlay Zone





Parcels within the HIOZ – Housing Incentive Overlay Zone

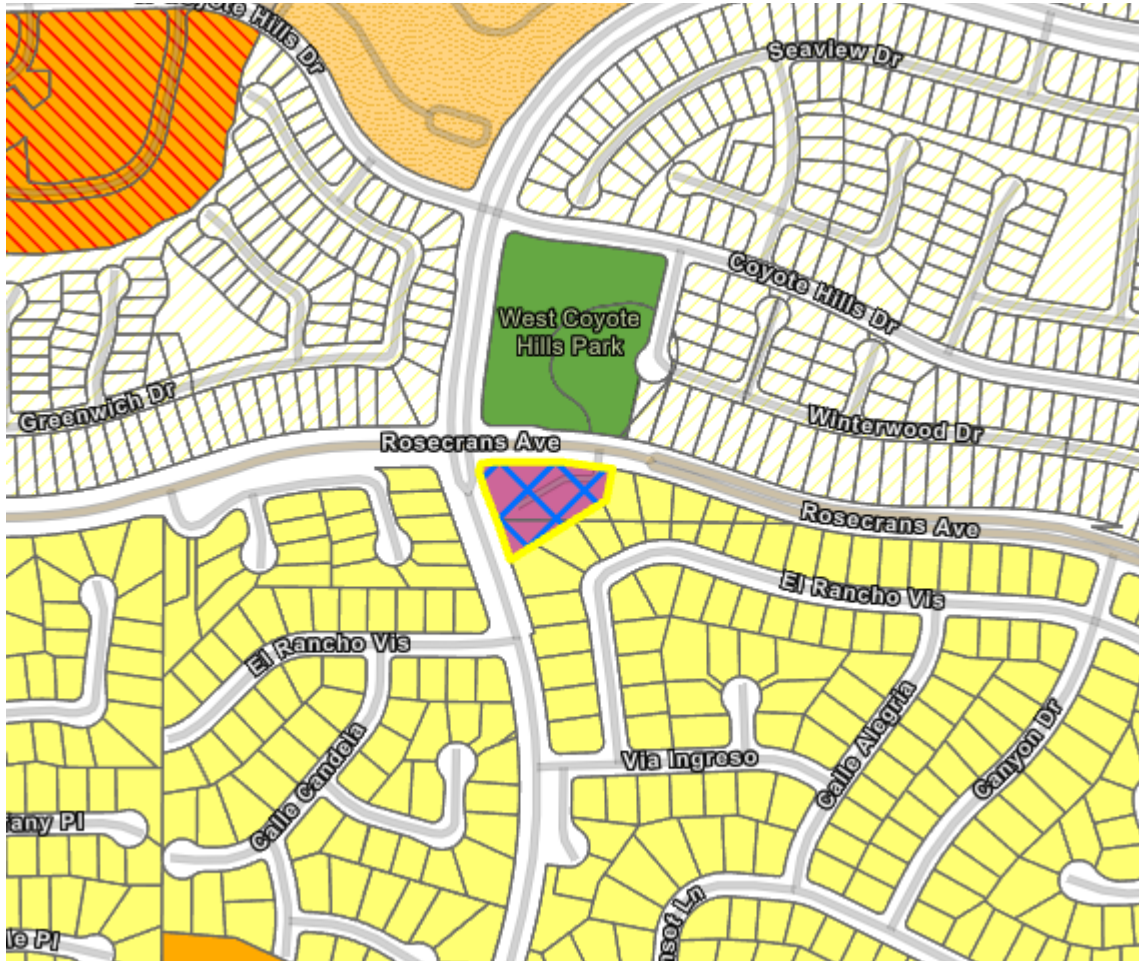


Housing Incentive Overlay Zone





Parcels within the HIOZ – Housing Incentive Overlay Zone

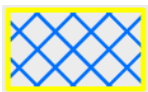
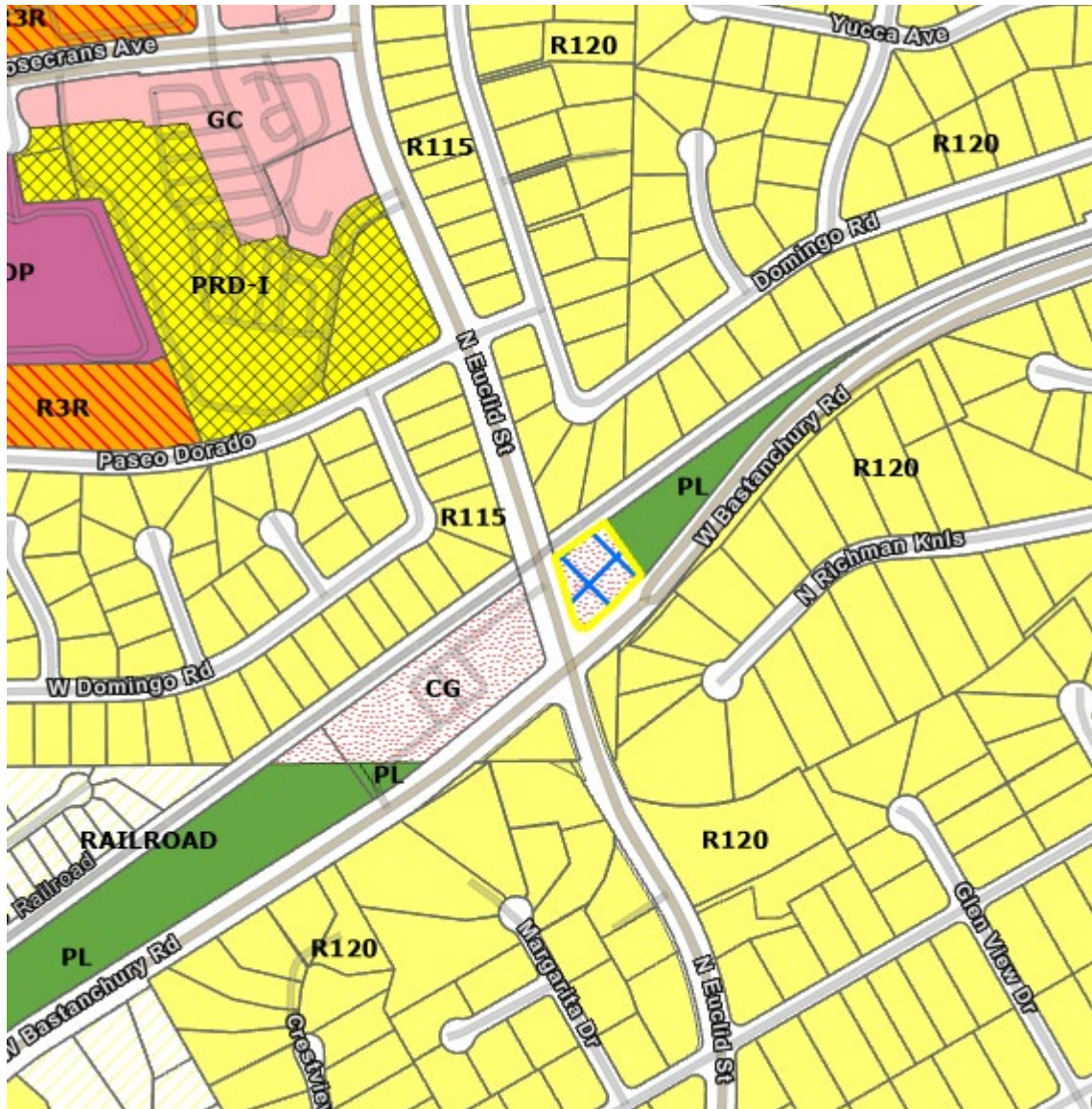


Housing Incentive Overlay Zone





Parcels within the HIOZ – Housing Incentive Overlay Zone



Housing Incentive Overlay Zone





Parcels within the HIOZ – Housing Incentive Overlay Zone

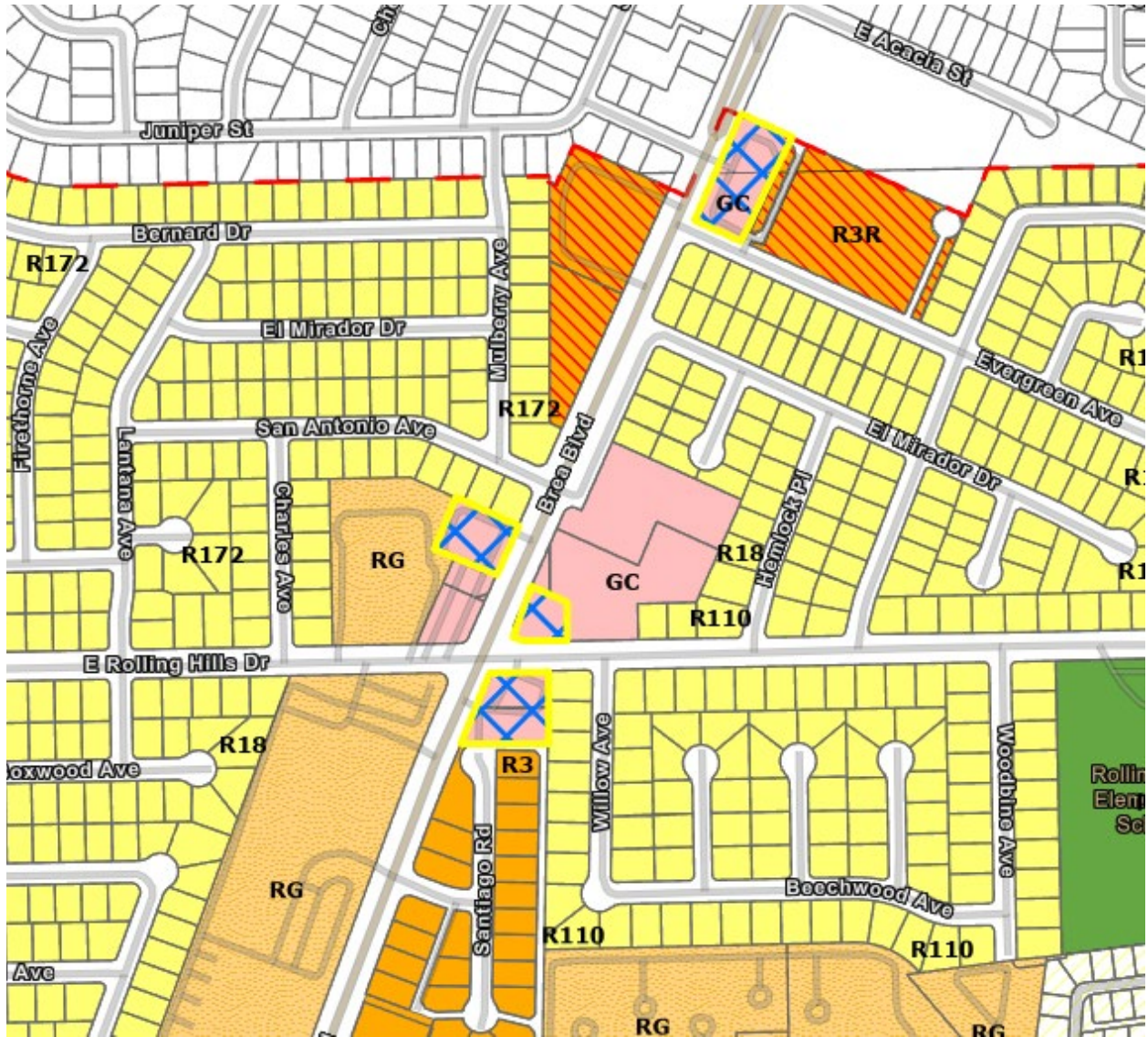


Housing Incentive Overlay Zone





Parcels within the HIOZ – Housing Incentive Overlay Zone



Housing Incentive Overlay Zone





Parcels within the HIOZ – Housing Incentive Overlay Zone



Housing Incentive Overlay Zone





Parcels within the HIOZ – Housing Incentive Overlay Zone

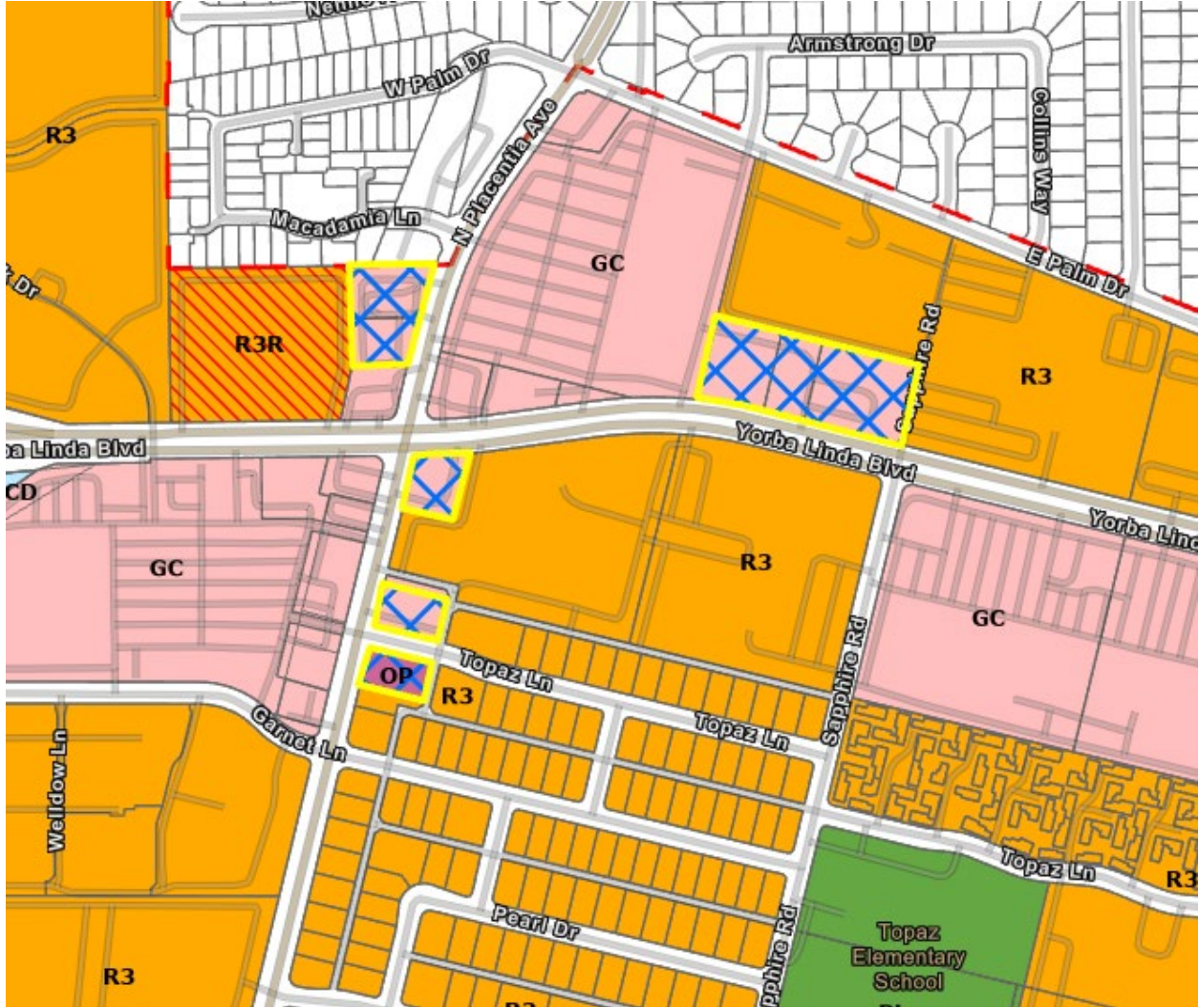


Housing Incentive Overlay Zone





Parcels within the HIOZ – Housing Incentive Overlay Zone



Housing Incentive Overlay Zone





Parcels within the HIOZ – Housing Incentive Overlay Zone

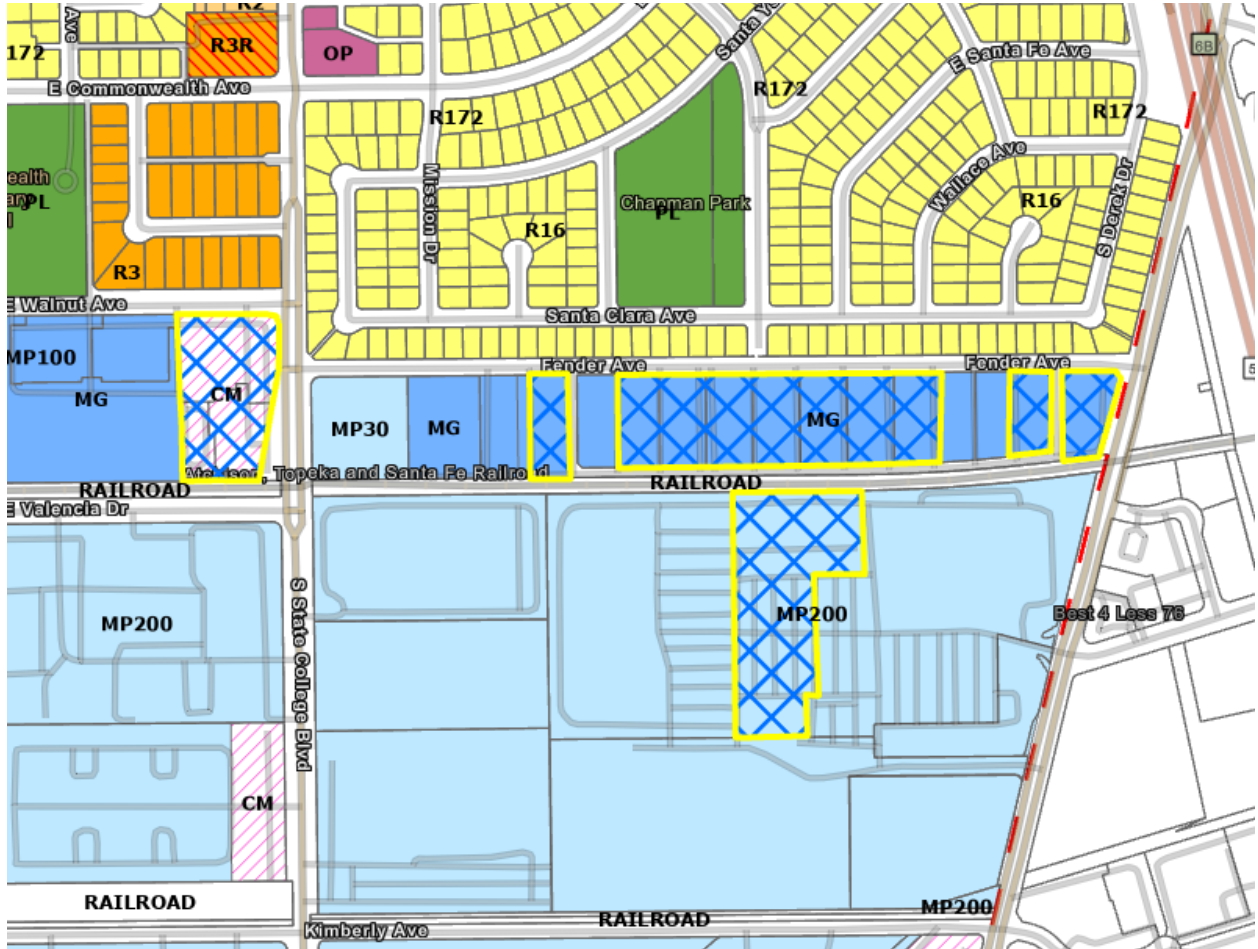


Housing Incentive Overlay Zone





Parcels within the HIOZ – Housing Incentive Overlay Zone

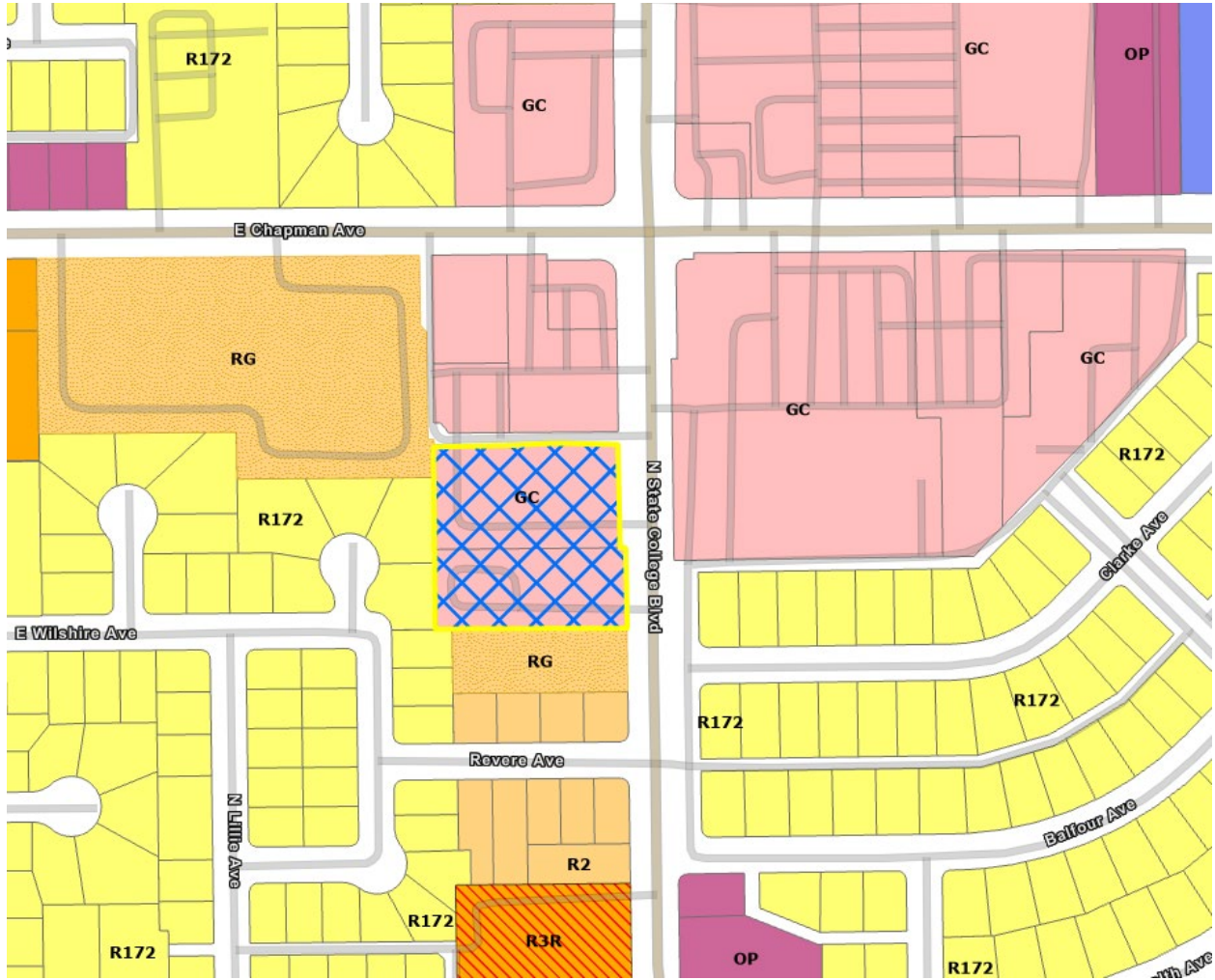


Housing Incentive Overlay Zone





Parcels within the HIOZ – Housing Incentive Overlay Zone



Housing Incentive Overlay Zone





Parcels within the HIOZ – Housing Incentive Overlay Zone

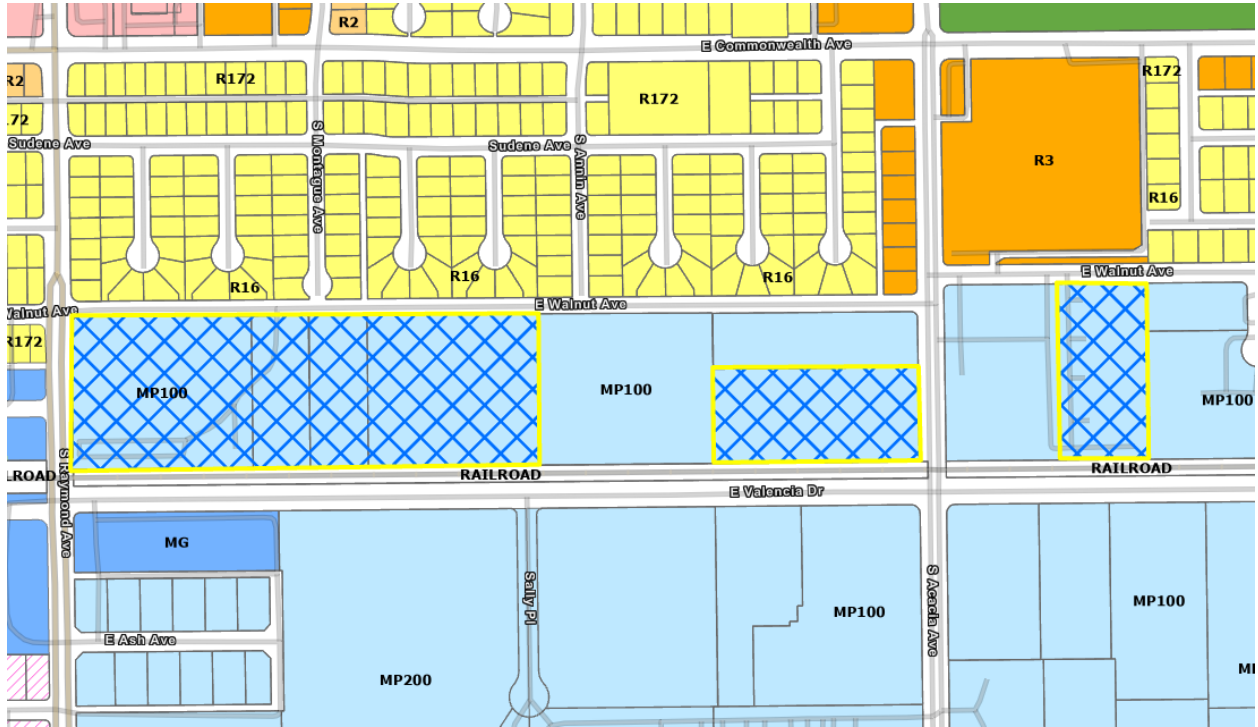


Housing Incentive Overlay Zone





Parcels within the HIOZ – Housing Incentive Overlay Zone

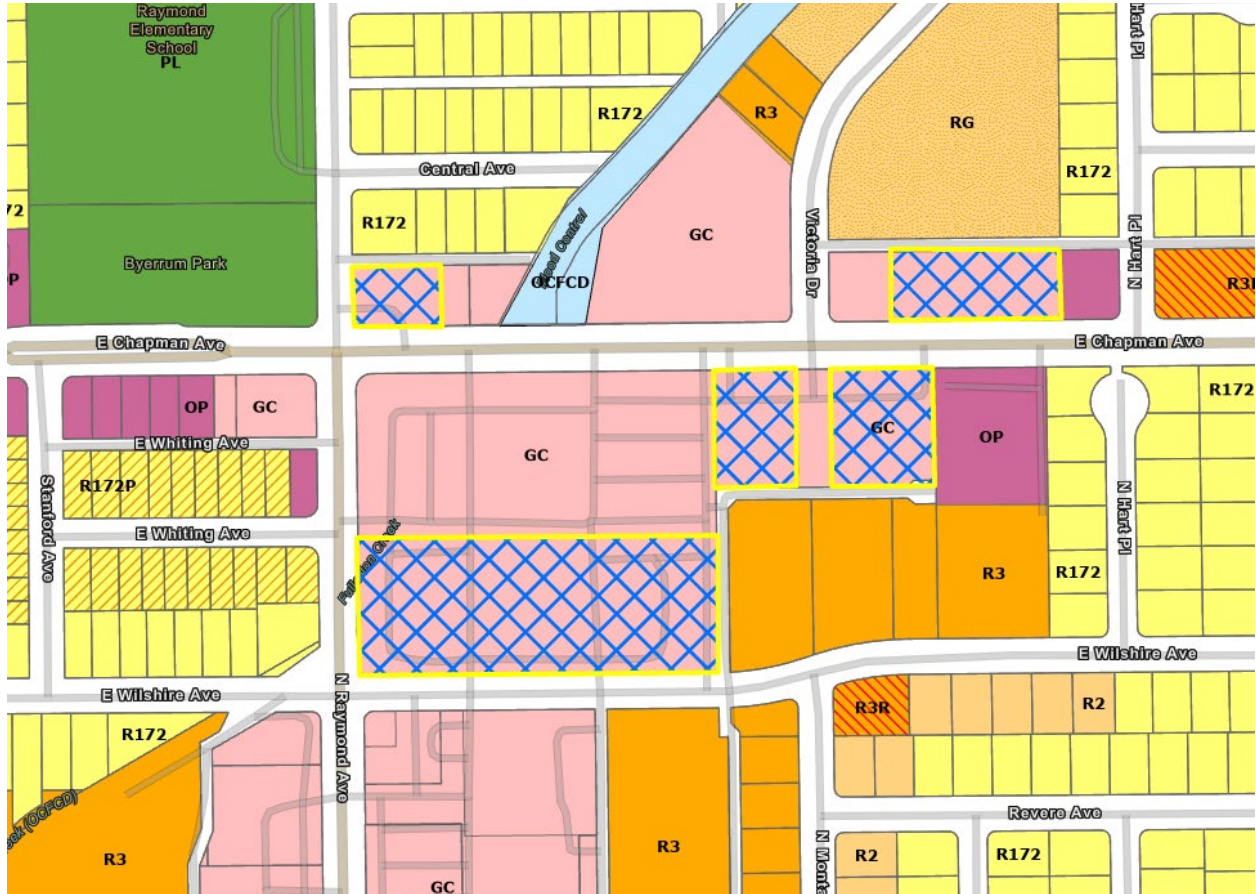


Housing Incentive Overlay Zone





Parcels within the HIOZ – Housing Incentive Overlay Zone



Housing Incentive Overlay Zone





Parcels within the HIOZ – Housing Incentive Overlay Zone

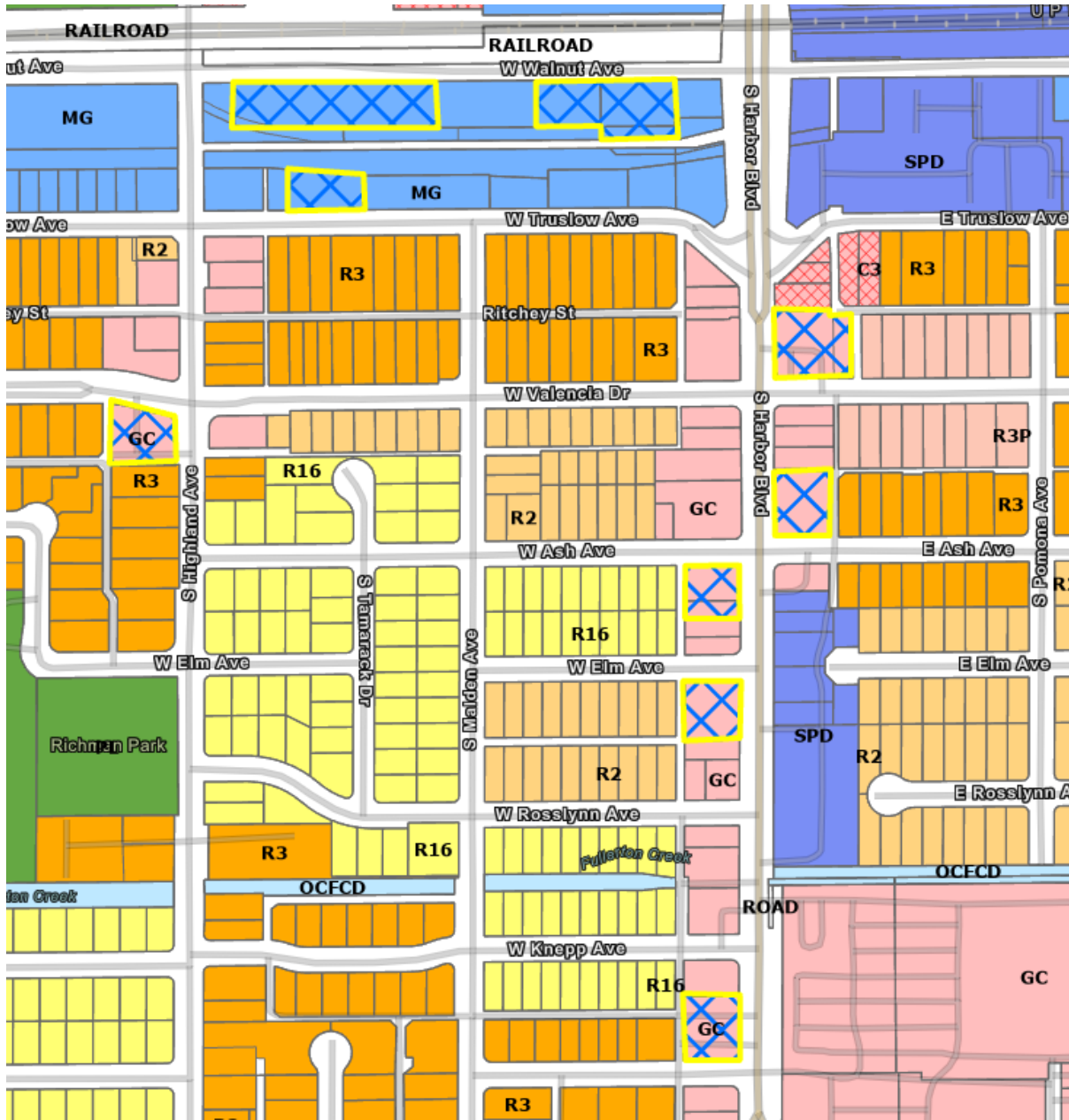


Housing Incentive Overlay Zone





Parcels within the HIOZ – Housing Incentive Overlay Zone

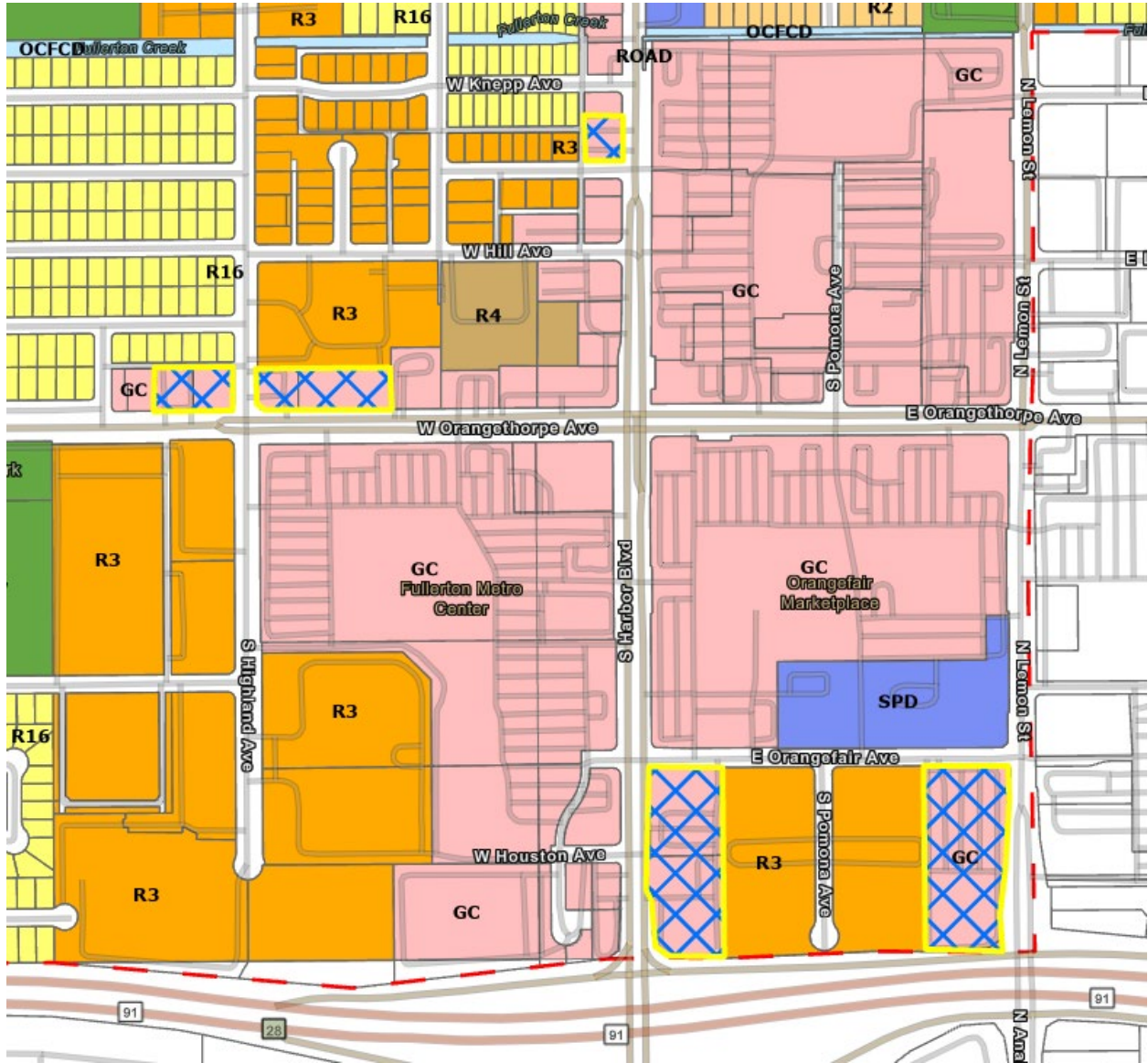


Housing Incentive Overlay Zone





Parcels within the HIOZ – Housing Incentive Overlay Zone

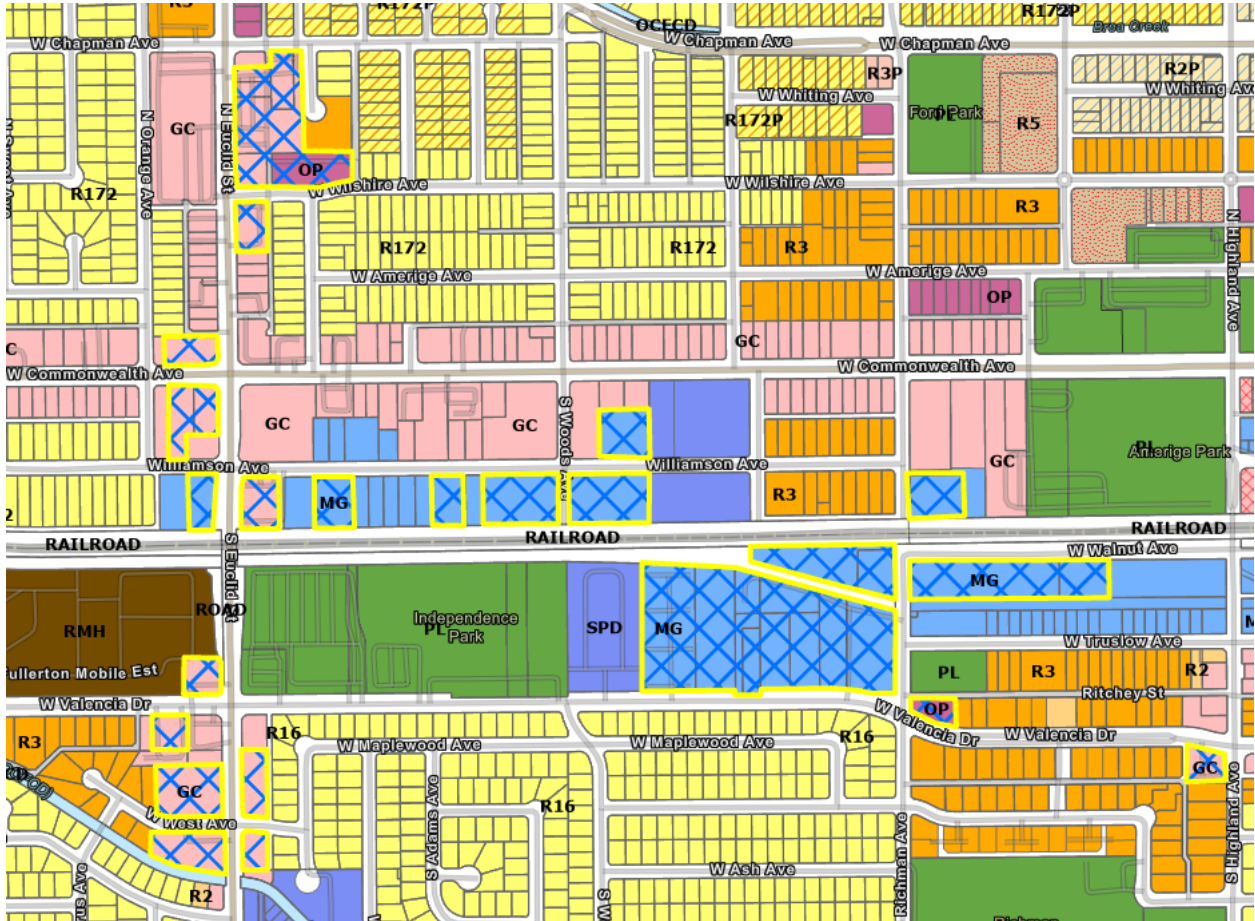


Housing Incentive Overlay Zone





Parcels within the HIOZ – Housing Incentive Overlay Zone

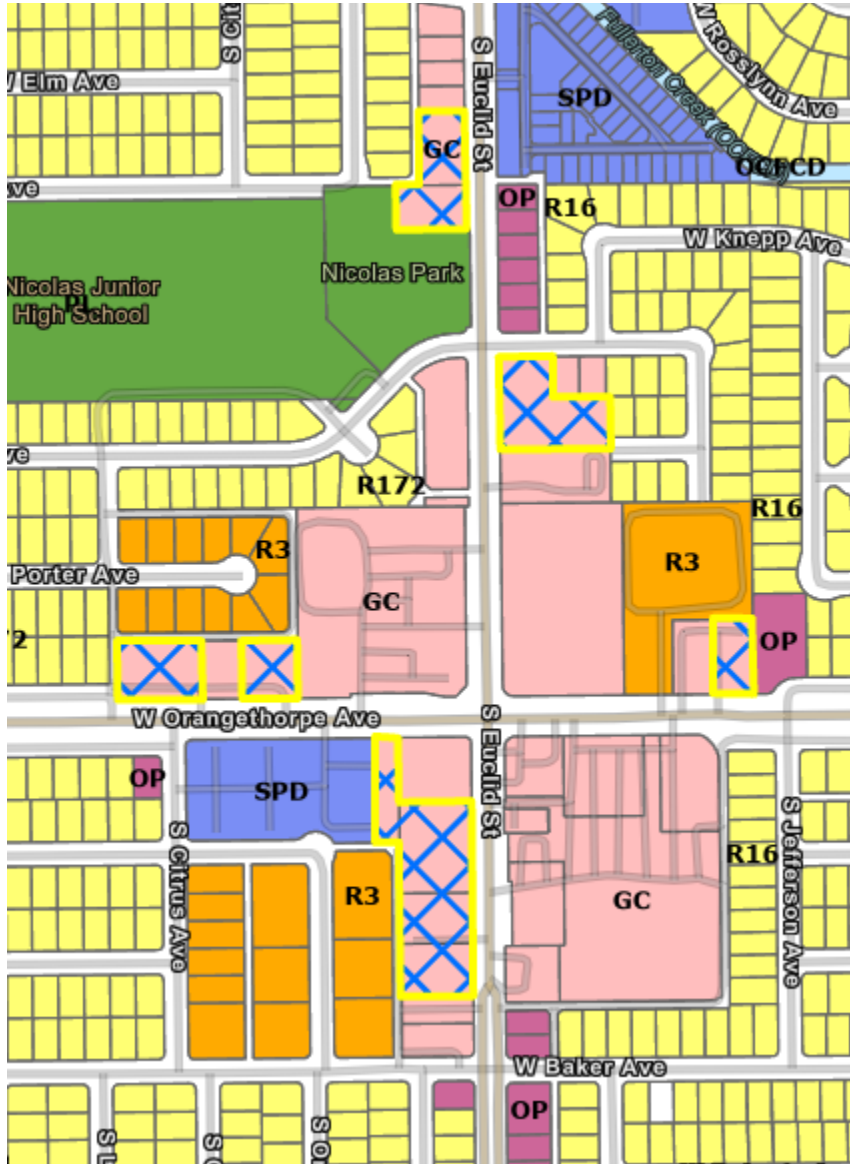


Housing Incentive Overlay Zone





Parcels within the HIOZ – Housing Incentive Overlay Zone

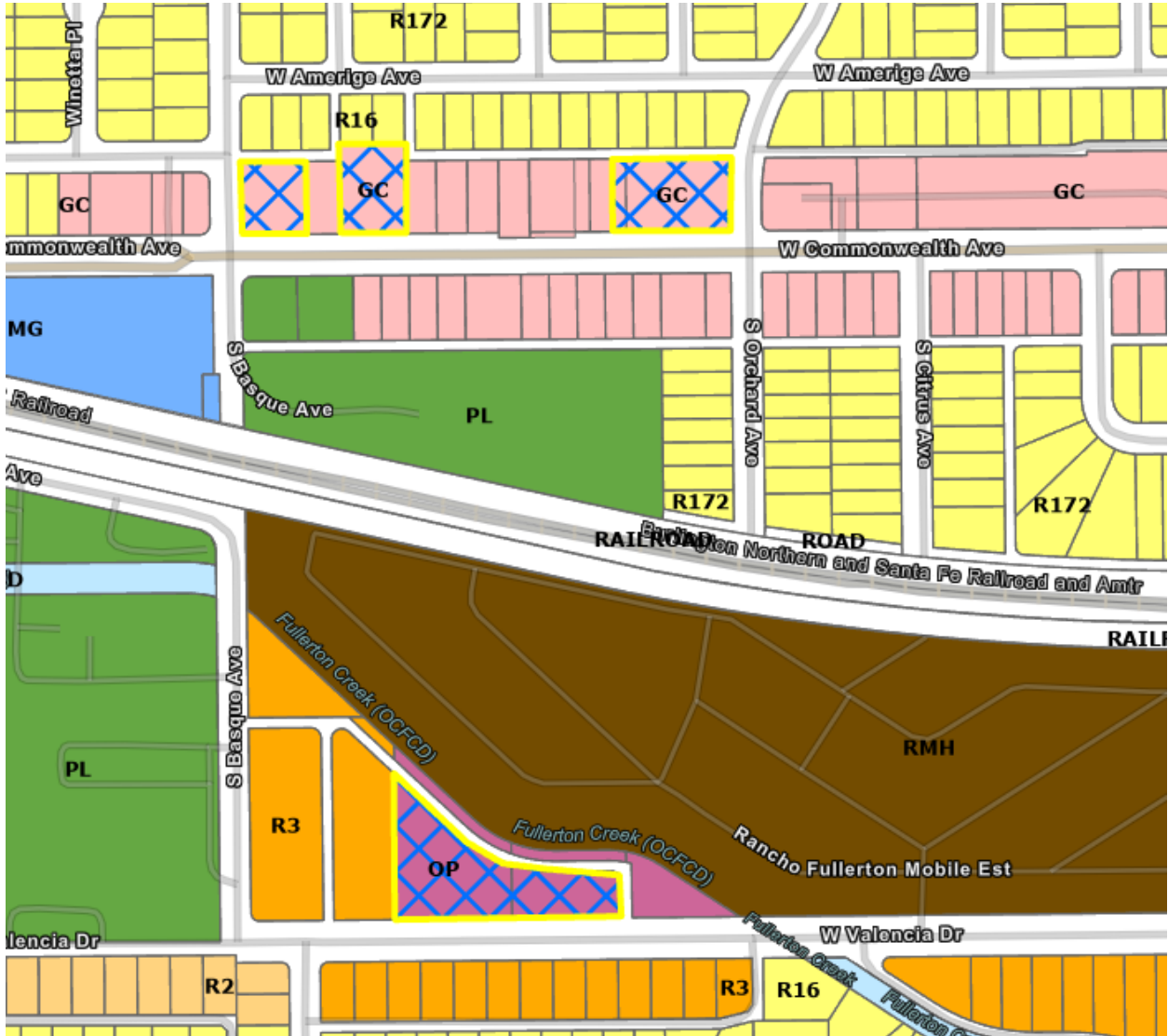


Housing Incentive Overlay Zone





Parcels within the HIOZ – Housing Incentive Overlay Zone

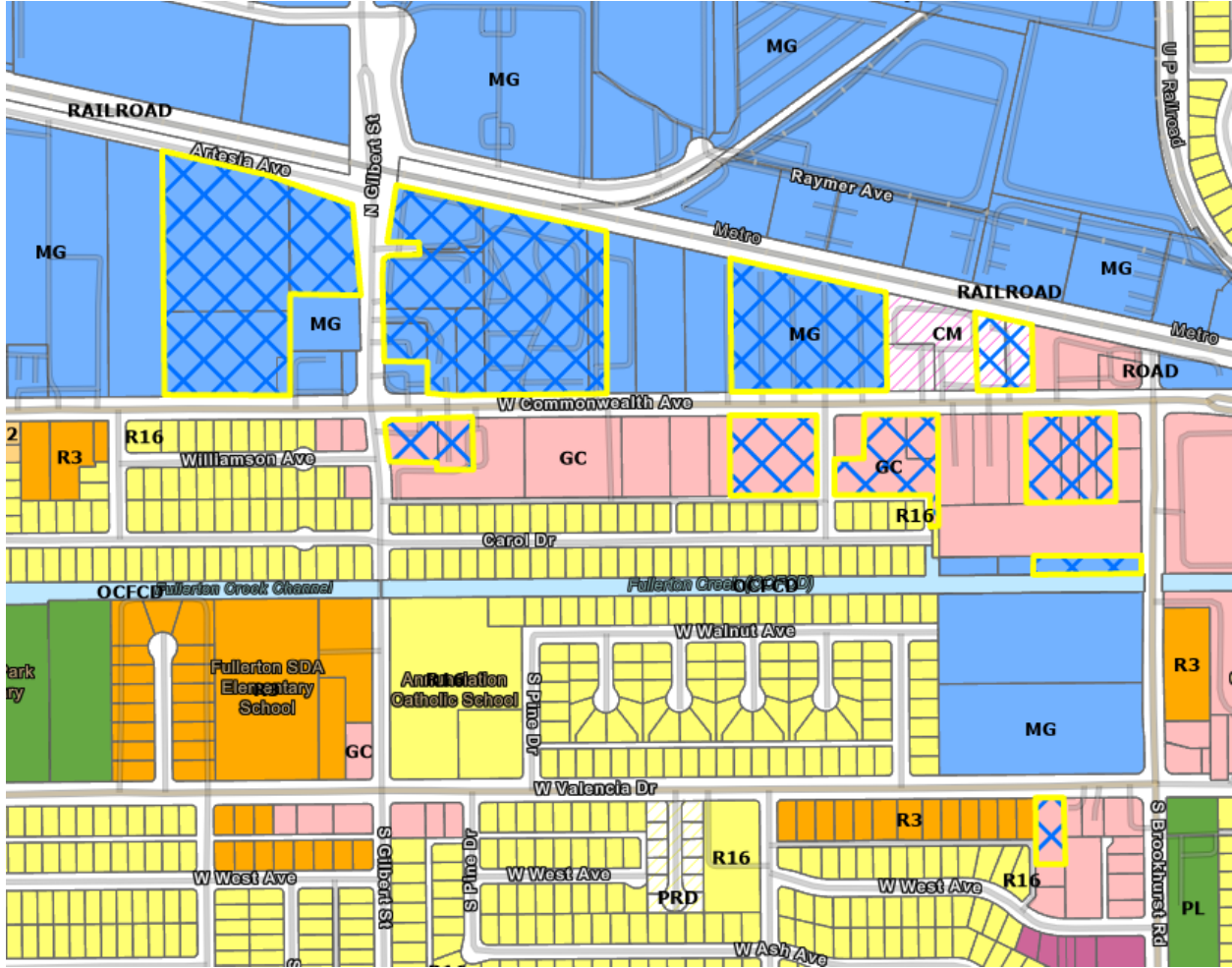


Housing Incentive Overlay Zone





Parcels within the HIOZ – Housing Incentive Overlay Zone



Housing Incentive Overlay Zone





Parcels within the HIOZ – Housing Incentive Overlay Zone

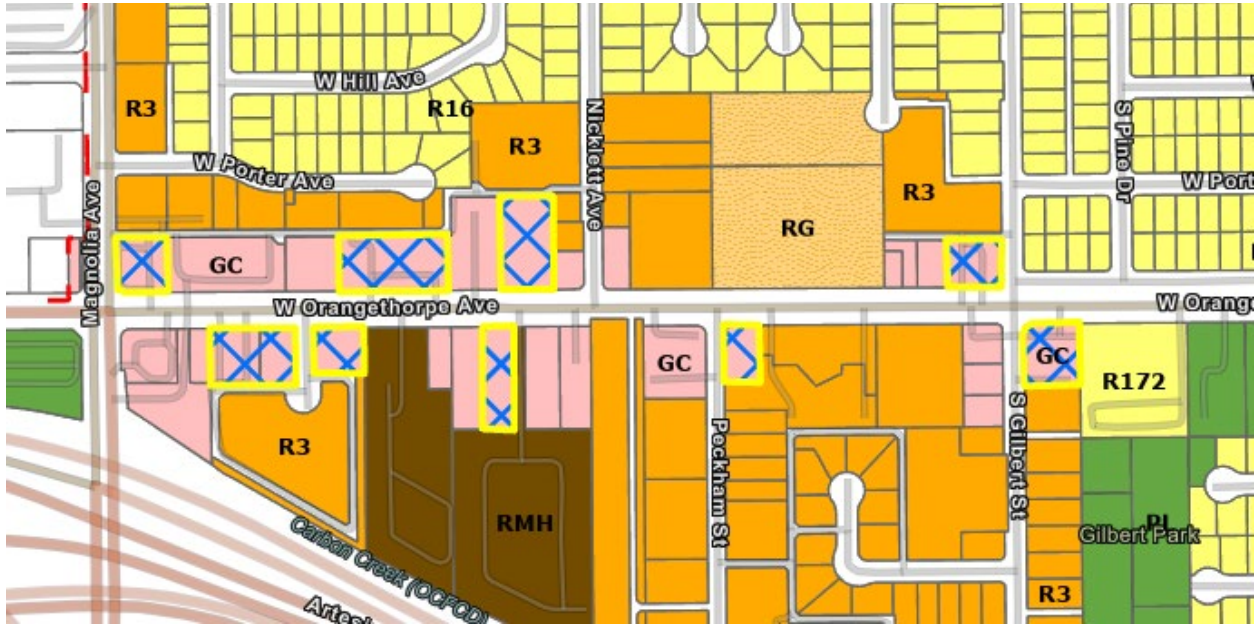


Housing Incentive Overlay Zone





Parcels within the HIOZ – Housing Incentive Overlay Zone

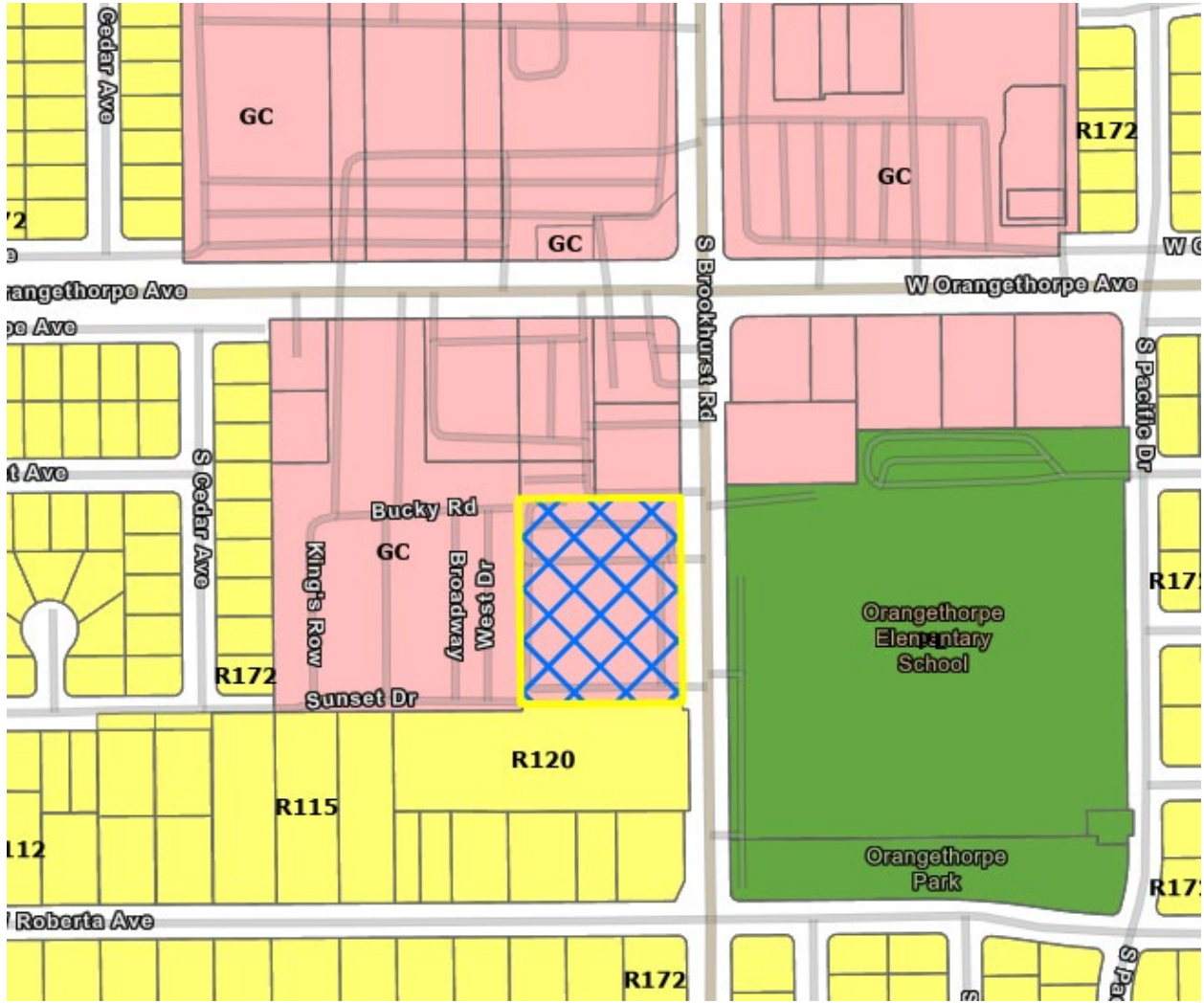


Housing Incentive Overlay Zone





Parcels within the HIOZ – Housing Incentive Overlay Zone



Housing Incentive Overlay Zone



Site Address or Street	APN	General Plan	Zoning
141 LAGUNA RD	028-641-19	Commercial	G-C General Commercial
130 W BASTANCHURY RD	028-641-20	Commercial	G-C General Commercial
100 W BASTANCHURY RD	028-641-23	Commercial	G-C General Commercial
2101 N HARBOR BLVD	028-641-25	Commercial	G-C General Commercial
235 W VALENCIA MESA DR	028-651-16	Commercial	G-C General Commercial
1820 Sunny Crest Dr	028-651-31	Commercial	G-C General Commercial
1400 BREA BLVD	029-010-73	Office	O-P Office Professional
1819 E CHAPMAN AVE	029-142-25	Office	O-P Office Professional
4005 W VALENCIA DR	030-032-32	Commercial	G-C General Commercial
245 MAGNOLIA AVE	030-035-18	Commercial	G-C General Commercial
131 N GILBERT ST	030-070-16	Industrial	M-G Manufacturing, General
2330 ARTESIA AVE	030-070-17	Industrial	M-G Manufacturing, General
2337 W COMMONWEALTH AVE	030-070-18	Industrial	M-G Manufacturing, General
2005 W COMMONWEALTH AVE	030-160-05	Industrial	M-G Manufacturing, General
2041 W COMMONWEALTH AVE	030-160-16	Industrial	M-G Manufacturing, General
2031 W COMMONWEALTH AVE	030-160-17	Industrial	M-G Manufacturing, General
120 N GILBERT ST	030-160-24	Industrial	M-G Manufacturing, General
2029 W COMMONWEALTH AVE	030-160-27	Industrial	M-G Manufacturing, General
144 N GILBERT ST	030-160-29	Industrial	M-G Manufacturing, General
130 N GILBERT ST	030-160-30	Industrial	M-G Manufacturing, General
1829 W COMMONWEALTH AVE	030-170-08	Industrial	C-M Commercial, Manufacturing
1875 W COMMONWEALTH AVE	030-170-12	Industrial	M-G Manufacturing, General
1835 W COMMONWEALTH AVE	030-170-13	Industrial	C-M Commercial, Manufacturing
2216 W COMMONWEALTH AVE	030-180-37	Commercial	G-C General Commercial
2204 W COMMONWEALTH AVE	030-180-61	Commercial	G-C General Commercial
1900 W COMMONWEALTH AVE	030-200-04	Commercial	G-C General Commercial
1842 W COMMONWEALTH AVE	030-200-28	Commercial	G-C General Commercial
1850 W COMMONWEALTH AVE	030-200-31	Commercial	G-C General Commercial
1808 W COMMONWEALTH AVE	030-210-03	Religious Use	G-C General Commercial
1810 W COMMONWEALTH AVE	030-210-04	Religious Use	C-H Commercial, Highway
1820 W COMMONWEALTH AVE	030-210-05	Religious Use	C-H Commercial, Highway
1824 W COMMONWEALTH AVE	030-210-06	Commercial	C-H Commercial, Highway
167 S BROOKHURST RD	030-210-22	Industrial	M-G Manufacturing, General
1834 W VALENCIA DR	030-421-28	Commercial	G-C General Commercial
1565 W COMMONWEALTH AVE	031-113-34	Commercial	G-C General Commercial
1555 W COMMONWEALTH AVE	031-113-39	Commercial	G-C General Commercial
1517 W COMMONWEALTH AVE	031-113-44	Commercial	G-C General Commercial
1501 W COMMONWEALTH AVE	031-113-46	Commercial	G-C General Commercial
1001 W COMMONWEALTH AVE	031-121-41	Commercial	G-C General Commercial
1010 WILLIAMSON AVE	031-141-33	Commercial	M-G Manufacturing, General
1000 W COMMONWEALTH AVE	031-143-04	Commercial	G-C General Commercial
1010 W COMMONWEALTH AVE	031-143-06	Commercial	G-C General Commercial
1309 W VALENCIA DR	031-150-23	Office	O-P Office Professional
1335 W VALENCIA DR	031-150-27	Office	O-P Office Professional
1001 W VALENCIA DR	031-150-29	Commercial	G-C General Commercial
300 N EUCLID ST	031-221-13	Commercial	G-C General Commercial
		Low-Density	
909 W WILSHIRE AVE	031-221-15	Residential	O-P Office Professional

312 N EUCLID ST	031-221-21	Commercial	G-C General Commercial
322 N EUCLID ST	031-221-22	Commercial	G-C General Commercial
222 N EUCLID ST	031-231-38	Commercial	G-C General Commercial
700 WILLIAMSON AVE	031-242-11	Industrial	M-G Manufacturing, General
910 WILLIAMSON AVE	031-242-13	Commercial	G-C General Commercial
820 WILLIAMSON AVE	031-242-15	Industrial	M-G Manufacturing, General
728 WILLIAMSON AVE	031-242-16	Industrial	M-G Manufacturing, General
707 S EUCLID ST	031-306-15	Commercial	G-C General Commercial
520 S EUCLID ST	031-321-32	Commercial	G-C General Commercial
600 S EUCLID ST	031-322-12	Commercial	G-C General Commercial
1000 W WEST AVE	031-360-07	Commercial	G-C General Commercial
1050 W VALENCIA DR	031-363-28	Commercial	G-C General Commercial
555 S EUCLID ST	031-363-36	Commercial	G-C General Commercial
633 WILLIAMSON AVE	032-081-32	Commercial	M-G Manufacturing, General
636 WILLIAMSON AVE	032-084-01	Industrial	M-G Manufacturing, General
617 W VALENCIA DR	032-091-03	Industrial	M-G Manufacturing, General
601 W VALENCIA DR	032-091-04	Industrial	M-G Manufacturing, General
315 S RICHMAN AVE	032-091-05	Industrial	M-G Manufacturing, General
315 S RICHMAN AVE	032-091-06	Industrial	M-G Manufacturing, General
543 W VALENCIA DR	032-091-08	Industrial	M-G Manufacturing, General
537 W VALENCIA DR	032-091-09	Industrial	M-G Manufacturing, General
539 W VALENCIA DR	032-091-10	Industrial	M-G Manufacturing, General
525 W VALENCIA DR	032-091-11	Industrial	M-G Manufacturing, General
515 W VALENCIA DR	032-091-12	Industrial	M-G Manufacturing, General
301 S RICHMAN AVE	032-091-14	Industrial	M-G Manufacturing, General
401 S RICHMAN AVE	032-091-15	Industrial	M-G Manufacturing, General
204 S RICHMAN AVE	032-160-17	Commercial	M-G Manufacturing, General
300 W WALNUT AVE	032-171-32	Industrial	M-G Manufacturing, General
398 W WALNUT AVE	032-171-34	Industrial	M-G Manufacturing, General
469 W VALENCIA DR	032-181-24	Commercial	O-P Office Professional
308 W VALENCIA DR	032-182-45	Commercial	G-C General Commercial
136 W WALNUT AVE	032-251-04	Industrial	M-G Manufacturing, General
225 W TRUSLOW AVE	032-251-16	Industrial	M-G Manufacturing, General
114 W WALNUT AVE	032-251-39	Industrial	M-G Manufacturing, General
210 W WALNUT AVE	032-251-43	Industrial	M-G Manufacturing, General
603 S HARBOR BLVD	032-273-28	Commercial	G-C General Commercial
701 S HARBOR BLVD	032-274-01	Commercial	G-C General Commercial
925 S HARBOR BLVD	032-282-02	Commercial	G-C General Commercial
434 S HARBOR BLVD	033-051-12	Commercial	G-C General Commercial
516 S HARBOR BLVD	033-052-13	Commercial	G-C General Commercial
410 S LEMON ST	033-094-11	Commercial	G-C General Commercial
212 S BERKELEY CIR	033-104-24	Industrial	M-G Manufacturing, General
524 E WALNUT AVE	033-105-10	Industrial	M-G Manufacturing, General
800 E WALNUT AVE	033-152-04	Industrial	M-G Manufacturing, General
620 E WALNUT AVE	033-152-10	Industrial	M-G Manufacturing, General
600 E WALNUT AVE	033-152-11	Industrial	M-G Manufacturing, General
720 E WALNUT AVE	033-152-13	Industrial	M-G Manufacturing, General
1004 E WALNUT AVE	033-184-02	Industrial	M-G Manufacturing, General
924 E WALNUT AVE	033-184-03	Industrial	M-G Manufacturing, General

900 E WALNUT AVE	033-184-05	Industrial	M-G Manufacturing, General
828 E WALNUT AVE	033-184-06	Industrial	M-G Manufacturing, General
824 E WALNUT AVE	033-184-07	Industrial	M-G Manufacturing, General
920 E WALNUT AVE	033-184-10	Industrial	M-G Manufacturing, General
1110 E TRUSLOW AVE	033-192-19	Industrial	M-G Manufacturing, General
1245 E WILSHIRE AVE	033-211-02	Commercial	G-C General Commercial
1400 E WALNUT AVE	033-221-02	Industrial	M-P Manufacturing Park (100,000 SF min. lot size)
1420 E WALNUT AVE	033-221-09	Industrial	M-P Manufacturing Park (100,000 SF min. lot size)
1250 E WALNUT AVE	033-221-11	Industrial	M-P Manufacturing Park (100,000 SF min. lot size)
350 S RAYMOND AVE	033-221-12	Industrial	M-P Manufacturing Park (100,000 SF min. lot size)
1310 E CHAPMAN AVE	033-435-22	Commercial	G-C General Commercial
1342 E CHAPMAN AVE	033-435-23	Commercial	G-C General Commercial
2507 W ORANGETHORPE AVE	071-023-29	Commercial	G-C General Commercial
1401 S BROOKHURST RD	071-043-23	Commercial	G-C General Commercial
2516 W ORANGETHORPE AVE	071-051-07	Commercial	G-C General Commercial
2720 W ORANGETHORPE AVE	071-051-66	Commercial	G-C General Commercial
2700 W ORANGETHORPE AVE	071-051-83	Commercial	G-C General Commercial
2634 W ORANGETHORPE AVE	071-051-84	Commercial	G-C General Commercial
2301 W ORANGETHORPE AVE	071-313-21	Commercial	G-C General Commercial
2751 W ORANGETHORPE AVE	071-323-43	Commercial	G-C General Commercial
2627 W ORANGETHORPE AVE	071-323-48	Commercial	G-C General Commercial
2220 W ORANGETHORPE AVE	071-461-06	Commercial	G-C General Commercial
2424 W ORANGETHORPE AVE	071-471-10	Commercial	G-C General Commercial
1018 W ORANGETHORPE AVE	072-161-11	Commercial	G-C General Commercial
1321 S EUCLID ST	072-161-17	Commercial	G-C General Commercial
1331 S EUCLID ST	072-161-19	Commercial	G-C General Commercial
1331 S EUCLID ST	072-161-20	Commercial	G-C General Commercial
801 S EUCLID ST	072-170-17	Commercial	G-C General Commercial
1101 W ORANGETHORPE AVE	072-352-48	Commercial	G-C General Commercial
1115 W ORANGETHORPE AVE	072-352-49	Commercial	G-C General Commercial
261 W ORANGETHORPE AVE	073-073-05	Commercial	G-C General Commercial
255 W ORANGETHORPE AVE	073-073-11	Commercial	G-C General Commercial
301 W ORANGETHORPE AVE	073-253-11	Commercial	G-C General Commercial
311 W ORANGETHORPE AVE	073-253-12	Commercial	G-C General Commercial
901 W ORANGETHORPE AVE	073-263-48	Commercial	G-C General Commercial
910 S EUCLID ST	073-263-54	Commercial	G-C General Commercial
1530 S HARBOR BLVD	267-091-02	Commercial	G-C General Commercial
1501 S LEMON ST	267-091-07	Commercial	G-C General Commercial
1620 S HARBOR BLVD	267-091-09	Commercial	G-C General Commercial
321 N STATE COLLEGE BLVD	269-051-08	Commercial	G-C General Commercial
305 N STATE COLLEGE BLVD	269-051-09	Commercial	G-C General Commercial
1940 E CHAPMAN AVE	269-091-03	Office	O-P Office Professional
1950 E CHAPMAN AVE	269-091-04	Office	O-P Office Professional
1966 E CHAPMAN AVE	269-091-05	Office	O-P Office Professional

351 - 451 S ACACIA AVE	269-113-03	Industrial	M-P Manufacturing Park (100,000 SF min. lot size)
1800 E WALNUT AVE	269-131-02	Industrial	M-P Manufacturing Park (100,000 SF min. lot size)
331 S STATE COLLEGE BLVD	269-151-12	Industrial	C-M Commercial, Manufacturing
1751 HUGHES DR	280-012-10	Industrial	M-P Manufacturing Park (200,000 SF min. lot size)
1431 N HARBOR BLVD	281-011-18	Commercial	G-C General Commercial
1501 N HARBOR BLVD	281-011-23	Commercial	G-C General Commercial
1601 S HARBOR BLVD	281-011-30	Commercial	G-C General Commercial
1321 N HARBOR BLVD	281-034-10	Commercial	G-C General Commercial
1201 E CHAPMAN AVE	283-173-06	Commercial	G-C General Commercial
1341 E CHAPMAN AVE	283-175-05	Commercial	G-C General Commercial
1441 BREA BLVD	283-301-03	Office	O-P Office Professional
1450 BREA BLVD	283-301-04	Office	O-P Office Professional
2830 BREA BLVD	284-041-31	Commercial	G-C General Commercial
2850 BREA BLVD	284-041-32	Commercial	G-C General Commercial
2900 BREA BLVD	284-382-28	Commercial	G-C General Commercial
3006 BREA BLVD	284-401-09	Commercial	G-C General Commercial
2270 ROSECRANS AVE	288-021-23	Office	O-P Office Professional
220 LAGUNA RD	292-071-04	Office	O-P Office Professional
270 LAGUNA RD	292-071-08	Office	O-P Office Professional
201 W BASTANCHURY RD	292-071-12	Office	O-P Office Professional
301 W BASTANCHURY RD	292-071-16	Office	O-P Office Professional
333 W BASTANCHURY RD	292-071-17	Office	O-P Office Professional
2251 N HARBOR BLVD	292-072-01	Commercial	G-C General Commercial
141 W BASTANCHURY RD	292-072-07	Commercial	G-C General Commercial
		Greenbelt	
951 W BASTANCHURY RD	292-084-07	Concept	C-G Commercial Greenbelt
3261 N HARBOR BLVD	292-331-01	Office	O-P Office Professional
2949 BREA BLVD	293-236-11	Commercial	G-C General Commercial
211 IMPERIAL HWY	296-201-06	Industrial	C-M Commercial, Manufacturing
285 IMPERIAL HWY	296-201-09	Industrial	C-M Commercial, Manufacturing
4030 N HARBOR BLVD	296-201-12	Commercial	G-C General Commercial
4201 BONITA PL	296-202-02	Industrial	M-P Manufacturing Park (100,000 SF min. lot size)
435 IMPERIAL HWY	296-203-09	Industrial	C-M Commercial, Manufacturing
439 IMPERIAL HWY	296-203-14	Industrial	C-M Commercial, Manufacturing
2810 IMPERIAL HWY	337-082-13	Commercial	G-C General Commercial
3223 ASSOCIATED RD	337-082-16	Commercial	G-C General Commercial
3233 ASSOCIATED RD	337-082-17	Commercial	G-C General Commercial
1941 N PLACENTIA AVE	337-291-04	Commercial	G-C General Commercial
1933 N PLACENTIA AVE	337-291-05	Commercial	G-C General Commercial
		Greenbelt	
2240 N STATE COLLEGE BLVD	337-302-02	Concept	C-G Commercial Greenbelt
2931 NUTWOOD AVE	338-011-23	Commercial	G-C General Commercial
601 N PLACENTIA AVE	338-031-38	Commercial	G-C General Commercial
441 N PLACENTIA AVE	338-031-40	Commercial	G-C General Commercial
2920 NUTWOOD AVE	338-031-41	Commercial	G-C General Commercial

821 N PLACENTIA AVE	338-031-42	Commercial	G-C General Commercial
751 N PLACENTIA AVE	338-031-46	Commercial	G-C General Commercial
629 N PLACENTIA AVE	338-031-47	Commercial	G-C General Commercial
303 N PLACENTIA AVE	338-041-07	Commercial	G-C General Commercial
2444 FENDER AVE	338-051-02	Industrial	M-G Manufacturing, General
2466 FENDER AVE	338-051-08	Industrial	M-G Manufacturing, General
2478 FENDER AVE	338-051-11	Industrial	M-G Manufacturing, General
2488 FENDER AVE	338-051-12	Industrial	M-G Manufacturing, General
2500 FENDER AVE	338-061-22	Industrial	M-G Manufacturing, General
2512 FENDER AVE	338-061-23	Industrial	M-G Manufacturing, General
2524 FENDER AVE	338-061-24	Industrial	M-G Manufacturing, General
2536 FENDER AVE	338-061-25	Industrial	M-G Manufacturing, General
2584 FENDER AVE	338-061-27	Industrial	M-G Manufacturing, General
2572 FENDER AVE	338-061-29	Industrial	M-G Manufacturing, General
629 S PLACENTIA AVE	338-071-22	Industrial	M-P Manufacturing Park (200,000 SF min. lot size)
680 LANGSDORF DR	338-082-03	Office	O-P Office Professional
3161 YORBA LINDA BLVD	339-161-04	Commercial	G-C General Commercial
3115 YORBA LINDA BLVD	339-161-08	Commercial	G-C General Commercial
3105 YORBA LINDA BLVD	339-161-09	Commercial	G-C General Commercial
3000 YORBA LINDA BLVD	339-202-02	Commercial	G-C General Commercial
1700 N PLACENTIA AVE	339-221-01	Commercial	G-C General Commercial
1690 N PLACENTIA AVE	339-222-01	Commercial	O-P Office Professional