

RESOLUTION NO. 2024-XXX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FULLERTON, CALIFORNIA, AMENDING THE FULLERTON GENERAL PLAN BY AMENDING THE TABLES AND EXHIBITS FOR THE FULLERTON PLAN FULLERTON BUILT ENVIRONMENT PORTION AND ADOPTING A REVISED EXHIBIT TO INCORPORATE THE HOUSING INCENTIVE OVERLAY DESIGNATION INTO THE FULLERTON PLAN

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

WHEREAS, California Government Code Section 65588 requires that the Housing Element be updated every eight years. The proposed project seeks to amend the current Fullerton Plan (i.e., General Plan) to provide for an update to the Housing Element for the 6th Cycle (2021-2029) planning period.

WHEREAS, the Housing Element must, among other things, identify sites sufficient to accommodate the City's Regional Housing Needs Assessment (RHNA) as assigned by the Southern California Association of Governments.

WHEREAS, the City of Fullerton, as Lead Agency, initiated an update to the City's Housing Element (Appendix H of the Fullerton Plan i.e., General Plan) in conformance with requirements of the State of California for cities to adopt and maintain a Housing Element that identifies the City's housing conditions and needs, establishes goals, and policies to guide future housing decisions, and provides an array of programs to meet citywide housing priorities, including: addressing the housing shortage, affirmatively furthering fair housing, preventing displacement and promoting sustainability and resilience. This update corresponds to 6th Cycle of the Regional Housing Needs Assessment (2021 – 2029).

WHEREAS, during the Update process, the City sought to secure broad community input through extensive community outreach that included community meetings, surveys, outreach at various events, social media posts, email blasts, a dedicated City webpage, and newspaper advertising.

WHEREAS, on September 25, 2024 the Planning Commission of the City of Fullerton held a duly noticed public hearing on the 6th Cycle Housing Element in accordance with State law requirements at which time it took into consideration all evidence presented, both oral and written.

WHEREAS, one of the programs identified in the Housing Element to help meet the City's RHNA goals is to adopt an overlay zone (Housing Incentive Overlay Zone) that allows a property owner to develop multi-family housing on a parcel with a non-residential underlying zoning classification in exchange for providing a specified percentage of deed-

restricted affordable housing units.

WHEREAS, as zoning must be consistent with the General Plan, including the Land Use Element, it is necessary to amend the City’s Community Development and Design exhibits to incorporate the housing element overlay and to amend the land use map of the City to show the parcels which are to receive the overlay.

WHEREAS, the Planning Commission held a duly noticed public hearing on November 6, 2024 on the changes to the Land Use Element at which time it considered all information presented, both oral and written.

WHEREAS, after the close of the public hearing the Planning Commission adopted Resolution No. PC-2024-XX recommending that the City Council amend the Fullerton Plan by the changes to the Community Development Design Tables and Exhibits.

WHEREAS, City Council held a duly noticed meeting on November 19, 2024 on the amendments to the Fullerton Plan, including the 6th Cycle Housing Element, the amendments to the Community Development and Design Tables and Exhibits which include changes to the Land Use Map for the City to place the Housing Incentive Overlay over certain parcels in the City, an Ordinance implementing the Housing Incentive Overlay Zone (“HIOZ”) and considered the EIR that was prepared for the changes resulting from the Housing Element Overlay program.

WHEREAS, prior to the adoption of this Resolution, City Council adopted Resolution No. 2024-XXX certifying the EIR for the Housing Incentive Overlay, making CEQA findings, adopting a statement of overriding considerations and adopting a mitigation monitoring and reporting program.

WHEREAS, prior to the adoption of this Resolution, City Council also adopted Resolution No. 2024-XXX approving the Housing Element update for the 6th Cycle Housing Element.

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

- 1. Findings. The City Council of the City of Fullerton finds as follows:
 - A. The foregoing recitals are true and correct and are incorporated by reference into this action.
 - B. It is necessary to update the City’s Land Use Element in order to implement the programs of the Housing Element and ensure consistency among the General Plan elements as well as provide for consistency between the Community Development and Design portion of the Fullerton Plan and the zoning in the City.
 - C. Adoption of the Housing Incentive Overlay program implements various policies set forth in the City’s 6th Cycle Housing Element, including facilitating infill development and supporting the development of a variety of housing types.

D. The changes set forth herein represent good land use practices and are consistent with the other portions of the Fullerton Plan.

2. Approval. Based on the previous, City Council approves the changes to the Community Development Design Tables and Exhibits to incorporate the Housing Incentive Overlay Program as set forth in attached Exhibits A through E and incorporated by reference. City Council also approves a revised Exhibit C, which includes a new Appendix C-2 delineating those parcels receiving the Housing Element Overlay as shown on the land use map. The changes to the Community Development and Design portion of the Fullerton Plan represent implementation of Modified Alternative 2 of the EIR, which deletes 29 sites from what was presented in Alternative 2.

3. Certification. The City Clerk shall certify to the passage of this Resolution.

4. Record of Proceedings. 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 NOVEMBER 19, 2024.

Nicholas Dunlap
Mayor

ATTEST:

Lucinda Williams, MMC
City Clerk

Date

Attachments:

- Attachment 1 – Title Page, Design ,Tables Exhibits Exhibit A
- Attachment 2 - Exhibit 2: Community Development Plan Exhibit B
- Attachment 3 – Table 4: Community Development Types Exhibit C

- Attachment 4 – Development Type Density/Intensity Summary Exhibit D
- Attachment 5 - Appendix C Exhibit E



Community Development and Design Tables and Exhibits

Community Development Plan

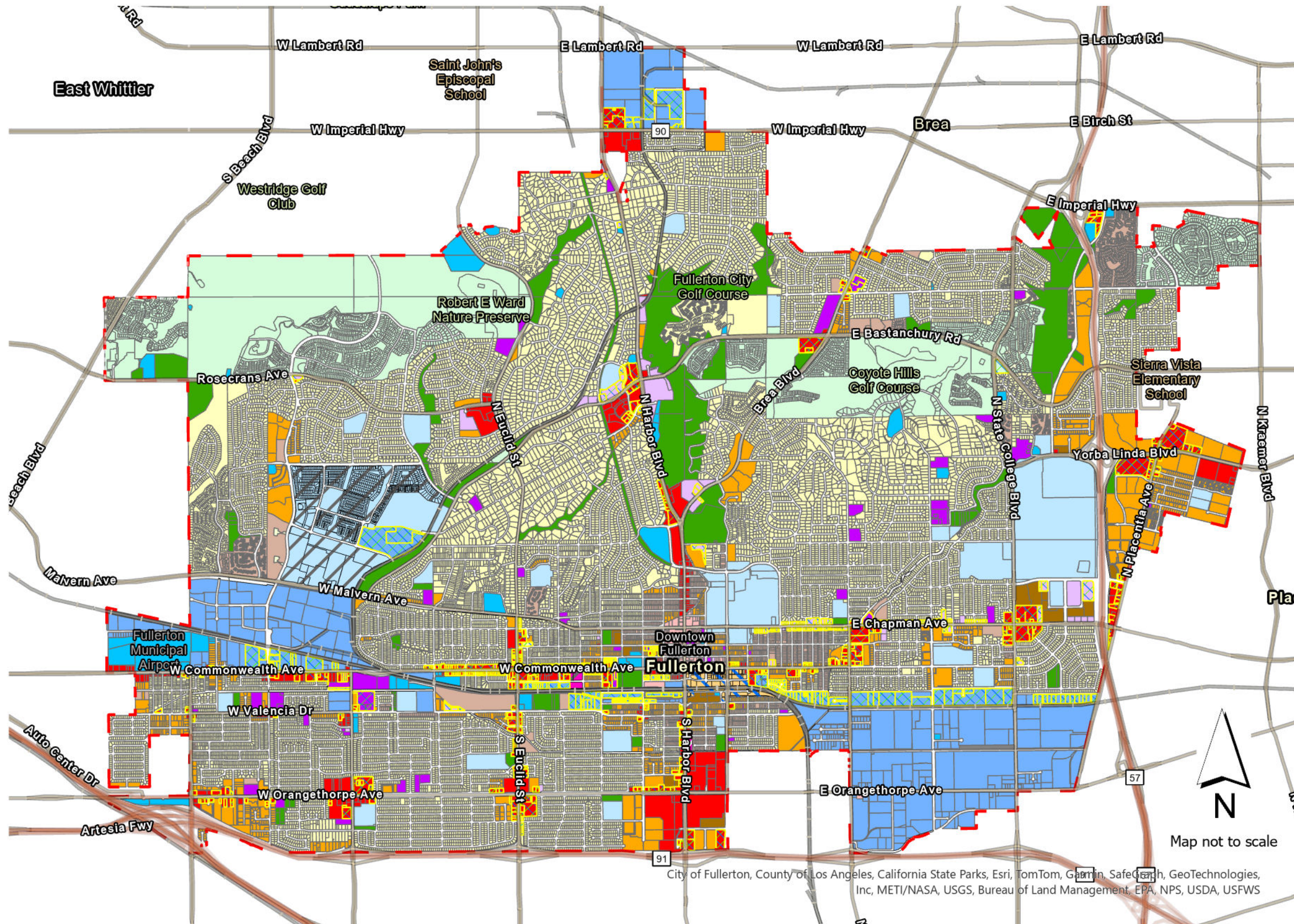
The graphic depiction of the City's official policy relative to land use and community development is presented on Exhibit 2. The Fullerton Plan maintains the underlying land use designations already established in the 1996 General Plan and subsequent amendments. The Fullerton Plan proposes changes to the General Plan land use designations for a limited number of parcels in order to resolve inconsistencies between the parcels' current General Plan land use designation and current zoning district. Appendix C: Changes to Community Development Types summarizes these changes. In The Fullerton Plan, "land use designations" have been renamed "community development types" to reflect the addition of descriptions of intended form and character which provide guidance on creating sense of place. The community development types still function as land use designations under General Plan law.

In 2025 a Housing Incentive Overlay was added. Properties in the Housing Incentive Overlay was added to Appendix C to clearly identify the parcels which would receive this overlay.

The Community Development and Design Element and the Community Development Plan contain the following community development types:

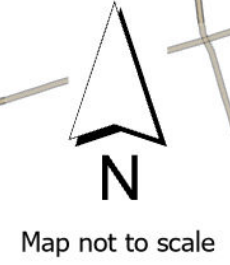
- **Low Density Residential**
- **Low/Medium Density Residential**
- **Medium Density Residential**
- **High Density Residential**
- **Greenbelt Concept**
- **Downtown Mixed Use**
- **Commercial**
- **Office**
- **Industrial**
- **School Facilities**
- **Government Facilities**
- **Parks and Recreation**
- **Religious Institutions**
- **Specific Plan**
 - **Amerige Heights**
 - **Fullerton Transportation Center**
- **Housing Incentive Overlay**

EXHIBIT B



Community Development Type

- Low Density Residential
- Low/Medium Density Residential
- Medium Density Residential
- High Density Residential
- Industrial
- Commercial
- Office
- Downtown Mixed Use
- Neighborhood Center Mixed Use
- Urban Center Mixed Use
- Fullerton Transportation Center Specific Plan
- Amerige Heights Specific Plan
- Greenbelt Concept
- Parks and Recreation
- Government
- School
- Religious Institutions
- Railroad
- HIOZ Overlay - 751 Parcels
- City Boundary



City of Fullerton, County of Los Angeles, California State Parks, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA, USFWS



Table 4: Community Development Types

Housing Incentive Overlay

Purpose

To facilitate by-right development of multiple-family housing, including affordable housing on designated commercial and industrial parcels.

Potential Land Uses

- Underlying Community Development Type
- Attached dwellings
- Live-work units
- Vertical Mixed-Use Development¹
- Horizontal Mixed-Use Development¹

Development Standards

- Minimum Density: 20 du/ac
- Maximum Density: 60 du/ac²
- Minimum FAR: Not Applicable
- Maximum FAR: 3.0³

Notes:

1. Projects bordered on one or more sides by a Major Arterial and with a total project site of at least 1 acre or greater shall be required to provide both residential and ground-floor commercial uses as a mixed use development
2. May increase based on focus area policies.
3. Excludes structured parking.

EXHIBIT D



Table 5 Community Development Type Density/Intensity Summary		
Designation	Residential Density	Non-Residential Intensity
Residential		
Low Density Residential	Up to 6 du/ac	Up to .35 FAR
Low/Medium Density Residential ³	6.1 to 15 du/ac	Up to .35 FAR
Medium Density Residential ³	15.1 to 28 du/ac	Up to .50 FAR
High Density Residential ³	Over 28 du/ac	Up to .65 FAR
Greenbelt Concept	Up to 3 du/ac	n/a
Commercial		
Commercial ³	n/a	.30 to .35 FAR
Office ^{1,2,3}	n/a	.30 to .35 FAR
Mixed Use		
Downtown Mixed-Use ³	30 to 60 du/ac	0.9 to 2.0 FAR
Neighborhood Center Mixed-Use ³	16 to 60 du/ac	0.5 to 3.0 FAR
Urban Center Mixed-Use ³	30 to 80 du/ac	0.75 to 3.0 FAR
Industrial		
Industrial ³		.35 to .50 FAR
Public Land		
School Facilities	n/a	n/a
Government Facilities	n/a	n/a
Parks and Recreation	n/a	n/a
Other		
Religious Institutions ³	n/a	Up to .35 FAR
Specific Plan	Based on Specific Plan	
Housing Incentive Overlay³	20 to 60 du/ac	Up to 3.0 FAR
Notes:		
1. A FAR of 1.700 is permitted on the St. Jude Medical Center main campus which is bordered by Harbor Boulevard on the west, Bastanchury Road on the north, Brea Dam Recreation Area on the east and southeast, and East Valencia Mesa Boulevard and the Fullerton Tennis Center on the south.		
2. A FAR of 1.350 is permitted for the St. Jude Medical Plaza Specific Plan area located at 2151 N. Harbor Boulevard.		
3. Allowable density/intensity may vary based on Focus Area policies.		

Appendix

Changes to Community Development Types

The Fullerton Plan proposes changes to the General Plan land use designations for 152 parcels in order to resolve inconsistencies between the parcels’ current General Plan land use designation and current zoning district. Table C-1 summarizes these changes. Exhibit C-1 shows the locations of these parcels.

The addition of the Housing Incentive Overlay for 751 parcels is also being depicted to provide consistency between the Fullerton Plan and the Housing Incentive Overlay Zone zoning district. Table C-2 identifies the parcels and Exhibit C-2 shows the location of these parcels.

Table C-1 Changes to Community Development Types to Address Inconsistencies		
APN	1996 General Plan Land Use Designation	Community Development Type Under The Fullerton Plan
028-050-50	Greenbelt Concept	Parks & Recreation
028-050-52	Greenbelt Concept	Parks & Recreation
030-032-31	Low Density Residential	Commercial
030-032-32	Low Density Residential	Commercial
030-111-05	Commercial	Low Density Residential
030-401-02	Commercial	Low Density Residential
030-401-03	Commercial	Low Density Residential
030-471-01	Low Density Residential	Medium Density Residential
030-471-02	Low Density Residential	Medium Density Residential
030-471-03	Low Density Residential	Medium Density Residential
030-471-04	Low Density Residential	Medium Density Residential
031-121-11	Commercial	Low Density Residential
031-221-19	Low Density Residential	Medium Density Residential



Table C-1
Changes to Community Development Types to Address Inconsistencies

APN	1996 General Plan Land Use Designation	Community Development Type Under The Fullerton Plan
031-231-21	Commercial	Low Density Residential
031-233-22	Commercial	Low Density Residential
031-304-07	Commercial	Low Density Residential
031-352-19	Low/Medium Density Residential	Low Density Residential
032-064-24	Medium Density Residential	Commercial
032-172-01	Medium Density Residential	Parks & Recreation
032-172-16	Commercial	Medium Density Residential
032-181-24	Medium Density Residential	Commercial
032-263-13	Low Density Residential	Medium Density Residential
032-263-14	Low Density Residential	Medium Density Residential
033-042-05	Low Density Residential	Medium Density Residential
033-042-06	Low Density Residential	Medium Density Residential
033-042-07	Low Density Residential	Medium Density Residential
033-042-08	Low Density Residential	Medium Density Residential
033-042-09	Low Density Residential	Medium Density Residential
033-042-10	Low Density Residential	Medium Density Residential
033-042-11	Low Density Residential	Medium Density Residential
033-042-12	Low Density Residential	Medium Density Residential
033-044-01	Low Density Residential	Low/Medium Density Residential
033-044-02	Low Density Residential	Low/Medium Density Residential
033-044-03	Low Density Residential	Medium Density Residential



Table C-1
Changes to Community Development Types to Address Inconsistencies

APN	1996 General Plan Land Use Designation	Community Development Type Under The Fullerton Plan
033-044-04	Low Density Residential	Medium Density Residential
033-044-05	Low Density Residential	Medium Density Residential
033-044-06	Low Density Residential	Medium Density Residential
033-044-07	Low Density Residential	Medium Density Residential
033-044-08	Low Density Residential	Medium Density Residential
033-044-09	Low Density Residential	Medium Density Residential
033-044-10	Low Density Residential	Medium Density Residential
033-044-14	Low Density Residential	Low/Medium Density Residential
033-044-15	Low Density Residential	Low/Medium Density Residential
033-054-12	Low Density Residential	School
033-131-05	Medium Density Residential	Low/Medium Density Residential
033-131-06	Medium Density Residential	Low/Medium Density Residential
033-131-07	Medium Density Residential	Low/Medium Density Residential
033-131-08	Medium Density Residential	Low/Medium Density Residential
033-143-02	Low/Medium Density Residential	Medium Density Residential
033-143-04	Low/Medium Density Residential	Medium Density Residential
033-143-05	Low/Medium Density Residential	Medium Density Residential
033-143-06	Low/Medium Density Residential	Medium Density Residential
033-143-08	Low/Medium Density Residential	Medium Density Residential
033-143-09	Low/Medium Density Residential	Medium Density Residential
033-143-10	Low/Medium Density Residential	Medium Density Residential



Table C-1
Changes to Community Development Types to Address Inconsistencies

APN	1996 General Plan Land Use Designation	Community Development Type Under The Fullerton Plan
033-143-11	Low/Medium Density Residential	Medium Density Residential
033-143-12	Low/Medium Density Residential	Medium Density Residential
033-143-14	Low/Medium Density Residential	Medium Density Residential
033-143-15	Low/Medium Density Residential	Medium Density Residential
033-143-16	Low/Medium Density Residential	Medium Density Residential
033-143-17	Low/Medium Density Residential	Medium Density Residential
033-143-18	Low/Medium Density Residential	Medium Density Residential
033-143-19	Low/Medium Density Residential	Medium Density Residential
033-143-20	Low/Medium Density Residential	Medium Density Residential
033-143-21	Low/Medium Density Residential	Medium Density Residential
033-143-22	Low/Medium Density Residential	Medium Density Residential
033-143-23	Low/Medium Density Residential	Medium Density Residential
033-143-24	Low/Medium Density Residential	Medium Density Residential
033-143-25	Low/Medium Density Residential	Medium Density Residential
033-143-26	Low/Medium Density Residential	Medium Density Residential
033-143-27	Low/Medium Density Residential	Medium Density Residential
033-144-01	Low Density Residential	Low/Medium Density Residential
033-144-03	Low Density Residential	Low/Medium Density Residential
033-144-04	Low Density Residential	Low/Medium Density Residential
033-144-06	Low Density Residential	Low/Medium Density Residential
033-144-07	Low Density Residential	Low/Medium Density Residential



Table C-1
Changes to Community Development Types to Address Inconsistencies

APN	1996 General Plan Land Use Designation	Community Development Type Under The Fullerton Plan
033-144-08	Low Density Residential	Low/Medium Density Residential
033-144-09	Low Density Residential	Low/Medium Density Residential
033-144-11	Low Density Residential	Low/Medium Density Residential
033-144-12	Low Density Residential	Low/Medium Density Residential
033-144-15	Low Density Residential	Low/Medium Density Residential
033-144-16	Low Density Residential	Low/Medium Density Residential
033-144-17	Low Density Residential	Low/Medium Density Residential
033-144-18	Low Density Residential	Low/Medium Density Residential
033-144-19	Low Density Residential	Low/Medium Density Residential
033-144-20	Low Density Residential	Low/Medium Density Residential
033-144-21	Low Density Residential	Low/Medium Density Residential
033-144-22	Low Density Residential	Low/Medium Density Residential
033-144-23	Low Density Residential	Low/Medium Density Residential
033-147-01	Low Density Residential	Low/Medium Density Residential
033-147-02	Low Density Residential	Low/Medium Density Residential
033-147-04	Low Density Residential	Low/Medium Density Residential
033-147-05	Low Density Residential	Low/Medium Density Residential
033-147-06	Low Density Residential	Low/Medium Density Residential
033-147-07	Low Density Residential	Low/Medium Density Residential
033-147-08	Low Density Residential	Low/Medium Density Residential
033-147-09	Low Density Residential	Low/Medium Density Residential



Table C-1
Changes to Community Development Types to Address Inconsistencies

APN	1996 General Plan Land Use Designation	Community Development Type Under The Fullerton Plan
033-147-10	Low Density Residential	Low/Medium Density Residential
033-147-11	Low Density Residential	Low/Medium Density Residential
033-147-12	Low Density Residential	Low/Medium Density Residential
033-147-13	Low Density Residential	Low/Medium Density Residential
033-147-14	Low Density Residential	Low/Medium Density Residential
033-147-15	Low Density Residential	Low/Medium Density Residential
033-164-17	Low Density Residential	Office
033-171-10	Commercial	Low/Medium Density Residential
070-241-27	Medium Density Residential	Low/Medium Density Residential
070-241-38	Medium Density Residential	Low/Medium Density Residential
071-022-18	Low/Medium Density Residential	Medium Density Residential
071-022-23	Low/Medium Density Residential	Medium Density Residential
071-023-12	Low/Medium Density Residential	Medium Density Residential
071-023-25	Low/Medium Density Residential	Medium Density Residential
071-051-76	Low/Medium Density Residential	Medium Density Residential
071-051-88	Industrial	Medium Density Residential
071-313-40	Low Density Residential	Medium Density Residential
071-461-27	Low Density Residential	Parks & Recreation
269-011-08	Low Density Residential	Medium Density Residential
269-011-09	Low Density Residential	Medium Density Residential
269-011-10	Low Density Residential	Medium Density Residential



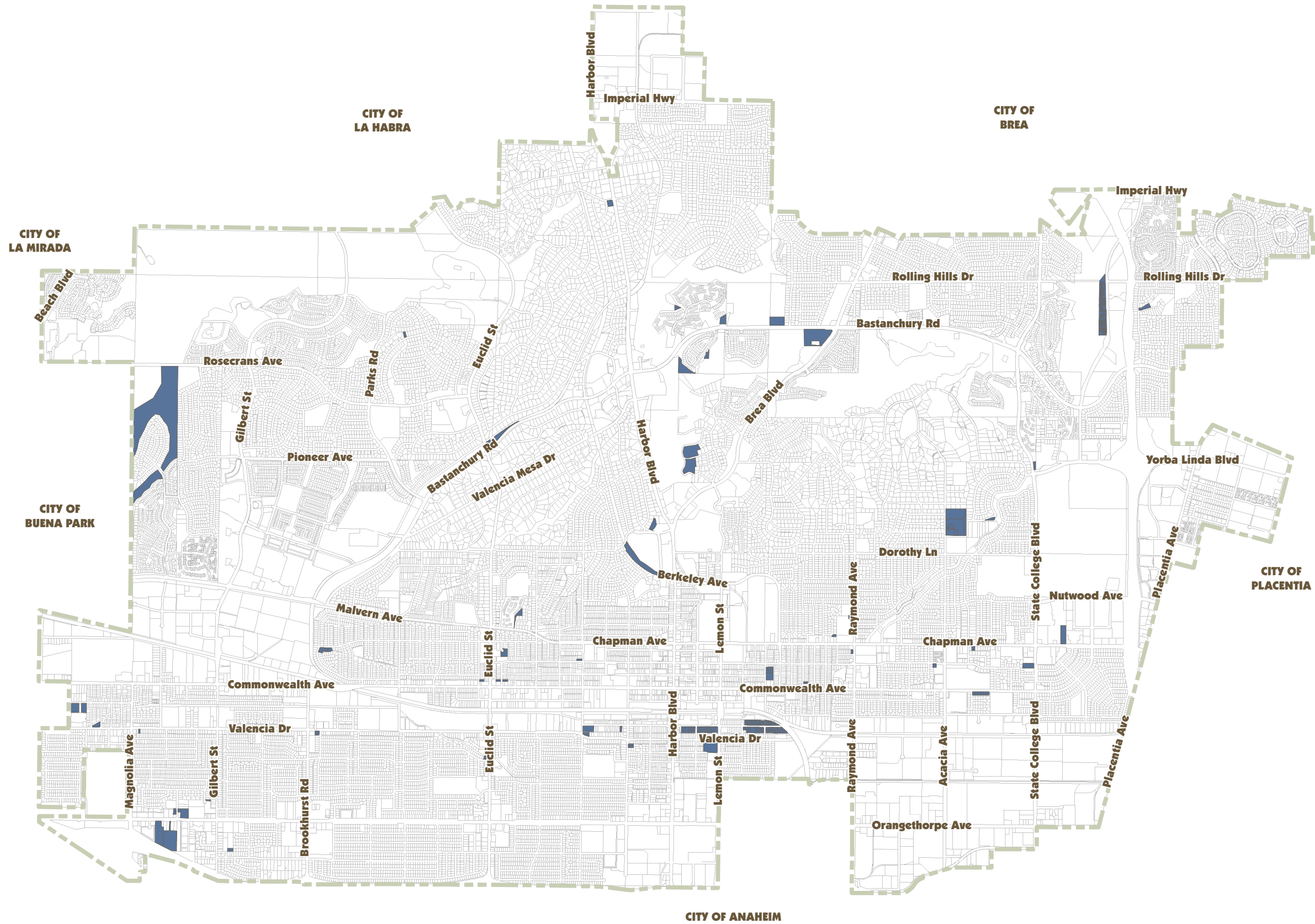
Table C-1
Changes to Community Development Types to Address Inconsistencies

APN	1996 General Plan Land Use Designation	Community Development Type Under The Fullerton Plan
269-011-11	Low Density Residential	Medium Density Residential
269-011-12	Low Density Residential	Medium Density Residential
269-011-13	Low Density Residential	Medium Density Residential
269-051-09	Low/Medium Density Residential	Commercial
269-092-07	Office	Medium Density Residential
269-103-12	Medium Density Residential	Low Density Residential
280-201-02	Parks & Recreation	Low Density Residential
280-201-03	Parks & Recreation	Low Density Residential
281-034-19	Commercial	Low Density Residential
281-041-05	Low Density Residential	Parks & Recreation
283-031-01	Low Density Residential	Religious
283-031-06	School	Religious
283-031-08	School	Religious
283-031-09	School	Religious
283-031-10	School	Religious
283-031-11	School	Religious
283-134-01	Low Density Residential	Parks & Recreation
283-221-02	School	Low Density Residential
283-221-08	Office	Low Density Residential
285-211-22	Greenbelt Concept	Parks & Recreation
285-211-27	Greenbelt Concept	Parks & Recreation



Table C-1
Changes to Community Development Types to Address Inconsistencies

APN	1996 General Plan Land Use Designation	Community Development Type Under The Fullerton Plan
285-281-06	Greenbelt Concept	Commercial
287-122-01	Parks & Recreation	Greenbelt Concept
289-201-06	Greenbelt Concept	Government Facilities
292-084-04	Low Density Residential	Greenbelt Concept
292-084-06	Greenbelt Concept	Parks & Recreation
292-331-01	Low Density Residential	Office
293-181-08	Low Density Residential	Government Facilities
293-181-12	Low Density Residential	Parks & Recreation
293-241-07	Low Density Residential	Greenbelt Concept
337-031-17	Low/Medium Density Residential	Low Density Residential
337-142- 1 through 5 337-141- 1 through 27	Medium Density Residential	Low/Medium Density Residential
337-142- 6 through 35	Medium Density Residential	Low/Medium Density Residential
337-203-17	Low Density Residential	Parks & Recreation
338-101-04	High Density Residential	Office



Legend
 ■ Parcels with Changed Designations

N
 Map not to a scale

Exhibit C-1: Changes to Community Development Types

**Table C-2
Housing Incentive Overlay Parcels**

APN	Community Development Type
337-302-02	Greenbelt Concept
292-084-07	Greenbelt Concept
296-201-06	Industrial
296-201-07	Industrial
296-201-09	Industrial
269-151-12	Industrial
296-203-14	Industrial
296-203-09	Industrial
030-170-08	Industrial
030-170-13	Industrial
338-121-17	Commercial
339-191-01	Commercial
033-173-51	Medium Density Residential
031-242-13	Commercial
267-091-02	Commercial
028-651-31	Commercial
028-651-27	Commercial
028-641-19	Commercial
030-280-56	Religious Use
285-281-06	Commercial
296-201-10	Commercial
071-051-87	Commercial
071-051-66	Commercial
071-051-83	Commercial
071-051-84	Commercial
071-051-05	Commercial
071-051-07	Commercial
071-051-77	Commercial
071-471-10	Commercial
071-471-44	Commercial
071-471-45	Commercial
071-461-06	Commercial
071-043-16	Commercial
296-201-12	Commercial
267-091-07	Commercial
071-043-23	Commercial
072-271-29	Commercial

072-161-11	Commercial
072-161-01	Commercial
072-161-17	Commercial
072-161-19	Commercial
072-161-20	Commercial
072-161-03	Commercial
292-072-07	Commercial
283-175-07	Religious Use
073-073-05	Commercial
073-073-11	Commercial
032-284-04	Commercial
073-073-02	Commercial
032-284-08	Commercial
032-284-13	Commercial
032-284-09	Commercial
267-091-09	Commercial
032-282-01	Commercial
032-282-02	Commercial
032-283-01	Commercial
032-283-02	Commercial
032-283-12	Commercial
073-253-12	Commercial
073-253-11	Commercial
073-263-49	Commercial
073-263-48	Commercial
033-154-18	Commercial
073-263-52	Commercial
032-160-18	Commercial
032-160-13	Religious Use
028-641-23	Commercial
072-352-64	Commercial
072-352-49	Commercial
072-352-27	Commercial
072-352-48	Commercial
031-306-15	Commercial
072-170-17	Commercial
031-306-14	Commercial
031-306-13	Commercial
031-306-12	Commercial
031-306-11	Commercial
073-263-54	Commercial

031-363-15	Commercial
031-363-28	Commercial
284-401-09	Commercial
031-363-25	Commercial
031-363-36	Commercial
031-360-07	Commercial
030-421-28	Commercial
030-421-35	Commercial
030-221-09	Commercial
030-221-10	Commercial
071-323-48	Commercial
071-313-46	Commercial
071-313-21	Commercial
031-114-15	Commercial
338-031-40	Commercial
071-023-26	Commercial
071-323-43	Commercial
071-323-40	Commercial
071-323-38	Commercial
071-023-29	Commercial
030-111-32	Commercial
030-111-03	Commercial
030-111-02	Commercial
030-025-14	Commercial
030-025-15	Commercial
030-025-02	Commercial
030-084-31	Office
030-084-32	Office
285-281-05	Commercial
030-035-18	Commercial
281-011-30	Commercial
030-180-37	Commercial
030-180-61	Commercial
030-194-04	Commercial
030-200-04	Commercial
073-052-29	Commercial
030-200-31	Commercial
030-200-28	Commercial
030-210-06	Commercial
030-210-05	Religious Use
030-210-04	Religious Use

030-210-03	Religious Use
030-210-01	Commercial
028-641-20	Commercial
030-280-29	Commercial
030-280-34	Commercial
030-280-55	Commercial
030-280-37	Commercial
031-131-27	Commercial
031-131-26	Commercial
031-131-29	Commercial
031-131-06	Commercial
031-131-07	Commercial
031-131-08	Commercial
031-131-09	Commercial
031-131-10	Commercial
031-131-28	Commercial
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031-113-23	Commercial
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031-132-04	Commercial
031-141-01	Commercial
031-141-02	Commercial
031-141-03	Commercial
031-141-04	Commercial
031-141-34	Commercial
031-141-35	Commercial
031-142-01	Commercial
031-142-02	Commercial
031-142-03	Commercial

031-142-04	Commercial
031-142-05	Commercial
031-142-06	Commercial
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033-052-22	Commercial
033-052-04	Commercial
033-052-13	Commercial
033-101-22	Commercial
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033-154-16	Commercial
033-151-03	Commercial
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269-051-06	Commercial
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269-051-09	Commercial
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293-236-08	Religious Use
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033-435-11	Commercial
033-211-02	Commercial
032-231-23	Commercial

031-233-41	Commercial
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284-382-28	Commercial
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031-121-41	Commercial

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032-153-10	Commercial
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032-253-11	Commercial
032-272-06	Commercial

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032-153-07	Office
032-153-08	Office
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Fullerton Housing Incentive Overlay

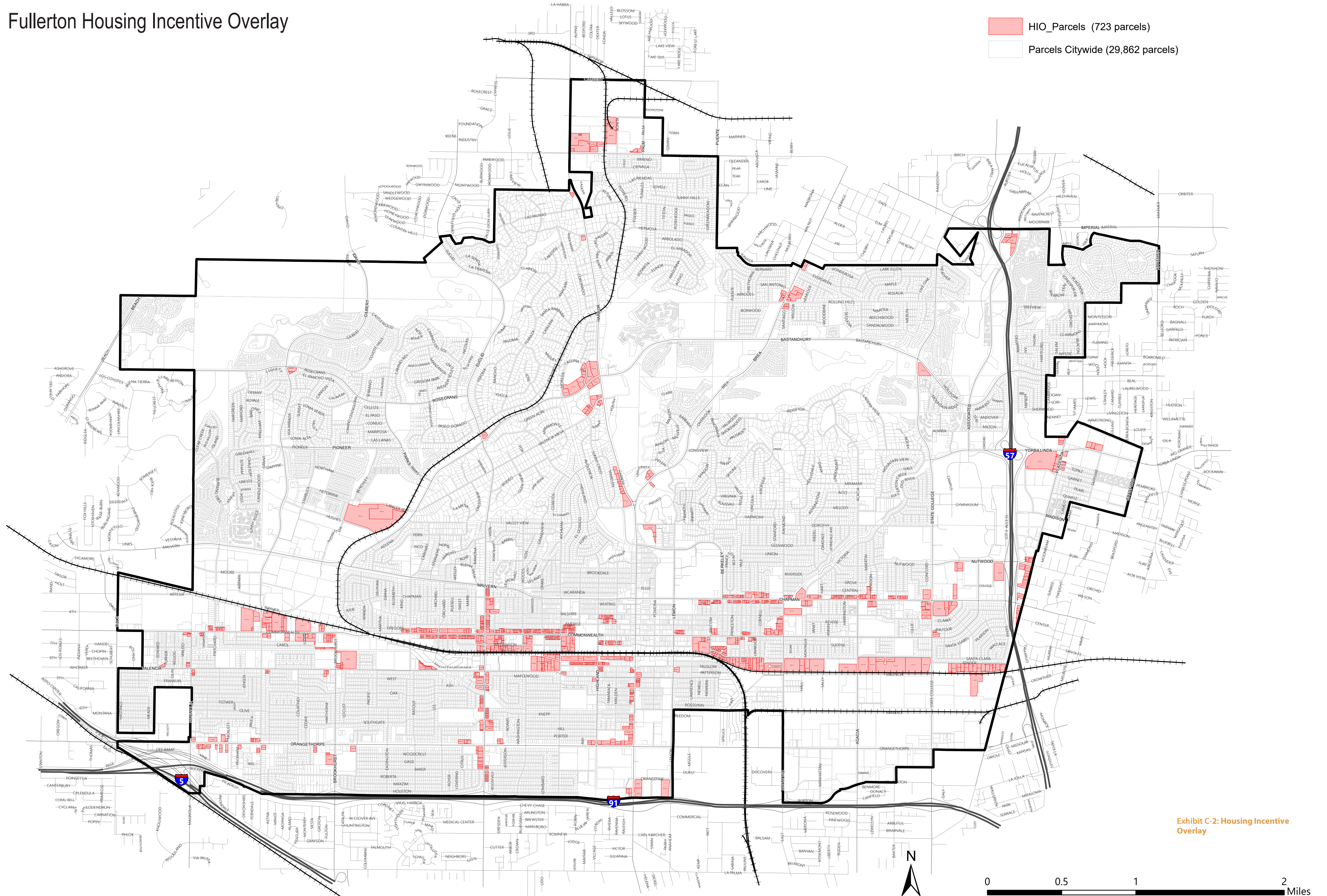


Exhibit C-2: Housing Incentive Overlay