

RESOLUTION NO. PC-2025-20

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FULLERTON, CALIFORNIA, APPROVING A MAJOR SITE PLAN TO CONSTRUCT A NEW INDUSTRIAL WAREHOUSE BUILDING AND RELATED ONSITE IMPROVEMENTS LOCATED AT 2461 TO 2495 EAST ORANGETHORPE AVENUE

PRJ2025-00005, ZON-2025-0013

APPLICANT: LTCGG LLC

PROPERTY OWNER: LTCGG LLC

WHEREAS, an application was filed for a Major Site Plan to construct a new industrial warehouse building on property addressed as 2461 to 2495 East Orangethorpe Avenue, more specifically described as Orange County Assessor's Parcel No. 338-172-24; 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, ZON-2025-0013; and

WHEREAS, FMC Section 15.47.040 authorizes the Planning Commission to act on a Major Site Plan; 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. In all respects as set forth in all Recitals in the Resolution.
2. The Planning Commission pursuant to FMC Section 15.47.040.B.2 finds as follows:
 - a. Finding: The project/use is permitted or conditionally permitted in the zoning classification.

Fact: The subject property is zoned M-P-100ES, Manufacturing Park, 100,000 square foot minimum lot size with an Emergency Shelter Overlay. The proposed project involving the construction of a 110,232 square foot warehouse facility is permitted pursuant to FMC Table 15.40.020.A under warehousing and storage uses.
 - b. Finding: The project meets all applicable development standards.

Fact: The proposed project complies with all of the required M-P development standards including building setbacks, building height, parking and landscaping requirements.

- c. Finding: The project meets the design criteria as specified in Section 15.47.060.

Finding: The proposed project creates a development that is pleasant in character, harmonious with past development of Fullerton and illustrates design compatibility with the desired developing character of the surrounding area.

Fact: The project's layout is similar to the existing warehouse located adjacent to the subject property to the east. The loading docks are facing west, and the property includes two driveway entrances along Orangethorpe Avenue allowing for circulation around the warehouse building. The proposed project will include landscape improvements designed to enhance the Orangethorpe street frontage. Also, the proposed building colors, finishes and building materials are commonly found within industrial buildings located in the general vicinity.

Finding: The proposed project minimizes the disruption of existing natural features such as trees and other vegetation and natural ground forms.

Fact: The entire project area will be improved with newly designed onsite landscaping to comply with State and City requirements including the use of low water use plants and materials.

Finding: The proposed project illustrates a design compatibility with the desired developing character of the surrounding area.

Fact: The proposed project is surrounded by industrial, warehouse and retail uses. The project will provide a new industrial warehouse, which is a compatible land use. The project is located within Focus Area K identified as Southeast Industrial which encourages the operation and development of industrial uses.

Finding: The proposed project recognizes views, climate and the nature of outside activities in the design of exterior spaces.

Fact: The proposed project complies with the required building setbacks including the front setback along Orangethorpe Avenue. The design includes onsite parking along the northerly, and westerly property lines allowing for adequate vehicle access and circulation. The project includes a loading dock area facing west that is setback 143 feet from the westerly property line providing for a large open unobstructed vehicle maneuvering and turning area to access the loading dock area thereby containing the trucks and vehicles onsite and away from the public right of way.

Finding: The proposed project preserves public views and scenic vistas from unreasonable encroachment.

Fact: Based on the analysis provided, there are no scenic vistas that are visible from the project site. The project does not involve encroachments into any of the required building setbacks. The proposed building height is in compliance with the height limit for the M-P zone.

Finding: The proposed project screens exterior trash, storage areas and service yards from view of nearby streets and adjacent structures in a manner that is compatible with building site design.

Fact: The trash enclosure will be constructed approximately 132 feet from the front property line, which will be screened from view by the adjacent commercial building located along a portion of the westerly property line. The trash enclosure will be enclosed with masonry walls and painted with similar colors to match the main warehouse. In addition, the project's loading dock area will be partially screened from view along Orangethorpe Avenue by the warehouse building.

Finding: The proposed project minimizes noise within the project as well as noise created by the proposed project that may negatively impact the surrounding area.

Fact: The proposed project includes a Noise analysis within the IS/MND that included noise measurements to evaluate existing conditions and compared the City of Fullerton and City of Placentia Municipal Codes regarding noise standards. The analysis concluded that construction noise would not exceed noise thresholds established by the Federal Transit Administration's Noise and Vibration Impact Assessment. In addition, the proposed project would comply with the City's allowable hours of construction. The analysis concludes that the impacts in regard to on-site construction noise would be less than significant.

Finding: The proposed project's grading blends with the contours of adjacent properties.

Fact: The project site is mostly flat and level. The proposed onsite grading will blend in with the grade of the adjacent buildings along Orangethorpe Avenue. Onsite grading will also be subject to compliance with the project's Priority Project Preliminary Water Quality Management Plan.

Finding: The proposed project ensures that all on-site drainage patterns will occur on or through areas designed to serve that function.

Fact: The proposed project includes a Priority Project Preliminary Water Quality Management Plan that addresses all on-site drainage patterns and includes the implementation of best management practices designed to capture all on-site run-off to be treated before entering the storm drain system. Also, onsite grading is subject to a permit issuance involving inspections to verify compliance with all applicable standards.

Finding: The proposed project creates traffic patterns that minimize impacts on surrounding properties and streets and accommodates emergency vehicles.

Fact: The proposed project includes a Transportation analysis within the IS/MND that analyzed potential conflicts with circulation systems, transit, roadway, bicycle and pedestrian facilities including emergency access. The analysis concluded that the project would result in less than significant impacts. Vehicle access will be provided from two driveways along Orangethorpe Avenue and one driveway on Cypress Way. Pedestrian access will also be provided along Orangethorpe Avenue, and the project includes a 26-foot-wide fire lane around the building allowing for onsite access and circulation of emergency vehicles.

Finding: The proposed project creates circulation systems that avoid conflicts between vehicular, bicycle and pedestrian traffic.

Fact: As outlined in the proposed project's Transportation analysis within the IS/MND, the project would result in less than significant impacts. Onsite vehicle access and circulation will be provided and clearly identified. Similarly, pedestrian access from the public right of way will be provided with the construction of pedestrian walkways and by the delineation of a path of travel. Lastly, project implementation would not conflict with bicycle lanes as no roadway improvements area proposed.

Finding: The proposed project accommodates individuals with physical disabilities, via the provision of conveniently located accessible parking stalls, ramps and the like.

Fact: The proposed project includes the use of van and standard size accessible parking spaces located near the entrances to the building along both Orangethorpe Avenue and Cypress Way. Ramps are also provided along both frontages including the delineation of a path of travel from Cypress Way.

Finding: The proposed project's building is designed to avoid crowding and to allow for a functional use of the space between buildings.

Fact: The proposed project includes the construction of a single building thereby not affecting the clustering/crowding of multiple buildings. A large majority of the open space area around the building is utilized for vehicle access and circulation.

Finding: The proposed project's building is designed to consider shadows, changing climatic conditions, noise impacts as well as respecting the terrain and other circumstances favorable to the use of passive solar devices.

Fact: The proposed project complies with the established building setbacks and building height limit. Noise impacts are addressed and enforced via the City's Noise Ordinance. The use of solar devices including solar panels can be utilized and integrated on roof of the building with the proper building permits.

Finding: The proposed project screens all rooftop mechanical and electrical equipment as an integral part of the building design.

Fact: The project includes a parapet roof design allowing for the screening of rooftop equipment and solar panels.

Finding: The proposed project's landscape design creates a pleasing appearance from both within and off the site.

Fact: The proposed project includes a conceptual landscape plan that identifies onsite landscape improvements. Landscaping is proposed along the entire Orangethorpe Avenue street frontage including the use of trees, shrubs and ground cover. Landscape improvements are also proposed around the perimeter of the building with the exception of the loading dock area to provide a contrast and soften the appearance of the building.

Finding: The proposed project ensures that landscaping accommodates adequate sight distances for motorists and pedestrians entering and existing the site and does not interfere with circulation effectiveness.

Fact: The proposed project's conceptual landscape plan provides placement of onsite trees within the required landscape setback. It is not anticipated that the plant pallet will cause conflicts with the sight distances as the landscape improvements are designed to beautify the site.

Finding: The proposed project provides landscaping adjacent to and within parking areas in order to screen vehicles from view and minimize the expansive appearance of parking areas.

Fact: The proposed project's conceptual landscape plan identifies trees within the parking lot areas with the exception of the loading dock area. Trees and ground cover will be provided throughout the property to break up the onsite paved surfaces.

Finding: The proposed project ensures that all landscaping and its corresponding irrigation systems will conform to Chapter 15.50.

Fact: The project has been conditioned for the submittal of precise landscape and irrigation plans to be submitted prior to issuance of building permits, in accordance with FMC Chapter 15.50.

THEREFORE, the Planning Commission does hereby APPROVE said Major Site Plan ZON-2025-0013, subject to the following conditions of approval:

1. The action of the Planning Commission approves the submitted plans as identified as an Attachment to the Staff Report and conditioned herein. The term "approved Major Site Plan" pertains to the plans in Attachment 7 of the Staff Report and as conditioned herein.
2. The Community and Economic Development Director may approve minor modifications to the approved Major Site Plan. Major modifications shall require approval by the Planning Commission.
3. The applicant shall, prior to the issuance of a building permit, submit corresponding landscape plans pursuant to FMC Section 15.50.030, for review and approval. The Landscape Documentation Package includes, but is not limited to, certified landscape and irrigation design plans. The Landscape and Documentation Package requires a separate plan check submittal and fee. The applicant shall work with the licensed landscape architect to include planting materials including shrubs and trees to be planted along the southerly street frontage to soften the appearance of the building's mass.
4. The approval of the Major Site Plan becomes null and void if not exercised within 24-months from the date of approval. Prior to the date of expiration of the Major Site Plan, an extension may be filed with the Community and Economic Development Department.
5. The applicant is responsible for ensuring that information contained in construction plan drawings is consistent among architectural, structural, grading, electrical, mechanical, plumbing, fire, utility, and public improvement plans as well as other construction drawings. This responsibility may be transferred by the Applicant/Property Owner to the Project Architect. While the City aims to correct inconsistencies, they are the ultimate responsibility of the Applicant/Property Owner/Project Architect to remedy, up to and including completing construction revisions prior to receiving final occupancy approvals.

6. The applicant shall agree to indemnify, hold harmless, and defend the City of Fullerton, its officers, agents and employees, from any and all liability or claims that may be brought against the City arising out of its approval of the project.
7. The applicant shall submit project identification signage under a separate permit for review and approval.
8. The applicant shall submit construction plans and calculations to the Community and Economic Development Department for review and issuance of building permit(s). Construction plans shall comply with Fullerton Building Codes, as adopted and in effect at time of plan submittal. Building codes in effect, including local amendments, as of January 1, 2023: 2022 California Building Code ('22 CBC); 2022 California Plumbing Code ('22 CPC); 2022 California Mechanical Code ('22 CMC); 2022 California Electrical Code ('22 CEC); 2022 California Residential Code ('22 CRC); 2022 California Energy Code ('22 Energy); and 2022 California Green Building Standards Code ('22 CGBSC) with July 1, 2024 Update.
9. The applicant shall submit separate permits for review and approval involving any demolition work, fire sprinkler systems, fences greater than six feet high, masonry and retaining walls, photovoltaic systems, mechanical, electrical and plumbing, new light poles and trash enclosures etc. as determined by the Building Official.
10. The applicant's architect of record shall verify that the proposed Type of Construction will comply with the Allowable Area, Allowable Height and Number of Stories specified in Chapter 5 of the California Building Code.
11. The applicant's architect of record shall be aware of the requirements of Chapter 11B of CBC as it relates to site accessibility requirements for the building in regard to parking requirements, accessible buildings/facilities, interior routes of travel and facility accessibility and accessible path of travel (CBC Section 11B-202.4) from public right of way. The project shall also comply with CBC Section 1009.1 for Accessible Means of Egress Required.
12. The applicant shall, at the plan check submittal, provide soils reports and investigation for each building permit application submittal.
13. Automatic fire sprinkler system shall be installed in accordance with Chapter 9 of the California Building Code as applicable.
14. The applicant shall, at the plan check submittal, provide a Fire Master Plan, including required fire apparatus access roadways (fire lane) identifying the widths, vertical clearances, elevations, weight capability, identify fire lanes, red curb areas and signage including the location of any proposed on-site hydrants. All onsite gates located across fire lanes shall include the location of a Knox box, Knox Switch and Knox padlock.
15. The applicant shall, at the plan check submittal, provide a fire water service plan (which can be included with the Fire Master Plan), showing locations of all existing and proposed public and/or private fire hydrants within 600 feet, and/or any proposed fire hydrants, standpipes, hose bibs, etc.
16. The applicant shall provide an automatic fire sprinkler system in accordance with CFC Section 903.2.8. The automatic fire sprinkler system shall be electrically supervised by a listed fire alarm control unit in accordance with the CFC Section 904.

17. The applicant shall comply with all codes, standards, laws, ordinances, and references in place at the time of the submittal, including but not limited to the National Fire Protection Association (NFPA), Underwriters Laboratories (UL), etc.
18. All corrections generated during the plan check and inspection process shall be incorporated as conditions of approval by reference. Plans shall clearly show that the project complies with applicable Building Codes prior to issuance of building permits. Any site plan revisions necessary to comply with Building Code revisions may be considered for approval by the Director of Community and Economic Development.
19. All construction and general maintenance activities that are anticipated to exceed the noise standards set forth in FMC §15.90 shall be limited to the hours of 7 a.m. to 8 p.m. Monday through Saturday, except in the case of an emergency. Noise associated with construction, repair, remodeling or grading of any real property must comply with the standards set forth in FMC §15.90 between 8 p.m. and 7 a.m. Monday through Saturday and at any time on Sunday or City-recognized holidays. All on-site construction equipment shall have properly operating mufflers, and applicant should utilize the quietest equipment available.
20. Outdoor storage shall comply with the FMC Section 15.40.020.D. Outdoor storage shall not occupy any required parking spaces, obstruct drive aisles or turn around areas.
21. Project implementation shall comply with the mitigation measures identified in the Mitigation Monitoring and Reporting Program, included in the Initial Study/Mitigated Negative Declaration for the project.
22. There is an SCE easement that currently sits within the proposed building. The SCE easement will need to be quitclaimed prior to any building permit issuance.
23. East Orangethorpe Avenue was recently reconstructed, all work along Orangethorpe Avenue will be subject to moratorium standards.

Public Works Engineering – Conditions of Approval

Project Frontage Improvements:

24. Separate Public Improvement Plans for improvements in the public right-of-way shall be submitted to the Public Works Department – Engineering Division for review and approval prior to building permit issuance and shall be constructed prior to the issuance of the Certificate of Occupancy.
25. The Asphalt Concrete (AC) along Cypress Way will be required to be rehabilitated/reconstruction. Method of rehabilitation/reconstruction and limits pending site impacts and field assessment by City Staff. The final thickness of the pavement structural section shall be designed in accordance with Geotechnical Investigation Report recommendations prepared by a Registered Civil Engineer and as approved by the City Engineer. The pavement design analysis shall specify a Traffic Index (TI), to be approved by the City Traffic Engineer, and an R-Value.
26. Existing driveway approach(s) that will not be utilized by the proposed project shall be removed and reconstructed with full-height curb and gutter and full width concrete sidewalk per City standards.

27. New driveway approach(s) shall be constructed in accordance with City of Fullerton Standards. Driveway design shall address City Traffic Engineer's requirements and shall be reviewed and approved by the City Traffic Engineer and City Engineer.
28. All damaged/substandard improvements fronting the project frontage(s) shall be removed and reconstructed per City Standards including but not limited to sidewalk, curb and gutter, driveways, tree wells, trees, and cross gutter. Limits of removal and replacement shall be shown on the plan and shall be reviewed and approved by the City Engineer.
29. There is a low wall in City right of way along Orangethorpe Ave. that must be removed as part of this project unless proposed site conditions dictate that the wall must remain. Any damaged sidewalk as part of this removal will be required to be replaced.
30. Pedestrian improvements in the public right-of-way shall comply with Federal, State, and City disabled access regulations.
31. According to FMC Section 16.05.060, all proposed utilities that provide direct service to the subject property, including electric and all telecommunication systems, shall be installed underground; all existing facilities providing direct service to the development shall be undergrounded. In addition, existing power poles and overhead facilities (except electrical transmission lines) along the project's frontage(s) shall be undergrounded. Where the enforcement of the underground utility provisions results in undue hardship, the applicant may submit a written appeal pursuant to Section 16.05.060.E.3 prior to entitlement. Written appeal shall include a letter of justification including information, facts, and figures necessary to properly advise and inform the Community and Economic Development Director and the City Engineer of the circumstances which require such appeal and create the hardship.
32. One additional streetlight at the end of Cypress Way will be required to be installed. Exact location to be determined during plan check of offsite street improvement plans
33. Public Improvements must be bonded for prior any building permit issuance.
34. Public Works Department expenses, including project management, plan check, inspection, review, processing of all plans and submittals, will be charged against the reimbursable account created for the project Any amount remaining in the account after completion of the project will be refunded to the project. If the amount deposited is insufficient to complete the project review and inspection process, additional deposit(s) will be required as necessary to finalize the project.

Grading and Drainage

35. Conceptual design documents, including a Conceptual Grading Plan, Preliminary Hydrology Report, and PWQMP, have been submitted, reviewed, and found acceptable by City Staff.
36. The proposed Site Plan development shall comply with the approved conceptual documents that provide for a maximum size of impervious area, flow pattern, maximum quantities for storm water runoff and intensity, type, size, and location of storm water quality Best Management Practices (BMP) facilities, utility connections, and access and site circulation.
37. Site development shall not result in the increase of storm water run-off and flow intensity to the adjacent properties nor obstruct storm water flow into the site. The project shall not

increase runoff to public right-of-way above the existing storm drain infrastructure capacity. If the project does increase runoff above the storm drain capacity, then the project shall upsize the storm drain main as needed. No surface runoff shall be permitted across sidewalks and driveway approaches.

38. Proposed on-site storm drain and BMPs facilities shall be privately owned and maintained.
39. A final grading plan shall be submitted to Public Works Department for review and approval, and a grading permit shall be issued prior to issuance of a building permit.
40. Site grading shall adhere to the approved grading plan.
41. As-Built Grading Plan, signed and stamped by the Engineer of Record and the Geotechnical Engineer, shall be submitted to Public Works Department prior to finalizing and closing the grading permit. Any deviations from the approved grading plan will require a submittal of grading plan revision for the City Engineer's review and approval.
42. All retaining walls and any above-ground construction, regardless of its height, that may alter the existing storm water flow pattern shall be shown on the grading plan.
43. A Final Priority Water Quality Management Plan (WQMP) shall be submitted and approved by the City Engineer prior to the issuance of a grading permit.
44. All water quality requirements for the National Pollutant Discharge Elimination System (NPDES) Storm Water Program shall be compliant with the latest regulations and guidance documents. Permits and guidance documents include, but are not limited to, California Regional Water Quality Control Board – Santa Ana Region (Order No. R8-2009-0030, NPDES Permit No. CAS618030), Orange County Model Water Quality Management Plan (Model WQMP), and the Orange County Technical Guidance Document (TGD).
45. Best Management Practices (BMPs) storm water treatment facilities shall be shown on the grading plan and shall be designed in accordance with the City-approved WQMP.
46. An Ownership and Maintenance Agreement for all common private drainage facilities and storm water quality BMP facilities, if any, shall be executed prior to Final Certificate of Occupancy.

Water and Sewer:

47. All proposed sewer improvements must be shown on the offsite improvement drawings and will conform with all City standards.
48. All coordination with other agencies must be finalized for utility connections to their facilities prior to issuance of any permits. Project proposes to connect to City of Placentia sewer main along Orangethorpe Avenue.
49. If the sewer connection within cypress way needs to connect to the City manhole applicant may be required to reconstruct said manhole if it is deemed in poor condition by Public Works sewer department.
50. Project plans shall identify and show all existing and proposed domestic water, irrigation, and fire services, including fire hydrants on or adjacent (within 600 feet) to the property.

51. A meter for domestic, fire, and irrigation services and backflow.
 - a. One fire line service with the Double Check Detector Assembly (DCDA)
 - b. One domestic service with Reduced Pressure (RP) backflow assembly
 - c. One irrigation service with Reduced Pressure (RP) backflow assembly
52. New commercial units shall be connected to the public main. Meter assemblies larger than 2" shall be an above-ground assembly and installed behind property line. Fire assembly with Fire Department Connection shall be within 50' of a public hydrant or a new hydrant will be required to be installed by the developer
53. Pursuant to the California Fire Code, the proposed development shall install a fire sprinkler system. A separate fire water meter and service shall be installed per City Standards. Fire-flow test results shall be submitted to the Public Works Department for review and approval before a building permit is issued.
54. The developer shall install a public fire hydrant within 50-ft of the fire department connection of the fire assembly DCDA.
55. Any existing services not utilized by the development shall be abandoned at the water main per City Standards and specifications.
56. All existing and proposed meters, services, and backflow assemblies shall comply with the City's current standards and specifications.
57. Any existing water facilities found to be substandard shall be upgraded to comply with current City standards including, but not limited to, installation of concrete pads, cages, and meter assemblies.
58. Water calculations for meter sizing of domestic, irrigation, and fire services shall be submitted to Public Works Department for review and approval before a building permit is issued. If existing services are insufficient, the existing services shall be abandoned at the water main, and new services, meters, and backflows shall be installed per City standards. The property owner is responsible to confirm and upgrade, as needed, on-site facilities to provide a sufficiently sized system.
59. A separate Water Improvement Plan using City Title Block shall be prepared by a registered Civil Engineer and submitted to Public Works Department for review and approval before a building permit is issued.
60. Prior to issuance of building permits, Water and Excavation permits, fees, and bonds shall be obtained for all new water services and/or abandonment of existing services not utilized by the development.
61. If any water services are to be abandoned during the demo phase, developer shall contact Utility Services Department at 714-738-6890 to cancel service. After water service account is closed, contact Public Works – Engineering Division at 714-738-6845 to schedule City crews to collect the meters.
62. Any services abandoned, shall be abandoned at the main during the construction phase.

63. Prior to issuance of building permits, front footage fees if any, shall be collected per the City of Fullerton Water Rates, Rules and Regulations (Rule 15.C).

Traffic – Access and Circulation:

64. All project parking demands are to be accommodated on site.

65. All deliveries of equipment, materials, and goods shall occur onsite, shall adhere to posted restrictions, and shall not obstruct vehicular travel lanes, fire lanes, sidewalks and pedestrian pathways located within the public right-of-way. Parking, stopping, staging, or idling of vehicles within travel lanes is prohibited at all times.

66. Gates to loading docks shall remain open during hours of operation as to not encourage queuing on public right-of-way.

67. As a part of the project access design and off-site street improvement plans, the project's ingress/egress points are to be reviewed for appropriate traffic control and safety measures to address the anticipated level of traffic generated by the development. Such measures could include, but not be limited to, limiting vertical obstructions to maintain sight visibility, traffic signs & markings, and physical modifications to driveways. All proposed traffic controls and existing and proposed obstructions in the public right-of-way are to be clearly indicated on the off-site improvement plans to the satisfaction of the City Traffic Engineer.

68. Secondary ingress only shows trucks making left turn in. Confirm trucks can make EB right using this secondary ingress, otherwise truck turning restrictions will need to be posted.

69. The applicant is to pay all related project traffic fees as outlined in the Fullerton Municipal Code as interpreted by the City Traffic Engineer prior to building permit issuance.

Environmental services:

70. As required by CALGreen, Building Code 5.410.1, each trash enclosure shall be sized to accommodate three waste streams: landfill, recycling, and organics.

- a. Enclosures constructed within the City of Fullerton must adequately house (2) 3 cubic yard waste bins and (1) 2 cubic yard organics bin. Dimensions for waste receptacles shall be found in the attached documents.

71. Trash enclosures shall feature a solid, horizontal, or sloped roof to prevent rainwater from entering. The roof shall extend outward to block wind blow rain. Provide a minimum 8 feet of vertical clearance within the storage area for easy opening and closing of container lids.

72. Drains within the enclosure shall connect to the sanitary sewer drain, not the storm drain system.

73. Sufficient space shall be provided for access to each bin or cart, with access aisles between containers being a minimum of 30 inches wide.

74. The trash enclosure shall provide for direct access by the collection vehicle. At a minimum, a lane, 10 feet wide by 30 feet in length, must be provided directly in front of the enclosure.

75. Applicant shall submit trash enclosure plans to the Building Division for review and approval, and the enclosures shall be installed prior to Certificate of Occupancy.

General:

76. All work in the public right of way shall be constructed in accordance with the Standard Plans and Standard Specifications for Public Works Construction, latest edition. This includes supplements thereto and City of Fullerton Standard Drawings.

77. Separate public improvement plans for improvements in the public right-of-way shall be prepared by a Registered Civil Engineer authorized to practice in the State of California and submitted to the Public Works Department – Engineering Division for review and approval prior to building permit issuance and shall be constructed prior to the issuance of the Temporary Certificate of Occupancy for the proposed Major Site Plan.

78. Before undertaking any grading or construction work of any type within the public right of way, the owner must first obtain the applicable permits from the Public Works Department.

79. During site improvement, all deliveries to the project site that are overweight, or oversize will require a transportation permit from the Public Works Department.

80. The project shall utilize the City's benchmarks. A list of the City's benchmarks is available on the City of Fullerton website.

81. The developer shall provide and maintain all necessary flag persons, barricades, delineators, signs, flashers, and any other safety equipment as set forth in the latest publication of the State of California, Manual of Traffic Control, or as required by the Public Works Department permit requirements to ensure safe passage of pedestrian and vehicular traffic.

82. Subdivision and Topographic Mapping shall be in new horizontal datum NAD83 (2011) Epoch 2017.50.

83. Street trenches required for the installation of utility connections shall comply with City of Fullerton Standard No. 312 and 313.

84. Any controlling survey monumentation (property lines, tract lines, street centerline, etc.) which are at risk of being destroyed or disturbed during the course of this project must be preserved in accordance with Section 8771(b) of the California Business and Professions Code (Professional Land Surveyors Act). Pre-construction field ties, along with the preparation and filing of the required Corner Records or Record of Survey with the County of Orange, shall be accomplished by, or under the direction of, a licensed surveyor or civil engineer authorized to practice land surveying. Copies of said records shall be furnished to the City Engineer for review and approval prior to issuance of any onsite or offsite construction permits. Any monuments disturbed or destroyed by this project must be reset and post-construction Corner Records or Record of Survey filed with the County of Orange. A copy of the recorded documents shall be submitted to the City Engineer for review and approval prior to issuance of any permits within the public right of way.

85. Prior to issuance of building permits, all public improvements shall be guaranteed to be installed by the execution of an Agreement for Public Improvements secured by sufficient

bonds or sureties for both Faithful Performance and Labor and Materials, in a form approved by the City Attorney.

86. All cash fees and deposits shall be collected by the City of Fullerton prior to the issuance of Certificate of Occupancy.
87. All of the public improvements, studies, designs, plans, calculations, and other requirements shall be installed, provided, and supplied by the developer in accordance with City and State codes, policies, and requirements at no cost to the City. All work shall comply with City standards and specifications and with the City of Fullerton Municipal Codes.
88. Proposed sewer laterals shall be minimum 6" V.C.P. per City Std. 209A and 209B. All existing lateral connections to be utilized for the development shall be video inspected to determine their condition. Video shall be submitted to the Public Works/Maintenance for review. If determined that the existing connection(s) are in poor condition, they shall be replaced with new lateral connections per standard plans.
89. All existing and proposed public and private easement shall be shown on all plans.
90. Existing public and private easements shall not be affected by the proposed development. Any modification to an existing public and/or private easement shall be coordinated and approved by applicable easement owners.
91. All facilities crossing lot lines shall be located in private easements.
92. Private improvements shall not encroach into the existing public easements including but not limited to walls, fencing, and/or structures.
93. Applicant shall coordinate with local telecommunication providers to connect new prior to the rehabilitation of adjacent pavement.

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



Arnel Dino, Chairman

City of Fullerton
RESOLUTION CERTIFICATION

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

RESOLUTION NO. PC-2025-20

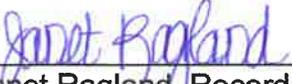
I, Janet Ragland, Recording Clerk of the Planning Commission of the City of Fullerton, California, hereby certify that the whole number of the members of the Planning Commission of the City of Fullerton is five and that the above and foregoing Resolution No. PC-2025-20 was adopted at the December 10, 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, Recording Clerk