



CITY OF FULLERTON

Community and Economic Development Department

Item No. 2
December 10, 2025
6:30 p.m.
Public Hearing

TO: Chair Dino and
Members of the Planning Commission

APPLICATIONS

PRJ2025-00005 – LRP-2025-0011 – ZON-2025-0013

APPLICANT

LTCGG LLC

LOCATION

2461-2495 East Orangethorpe Avenue

SUMMARY AND APPLICATIONS REQUESTED

The applicant is requesting approval of the following entitlements to allow for the construction of a 110,232-square-foot warehouse facility (Cedarwoods Fullerton Project). The requested entitlements include the following:

- Zoning Amendment (LRP-2025-0011) for a zone change/amendment along the Orangethorpe Avenue street frontage from C-M-ES, Commercial Manufacturing Emergency Shelter Overlay to M-P-100ES, Manufacturing Park (100,000 square foot minimum lot size) Emergency Shelter Overlay to be consistent with the northerly half of the subject parcel.
- Major Site Plan (ZON-2025-0013) for the demolition of an existing 85,700 square foot business park in order to construct a new 110,232 square foot warehouse facility with surface parking, gated truck court, and associated onsite improvements.
- Adoption of a Mitigated Negative Declaration.

CEQA DETERMINATION

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 State CEQA Guidelines (California Code of Regulations, Title 14, Section 15000 et seq.).

THE EDUCATION COMMUNITY

303 West Commonwealth Avenue, Fullerton, California 92832-1775
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AUTHORIZATION/GUIDELINES

Fullerton Municipal Code (FMC) Section 15.47.040 of Chapter 15.47 authorizes the Planning Commission to act on a Major Site Plan to ensure compliance with the development standards for the zone (15.40.050) and design review criteria (15.47.060). Also, Chapter 15.72 authorizes the Planning Commission to review Amendments and provide a recommendation to the City Council pursuant to Section 15.72.050.

PUBLIC OUTREACH

On November 6, 2025, the City sent a Public Hearing Notice to owners and occupants of property within a 300-foot radius of the project site and those specifically requesting to be notified. Notification was posted in two locations on the project site on November 6, 2025, which included the posting of the Notice of Intent. The notice was also posted on the City's website and at the Maintenance Services Department, Main Library, Museum Center, and City Hall on the Public Notice boards. In addition, notice was published in the Fullerton News Tribune on November 13, 2025. The notices identified the project address as 2461-2496 East Orangethorpe Avenue which captures and includes the subject site location; however, the actual site address is 2461-2495 East Orangethorpe Avenue.

The project's Notice of Intent which identifies the availability and Initial Study/Mitigated Negative Declaration, which was prepared and available for review from November 7, 2025, through November 26, 2025, was provided which also identified the Planning Commission meeting date. The Notice of Intent was posted on the property, on the City's website, and copies were mailed to agencies, special districts, interested parties, and those that specifically requested notification.

PROJECT BACKGROUND

<i>Project Applicant:</i>	LTCGG LLC
<i>Property Owner:</i>	LTCGG LLC
<i>Property Location:</i>	2461-2495 East Orangethorpe Avenue
<i>General Location:</i>	The project site is located in the southeastern portion of the City along the north side of Orangethorpe Avenue between State College Boulevard and Placentia Avenue.
<i>Parcel Number:</i>	APN 338-172-24
<i>Existing Community Development Type (General Plan Land Use Designation):</i>	Industrial Focus Area K – Southeast Industrial
<i>Existing Zoning Classification:</i>	The northerly side of the parcel is zoned M-P-100ES (Manufacturing Park, 100,000 square feet minimum lot size – Emergency Shelter Overlay) and the southerly side along Orangethorpe Avenue is zoned C-M-ES (Commercial Manufacturing – Emergency Shelter Overlay).
<i>Site Size:</i>	4.79 acres

<i>Existing Conditions:</i>	The project site is currently improved with five multi-tenant buildings totaling approximately 85,700 square feet of industrial and commercial area as well as paved surface parking and onsite landscaping. All existing improvements will be demolished prior to construction of the proposed project.
<i>Parking:</i>	Surface Parking
<i>Surrounding Land Uses and Zoning:</i>	<p><u>North:</u> Industrial property zoned M-P-200 (Manufacturing Park, 200,000 square foot minimum lot size)</p> <p><u>East:</u> Industrial property zoned M-P-100 (Manufacturing Park, 100,000 square foot minimum lot size)</p> <p><u>South:</u> Across Orangethorpe Avenue is the City of Anaheim improved with industrial property.</p> <p><u>West:</u> Commercial center and industrial property zoned M-G-ES (Manufacturing General, Emergency Shelter Overlay) and C-M-ES (Commercial Manufacturing, Emergency Shelter Overlay)</p>

PROJECT DESCRIPTION

The project site is located between State College Boulevard and Placentia Avenue along the north side of Orangethorpe Avenue near the boundary between the City of Anaheim located along the south side of Orangethorpe Avenue and the City of Placentia located east of Placentia Avenue. The subject 4.79-acre parcel is improved with five, multi-tenant buildings totaling approximately 85,700 square feet, including surface parking and landscaping improvements, identified as the Cedarwoods Business Park. The project scope involves the demolition of the existing buildings and site improvements in order to construct a new 110,232-square-foot concrete tilt-up warehouse building.

The warehouse will include a total of 10,000 square feet of office area, divided between the ground level and mezzanine and split evenly between two separate areas within the warehouse. A specific end user is not currently known; however, the building size and design would provide for industrial uses including storage and warehousing with the use of the building's 15 loading dock doors located along the westerly side of the building. A trash enclosure and pump house will be located along the westerly property line. The property will be secured/gated with the use of an eight-foot-high wrought iron fence with gates along the main drive aisles.

The property includes street frontage along Orangethorpe Avenue along the south property line and partial frontage along Cypress Way located at the northwest corner of the property. The project driveways will include a decorative colored and stamped concrete finish. Bicycle racks will also be provided located near the Orangethorpe Avenue and Cypress Way building entrances.

The following table shows how the project complies with the M-P (Manufacturing Park) development standards:

M-P Zone Standard	Required	Proposed
Building Height	45 feet maximum	44 feet
Front Setback (South)	20 feet	21 feet
Side Setback (East)	Not required	40 feet
Side Setback (West)	Not required	84 feet
Rear Setback (North)	Not required	48 feet
Minimum Lot Area	100,000 square feet	208,652.4 square feet
Floor Area Ratio	0.50 up to 1.0 (Focus Area K)	0.52
Parking	91 spaces	91 spaces
Landscaping	2,300 square feet	19,109 square feet

Parking and Access

Onsite parking will be provided via surface parking areas located along the southwest corner of the site, along the westerly property line, and along the northwest corner and northerly property line. A total of 91 parking spaces will be provided and distributed between those areas. The parking breakdown includes: 44 standard size, 26 compact spaces, four ADA spaces, four electric vehicle charging spaces, and 13 EV capable spaces.

Vehicle and pedestrian access will be provided along Orangethorpe Avenue and Cypress Way. Along Orangethorpe Avenue, two vehicle points of access will be provided, including a pedestrian walkway. The main 40-foot-wide driveway will be provided near the southwest corner, and a 26-foot-wide driveway will be provided near the southeast corner along Orangethorpe Avenue. A 64-foot-wide driveway will be provided at the Cypress Way cul-de-sac. Truck access is anticipated to primarily occur from the westernmost driveway along Orangethorpe Avenue. The proposed project would include a 26-foot-wide fire lane around all sides of the building for emergency access.

Architecture and Landscaping

The building consists of a contemporary design with parapets of varying heights, building projections, and insets which are designed to break up the overall massing of the building. The proposed building elevations are enhanced with a variety of materials to provide for architectural articulation, including painted concrete walls with horizontal and vertical reveals, and tempered glass panels. The exterior wall colors include a combination of white with light and dark gray accent colors.

The proposed project will include approximately 19,109 square feet of new landscaping around the perimeter of the site and throughout the parking areas. Landscaping will include trees, shrubs, and ground cover. Tree species include the use of 24-inch and 36-inch box trees along the front of the building and within the landscape planters along the north and westerly property lines.

Zoning Amendment

The project site currently contains two separate zoning designations. Along the Orangethorpe Avenue street frontage the parcel is designated C-M-ES (Commercial Manufacturing, with an Emergency Shelter Overlay). The C-M zone extends the entire parcel frontage to approximately 223 feet north from the front property line. The remaining area is zoned M-P-100ES (Manufacturing Park, 100,000 square feet minimum lot size – Emergency Shelter Overlay).

The request involves a zone change/amendment to remove the C-M zoning designation along the front of the parcel. The end result would be the entire parcel to be zoned M-P-100ES. The

amendment is needed to accommodate the proposed development, as the C-M zone includes varying development standards and is not consistent with the parcel's main industrial zoning designation. The Emergency Shelter Overlay will remain and therefore not affect the intent of the overlay to allow emergency shelters and multi-service centers as a permitted use if requested by the property owner. The parcel's land use designation of Industrial will remain unchanged. Therefore, the proposed amendment will be consistent and conform with the current General Plan land use designation.

ANALYSIS

The proposed project meets all applicable development standards and the use is permitted by right in the M-P zone and the project meets the design criteria specified in FMC Section 15.47.060. The findings and facts in support of the project are contained in the attached Resolutions. It should be noted that the project is situated in the City of Fullerton's Industrial corridor as represented by Focus Area K: Southeast Industrial. The project meets the following planning objectives within the Focus Area:

- Provide for large parcels and flexible spaces to accommodate a variety of industries over the long term while supporting incubator spaces for new and emerging technologies.
- Encourage new businesses and compatible new uses, while discouraging those that are in conflict. Specifically seek to expand and attract industrial users that would benefit from freeway access, technology clusters, and industrial infrastructure.
- Improve appearance and function through design, including landscaping, pedestrian and transit facilities, and alleyway improvements.

The project has been designed to blend with the existing surrounding industrial development. The subject property has direct access off Orangethorpe Avenue which is designated as a Major Arterial Highway. In addition, Orangethorpe Avenue and State College Boulevard are approved truck routes allowing for truck access to the project site. The project site is also located within close proximity to the 57 and 91 Freeways providing a benefit to the future business operator.

ENVIRONMENTAL REVIEW

The City, as Lead Agency, contracted the environmental consulting firm Kimley-Horn and Associates, Inc. to assist in the preparation of an Initial Study/Mitigated Negative Declaration (IS/MND) to identify the potential environmental impacts associated with the construction and operation of the project in conformance with the provisions of the California Environmental Quality Act (CEQA) and CEQA Guidelines.

Pursuant to Assembly Bill 52, notification to tribe representatives was initiated on July 25, 2025. Staff received a response from the Pala Band of Mission Indians that acknowledged the letter and declined consultation. Staff also received a response from the Gabrielino Band of Mission Indians Kizh Nation and the Gabrielino Tongva Indians which requested consultation. A copy of the project's draft Cultural Memorandum was provided to both tribe representatives that requested consultation. The tribe representatives for the Gabrielino Tongva Indians did not respond upon multiple attempts by City Staff to coordinate consultation.

A consultation telephone call was scheduled with the Gabrielino Band of Mission Indians Kizh Nation on October 14, 2025. Consultation did not take place as Staff was informed that the tribe representative was not available. As an alternative, tribe representatives provided Staff with draft

mitigation language from a 75-unit townhome project located within the City of Placentia to incorporate into the Cedarwoods Fullerton Project. The modification to the mitigation measures was requested and provided back to the tribe representative. Consultation was requested by the tribe; however, upon multiple attempts by the City, a response was not provided.

The IS/MND was made available for public review and comment pursuant to CEQA Guidelines Section 15105. The 20-day public review period was initiated on November 7, 2025, and ended on November 26, 2025. Copies of the environmental document were available for public review at the Fullerton Library, Fullerton City Hall, and on the City's website. All documents were also posted online on November 6, 2025, at the State Clearinghouse within the Governor's Office of Land Use and Climate Innovation (SCH No. 2025110235).

During the review period, comments were received from the Juaneño Band of Mission Indians – Acjachemen Nation 84A that requested consultation. As noted above, notification to the tribes for consultation occurred in July. Consultation was not requested within the 30-day time frame. Therefore, consultation was not provided and comments on the IS/MND were encouraged.

Comments were received from Lozeau Drury LLP on behalf of Supporters Alliance For Environmental Responsibility and from the California Department of Transportation (Caltrans) District 12. Response to the comments were provided and are included as an attachment to the Staff Report.

The IS/MND analysis concluded that the project would have less than Significant Impacts associated with the construction and operation of the project. Further, it found that there are Less than Significant Impacts or No Impacts for all of the environmental factors except Cultural Resources, Geology and Soils, Noise, and Tribal Cultural Resources. Mitigation measures have been identified which reduce their impacts to Less than Significant with Mitigation Incorporated.

Cultural Resources requires archaeological monitoring and Tribe consultation in the event any remains, or other cultural resources are discovered during earth moving activities. Geology/Soils mitigation measure requires a paleontologist to evaluate findings in the event that paleontological resources are discovered during earth moving activities. Noise mitigation requires on-site construction vibration control involving adhering to buffer zone standards for the use of onsite equipment and vehicles when near a neighboring existing building. Tribal Cultural Resources consist of coordination with affected tribes to have a tribal monitor be present during ground disturbing activities below a certain depth in the event human remains and/or ground goods are discovered on the site.

GENERAL PLAN CONSISTENCY

The project is consistent with the goals and policies of the Fullerton Plan (General Plan) as follows:

P1.10 Focus Area Planning

Support projects, programs, policies and regulations to evaluate ways to contribute to the resiliency and vitality of neighborhoods and districts as part of community-based planning of Focus Areas.

P2.8 Responsiveness to Context

Support projects, programs, policies and regulations to respect the local context, including consideration of cultural and historic resources, existing scale and character and development patterns of the surrounding neighborhood or district.

P7.5 Appropriate Development Scale

Support projects, programs, policies and regulations to ensure that development is appropriate in scale to current and planned infrastructure capabilities.

P8.7 Noise Generators

Support projects, programs, policies and regulations to permit uses and/or activities where the noise generated by the use and/or activity is not detrimental or otherwise a nuisance to the surroundings.

P9.17 Fiscally Sound Development

Support projects that do not compromise the City's ability to provide quality services to its existing and future residents and businesses.

P20.6 Construction Impacts

Support projects, programs, policies and regulations to reduce impacts to watersheds and urban runoff caused by private and public construction projects.

P21.6 Construction Impacts

Support projects, programs, policies and regulations to reduce impacts to air quality caused by private and public construction projects.

P22.9 Development

Support projects which voluntarily desire to implement site and/or building design features exceeding minimum requirements to reduce project greenhouse gas emissions.

RECOMMENDED ACTION

Adopt Planning Commission Resolution Nos. PC-2025-19, PC-2025-20, and PC-2025-21, including recommended conditions, entitled:

Zoning Amendment – Resolution No. PC-2025-19

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

Major Site Plan – Resolution No. PC-2025-20

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FULLERTON, CALIFORNIA, APPROVING A MAJOR SITE PLAN FOR THE CONSTRUCTION OF A NEW INDUSTRIAL WAREHOUSE BUILDING AND

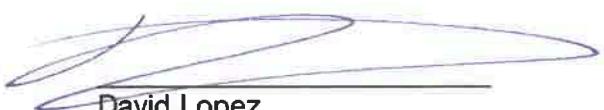
**RELATED ONSITE IMPROVEMENTS LOCATED AT 2461 TO 2495 EAST
ORANGETHORPE AVENUE**

Initial Study and Mitigated Negative Declaration – Resolution No. PC-2025-21

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FULLERTON, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL ADOPT A MITIGATED NEGATIVE DECLARATION, INCLUDING MITIGATION MEASURES AND MITIGATION MONITORING AND REPORTING PROGRAM FOR A NEW INDUSTRIAL WAREHOUSE BUILDING LOCATED AT 2461 TO 2495 EAST ORANGETHORPE AVENUE

DATED: December 10, 2025

Prepared by:



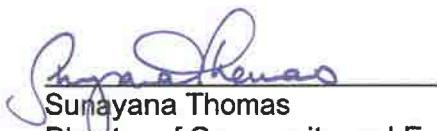
David Lopez
Senior Planner

Reviewed by:



Chris Schaefer, AICP
Planning Manager

Approved for Agenda by:



Sunayana Thomas
Director of Community and Economic Development

Attachments to Report

1. Draft Planning Commission Resolution No. PC-2025-19 (Zoning Amendment)
2. Draft Planning Commission Resolution No. PC-2025-20 (Major Site Plan)
3. Draft Planning Commission Resolution No. PC-2025-21 (Mitigated Negative Declaration)¹
4. Mitigation Monitoring and Reporting Program
5. Comment Letters
6. Responses to Comments
7. Project Plans

¹Initial Study/MND and appendices available on the City website: [Cedarwoods Fullerton Project](#)