



Objective Development Standards City Council Public Hearing

August 19, 2025



Staff Recommendation

Recommendation:

- AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FULLERTON, CALIFORNIA, APPROVING AN ORDINANCE AMENDING FULLERTON MUNICIPAL CODE SECTION 15.17.070 RELATING TO DEVELOPMENT STANDARDS FOR MULTI-FAMILY ZONES, DELETING CHAPTERS 15.10 AND 15.12 OF THE FULLERTON MUNICIPAL CODE AND FINDING THE ORDINANCE EXEMPT FROM CEQA PURSUANT TO CEQA GUIDELINES SECTIONS 15061(B)(3) AND 15305



Background

- State of California requires all jurisdictions (City, County, etc.) to remove impediments to housing development, which included standards that are subjective. These laws include:
 - SB 35
 - SB 330
 - AB 2011





Background

- The City’s recently adopted Housing Element also required adoption of objective development standards:



City of Fullerton
Housing Element

Actions	Objective and Timeframe
Policy Action 3.2-d: Amend Zoning Code to address updates to SB 35 and create written procedures for the Streamlined Ministerial Approval Process.	The City will amend the Zoning Code to be compliant with SB 35 by January 2024-2025.
Policy Action 3.2-e: Seek opportunities to streamline the CEQA review process by utilizing exemptions or tiering, particularly for infill development, consistent with State law.	The City will review CEQA streamlining standards and develop recommendations on how to codify streamlining standards by December 2024, and implement recommendations by June 2025.
Policy Action 3.2-f: Monitor regulations, ordinances, processing procedures, and residential development impact and permit fees to assess impacts on housing development	At least every two years starting in 2025, review regulations, ordinances, processing procedures, and residential development fees. Make recommended changes within one year of initiation of review.
Policy Action 3.2-g: Review the Site Plan Review criteria and remove subjective standards pursuant to SB 330 to expedite and increase certainty in the development process. Develop objective standards for all development review processes	Amend the municipal code and revise with objective standards for all development review processes by January 2025.
Implements the Following Policy Themes	E
Responsible Agency	Community and Economic Development Department
Funding Sources	General Fund



Existing FMC Code Language

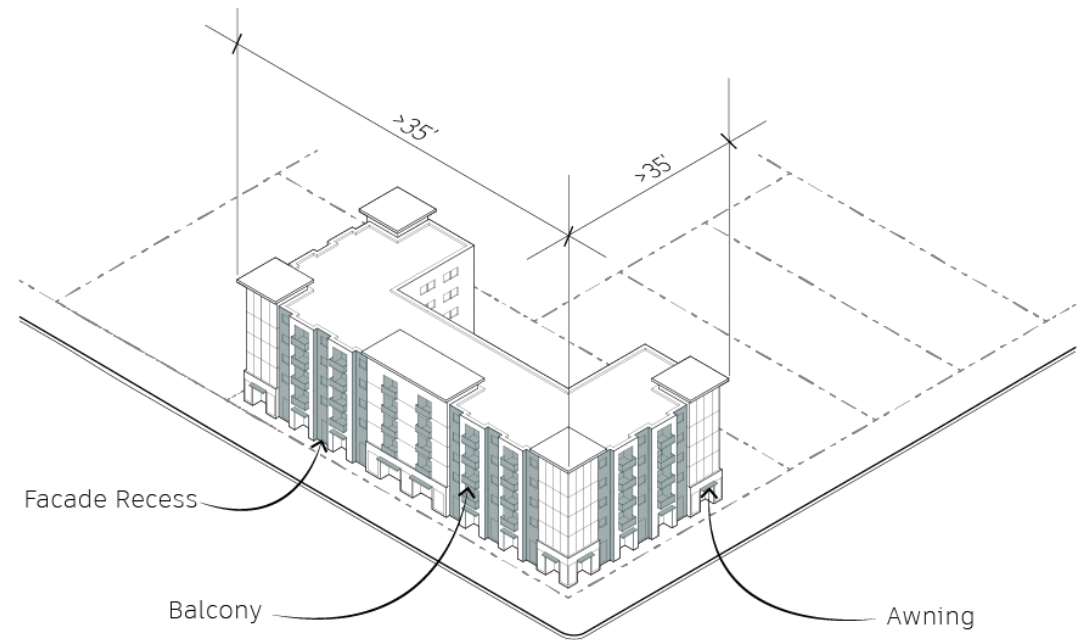
- Existing examples of subjective development standards:
 - Section 15.10.020
 - F. Building Size and Massing Standards.
 - i. Buildings shall be designed with a varied massing approach using discrete building elements and components. Surface detailing shall not substitute for distinctive massing.

Undefined



Proposed FMC Code Language

- a. 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.





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