

ORDINANCE NO. 3351

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FULLERTON, CALIFORNIA, APPROVING A ZONE CLASSIFICATION CHANGE FROM GENERAL COMMERCIAL (G-C) TO MANUFACTURE GENERAL (M-G) ON PROPERTIES LOCATED AT 3400 AND 3404 GREGORY AVENUE

WHEREAS, the City of Fullerton Community and Economic Development Department received applications for a zoning amendment on properties described as Orange County Assessor's Parcel Nos. 030-051-21 and 030-051-22.

WHEREAS, the Planning Commission of the City of Fullerton held a duly noticed public hearing for LRP-2025-0004 on August 27, 2025 in compliance with Fullerton Municipal Code (FMC) Chapter 15.76 noticing requirements.

WHEREAS, FMC Section 15.72.050 states the Planning Commission reviews requests to amend zoning for a given property to determine consistency with zoning ordinance objectives and the General Plan. If consistent, the Planning Commission makes a recommendation for City Council approval.

WHEREAS, the Planning Commission of the City of Fullerton recommended City Council approve LRP-2025-0004.

WHEREAS, the City of Fullerton, as Lead Agency, determined the request categorically exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15813.

WHEREAS, the Planning Commission and City Council find the project categorically exempt from CEQA review pursuant to CEQA Guidelines Section 15813.

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

Section 1. In all respects as set forth in the Recitals of the Ordinance.

Section 2. City Council finds as follows, pursuant to FMC Section 15.72.050.B:

Finding: The amendment is consistent with Zoning Ordinance objectives.

Fact: The proposed Zoning Amendment is consistent with the City Zoning Ordinance which provides a process for a property owner to request a zone change (FMC Section 15.72)

Finding: The proposed Zoning Amendment is consistent with General Plan goals and policies.

Fact: Various tables and exhibits within The Fullerton General Plan reinforce land use compatibility in Focus Areas throughout the City, in addition to the Goals and Policies. The project site is located within Focus Area A (Airport Industrial). Table 2: Projected Focus Area Development, Focus Area A deems the following uses “Appropriate”:

- Commercial
- Office

The Fullerton Plan, Table 4, describes the various Community Development Types (also known as land use designations) in terms of purpose, potential land uses, densities and FAR standards. The Community Development Type for the project site is Industrial and Table 4 notes potential land uses include office and service uses that support employees.

Fact: The subject properties are zoned G-C and inconsistent with their current General Plan land use designation, Industrial. The proposed zone change to M-G would conform the site with the existing General Plan land use designation, Industrial.

Finding: That the amendment would be compatible with other uses and zones in the area and not detrimental to the health, safety and welfare of the surrounding neighborhood.

Fact: FMC Section 15.47.040 authorizes the Planning Commission to act on a Major Site Plan, considering compliance with development standards and design review criteria (FMC 15.47.060). The Planning Commission held a duly noticed public hearing on August 27, 2025 and unanimously approved Major Site Plan ZON-2024-0056 for construction of a veterinary hospital development that includes the subject properties. Planning Commission Resolution PC-2025-15 includes the Planning Commission recommendation to approve the proposed Zoning Amendment to accommodate the development. Planning Commission Resolution PC-2025-14 identifies facts and findings for approval of the Major Site Plan, including land use compatibility with other uses and zones in the area.

Section 3. City Council approves Zoning Amendment LRP- 2025-0004, subject to the

following condition: 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 brought against the City arising out this Ordinance approval, save and except that caused by active negligence by the City.

ADOPTED BY THE FULLERTON CITY COUNCIL ON _____, 2025.

Fred Jung
Mayor

ATTEST:

Lucinda Williams, MMC
City Clerk

Date

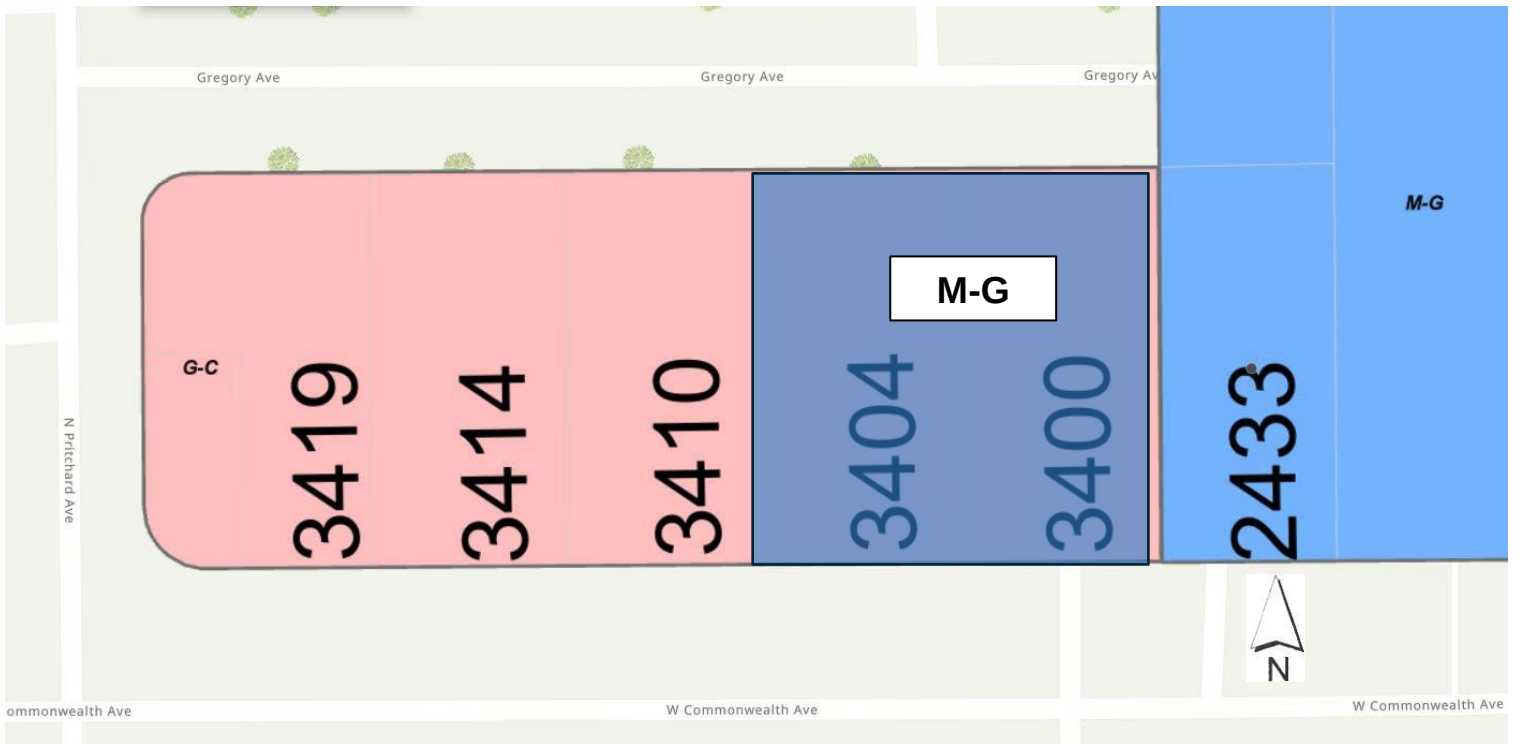
Attachments:

- Attachment 1 – Existing and Proposed Zoning

EXHIBIT A



Existing Zoning



Proposed Zoning

