

ORDINANCE NO. 3353

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FULLERTON, CALIFORNIA, APPROVING AN AMENDMENT TO CHANGE THE 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 AS PER EXHIBIT A

WHEREAS, the City received an application to amend the zoning classification of the southerly portion of the parcel from C-M-ES to M-P-100ES to match the northerly portion of the parcel located at 2461 to 2495 East Orangethorpe Avenue, more specifically described as Orange County Assessor's Parcel No. 338-172-24.

WHEREAS, the Planning Commission of the City of Fullerton, held a duly noticed public hearing for LRP-2025-0011 on December 10, 2025, in compliance with Fullerton Municipal Code (FMC) Chapter 15.76 noticing requirements.

WHEREAS, FMC Section 15.72.050 states the Planning Commission must review requests to amend zoning for a given property to determine if the proposed amendment is consistent with zoning ordinance objectives and the General Plan. The Planning Commission recommends City Council approval, if consistent.

WHEREAS, the Planning Commission of the City of Fullerton recommended City Council approve LRP-2025-0011.

WHEREAS, staff prepared an Initial Study / Mitigated Negative Declaration in accordance with CEQA Guidelines (California Public Resources Code, Sections 21000 et seq.) and State CEQA Guidelines (California Code of Regulations, Title 14, Section 15000 et seq.). to evaluate potential environmental effects associated with project construction and operation.

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

1. City Council approves Zoning Amendment LRP-2025-0011 (Exhibit A).
2. The following facts and findings support approving this action:
  - a. Finding: The amendment is consistent with Zoning Ordinance objectives.

Fact: The proposed Zoning Amendment is consistent with the City Zoning Ordinance and The Fullerton Plan goals and policies. The proposed zoning designation would result in the parcel consistency with the adjacent M-P

zoned parcels to the north and east.

b. Finding: The amendment will 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 December 10, 2025 and unanimously approved Major Site Plan ZON-2025-0013 for an industrial warehouse building construction on the subject property / parcel. The Planning Commission adopted Resolution PC-2025-19 recommending City Council approve the proposed Zoning Amendment to accommodate the development. Planning Commission Resolution PC-2025-20 identifies facts and findings for approving the Major Site Plan, including land use compatibility with other uses and zones in the area.

c. Finding: The amendment is consistent with General Plan goals and policies.

Fact: The proposed Zoning Amendment does not affect the General Plan land use designation. The subject parcel is designated Industrial. The proposed amendment would be consistent and conform with the existing General Plan land use designation.

Fact: The subject property is situated in the City's industrial corridor as represented by Focus Area K, identified as Southeast Industrial. The proposed amendment would contribute to project compliance with the planning objectives of the Focus Area including, encouraging new businesses and compatible new uses while discouraging those in conflict. The amendment would seek to expand and attract industrial users that would benefit from freeway access, technology clusters and industrial infrastructure.

ADOPTED BY THE FULLERTON CITY COUNCIL ON FEBRUARY 3, 2026

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Fred Jung  
Mayor

ATTEST:

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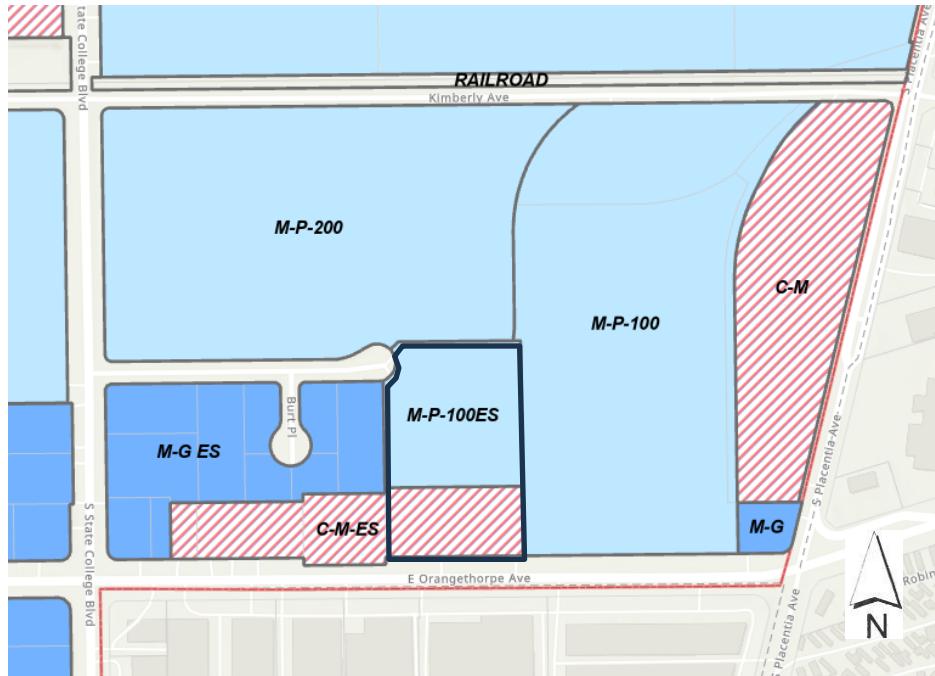
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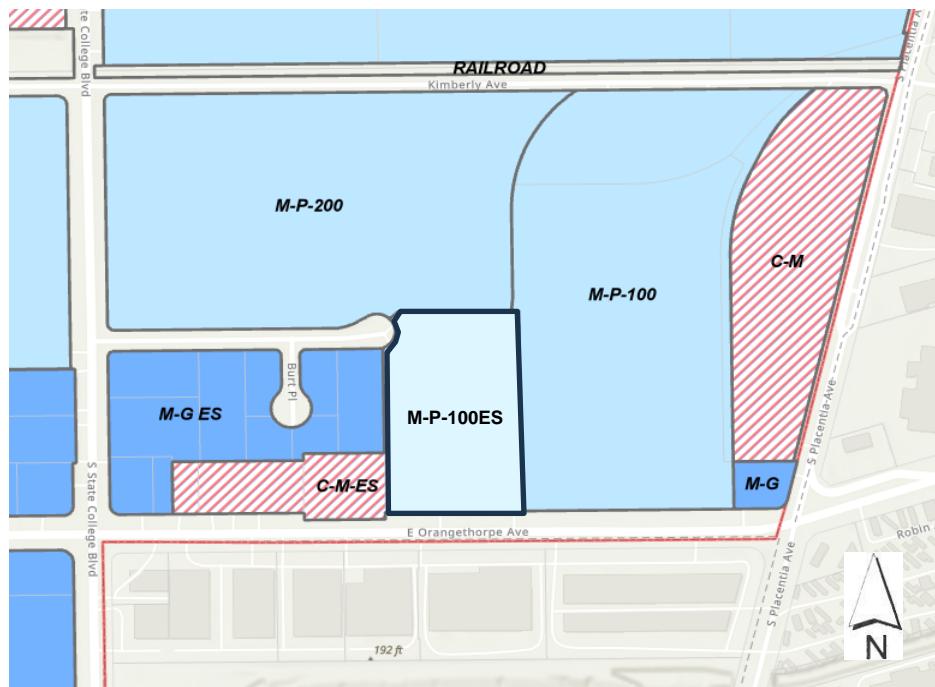
Attachments:

- Exhibit A – Existing and Proposed Zoning

## EXHIBIT A



Existing Zoning



Proposed Zoning