

ORDINANCE NO. XXXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FULLERTON, CALIFORNIA, APPROVING A ZONE CLASSIFICATION CHANGE FROM "R-1-7.2" TO "R-1-7.2P" ON PROPERTIES LOCATED IN THE UPPER GOLDEN HILL NEIGHBORHOOD, GENERALLY DESCRIBED AS PROPERTIES BOUNDED BY WEST VALLEY VIEW DRIVE, WOODS AVENUE AND RICHMAN AVENUE AND INCLUDING PROPERTIES ON GRANDVIEW AVENUE, FERN DRIVE AND LOIS LANE

LRP-2024-0005

APPLICANT: PROPERTY OWNERS SUPPORTING REQUEST AND FULLERTON HERITAGE

PROPERTY OWNER: VARIOUS

WHEREAS, the City of Fullerton Community and Economic Development Department received applications for a zoning amendment on properties described as: Orange County Assessor Parcel Nos. 032-011-01 through -18, 032-012-01 through -18, 032-021-01 through -04, 032-021-06 through -10, 032-021-13 through -15, 032-021-18 through -21, 032-022-02 through -07, 032-022-09 and -10, 032-022-12 through -15, 032-022-12-18, 032-022-12-20, 032-022-22 through -27, 032-022-30 and -31, 032-023-02, 032-023-05 through -13, 032-023-16 through -23, 032-030-01, 032-030-14, 032-031-31, 032-031-39 and -40, 032-040-04 through -06.

WHEREAS the City of Fullerton Planning Commission held a duly noticed public hearing for LRP-2024-0005 on August 14, 2024, in compliance with Fullerton Municipal Code (FMC) Chapter 15.76 noticing requirements.

WHEREAS Fullerton Municipal Code Section 15.72.050 states the Planning Commission must review a zoning amendment request to determine if the proposed amendment has consistency with zoning ordinance objectives and the General Plan. The Planning Commission recommends City Council approval if consistent.

WHEREAS the City of Fullerton Planning Commission recommended City Council approve LRP-2024-0005.

WHEREAS, the City of Fullerton, as Lead Agency, found the request categorically exempt pursuant to California Environmental Quality Act (CEQA) Section 15308 Guidelines.

WHEREAS, the Planning Commission and City Council find the project categorically exempt from CEQA review pursuant to CEQA Guidelines Section 15308.

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

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

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

Finding: That the amendment is consistent with Zoning Ordinance and the General Plan objectives.

Fact: The proposed Zoning Amendment is consistent with the City Zoning Ordinance which provides a process for residential neighborhoods to request a preservation designation (FMC Sections 15.48.055 and 15.72). In addition, FMC Section 15.17.060 provides site development standards and review for Residential Preservation Zone classifications. The City of Fullerton has approved Zoning Amendments to create eleven Preservation Zones in the City and identified 17 Potential Landmark Districts.

Fact: The proposed Zoning Amendment supports several Fullerton Plan Goals and Policies, including Goal 1 which supports resilient and vital neighborhoods and districts, Goal 2 which supports a positive identity and distinctive image, Goal 3 which supports a supply of safe housing ranging in cost and type to meet the needs of all segments of the community and Goal 4 which supports valued and preserved historic resources.

Finding: That the amendment assures the maintenance, restoration, enhancement and/or protection of City historic and cultural resources.

Fact: The proposed Zoning Amendment to add the preservation zone overlay to the existing zoning in the Upper Golden Hill Neighborhood, one of the earlier developed tracts in the City, would protect the City value of historic preservation and provide a review method for improvements to residential properties within its boundaries subject to FMC Section 15.17.060 and the Design Guidelines for Residential Preservation Zones.

Finding: That 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: The proposed Zoning Amendment would apply to properties within the boundaries herein and would not change the underlying land use classification or Fullerton Plan designation for these properties, nor is construction or future development proposed. Therefore, the Upper Golden Hill Neighborhood would remain compatible with the other uses and zones in the area and have no detrimental effect on health, safety and welfare or surrounding neighborhoods.

1. City Council approves Zoning Amendment LRP-2024-0005, subject to the following conditions of approval: The applicant shall agree to indemnify, hold harmless and defend the City of Fullerton, its officers, agents and employees from

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any and all liability or claims brought against the City arising out of its approval of this Ordinance, save and except that caused by the City's active negligence.

ADOPTED BY THE FULLERTON CITY COUNCIL ON NOVEMBER 19, 2024.

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Nicholas Dunlap  
Mayor

ATTEST:

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Lucinda Williams, MMC  
City Clerk

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Date

Attachment:

Exhibit A – Existing Zoning and Proposed Zoning

**EXHIBIT A**



**Existing Zoning**



**Proposed Zoning (outlined in red dashed line)**