



LRP-2024-0010

Fullerton Municipal Code – State Housing Laws
Citywide

City Council

March 18, 2025



Background

- City of Fullerton 2021-2029 Housing Element Update identifies a need to create more affordable housing and services for residents experiencing homelessness.
- New policies and programs amend the zoning code to comply with state law and remove constraints to develop manufactured homes, Supportive Housing, Emergency Shelters, Group Housing and Low Barrier Navigation Centers.



Background

- AB 139 and AB 2339 – Emergency Shelters
- AB 101 – Low Barrier Navigation Centers
- AB 2162 – Supportive Housing
- Policy Action 3.17e – “Large Group Homes”
- Policy Action 3.4k - “Manufactured Housing”



Emergency Shelters

- Housing with minimal support services for homeless persons.
- Occupancy is limited to six months or less.
- Shelter is provided on a first-come-first-served basis.



Low Barrier Navigation Centers

- A shelter that is 'low barrier' and prioritizes connections to housing.
- Reduced barriers to entry such as allowing partners, pets, storage of personal items, and privacy.
- LBNC's are not first-come first-served, prioritize tenants based on homelessness duration, health risks, crisis service usage.
- Housing First



Supportive Housing

- Housing that supports a target population in improving their health and maximizing their ability to live.
- No limit to length of stay.
- May include nonresidential uses and administrative offices related to the supportive housing, as well as transitional housing for youth and adults.



Large Group Homes

- Large vs. Small
- Licensed vs. Unlicensed
- Limit of stay depends on the license



Manufactured Housing

- A home unit constructed primarily or entirely offsite before being moved to the property where it is set.
- Mobile Home vs Manufactured Housing
- Modular homes
- Type of construction would not change whether or not an ADU is permitted.



Summary of Amendments

Definitions:

- Coordinated entry system
- Emergency shelter for the homeless
- Family
- Unlicensed group home
- Housing first
- Low barrier navigation center
- Manufactured housing
- Supportive housing



Summary of Amendments

New and revised zones where uses are permitted:

Zone	General Commercial (G-C)	Central Business District Commercial (C-3)	Commercial Manufacturing (C-M)	Office Professional (O-P)	Manufacturing Park (M-P)	Manufacturing General (M-G)
Emergency Shelter		<u>X</u>	X		X	X
LBNC		<u>X</u>				
Supportive Housing		<u>X</u>				
Small Group Home (six or fewer persons)						
Large Group Homes (more than six persons)						
Unlicensed Group Home						
Large Residential Care Facility for the Elderly (more than six persons)						
Manufactured Housing						



Summary of Amendments

Table 15.17.020.A
Permitted Uses in Residential Zone Classifications

	Reference 15.17.030	R-1/ R-1P	R-2/ R-2P	R-G	R-3R	R-3/ R-3P	R-4	R-5	R-MH
RESIDENTIAL USES									
Manufactured Housing	A, C	X	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
RESIDENTIAL CARE FACILITIES²									
Large Group Home (more than six persons)	See 15.55.030. <u>G A, B</u>	<u>CUP</u> <u>X</u>	<u>CUP</u> <u>X</u>	<u>CUP</u> <u>X</u>	<u>CUP</u> <u>X</u>	<u>CUP</u> <u>X</u>	<u>CUP</u> <u>X</u>	<u>CUP</u> <u>X</u>	
Large Residential Care Facility for the Elderly (more than six persons)	See 15.55.030. <u>G</u> <u>A, B</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>CUP</u> <u>X</u>	<u>CUP</u> <u>X</u>	<u>CUP</u> <u>X</u>	
<u>Unlicensed Group Home</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	
<u>RETIREMENT COMPLEXES</u>									
Retirement Complex, Type I: Independent Detached Cluster Units	See 15.55.030. H	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>				



Summary of Amendments

New and Amended Development Standards:

- Removed restrictions on Manufactured housing.
- Removed “impact on accredited K-12 Schools within one quarter mile (1,320 feet) of the project site” as a consideration for supportive housing and transitional housing.
- Amended parking requirement for Emergency Shelters to be based on the number of employees instead of number of beds.
- Added development standards for Supportive Housing (up to 50 units) in the C-3 Zone.
- Added development standards for Low Barrier Navigation Centers.



Summary of Amendments

- Proposed amendments remove constraints to the development of manufactured homes, Supportive Housing, Emergency Shelters, Group Housing, and Low Barrier Navigation Centers.
- Proposed amendments are consistent with the City's Housing Element and with State Law.



Recommended Action

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FULLERTON, CALIFORNIA, AMENDING TITLE 15 ZONING OF THE FULLERTON MUNICIPAL CODE INCLUDING SECTIONS 15.04.040 DEFINITIONS, 15.17.020 PERMITTED USES, 15.17.030 CONDITIONS OF PERMITTED USES, 15.30.030.3 PERMITTED USES IN THE C-3 ZONING DISTRICT, 15.30.040 LIMITATIONS ON PERMITTED USES, 15.42.050 GENERAL SITE DEVELOPMENT STANDARDS, 15.42.060 REVIEW PROCEDURES, 15.55.020 SPECIAL USE PERMITS WITH PROVISIONS AND 15.55.030 CONDITIONALLY PERMITTED SPECIAL USES



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