

ORDINANCE NO. XXXX

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 2461-2495 EAST ORANGETHORPE AVENUE AS PER EXHIBIT A

WHEREAS, an application was filed 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 2461-2495 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, in compliance with the noticing requirements of Fullerton Municipal Code (FMC) Chapter 15.76, held a duly noticed public hearing for LRP-2025-0011 on December 10, 2025.

WHEREAS, FMC Section 15.72.050 of Chapter 15.72 states that a request to amend the zoning for a given property must be reviewed by the Planning Commission to determine if the proposed amendment is consistent with the objectives of the zoning ordinance and the General Plan and if consistent, the Planning Commission makes a recommendation of approval to the City Council.

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

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

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

1. The City Council does hereby APPROVE Zoning Amendment (LRP-2025-0011) as per Exhibit A.
2. The facts and findings for approval of the action are as follows:
 - a. Finding: That the amendment is consistent with the objectives of the Zoning Ordinance.

Fact: The proposed Zoning Amendment is consistent with the City's Zoning Ordinance and the goals and policies of the Fullerton Plan. The proposed zoning designation will result in the parcel being consistent with the adjacent M-P zoned parcels to the north and east.

- b. Finding: That the amendment will be compatible with other uses and zones in the area and not be 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). On December 10, 2025, the Planning Commission, at a duly noticed public hearing, unanimously approved Major Site Plan ZON-2025-0013 for construction of an industrial warehouse building on the subject property/parcel. As identified in Planning Commission Resolution PC-2025-19, the Planning Commission recommends approval of the proposed Zoning Amendment to accommodate the development. Planning Commission Resolution PC-2025-20 identifies facts and findings for approval of the Major Site Plan, including land use compatibility with other uses and zones in the area.

- c. Finding: That the amendment is consistent with the goals and policies of the General Plan.

Fact: The proposed Zoning Amendment does not affect the General Plan land use designation. The subject parcel is designated Industrial. The proposed amendment will 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 will contribute to project compliance with the planning objectives of the Focus Area including, to encourage new businesses and compatible new uses, while discouraging those that are in conflict. Specifically 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

Fred Jung
Mayor

ATTEST:

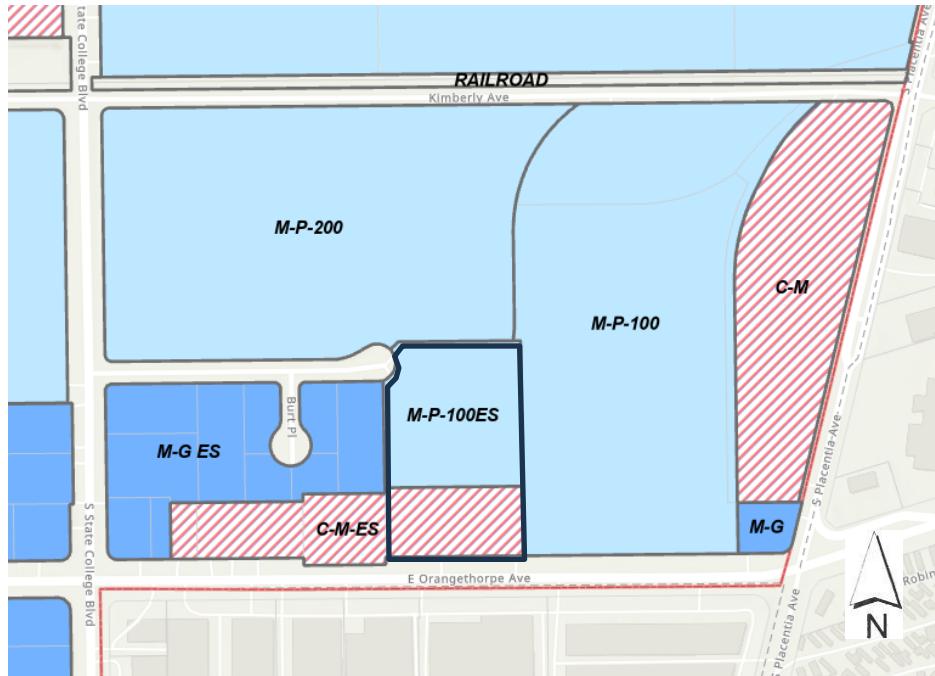
Lucinda Williams, MMC
City Clerk

Date

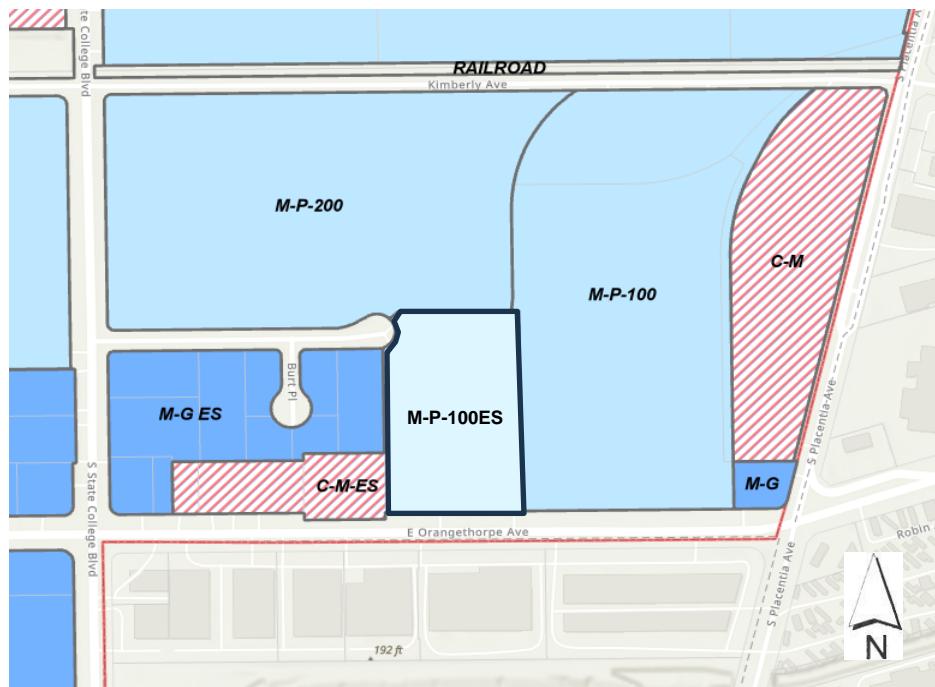
Attachments:

- Exhibit A – Existing and Proposed Zoning

EXHIBIT A



Existing Zoning



Proposed Zoning