



# HUB FULLERTON SPECIFIC PLAN

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## **HUB Fullerton Specific Plan**

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Prepared for:

### **City of Fullerton**

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# 1 INTRODUCTION

This chapter explains the purpose of the Specific Plan; background; planning process and entitlements; guiding principles; organization of the Specific Plan; authority to prepare; relationship to existing plans and policies; local and regional context and setting.

## SECTION 1: INTRODUCTION

### EXECUTIVE SUMMARY

The land use concept for HUB Fullerton Specific Plan includes the following primary elements:

- Demolition of existing office uses;
- Development of 420 multi-family dwelling units ranging from studio to 4 bedrooms;
- Development of up to 12,500 square feet of retail commercial uses on the ground floor on the west side of the project area;
- Structured parking with up to 6 levels containing +/- 376 parking spaces in total;
- Recreational amenities to support the residential uses; and
- Construction of infrastructure improvements to support the proposed land uses.

The Specific Plan has been prepared pursuant to the provisions of California Government Code Section 65450 through 65457, which grants local government agencies the authority to prepare specific plans for any area covered by a General Plan.

When site-specific development proposals for the Specific Plan area are presented to the City of Fullerton, planning staff will use this Specific Plan as a policy and regulatory guide for project review. Projects will be evaluated for consistency with Specific Plan policies and for conformance with its development standards and design guidelines.

### 1.1 LOCATION

The Specific Plan area is located at 2601, 2701, and 2751 E Chapman Avenue in the eastern portion of the City of Fullerton in the County of Orange, shown in **Figure 1-1, Regional Vicinity Map**. **Figure 1-2 Project Site Location Map** shows the location of the Specific Plan area. The project site is surrounded by two multi-family apartment buildings to the north, University House to the west, California State Route 57 to the east and single family residential to the south across Chapman Avenue.

Local access to the Specific plan includes East Chapman Avenue and North Commonwealth Avenue. Regional Access is provided via State Route 57, located 0.18 miles to the east and State Route 91 located 2.0 miles to the south.

### 1.2 PLANNING CONTEXT

#### 1.2.1 Specific Plan Area

The 3.55-acre project site is at 2601, 2701, and 2751 E Chapman Avenue in the City of Fullerton, Orange County, California (APNs 338-091-07, 338-091-05, 338-091-06). Parcel A identified as APN 338-091-07 currently contains two story office buildings and surface parking; Parcel B (APN 338-091-05) contains two story office buildings and surface parking; and Parcel C (APN 338-091-06) contains two story office buildings and surface parking.



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**Figure 1-1: Regional Vicinity Map**



Source: Google Earth



## SECTION 1: INTRODUCTION

**Figure 1-2: Project Site Location Map**



Source: Google Earth

## SECTION 1: INTRODUCTION

### 1.2.2 Existing Uses

The Specific Plan area is currently developed and contains office buildings and surface parking areas.

- Parcel A includes surface parking and two-story office building (Vanguard Business Center)
- Parcel B includes surface parking and two-story office buildings (Chapman Executive Suites)
- Parcel C includes surface parking and two-story office buildings

Vehicular access to the Specific Plan area is currently provided at driveways along East Chapman Avenue, and North Commonwealth Avenue.

### 1.2.3 Surrounding Uses

HUB Fullerton Specific Plan area is bordered by:

- California State Route 57 to the east;
- University House (mixed-use residential) to the west across Commonwealth Avenue, comprised of student housing and first floor restaurants and commercial uses;
- Single family residential (R-1) to the south across Chapman Avenue; and
- Maximum-density Multiple Family (R-5) to the north, with California State University Fullerton beyond.

### 1.2.4 Existing General Plan Land Use/Existing Zoning

- Existing General Plan Land Use

The City's General Plan (The Fullerton Plan), adopted in May 2012, is a planning document that guides future development

and decision making through programs, specific goals and policies, and actions. The site is located on the southern edge of the Education Focus Area (Focus Area J) of the vision statement for the General Plan. This focus area specifically states (page 19, Vision Plan): *The Education Focus Area is envisioned as a dynamic neighborhood in which the colleges and universities form the hub. Higher density multi-family housing, along with supporting retail and service facilities, will meet the demands of the increasing student population, staff and faculty. A student-oriented village developed through a strong town-gown partnership will include additional retail and entertainment areas that will serve new residents and surrounding neighborhoods.*

1. In particular, the Vision Plan includes the following policies applicable to HUB Fullerton:
  - Integrate the colleges and universities with the surrounding area by adding student and faculty housing, improving connections for pedestrians and bicyclists, and exploring development opportunities.
  - Enhance the multi-family neighborhoods around the colleges and universities.
2. The property is presently designated for Office uses on the General Plan Land Use Plan; a General Plan Amendment to a designation of High Density Residential will be required to allow the proposed mix of residential and retail uses, consistent with the vision for this focus area.
  - Existing Zoning
1. All parcels within the specific plan area are presently zoned Office Professional (O-P). According to the Fullerton Municipal Code, the Office Professional (O-P) zoning allows

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for business and professional offices, social services, hospitals and related business activities. A zoning amendment to Specific Plan District (SPD) will be required for the project.

### 1.2.5 Infrastructure, Utilities, and Services

- **Wastewater.** Wastewater service is provided by the City of Fullerton. Existing 8-inch public sewer mains are located in the North Commonwealth Avenue right-of-way west of the Specific Plan area and 8-inch mains in East Chapman Avenue. A sewer main presently bisects the site and will be relocated as part of the project.
- **Water.** The City of Fullerton provides water service. Existing water lines are presently available in surrounding streets, including an existing 8-inch water line in the Chapman Avenue right-of-way, and a 10-inch water line in North Commonwealth Avenue.
- **Dry Utilities.** Southern California Edison (SCE) provides electricity to the project site. Gas is available from SoCalGas, with existing gas lines in East Chapman and North Commonwealth Avenues.
- **Schools.** The site is located in the Fullerton School District.
- **Storm Drains.** The proposed project would construct on-site storm drains, which would connect into an existing curb inlet near the intersection of E. Chapman Avenue and N. Commonwealth Avenue. The inlet discharges via an existing 18-inch storm drain lateral that connects to an existing 42-inch storm drain main that flows west under E. Chapman Avenue.

### 1.2.6 Geology and Soils

Based on the information prepared by a geotechnical investigation by NTS Geotechnical in 2020 (updated in July 2021), the subject site is underlain by approximately 2 to 5 feet of artificial fill (Af) overlaying the young alluvial fan deposits (Qyf) extending to the total depth of exploration. In general, the artificial fill consists of slightly moist, loose to medium dense, silty sand and clayey sands. Historic groundwater depths are reportedly deeper than 70 feet below existing grade.

The site is not within a currently established Alquist-Priolo Earthquake Fault Zone for surface fault rupture hazards and no known active faults are shown on existing geologic maps, however the site is located in the seismically active region of Southern California. The nearest known active faults are the Puente Hills and Elsinore fault systems, which are located approximately 0.9 and 4.1 miles from the site, respectively.

Based on NTS' analysis of the State of California Official Map of Seismic Hazard Zones for the Anaheim and Newport Beach Quadrangle (California Department of Conservation, Division of Mines and Geology, 1997), the site is not located within a zone of required investigation for Liquefaction. Based on the lack of shallow groundwater, the presence of extensive amount of fine-grained soil, the relatively uniform soil stratum across the site, and othe NTS liquefaction analysis as presented as part of the geotechnical report, the liquefaction potential at the site is very low.

## 1.3 VISION AND OBJECTIVES

### 1.3.1 Purpose and Vision

The purpose of HUB Fullerton Specific Plan is to allow for redevelopment of ageing office buildings and surface parking into a high-quality mixed-use development. The development will bring in

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more housing and retail opportunities to existing and new residents with the City of Fullerton, specifically focused on student housing based on proximity to the CSU Fullerton campus and the property's location in the Education Focus Area of The Fullerton Plan. The plan will produce a live/work/play environment in the eastern part of the City, offering new housing adjacent to an existing mixed-use student housing development (University House). The Specific Plan will further establish and enhance the existing mixed-use character of the surrounding community by attracting new businesses and residents to the area.

### 1.3.2 Project Objectives

HUB Fullerton Specific Plan has been prepared within the framework of a detailed design program. Issues such as high design standards and engineering feasibility have been evaluated in developing the design program. This process has resulted in a set of specific project planning objectives, outlined below:

1. Improve the character of the area by introducing more vibrant and high-quality development;
2. Provide housing opportunities for students attending nearby universities and colleges;
3. Replace aging office business with mixed-use development;
4. Build a neighborhood that implements the City's vision as expressed in The Fullerton Plan;
5. Replace outdated, energy inefficient buildings with new construction that meets current energy standards; and
6. Provide parking located discreetly, wrapped within residential structures.

## 1.4 LEGAL CONTEXT

### 1.4.1 Authority and Requirements

A "Specific Plan" is a planning and regulatory tool made available to local governments by the State of California. Specific plans implement a city's General Plan through the development of policies, programs, and regulations that provide an intermediate level of detail between General Plans and individual development projects. State law stipulates that specific plans can only be adopted or amended if they are consistent with a city's adopted General Plan.

HUB Fullerton Specific Plan implements the goals and policies of the General Plan as amended, serves as an extension of the General Plan, and can be used as both a policy and a regulatory document. The purpose of this Specific Plan is to implement the vision by providing a land use program, development standards, and design guidelines to direct future development within the Specific Plan area.

The authority to prepare and adopt a Specific Plan and the requirements for its contents are set forth in California Government Code Sections 65450 through 65457. Section 65451 states:

*A Specific Plan shall include a text and a diagram or diagrams which specify all of the following in detail:*

- *The distribution, location and intent of the uses, including open space, within the area covered by the plan.*
- *The proposed distribution, location, and extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities proposed to be located within the area covered by the plan and needed to support the land uses described by the plan.*

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- *Standards and criteria by which the development will proceed, and standards for the conservation, development, and utilization of natural resources, where applicable.*
- *A program of implementation measures including programs, public works projects, and financing measures.*
- *The Specific Plan shall include a statement of the relationship of the Specific Plan to the General Plan.*

The local authority to prepare and adopt a Specific Plan and the requirements for its contents are set forth in the City of Fullerton Municipal Code, Section 15.21.040. Once adopted, provisions of a Specific Plan shall supersede and control over any conflicting provisions of the Municipal Code.

### 1.4.2 Relationship to the General Plan and Zoning Code

- **General Plan.** A consistency analysis of the goals and policies with the general plan can be found in Appendix A.

Together with the Specific Plan, the City of Fullerton has the discretion to approve the necessary amendments to the existing General Plan to provide for the land uses, goals and policies described in this Specific Plan. In situations where policies or standards relating to a particular subject have not been provided in this Specific Plan, the policies in the General Plan will continue to apply.

- **Zoning Ordinance.** The Fullerton Zoning Code (the Zoning Ordinance) provides a citywide framework of regulations that addresses topics such as permitted uses, development standards, parking and landscaping regulations, permit procedures, and sign regulations.

This Specific Plan includes the development standards that will apply to the Specific Plan area. In situations where policies or standards relating to a particular subject are silent in this Specific Plan, the existing regulations of the Zoning Ordinance will continue to apply. In the event that any provision in this Specific Plan conflicts with Zoning Ordinance, the provisions set forth within the Specific Plan shall prevail.

The approval of the Specific Plan would include an amendment to both the General Plan and Zoning designations for the site to allow the development of 420 multifamily units and approximately 12,500 square feet of commercial uses. To accomplish this, a Zoning Amendment and General Plan Amendment will be required:

- **General Plan Amendment.** The Fullerton Plan identifies the site as Office Professional. A General Plan Amendment would change the General Plan land use designation from Office to High Density Residential to allow for both the proposed residential uses and neighborhood serving commercial.
- **Zoning Amendment.** The project site is zoned Office Professional (O-P). A proposed zoning amendment would amend the zoning designation on the project site to “Specific Plan District (SPD).” Adoption of the Specific Plan would implement that designation.

### 1.4.3 Consistency with the General Plan (The Fullerton Plan)

The Specific Plan must be consistent with The Fullerton Plan. A detailed discussion of the Specific Plan’s consistency with The Fullerton Plan, as amended by the project’s General Plan Amendment, is provided in Appendix A of this Specific Plan. Subsequently, all future development plans on the property must be consistent with the Specific Plan. Projects that are found to be



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consistent with Specific Plan will be deemed consistent with The Fullerton Plan.

The Fullerton Plan is divided into four sections: The Fullerton Built Environment, The Fullerton Economy, The Fullerton Community, and the Fullerton Natural Environment. An analysis of the HUB Fullerton Draft Specific Plan shows that it is consistent with The Fullerton Plan and helps the City achieve many of its stated goals and policies. The project site is located within The Fullerton Plan Vision's focus area.

### 1.5 PLAN ORGANIZATION

#### **Section 1 – Introduction**

This section explains the purpose of the Specific Plan; local and regional context and setting; background; planning process and entitlements; guiding principles; authority to prepare; relationship to existing plans and policies; and organization of the Specific Plan.

#### **Section 2 – Development Plan and Development Regulations**

This section explains the conceptual land use plan for the Specific Plan, identifies land use policies, and defines the land use designations unique to the Specific Plan. The circulation components of the plan will also be described.

This section also explains the development standards for the land use designations established in the Development Plan, including the standards for residential, commercial, recreation, parking, and signage.

#### **Section 3 – Design Guidelines**

This section explains design concepts and establishes design guidelines for development in the Specific Plan area.

#### **Section 4 – Infrastructure and Services**

This section explains the infrastructure requirements for the project, including drainage, water and sewer, and grading. Public services plans are also described.

#### **Section 5 –Implementation**

This section discusses the development review procedures by the City of Fullerton and other relevant permitting agencies, applicable to the Specific Plan area. Implementation of the proposed land uses, including Specific Plan adoption, subsequent approvals and plans, and phasing are outlined in this chapter. Additionally, financing sources and maintenance responsibilities are identified.

## 2 DEVELOPMENT PLAN AND LAND USE

### REGULATIONS

This section explains the conceptual land use plan for the Specific Plan area; identifies land use policies and defines the land use designations unique to the Specific Plan. The circulation components of the plan will also be described. This section also explains the development standards for the land use designations established in the Development Plan, including the standards for residential and commercial uses

## SECTION 2: DEVELOPMENT PLAN AND LAND USE REGULATIONS

This section explains the conceptual land use plan for the Specific Plan area and defines the land use designations unique to the Specific Plan. The circulation components of the plan will also be described. This section also explains the development standards for the land use designations established in the Development Plan, including the standards for residential, commercial, recreation, parking and signage. These regulations will be used to control development of the site.

### 2.1 LAND USE PLAN

The HUB Fullerton Specific Plan aims to replace the existing ageing office commercial center with a new mixed-use development, allowing for more housing options and a high-quality development in the eastern portion of the City. Components of the mixed-use development include retail, dining, housing, amenities and open space.

The development plan intent is for 420 residential units, , up to 12,500 square feet of ground floor commercial retail space and a 6-level parking structure in the eastern portion of the development footprint. The site plan, shown in **Figure 2-1, Site Plan**, provides the overall vision and guidance for the development of the site.

Table 2-1 Land Use-Mixed Use					
Land Use	Acreage	Total Units	Commercial (Sq. Ft.)	Floor Area Ratio (FAR)	Density (du/ac)
Mixed-Use	3.55	420	12,500	3.66	118.3

Any elements related to development standards for the project not addressed in the Specific Plan would refer to the relevant provision in the Fullerton Municipal Code.

### 2.2 LAND USE CATEGORIES

To implement the stated concepts and goals of this Specific Plan, land uses have been grouped into two land use categories:

**Multifamily Residential.** The project will accommodate up to 420 multifamily residential units oriented towards student housing. The breakdown of units ranges from studio units to 4 bedroom units. The apartment component of the plan includes a variety of common open space amenities. Amenities may include but are not limited to a fitness room, yoga, spa, outdoor lounge, pool, and hot tub on the rooftop as well as a bike storage room.

**Commercial:** The retail commercial is proposed up to 12,500 square feet of commercial land uses in a mixed-use setting (12,438 square feet is provided in the site development plan being processed concurrently with the Specific Plan). Uses will primarily center on small-scale retail and services meant to serve the daily convenience needs of the project's residents and nearby existing residential uses. This could include but is not limited to restaurant with outdoor dining, coffee shop and bakery, convenience store, neighborhood grocery and professional services (e.g., bank, financial brokerage).

#### 2.2.1 Multifamily Residential

The 420 multifamily units are intended to be student-oriented and would be spread across six floors of the building. Based on site plan processed concurrently with the Specific Plan, the ground/mezzanine floor would include 46 2-level townhouse style units, with a 75 units per floor on the second, third, fourth, fifth, and sixth floors. The final configuration of units within the building may change during final

## SECTION 2: DEVELOPMENT PLAN AND LAND USE REGULATIONS

design. Amenities may include but are not limited to shared open space in a paseo, swimming pool/spa, rooftop lounge, and amenities such as an on-site gym, yoga room, spa room. The project may include balconies and/or patios for some units.

Table 2-2 Residential Use			
Unit Type		Total Units	Total Beds
Micro	--	10	10
Studio	--	20	20
Townhouse	1-Bedroom	1	1
	2-Bedroom	3	6
	3-bedroom	15	45
	4-bedroom	26	104
Residential Units	2-Bedroom	100	200
	3-Bedroom	5	15
	4-Bedroom	70	280
	1+1	55	110
	2+2	115	460
Total		420	1,251
Note: unit mix may be adjusted as part of final design.			

### 2.2.2 Commercial Uses

The proposed 12,500 square feet of retail commercial uses are permitted within the Specific Plan area as shown in **Table 2-1, Land Use**. This retail commercial use shall be designed in a vertical mixed-use configuration and facing an arterial roadway. The commercial

uses are limited to the southwestern-most corner of the building, with commercial frontage facing both East Chapman Avenue and North Commonwealth Avenue. Accessory residential facilities, including the leasing office, are not counted toward the 12,500 square feet allocation.

### 2.2.3 Recreation and Amenities

As noted in the Development Standards in this section of the Specific Plan, a minimum of 20% of the lot must be allocated to common and private open space. Common open space may be indoor or outdoor. Private open space may contain balconies and ground level patios.

In addition to common open space requirements, an average private open space of 50 square feet per unit is required in total. Where provided as balconies or patios, this private open space must have a minimum depth of six feet. The private open space allocation may be combined all or in part to increase the common open space areas.



## SECTION 2: DEVELOPMENT PLAN AND LAND USE REGULATIONS

**FIGURE 2-1 Site Plan**





## SECTION 2: DEVELOPMENT PLAN AND LAND USE REGULATIONS

### 2.3 CIRCULATION PLAN

#### 2.3.1 Regional Circulation

Local access to the Specific Plan area includes East Chapman Avenue, and North Commonwealth Avenue. Regional Access is provided via State Route 91 2.00-miles south and State Route 57, which borders the eastern property line. Four OCTA bus routes (26,57,123,153) serve the Specific Plan area and have stops on North Commonwealth Avenue, east Chapman Avenue, south State College Boulevard and Placentia Avenue. The Fullerton Amtrak/MetroLink Station is located 2.5 mile west of the project and provides regional rail connections to greater Los Angeles and Orange County.

#### 2.3.2 Arterials

**East Chapman Avenue** is designated as major arterial highway in The Fullerton Plan and is an east/west roadway. It is a 5-lane roadway with a median between State College Boulevard and the SR-57 southbound on-ramps, with three westbound lanes and two eastbound lanes. The speed limit ranges from 35 mph to 45 mph. East Chapman Avenue runs adjacent to the southern border of the Specific Plan area.

**North Commonwealth Avenue** is designated as a major arterial highway in The Fullerton Plan and is north/south roadway. It is a 4-lane roadway with a landscaped median. The speed limit ranges from 35 mph to 45 mph. East Commonwealth Avenue runs adjacent to the western border of the Specific Plan area.

#### 2.3.3 Site Access

Project's access would be supplied at two main existing driveways. The first driveway is off East Chapman Avenue. The second driveway is off North Commonwealth Avenue.

The driveway access and drive aisle entrance on East Chapman Avenue provides access to a 6-level parking structure serving the residential and retail uses. A portion of the parking stalls on the first level are allocated for parking for the retail commercial uses.

The primary entrance for residents would be provided via East Chapman Avenue. This entrance would provide guest parking and Americans with Disabilities Act (ADA) accessible stalls outside the gate. This entry would serve as the primary entry/exit point for residents of the building. Access into the site from East Chapman Avenue will include a west-bound right-in and east-bound left in from a separated turning lane. Access out is restricted to right out only, heading west on East Chapman Avenue.

The driveway taking access from North Commonwealth will be limited to authorized vehicles only: commercial deliveries, waste pickup, and emergency vehicles.

#### 2.3.4 Non-Vehicular Circulation and Transit

The project is located adjacent to an existing Class II (on-street) bike lane along North Commonwealth Avenue. The project is also located adjacent to a proposed Class III Bike Route along East Chapman Avenue. The Project may include a ride-share drop-off/food delivery pick-up/drop-off site along the East Chapman Avenue frontage. A bike storage for residents will be included on-site.

Public transit service in the project vicinity is provided by the Orange County Transportation Authority (OCTA). OCTA bus stops are

## SECTION 2: DEVELOPMENT PLAN AND LAND USE REGULATIONS

currently located on N Commonwealth Avenue. OCTA bus routes (26, 57, 123, 153) serve the specific plan and are described below:

**OCTA Route 26** provides service connecting Fullerton to Yorba Linda via Commonwealth Avenue/Yorba Avenue. There are currently 2 stops within the vicinity of the project on the corners of East Chapman/North Commonwealth and East Chapman/East Commonwealth. One stop is directly adjacent to the project site while the other is approximately 0.2 miles away.

**OCTA Route 57** runs from Brea to Newport Beach via State College Blvd/Bristol Street. There are currently 2 stops within the vicinity of the project on State College-Blvd north and south of East Chapman Avenue. These stops are approximately 0.35 and 0.5 miles away from the project site.

**OCTA Route 123** provides public service from Anaheim to Huntington Beach via Malvern Ave/ Valley View /Bolsa Chica. Currently there are 2 stops within the vicinity of the project on State College-Blvd and on E Chapman The stops are approximately 0.3 and 0.5 miles away from the project.

**OCTA Route 153** runs from Brea to Anaheim via Placentia Avenue. Currently there are 2 stops within the vicinity of the project on the corners of north Placentia and west Chapman. These stops are approximately 0.15 and 0.30 miles away from project site.

### 2.3.5 Parking

Parking for the project is provided in a 6-level, on-site parking structure in the northeast corner of the project area. A portion of the parking stalls on the first level of the building will be reserved for the retail uses. Residential spaces will be physically separated from the commercial spaces through a gate or similar mechanism.

On street parking is currently not provided on the streets adjacent to the project site. Parking Standards shall be defined as outlined in **Section 2.6, Parking**, below.

## 2.4 GENERAL PROVISIONS

The California Government Code (Title 7, Division 1, Chapter 3, Article 8, Sections 65450 et seq.) grants authority to cities to utilize Specific Plans for purposes of implementing the goals and policies of the City's General Plan.

This Specific Plan establishes a set of regulations, standards, guidelines, and processes for the proposed development and shall constitute the zoning for development within the Specific Plan area.

This section has been prepared in accordance with California Government Code Section 65450, et seq. and the City of Fullerton Zoning Ordinance (Title 15 of the Municipal Code). Regulations are proposed for residential and commercial uses. Application of these regulations is specifically intended to provide the most appropriate use of the land, create a harmonious relationship among land uses and protect the health, safety and welfare of the community. The following General Development Standards apply to all uses within the Specific Plan area.

### 2.4.1 Determination of Unlisted Uses/Interpretation

Any land use proposal not specifically covered by the provisions contained herein shall be subject to determination by the Community and Economic Development Director, with appeals to the Planning Commission.

When used in this document, the words "shall," "will," "must" "is to," and "are to" are always mandatory. "Should" is not mandatory but is strongly recommended; and "may" is permissive. The singular

## SECTION 2: DEVELOPMENT PLAN AND LAND USE REGULATIONS

number includes the plural number, and the plural the singular, unless the natural construction of the word indicates otherwise. The words “include,” “includes,” and “including” mean “including but not limited to”.

### 2.4.2 Definitions

Unless otherwise specified in this section, terms used in this document shall have the same definitions provided in the City of Fullerton Municipal Code Title 15.04.040, “Interpretation and Definitions.” For use in this Specific Plan the following definitions apply:

- **BMPs (or Best Management Practices):** Shall mean structural or engineered devices and systems used to treat stormwater runoff before it is discharged into a drainage system.
- **CEQA/California Environmental Quality Act:** Shall mean the California statute passed in 1970 to institute a statewide policy of environmental protection.
- **Common Open Space:** Open areas or amenities shared by residents of the project or publicly accessible, including internal or exterior amenities such as pool/spa areas, fitness rooms, rooftop decks, paseos, gathering spaces.
- **Floor Area:** The total floor area included within the outer walls of a building. Parking structures, patios, terraces, decks, outdoor dining areas, balconies, exterior amenity spaces, and other exterior areas shall not be included in floor area to be used in the calculation of Floor Area Ratio (FAR).
- **Student-oriented:** Shall mean housing designed for and marketed to residents in higher education. Housing is not required to be leased by students.

### 2.4.3 Use of Design Guidelines

Residential and commercial development shall be designed and built in substantial conformance with the Design Guidelines contained in this document (Refer to **Section 4, Design Guidelines**).

### 2.4.4 Subsequent Building Modification

Subsequent building modification, including additions and/or projections into setback areas permitted by the Specific Plan (subject to approval of standard City permits), shall match the architectural style of the primary structure and shall be constructed of the same materials and colors as the primary structure and/or in context with the overall Design Guidelines.

### 2.4.5 Projections into Required Yards

Projections into required setbacks are permitted for balconies, porches, and stoops, subject to site plan review.

### 2.4.6 Height

- Building height shall be measured from the adjacent finished grade to the roof parapet for residential structures. Rooflines must be appropriate to the architectural style.
- Architectural features such as, but not limited to, weathervanes, stair towers, elevator towers, mechanical equipment screening, clock towers, etc. appropriate to the architectural style of the structure may extend in height above the stated Building Height of the Primary Structure, subject to site plan review.

## 2.5 RESIDENTIAL USES

The development standards and product types included herein are intended to establish the minimum design parameters. The

## SECTION 2: DEVELOPMENT PLAN AND LAND USE REGULATIONS

residential product type assumed within the project is a multi-family residential use oriented towards student housing.

Multi-Family flats are attached multi-family homes with entries from common open space at the ground level or internal corridors for upper floors. Automobile access is via a private drive with ingress/egress from Chapman Avenue. Resident and guest parking spaces are provided in an on-site parking structure. The Residential category includes multi-family flats in a mixed-use setting.

These development standards should be used in conjunction with **Chapter 4, *Design Guidelines***, which describe and illustrate building designs, concepts, and features that will promote the high-quality development that is envisioned for the Specific Plan area.

### 2.5.1 Permitted Uses

- Multi-family residences (rental or ownership). Allowable building types include multi-family flat housing types as defined above;
- Additional buildings and uses; barbeque area, bicycle maintenance areas, business centers, swimming facilities, recreation rooms, and other amenities generally associated with a rental community for use by project residents.
- Management offices; and
- Parking areas and structures in conjunction with a multi-family residential use.

### 2.5.2 Development Standards

The development standards outlined in **Table 2-3, *Development Standards***, apply to residential uses within the Specific Plan area. Where development standards are not described, the standards as

described in the Fullerton Municipal Code shall apply. Standards stated are minimums unless otherwise indicated.

## 2.6 COMMERCIAL USES

The retail commercial land use provides locations for businesses that meet the day-to-day shopping and service needs of the residential use both within the project and for surrounding uses. Uses provide an array of small-scale, local serving retail and service commercial uses, such as cleaners, food services etc.

Locational Criteria: Commercial uses shall be limited to ground floor locations facing a Primary Arterial (East Chapman Avenue or North Commonwealth Avenue).

Interim Uses: Interim uses of commercial spaces which may include uses ancillary to the project's residential units, including but not limited to a bicycle maintenance facility, business center, leasing office, fitness room, and meeting rooms.

### 2.6.1 Permitted Uses

- Eating Establishments - a commercial establishment whose primary use is sale and service of meals on-site to guests, such as Cafes, Carry Out Food, Restaurants and Specialty Food;
- Food and Beverage Stores, including alcohol sales (uses with alcohol sales require an Administrative Restaurant Use Permit (ARUP) per the requirements in the Fullerton Municipal Code;
- Food and Beverage Stores (not including alcohol sales), including Bakeries, Confectionery Stores, Convenience Stores and Small Scale Grocery;

## SECTION 2: DEVELOPMENT PLAN AND LAND USE REGULATIONS

- Personal Services- an establishment primarily engaged in providing a direct service for individuals, such as Barber/Beauty shop, Dry Cleaning and Laundry Services, Locksmith, Pet Grooming, Photographic Studios, Picture Framing, Shoe Repair and Tailors/Dress Makers;
- Office spaces;
- Retail Commercial uses, limited to local serving commercial uses;
- School, trade/vocational school per the definition in the Fullerton Municipal Code;
- Tutoring Center; and
- Other similar uses deemed compatible by the Community and Economic Development Director and permitted in the G-C zoning district.

### 2.6.2 Uses Subject to a Conditional Use Permit

- Food and Beverage Stores with alcohol sales and live entertainment are subject to normal licensing requirements and requirements of the Fullerton Municipal Code.
- Licensed child care centers pursuant to the requirements of the Fullerton Municipal Code.

### 2.6.3 Development Standards

The development standards outlined in **Table 2-3, Development Standards**, apply to all buildings/uses, including parking structures (as applicable), within the Specific Plan area. Where development standards are not described, the standards as described in the Fullerton Municipal Code shall apply. Standards stated are minimums unless otherwise indicated.

Table 2-3 Development Standards	
Item	Standard
Floor Area Ratio (maximum) across site, excluding parking structure	3.66*
Floor Area Ratio (Non-residential uses only)	0.65
Density (maximum)	120 du/ac
Arterial Street Setback (North Commonwealth)	12'
Arterial Street Setback (East Chapman)	12'
Side Setback (Orange Freeway)	8'
Rear Setback	
Parking Garage	10'
Building	28'
Building Height (Stories - max)	
Mixed Use Structure	80'
Parking Structure	6 Levels**
Retail Space floor height (min)	14'
Open Space	
Total Open Space	20% of total lot area
*Density and Floor Area Ratio may be averaged across the entire Specific Plan area	
** When wrapped by a residential or mixed-use building.	



## SECTION 2: DEVELOPMENT PLAN AND LAND USE REGULATIONS

### 2.7 PARKING

Parking within the Specific Plan area shall conform to the parking ratios shown in **Table 2-4, *Parking Standards*** (inclusive of guest parking).

Table 2-4 Parking Standards	
Commercial	3 spaces/1,000 sq footage
Residential	0.64 spaces/unit
Residential Guest	0.13 spaces/unit

In addition to the ratios shown, the following criteria are required:

- a. Electric Vehicle (EV) charging stations shall be governed by current Building Code requirements at the time of permit issuance. EV spaces shall count towards required parking.
- b. Accessible parking and loading requirements shall be governed by current Building Code requirements at the time of permit issuance. Accessible spaces shall count towards required parking.
- c. Bicycle parking shall be governed by current Building Code requirements at the time of permit issuance.
- d. Parking stall dimensions shall be as follows:
  - Standard automobile stalls: 9' x 18'
  - Compact stalls: 8' x 16' (up to 30% of required spaces)

### 2.8 SIGNAGE

Signage within the Specific Plan area shall conform to the requirements of the Fullerton Municipal Code Chapter 15.49. A Sign Program specific to the HUB Fullerton project will be created.

# 3

## URBAN DESIGN

This section explains the design concepts as well as establishes design guidelines for development in the Specific Plan Area.

## SECTION 3: DESIGN GUIDELINES

This chapter consists of the architectural and landscape design guidelines for the Hub Fullerton Specific Plan. These components, when applied, will assure that the Specific Plan area develops into a mixed-use development with consistent design components. The design elements herein should be used in conjunction with the development standards described in the project's Development Regulations (**Section 2**).

The quintessence of quality design incorporates both innovation and flexibility. These design features are intended to foster these ideals and promote innovative design solutions.

When used in this document, the words “shall,” “will,” “must” “is to,” and “are to” are always mandatory. “Should” is not mandatory but is strongly recommended; and “may” is permissive. The singular number includes the plural number, and the plural the singular, unless the natural construction of the word indicates otherwise. The words “include,” “includes,” and “including” mean “including but not limited to”.

### 3.1 ARCHITECTURE

The intent of the architectural guidelines is to provide a basis for overall design cohesiveness, and to ensure a standard of architecture that reflects a pleasing style, quality materials and professional workmanship. **Figures 3-2 through 3-4, *Conceptual Building Elevations***, provide an illustration of the elevation treatments for residential buildings and commercial frontages. Final elevations and design elements may change during final design.

**Figure 3-1, *Conceptual Building Renderings***, emphasizes the ground floor commercial component of the project along Chapman Avenue and Commonwealth Avenue, along with the primary building entrance and village paseo. The open space in the building renderings

show access to the neighboring community. The commercial businesses shown in the renderings are subject to change when businesses establish their space. Also, locations may change up until building permit issuance.

#### 3.1.1 Architecture Design Inspiration

The client and design team set the goal of bringing a unique and dynamic product to the student housing market in Fullerton, California. The HUB provides a high amenity development, with specific attention to user interaction with the project and location specific branding and amenities. The design incorporates the reserved, down to earth, and humble mentality of students in the design. The materiality includes natural tones and materials and textures. The challenging 862-foot-long narrow site led the team to create two aesthetics to break up the building. The building shifts to a more pedestrian residential aesthetic where townhomes land at grade on the eastern building. The western building creates a more playful expression thru varied use of toned-down neutral colors and a more public and commercial sense of place at grade. The paseo creates a dynamic outdoor space for seating, activities, and public art for both the community and residents. To further break down the scale of the length of the building, the façade creates a series of smaller volumes to create more relief from the street. These smaller volumes relate back to the demographic of the students as they tend towards smaller groups. The building becomes a series of masses with distinguishable characteristics within each group, both interior and exterior.

## SECTION 3: DESIGN GUIDELINES

**Figure 3-1 Conceptual Building Renderings**





Figure 3-2 North and South Elevation



Figure 3-3 Enlarged South Elevations





Figure 3-4 East and West Elevations



## SECTION 3: DESIGN GUIDELINES

### 3.1.2 Mass and Form

The street is often described as an outdoor room with its walls defined by the façades of its buildings. How building massing is distributed on a site usually has the greatest impact on a project's overall appearance.

- Buildings shall be no higher than six stories and a mezzanine and may partially wrap around a parking structure.
- The building façade shall undulate along the front façade (East Chapman Avenue) to break up the overall building into smaller segments.
- Flat roofs shall provide parapets or other architecturally integrated methods to screen roof top equipment. The design and color shall be integral with the appearance of the building.
- Orient buildings around courtyards.

### 3.1.3 Façade Articulation

Articulation is the portions of a building façade that is differentiated from a building envelope by elements that project or are recessed from the primary façade.

- Façade articulation should incorporate multiple changes in plane to create movement on the north and south facades.
- Façades for commercial uses should provide a clear delineation of the commercial frontage, with changes in color, materials, and window/door and entry treatments.
- The building should have a clearly defined first floor element where commercial uses are proposed to vertically break up the façade and accentuate ground floor commercial uses.



### 3.1.4 Colors and Materials

A variety of high-quality, durable colors must be provided to create exciting and attractive building designs and avoid monotony.

- Building materials will complement a building's architectural style and convey a sense of permanence. Materials are to be authentic, applied with consistency and durable. Material changes at outside corners will be avoided, as shall any appearing as glued on. Facade elements constructed of foam or foam molding are prohibited.
- Exterior colors and materials should be used to define building form, details, and massing.
- Factory-finished metal panels (heavy gauge only), fiber cement panels, plaster, precast concrete and tile finishes are preferred but not limited to.



### SECTION 3: DESIGN GUIDELINES



- Alternatives to stucco are preferred. When stucco is used, seams shall be incorporated to create visual interest and the aggregate mix of the stucco shall be no less than 20/30 with a sand float finish or smooth steel-trowel finish.
- The finish, texture, and color of materials, including windows, shall be compatible with the overall architectural theme.
- Windows are to be of high quality and afford shadow line and depth. This may be achieved through inset windows with an integral frame or recessing the window into the exterior wall. Windows installed flush with the exterior building material are prohibited. Window color shall be compatible with architectural style. If vinyl windows meeting the aforementioned criteria are desired, they shall not be white.
- Materials and colors used on the front facade shall be wrapped along the side facade to an appropriate transition point several feet beyond the front elevation to avoid the appearance of false facades. Bright accent colors may be used for contrast, subject to review and approval by the Community and Economic Development Director. Materials may include metal awnings,

fiber cement panels, and aluminum storefront windows for retail uses.

- Decorative elements shall be used to break up the plane of the facade and create visual interest. Encouraged decorative elements include murals, metal awnings and other similar elements appropriate for the architectural style of the building.
- Building details such as flashing, pipes, and metal vents may be used as an enhancement with complementary colors/materials or painted to match the building or roof surface.
- Low and no volatile organic compound (VOC) paint and finishes are required.



## SECTION 3: DESIGN GUIDELINES

### 3.1.5 Safety Through Design

- On-site lighting must be sufficient for sidewalk and internal driveway illumination. Pedestrian scale lighting fixtures are encouraged.
- Security cameras should be installed in low visibility areas.
- Open spaces, plazas, circulation corridors and individual living unit entries should be designed to be as visible from as many dwelling units as possible. Site entries should be visible from a street or driveway.
- The management and/or rental offices, recreation rooms, and recreational amenities should be located in a central, visible location and close to heavily used areas.
- Windows and entries should be placed to maximize surveillance. Sight lines from dwelling units to parking areas should be provided and maintained.
- Use natural surveillance (i.e. “eyes on the street”) to maximize the visibility of people, parking, and building entrances.

## 3.2 LANDSCAPE ARCHITECTURE

### 3.2.1 Conceptual Landscape Plan

Landscape treatments around buildings will be designed to help accentuate the ground floor uses and provide a buffer between the residential units and common walkways. The ground plane will be landscaped with a mix of shrubs and ground cover plants to create a layered appearance. Recreation areas will include a variety of shrub and grass plantings to provide a softening effect and introduce color.

A Conceptual Landscape Plan for the Specific Plan area depicting the proposed on-site landscaping is illustrated on **Figure 3-5, *Landscape Master Plan***. Existing street palm trees are proposed to remain (except where removed to accommodate the pull out area on East Chapman Avenue). Shrubs and groundcovers will be selected concurrent with final designs for individual projects within the Specific Plan area and should be substantially consistent with the plant material specified in this Specific Plan. These are illustrated in **Figures 3-6 through 3-8** for the different landscaped areas within the project.

- Landscaping shall be provided in all setback areas of the Specific Plan area.
- Streetscapes will incorporate low water use plant materials to minimize irrigation needs. Open space areas not planted with living material should utilize permeable materials such as decomposed granite, mulch and/or rocks/cobble to reduce irrigation demands where possible.
- The community shall be irrigated with reclaimed or recycled water if available.
- The Specific Plan area shall comply with the landscape design measures to reduce water use contained within Section 15.50 of the Municipal Code.
- Planting areas will be irrigated with a high efficiency automatic irrigation system.



Figure 3-5 Landscape Master Plan





Figure 3-6 Streetscape and Modular Wetland Planting Palette





Figure 3-7 Paseo and Building Planting Palette

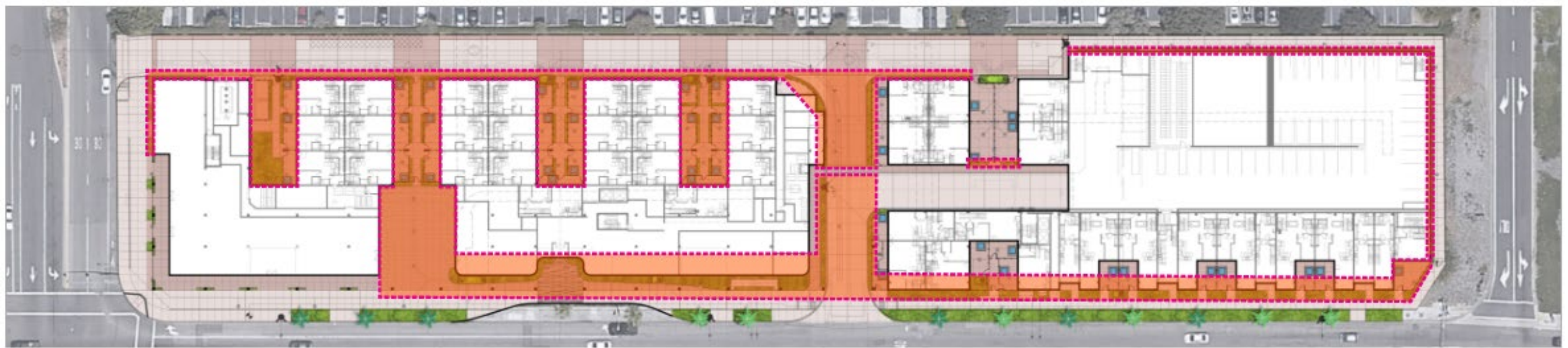




Figure 3-8 Raised Planter Planting Palette





## SECTION 3: DESIGN GUIDELINES

Figure 3-9 Sample Plant Palette



## SECTION 3: DESIGN GUIDELINES

### 3.2.2 On-Site Gathering Spaces

The provision of on-site open spaces such as plazas, courtyards and outdoor dining plazas are integral components of a pedestrian oriented development. These private and publicly accessible spaces provide a finer-grained, more intimate setting that encourages pedestrians to gather and linger, can be designed to complement and enhance the commercial and residential uses.

The Landscape Master Plan illustrates several amenity areas within the plan. **Figure 3-5, *Landscape Master Plan***, identifies these areas.

- Common open space provides opportunities for social interaction, safe areas for gathering and recreation, and reduces the perceived density of the development.
- Gathering and recreational spaces may be exterior, such as the paseo or pool areas, or internal such as fitness or common rooms.
- Residents shall have access to useable open space for recreation and social activities. Open spaces should be conveniently located for the majority of units and may be private to the unit or commonly used private/publicly accessible spaces.

The project design includes several private and semi-public open spaces:

- Roof Deck. One private roof deck is proposed on upper floor for use by residents. This is shown on **Figure 3-10, *Pool Recreation Area***.
- Paseo. One semi-public paseo is proposed on the ground floor for use by the residents and the community. This is shown on **Figure 3-11, *Paseo Area***.

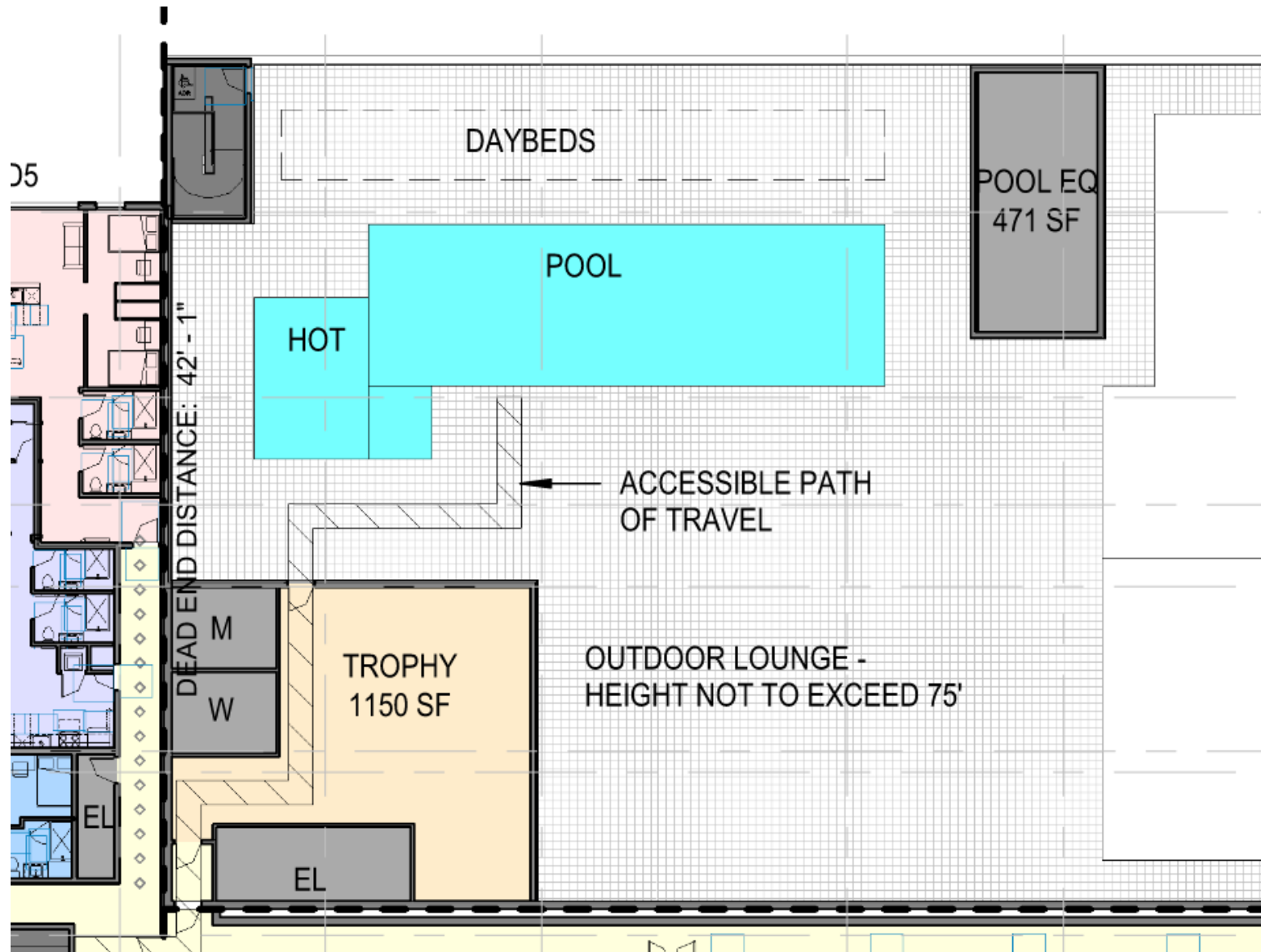
- Common Room. One private common room is proposed on the ground floor for use by the residents.
- Annex Room. One private annex room is proposed on the ground floor for use by the residents. The Annex is a multi-functional destination. The majority of the time it's a space for collaboration, focus or study. During the week, you will find students using the supporting functions and environments they need to get work done, but come the weekend, this space can blossom into social gathering.
- Trophy Room. One private trophy room is proposed on the sixth floor for use by the residents. The Trophy Room is an interstitial space between the elevator lobby and pool deck to provide additional gathering space. Some call it the clubroom, or the pool lounge. It is a place for social interaction - a place where residents go on a Friday night to hang out. It can double as an event space to be rented out by visiting families for events from graduation to sporting events.
- Private Patios. Ground floor residential units have private patio areas which are fully fenced with an entrance gate. Examples of these are shown on **Figure 3-12, *Private Ground Floor Courtyards***.





### SECTION 3: DESIGN GUIDELINES

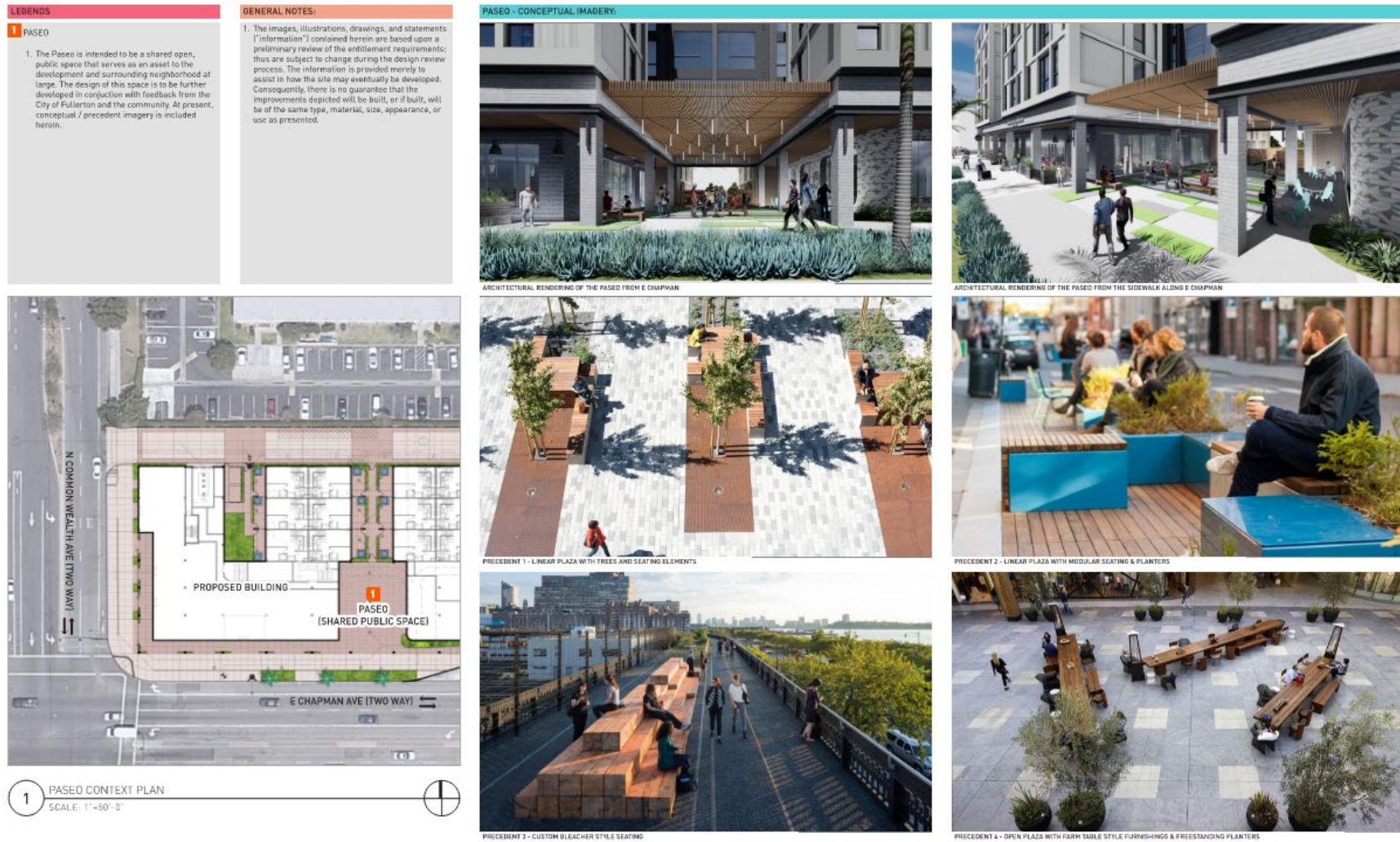
**Figure 3-10: Pool Recreation Area**





## SECTION 3: DESIGN GUIDELINES

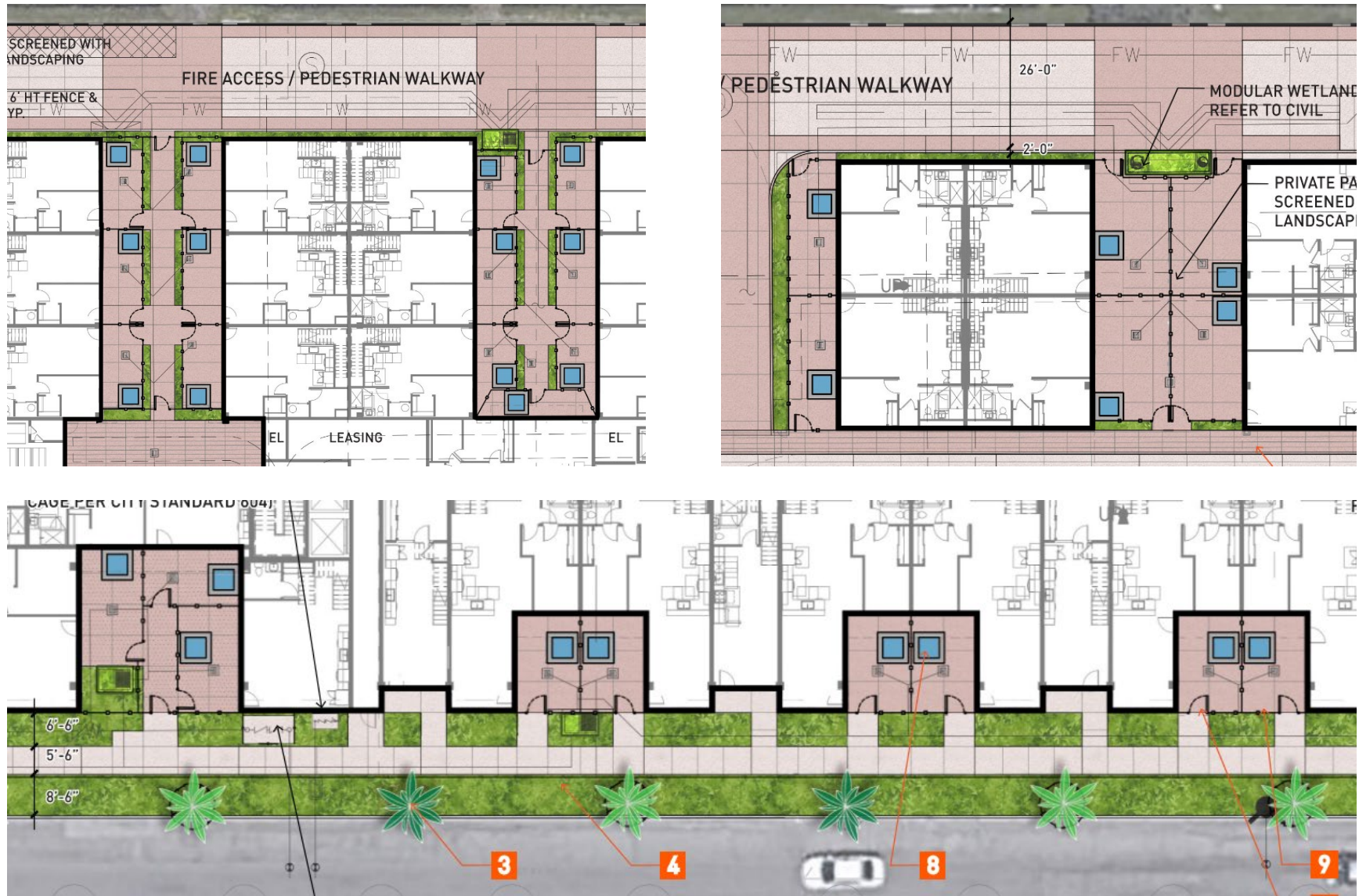
**Figure 3-11: Paseo Area**





## SECTION 3: DESIGN GUIDELINES

**Figure 3-12: Private Ground Floor Courtyards**



## SECTION 3: DESIGN GUIDELINES

### 3.2.3 Utility Placement and Screening

- Utility boxes shall be grouped where possible and placed in landscape setbacks and/or shrub/groundcover areas.
- Above grade utility boxes shall be screened and planted to the extent possible while allowing required access and clearance and providing for adequate sight distance if located near intersections.

### 3.2.4 Parking Structure Screening

- The parking structure shall be partially screened using plant material, either in structure openings not needed for air flow or trailing along the structure façade when visible from the public right-of-way.

## 3.3 WALLS AND FENCES

The project contains both interior and exterior walls and fences located throughout the site. These may include perimeter walls, security fences and gates, private patio screening, and decorative screening at above-ground utilities. The existing perimeter wall between the project and the property to the north is proposed to remain.



*Potential Private Patio Screening Fence Type*



*Rendering of Parking Structure Screening Using Plant Material*

## 4 INFRASTRUCTURE AND SERVICES

This section explains the infrastructure requirements for the project, including water and sewer, drainage, and water quality. Public services plans are also described.

## SECTION 4: INFRASTRUCTURE AND PUBLIC SERVICES

This section explains the infrastructure requirements for the project, including drainage, water and sewer, and grading. Public services plans are also described.

### 4.1 INFRASTRUCTURE PLAN

#### 4.1.1 Water

The City of Fullerton provides water service. Existing water lines are presently available in surrounding streets, including an existing 8-inch water line in the Chapman Avenue right-of-way, and a 10-inch water line in North Commonwealth Avenue.

Proposed water improvements are shown in **Figure 4-1, Water and Wastewater Plan**.

#### 4.1.2 Wastewater

The sanitary sewer service is currently provided to the project site by the City of Fullerton. Sewer treatment is provided by the Orange County Sanitation District treatment plant in Huntington Beach.

Existing 8-inch public sewer mains are located in the North Commonwealth Avenue right-of-way west of the Specific Plan area and 8-inch mains in East Chapman Avenue. A sewer line presently crosses the center of the site in a north/south direction; as part of the project improvements this line will be relocated within a new easement in the driveway on the project's northern edge, connecting to the existing line in North Commonwealth.

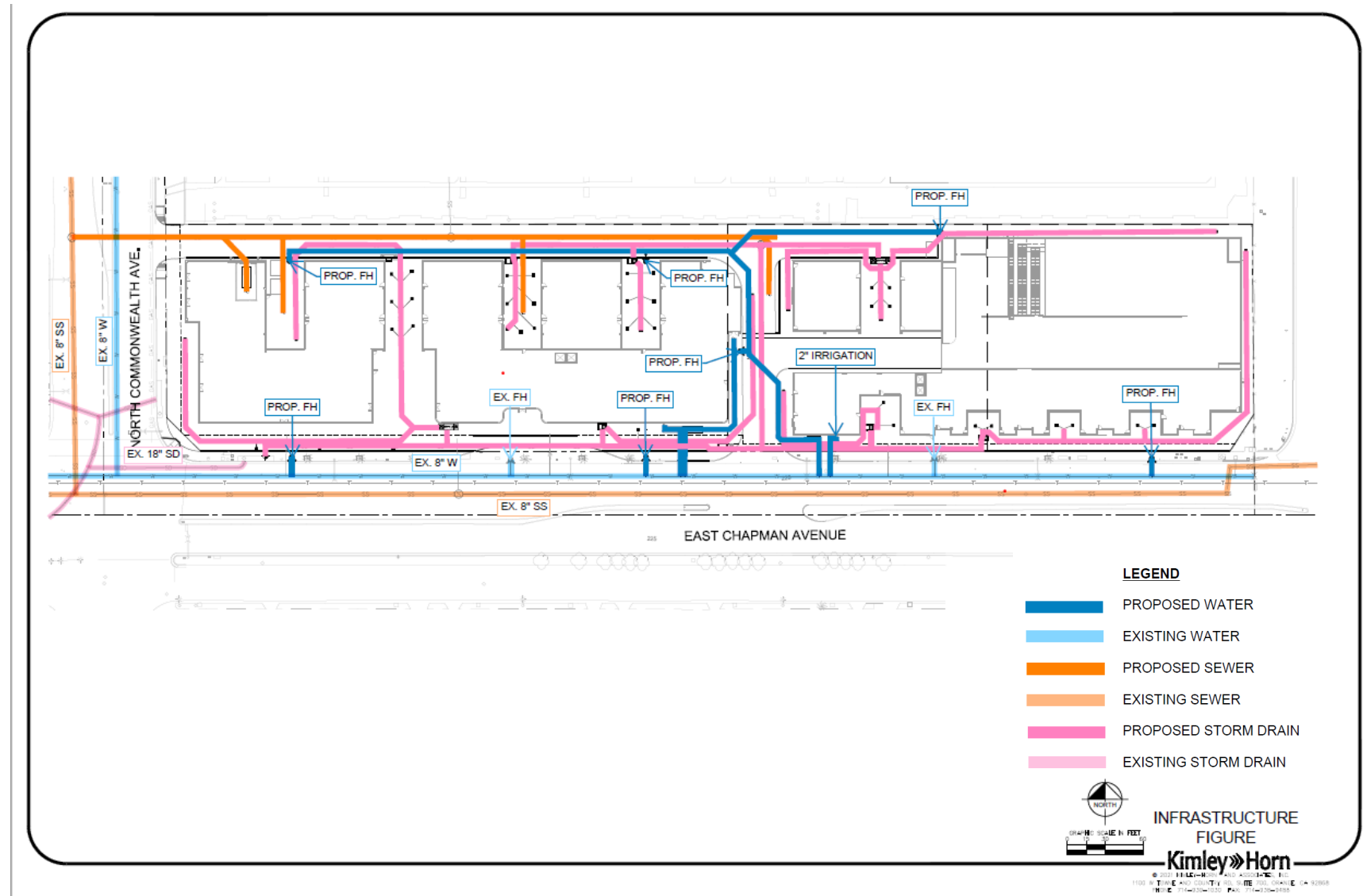
Wastewater generation flows, per the Sewer Capacity Analysis report, are summarized below in **Table 4-1, Wastewater Generation Flows**. Proposed sanitary sewer improvements are shown in **Figure 4-1, Water and Wastewater Plan**.

Table 4-1 Maximum Wastewater Demand			
Use	Net Acres	Generation Rate	Generation (GPD)
Multifamily	3.55 ac	7,516 GPD/AC	66,516.60
Note: Per OCSD standards, the most intensive use is used to calculate demand and thus the small amount of commercial use is not considered in this calculation.			



## SECTION 4: INFRASTRUCTURE AND PUBLIC SERVICES

**Figure 4-1 Water, Sewer Plan, and Storm Drain**



## SECTION 4: INFRASTRUCTURE AND PUBLIC SERVICES

### 4.1.3 Drainage and Water Quality

#### Drainage

Storm drainage and flood control in Fullerton is maintained by the Orange County Flood Control District (OCFCD). The project site is a part of the San Gabriel River/Coyote Creek watershed and is not located within a FEMA 100-year flood zone. Existing and proposed drainage and water quality features are shown in **Figure 4-2, Drainage and Water Quality Plan**.

#### Existing Facilities

The existing runoff condition for the proposed project site sheet flows towards an existing valley gutter system and is conveyed from the north-east corner of the site to the south-west corner of the site, ultimately discharging into existing catch basins located in North Commonwealth and East Chapman.

Runoff continues to two existing 18-inch storm drain lines located at the intersection of North Commonwealth and East Chapman and continues north to Fullerton Creek Channel (OCFCD Facility A03). All runoff is then conveyed westerly to Coyote Creek (OCFCD Facility A01) prior to discharging to the San Gabriel River and the Pacific Ocean to the south.

#### Proposed Facilities

Storm water runoff from the proposed development will be captured and conveyed to several inlets throughout the site based off of the proposed delineated drainage areas. These flows will be diverted to onsite proprietary bioretention BMPs to treat the storm runoff due to various storm pollutants. Runoff will ultimately discharge into the City's public SD system via existing catch basin located in E. Chapman

Ave at the northeast corner of the E. Chapman Ave. and North Commonwealth intersection.

#### Water Quality

Improvement of water quality is an important issue for all development. Local, State and Federal laws include requirements for the treatment of stormwater runoff to reduce pollutants entering the environment.

The project is required to comply with Chapter 12.18, Water Quality Ordinance, of the City's Municipal Code. This section requires the preparation of a Water Quality Management Plan (WQMP).

A Preliminary Water Quality Management Plan has been prepared for the project by Kimley-Horn dated April 2021. The Preliminary WQMP identifies potential pollutant sources associated with the project that may affect the quality of discharge of storm water from the site. The Preliminary WQMP also includes the following selection of Best Management Practices (BMPs) that will be utilized for the project:

Based on the Orange County Public Works Land Records, underlying soils consists primarily of Group "B" soils. Infiltration is not permitted. Thus, proprietary biotreatment facilities have been selected as part of the project's Low Impact Development (LID) BMP requirement to treat storm runoff prior to entering the existing storm drain system.

Proprietary biotreatment units are systems that are manufactured to mimic natural systems such as above ground bioretention basins by incorporating plants, soil, and microbes engineered to provide treatment at higher flow rates or volumes through smaller footprints than their natural counterparts. Incoming flows are typically filtered through a planting media (mulch, compost, soil, plants, microbes, etc.) and either infiltrated or collected by an underdrain and

## SECTION 4: INFRASTRUCTURE AND PUBLIC SERVICES

delivered to the storm water conveyance system. The project has selected Modular Wetlands as their water quality treatment system. Modular Wetlands are a progressively common type of proprietary biotreatment device that are installed at curb level and filled with a proprietary biotreatment type soil. Modular Wetlands are best suited for low to moderate flows. Modular wetlands are highly adaptable solutions that can be used in all types of development and in all types of soils but are especially applicable to dense urban parking lots, street, and roadways.

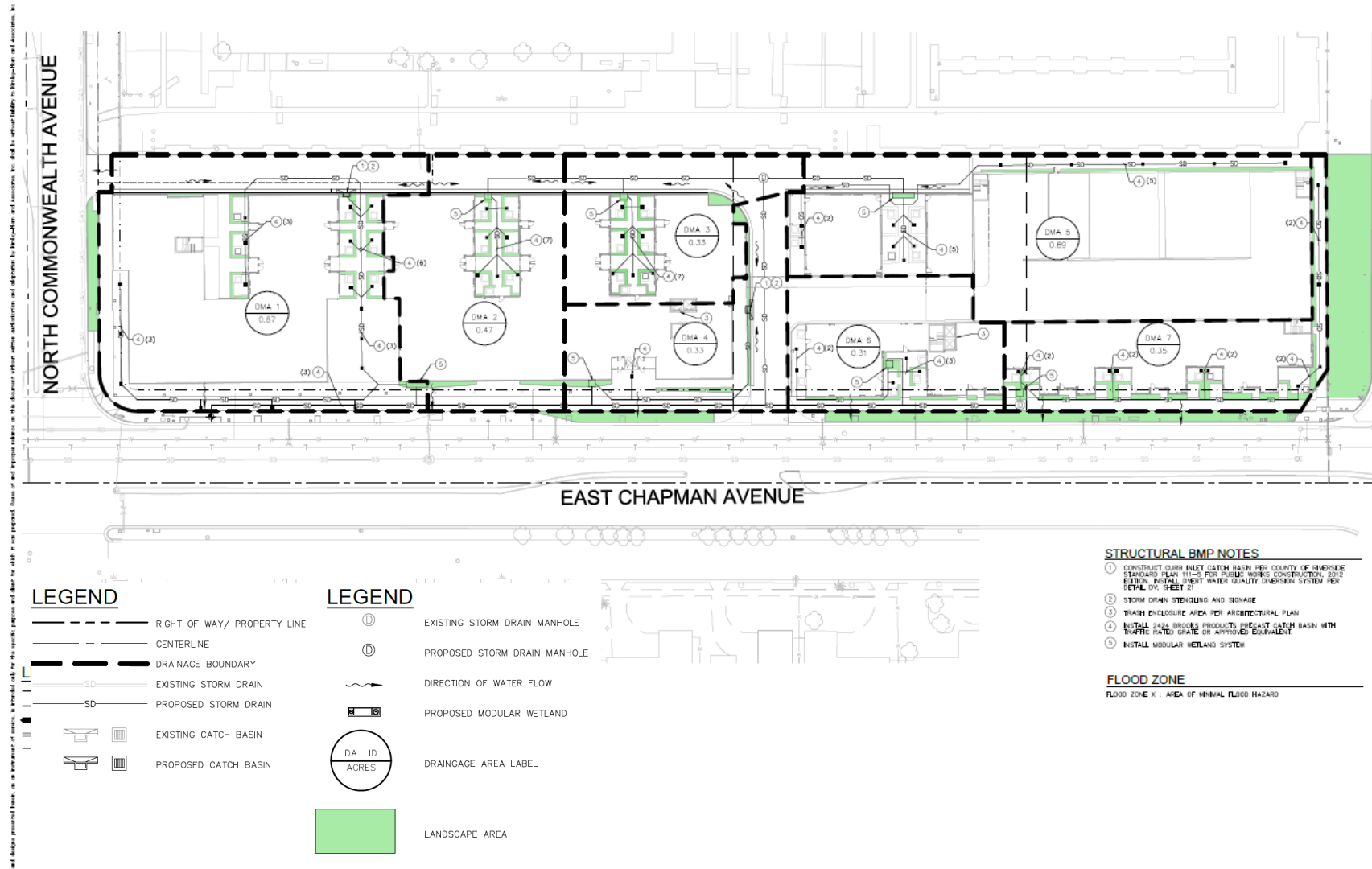
Prior to issuance of any precise grading permits, a final WQMP will be submitted for review and approval to the Public Works Department of the City of Fullerton. The final WQMP will describe the final selection of BMPs for the project site.

In compliance with the Clean Water Act (CWA) and the National Pollutant Discharge Elimination System (NPDES) program, the project site will be required to obtain coverage under the statewide General Permit for Discharges of Storm Water Associated with Construction Activity (Construction General Permit, 2009-0009-DWQ). The General Permit requires that a Storm Water Pollution Prevention Plan (SWPPP) be prepared for the anticipated construction activities. The SWPPP describes the erosion and runoff control measures to be used during and after construction and provides a plan to inspect and maintain these control measures.



## SECTION 4: INFRASTRUCTURE AND PUBLIC SERVICES

**Figure 4-2 Drainage and Water Quality Plan**



## SECTION 4: INFRASTRUCTURE AND PUBLIC SERVICES

### 4.1.4 Utilities

Southern California Edison (SCE) provides electricity to the project site through existing underground power lines on the site along the E. Chapman frontage property line. The existing on-site vaults, lines, and easements would be abandoned and removed as part of the project. New lines would be provided to connect to existing off-site SCE facilities adjacent to the site.

The Southern California Gas Company (SoCalGas) provides natural gas to the project site. Existing gas lines are present in adjacent streets.

Telephone and data services are provided by AT&T and cable television services are provided by Spectrum and AT&T. Service connections for the proposed project would be made from existing utility lines, with new utility lines placed underground.

## 4.2 PUBLIC SERVICES

### 4.2.1 Fire and Police

#### Fire Service

The Fullerton Fire Department provides fire protection and emergency services to the project site. The nearest fire is Station No. 1 (Headquarters) located approximately 2.3 miles west of the project.

#### Police Service

The Fullerton Police Department provides police protection services to the City. The Police Department operates from one station located at 237 W Commonwealth Avenue and is approximately 2.8 miles away from the project site.

### 4.2.2 Solid Waste

Republic Services provide solid waste collections for the City of Fullerton. All proposed development with the Specific Plan will be required to consult with the City regarding the design and location of trash bin enclosures and frequency for collection services.

### 4.2.3 Schools

The project site is located within the boundaries of the Fullerton School District (FSD) and the Fullerton Joint Union High School District (FJUUSD)

- The FSD serves education services for students of the community from Kindergarten to eight grade. Currently there are approximately 13,700 students in a 26 square miles that the FSD serves. There are 15 elementary schools; two kindergarten through eighth grade schools; and 2 junior high schools.
- The FJUUSD provides education services for students of the community from ninth to twelfth grade. The FJUUSD serves a 50-square-mile area that includes the elementary districts of Buena Park, Fullerton, La Habra, and Lowell Joint. Six, four-year comprehensive high schools are operated by the FJUUSD: Buena Park, Fullerton, La Habra, Sonora, Sunny Hills, and Troy. La Vista High School, a continuation high school and La Sierra High School, an alternative high school, also serve FJUUSD students. As of the 2019/2020 school year, there were 13,630 students in the FJUUSD.

## 5 **IMPLEMENTATION AND ADMINISTRATION**

This section discusses the development review procedures of the City and other relevant permitting agencies applicable to the Specific Plan area. Implementation of the proposed land uses, including Specific Plan adoption, subsequent approvals and plans, and phasing are outlined in this chapter. Additionally, financing sources and maintenance responsibilities are identified.



## SECTION 5: IMPLEMENTATION

This section discusses the development review procedures of the City and other relevant permitting agencies applicable to the Specific Plan area. Implementation of the proposed land uses, including Specific Plan adoption, subsequent approvals and plans, and phasing are outlined in this chapter. Additionally, financing sources and maintenance responsibilities are identified.

### 5.1 ADMINISTRATION

California Government Code (Title 7, Division 1, Chapter 3, Article 8, Sections 65450 et seq.) grants authority to cities to utilize Specific Plans for purposes of implementing the goals and policies of the City's General Plan. This Specific Plan establishes a set of regulations, standards, guidelines, processes for the proposed development, and shall constitute the zoning for development within the Specific Plan area.

#### 5.1.1 Applicability

All development within HUB Fullerton Specific Plan area shall comply with the requirements and standards set forth in this Specific Plan document. Where conflicts exist between the standards contained in this Specific Plan and those found in the City of Fullerton Zoning Ordinance or Municipal Code, the regulations and standards in this Specific Plan shall take precedence. Any area of site development, administration, review procedures, environmental review, landscaping requirements and regulations not expressly addressed by this Specific Plan document shall be subject to the provisions of the City of Fullerton Municipal code or the Fullerton Plan, using the context and objectives of this Specific Plan as a guide.

Any area of site development, administration, review procedures, landscaping requirements, and regulations not expressly addressed by this Specific Plan document shall be subject to the provisions of

the City of Fullerton Zoning Code, Municipal Code or General Plan, using the context and objectives of the Specific Plan as a guide.

The name "HUB Fullerton Specific Plan" refers to this Specific Plan document and its supporting information. The final marketing name of the project may differ and shall be determined by the project's Developer.

#### 5.1.2 Responsibility

The City of Fullerton's Community and Economic Development Department, its Director or their designee shall be responsible for administering the HUB Fullerton Specific Plan in accordance with the provisions of this Specific Plan document, all governing and applicable state and federal laws, the City of Fullerton's General Plan, and the City's Municipal Code.

#### 5.1.3 Enforcement

The HUB Fullerton Specific Plan serves as the implementation tool for the zoning of the specific plan area. The specific plan addresses permitted uses, development standards, and project design guidelines. The City of Fullerton shall enforce the provisions of the specific plan in the same manner that the City enforces the provisions of the municipal code and zoning code.

#### 5.1.4 Severability

In the event that any regulation, condition, program, portion or policy of this Specific Plan or the application thereof to any person or circumstance is held to be invalid or unconstitutional by any court of competent jurisdiction, such portions shall be deemed separate, distinct and independent provisions and shall not affect the validity of the remaining provisions of this Specific Plan or applications

## SECTION 5: IMPLEMENTATION

thereof which can be implemented without the invalid provision or application.

### 5.1.5 Interpretation

Whenever the provisions contained in the Specific Plan conflict with the Municipal or Zoning Codes, the provisions of the adopted Specific Plan shall take precedence. Any ambiguity concerning the content or application of the HUB Fullerton Specific Plan shall be resolved by the City's Community and Economic Development Director, or their designee. Such interpretations shall consider the stated goals and intent of the Specific Plan. If requested, the Planning Commission may review any administrative interpretation, subject to appeal to the City Council.

### 5.1.6 Initial Entitlements

Initial entitlements required for development of the Specific Plan area include the following actions to be taken by the City:

- General Plan Revision— The Specific Plan area is designated "Office". The proposed General Plan Revision would change the General Plan land use designation on the project site to "High Density Residential".
- Zoning Amendment – The Specific Plan area is zoned Office Professional (O-P). The proposed zoning amendment would change the zoning designation on the project site to Specific Plan District (SPD).
- Specific Plan – The HUB Fullerton Specific Plan is a regulatory document that establishes the zoning, land use designations, development standards, and design guidelines for the entire Specific Plan area. The Specific Plan will implement the City's General Plan as amended. The Specific Plan will be considered by the Planning

Commission and adopted by Ordinance by the City Council. The Specific Plan shall be adopted concurrently with or after the adoption of the SPD zoning designation on the project site and after a General Plan Amendment.

- Major Site Plan – A Major Site Plan for review of development concept, including site layout, architectural design, landscape design, and associated physical design features.
- Tentative Parcel Map – Tentative Parcel Map 2020-173 will be processed concurrently with the Specific Plan; the map serves to merge the existing three legal lots into a single lot for development.

### 5.1.7 Substantial Conformance

Final development plans for the project may be adjusted or modified based on final design and engineering and the precise development plans of the planning area builder. Substantial Conformance is a mechanism to allow the approval of minor modifications for development under the Specific Plan. The Community and Economic Development Director may approve minor modifications to an approved Site Plan, but major modifications shall require rehearing by the same process utilized to approve the original Site Plan.

Written documentation requesting a proposed minor modification to support an implementing site plan or use permit which varies from an original approval must be submitted for the review and approval of the Community and Economic Development Department, its Director or their designee.

Note that a major site plan approval is being processed concurrently with the Specific Plan. The site plan components include specific architecture, floor plans, and unit types. As noted in Development

## SECTION 5: IMPLEMENTATION

Plan Table 2-2, the final configuration of floor plans and bedroom counts may evolve as part of final design during building permit processing; such changes would not require an amendment or minor modification to the Specific Plan so long as the unit count of 420 units is not exceeded. However, a minor modification of the site plan approval may be required, based on Community and Economic Development Director review and determination.

### ***Minor Modification under Substantial Conformance***

The Community and Economic Development Director or their designee will have the authority to approve minor adjustments or modifications, as defined herein, which substantially conform to the approved Specific Plan through an administrative “Substantial Conformance” review process, so long as those minor modification and adjustments are consistent with the intent of the Specific Plan. The section below defines typical minor modifications. For modifications not listed below, the Community and Economic Development Director or their designee will have the authority to determine the appropriate approval path per the City’s typical process established in the City of Fullerton Municipal Code.

Minor modifications may be warranted to accommodate changes resulting from final design and engineering that cause adjustments in location of utilities or other infrastructure, development of innovative product design, or other similar modifications deemed to be minor. Minor modifications or technical adjustments may include, but are not limited to the following:

- Addition of land uses not stated in Section 4, Development Regulations but alike in objectives and character subject to discretion of the Community and Economic Development Director in Section 2 of this document;

- Inclusion of information to the Specific Plan (including maps or text) for intent of elucidation that does not change the objectives of any plan or regulation, as well as correction of any clerical or grammatical errors;
- Modifications necessary to comply with final Conditions of Approval or mitigation measures when adopted under concurrent or subsequent actions;
- Adjustments to the alignment, location and sizing of utilities and facilities or a change in utility and/or public service provider may be approved by the City’s Engineering or Public Works Department so long as the adjustments or changes are found to be in compliance with applicable plans and standards of the agency responsible for such utilities and facilities and do not result in new or different environmental impacts;
- Minor changes to the architectural or landscape design guidelines, which are intended to be conceptual in nature and flexible in implementation;
- Modification of any design element in this Specific Plan that improves circulation, reduces grading, improves drainage, improves infrastructure, or provides similar utility and reduces operations and maintenance costs or improves the level of sustainability;
- Any health and safety regulations that are required.
- Minor adjustments of any planning area boundary to implement a development plan (including lot line adjustments);
- Minor adjustments to any of the development standards or regulations such as modification of wall heights for



## SECTION 5: IMPLEMENTATION

noise attenuation purposes, modification of allowable encroachments into setbacks, etc. that are specifically allowed under the Development Regulations of this Specific Plan;

- Modifications to the unit mix on condition that the adjustment does not exceed the environmental impacts identified within the Environmental Impact Analysis; and
- Any other minor modifications similar to those listed above and deemed minor by the Community and Economic Development Director, which are in keeping with the intent of the Specific Plan.

### **Action**

No public hearing shall be required for a finding of Substantial Conformance. The Community and Economic Development Director or designee shall be the review and approval authority for a finding of Substantial Conformance. The Director's findings shall be provided by written notice to the Applicant approving, conditionally approving, or denying the determination of Substantial Conformance. The Director's decision shall be final, subject to the appeal procedures established by the Fullerton Municipal Code.

### **Findings**

The following findings shall be required for a Substantial Conformance Determination:

- The modifications are consistent with the goals and intent of the Specific Plan;
- The physical characteristics of the site have been adequately assessed, and proposed building sites are of

adequate size and shape to accommodate proposed uses and all other features of development;

- There is supporting infrastructure, existing or available, consistent with the requirements of the Specific Plan, to accommodate the development without lowering service levels; and
- The development resulting from the Substantial Conformance Determination shall not have a substantial adverse effect on surrounding property or the permitted use thereof, will be compatible with existing and planned land uses, as well as the character of the surrounding area.

### **5.1.8 Amendments to the Specific Plan**

Substantial modifications to the Specific Plan would require an Amendment. A minor modification or adjustment to the HUB Fullerton Specific Plan listed in the section above would not require a Specific Plan Amendment.

An amendment to the Specific Plan is required if the following occur:

- Any increase in the overall development density thresholds within the Specific Plan (except for those associated with a density bonus application pursuant to State guidelines); or
- Any addition of new land uses not contemplated by the Specific Plan's Development Regulations.

### **5.1.9 Appeals**

An appeal of any determination, decision, or requirement of City staff or Planning Commission shall be made in conformance to the appeal procedures established by the Fullerton Municipal Code.

### 5.2 IMPLEMENTATION

#### 5.2.1 Specific Plan Adoption

The Hub Fullerton Specific Plan will be prepared, submitted, and approved in a manner consistent with California Government Section 65451, as well as Chapter 15.21 of the City's Zoning Code. The Specific Plan shall be adopted by ordinance and shall serve as the zoning for the Specific Plan area. The approved Specific Plan project site will be designated on the City's Zoning Map as the Specific Plan District (SPD). The land use and development standards identified in this Specific Plan document supersede all zoning regulations to the extent that they would be in conflict with the sections of this Specific Plan.

#### 5.2.2 Subsequent Approvals and Plans

Several levels of subsequent approvals are required to implement the project after adoption of the Specific Plan.

- Major Site Plan review based on a builder-level development plan (may be approved concurrently with the Specific Plan);
- Signage Program to provide for design continuity within the mixed-use community.
- Conditional Uses, the Applicant shall submit an application for a Conditional Use Permit in accordance with the requirements set forth in the Fullerton Municipal Code, as may be modified or supplemented by this Specific Plan. Findings for approval of a Conditional Use Permit shall be as outlined in the Fullerton Municipal Code.

- Administrative Restaurant Use Permit (ARUP). Restaurants or applicable businesses with on-site alcohol sales must obtain an ARUP prior to beginning such alcohol sales per the Fullerton Municipal Code.

#### 5.2.3 Phasing

Construction of the proposed project may be progressively implemented in stages, provided that vehicular access, public facilities, and infrastructure are constructed to adequately service the development, or as needed for public health and safety. Construction activities would be initiated with demolition of on-site structures and parking areas. All infrastructure within the Specific Plan boundary will be installed in one phase at project initiation. These improvements include rough grading, storm drain, water, sewer, dry utilities, and street improvements.

#### 5.2.4 Maintenance, Financing, and Ownership

Maintenance of facilities within the Specific Plan area will be accomplished through a combination of public and private mechanisms. Generally, facilities dedicated to public agencies will be maintained by that agency, while private facilities will be maintained by the property management company.

**Table 5-1, *Financing, Ownership, and Maintenance*** outlines the anticipated program.

## SECTION 5: IMPLEMENTATION

### ***Onsite Property Management Operations***

The property will be fully staffed with a professional management team that oversees the day-to-day facilities management of the property. The long-term management plan includes the following facets:

- Property Maintenance, including preventative maintenance to resident requests to significant capital improvements.
- Site Security, Safety, & Access Control

Security and access control are extremely important to creating a safe and welcoming experience for residents, tenants, and neighbors. Great care is taken to design and operate a fully-integrated system that covers the building's interiors and exteriors. Key highlights of the security, safety, and access control strategy include the following:

- Abundant site lighting to illuminate all exterior entries and walkways;
- Security cameras located throughout the building – inside and outside;

Table 5-1 Financing, Ownership, and Maintenance			
Improvement	Financing	Ownership	Maintenance
Water Improvements -In public rights-of-way <sup>1</sup> -On private property	Private Private	Public Private	Public Private
Sewer Improvements -In public rights-of-way -On private property	Private Private	Public Private	Public Private
Drainage System (on-site)	Private	Private	Private
Water Quality Features/BMPs	Private	Private	Private
Public Street Improvements	Private	Public	Public
Internal Drives and Parking	Private	Private	Private
Parkways - Public Right- of-Way	Private	Public	Public
Common Areas	Private	Private	Private
Private Recreation Areas	Private	Private	Private
1. Property owner will provide connections to on-site water lines for irrigation of landscaping in the public rights-of-way.			



## SECTION 5: IMPLEMENTATION

- A fob-based access control system on all exterior entry points and strategically placed interior locations to limit access to only those who should be in the building. The front lobby remains open during the day when the leasing office is in operation. All other doors and elevators that allow access into tenant areas, office areas, residential units, parking garage, and amenity spaces are equipped with card readers to limit access;
- All residential unit entry doors are opened via fob access, and all individual bedroom doors are secured by deadbolts; and
- In addition to full-time site staff, supplemental security is provided on high traffic days like sports game days or days of a large social gathering or event at the property.
  - Refuse Control & Removal
- Every residential floor contains both a trash chute and a recycling chute which collects trash and recycling in the trash room on the first floor. The trash room is equipped with a compactor and mobile receptacles to collect trash and recycling throughout the week. It is situated along a back of house corridor out of the building through the loading area so it can be rolled to the pickup area on collection day. Site management will work closely with the refuse collection agencies to coordinate details for pick-up of all trash and recycling generated on site.
- Retail trash will be collected and picked up in a similar fashion but will be provided a separate collection room from the residential trash rooms.

### 5.3 RELATIONSHIP TO CEQA

An Environmental document is required prior to adoption of this Specific Plan to analyze potentially significant environmental impacts of the project in compliance with the provision of CEQA. This document, anticipated to be a Mitigated Negative Declaration (MND), will analyze the Specific Plan development program and address potential impacts associated with the development. The MND will include recommended mitigation measures and analyze implementing actions for the development. The adopted MND will fulfill the requirements for environmental documentation for most subsequent discretionary and ministerial applications for development within the Specific Plan area.

As Lead Agency, the City of Fullerton will implement a monitoring program for approved mitigation measures. To assist in this monitoring effort, a Mitigation Monitoring Program will be developed and approved by the City as part of environmental findings and attached to the Final Specific Plan upon approval.

# A

APPENDIX A

This appendix contains The Fullerton Plan consistency analysis for the HUB Fullerton Specific Plan.

## APPENDIX A: THE FULLERTON PLAN CONSISTENCY ANALYSIS

Applicable Policies of The Fullerton Plan	Project Compliance with Policy
<b>The Built Environment</b>	
<b>Community Development and Design Element</b>	
<b>GOAL 1: Resilient and vital neighborhoods and districts.</b>	
<p><b>P1.4 Connection and Integration of Uses</b> Support projects, programs and policies to improve connections between housing, shops, work places, schools, parks and civic facilities, and integrate uses where possible and appropriate.</p>	<p><b>Consistent:</b> The project site is within Focus Area J (Education) of the Fullerton Vision Plan. The Education Focus Area is envisioned as "dynamic neighborhood in which the colleges and universities form the hub. Higher density multi-family housing, along with supporting retail and service facilities, will meet the demands of the increasing student population, staff and faculty. A student-oriented village developed through a strong town-grown partnership will include additional retail and entertainment areas that will serve new residents and surrounding neighborhoods." The proposed student-oriented housing would support the nearby CSUF and HIU. The proposed project would also provide ground floor commercial space to support the students and residents in the area. Therefore, the proposed project directly supports the vision of the Education Focus Area and provides connection and integration of uses among housing, shops, and school uses.</p>
<p><b>P1.7 Development That Supports Mobility</b> Support projects, programs, policies and regulations to promote a development pattern that encourages a network of multi-modal transportation options.</p>	<p><b>Consistent:</b> The proposed project supports development pattern that encourages multimodal transportation options and helps ensure a sustainable multimodal transportation system. The existing sidewalks, bike lanes, bus stops and transit stops would provide safe movement from the project site to various local and regional destinations (see Section 3.17, <i>Transportation</i>, subsection <i>Pedestrian and Bicycle System</i>).</p>
<p><b>P1.9 Housing Choice</b> Support projects, programs, policies and regulations to create housing types consistent with market demand for housing choice.</p>	<p><b>Consistent.</b> The proposed project would provide student-oriented housing with a variety of floor plan options that includes micro unit, studio unit, and one bed to four-bed units that meet the market demand for housing choices. The proposed project expands available housing choices for nearby college students.</p>
<p><b>P1.11 Compatibility of Design and Uses</b> Support programs, policies and regulations to consider the immediate and surrounding contexts of projects to promote positive design relationships and use compatibility with adjacent built environments and land uses, including the public realm.</p>	<p><b>Consistent:</b> See response to Policy 1.4, above. The project site is adjacent to similar multi-level student-oriented housing with ground-level retail uses to the west, and two-story apartment uses to the north. Therefore, the proposed project is compatible with the adjacent uses. The proposed project would also provide discreet parking design wrapped within residential uses to promote positive design relationships and use compatibility with adjacent residential uses. The proposed project would include courtyards and outdoor dining plazas to support a pedestrian-oriented development.</p>
<p><b>P1.13 Universal Design</b> Support projects, programs, policies and regulations to produce buildings and environments that are inherently accessible to people of all abilities.</p>	<p><b>Consistent:</b> Pedestrian paths, common open space and people-gathering areas that would be accommodated by the proposed project would be designed to ensure that buildings and site improvements are accessible to people of all abilities. Pedestrian paths would wrap around the building with the paseo and a walkway along the driveway entrance on E. Chapman Avenue connecting the walkways north and south. The provision of adequate accessibility to people of all abilities would be ensured through the City's development review and building plan check process.</p>
<b>GOAL 2: A positive identity and distinctive image.</b>	



## APPENDIX A: THE FULLERTON PLAN CONSISTENCY ANALYSIS

Applicable Policies of The Fullerton Plan	Project Compliance with Policy
<b>P2.2 Distinctive and Memorable Places</b> Support projects, programs, policies and regulations to promote distinctive, high-quality built environments whose form and character respect Fullerton's historic, environmental and architectural identity and create modern places that enrich community life and are adaptable over time.	<b>Consistent:</b> The proposed project would promote distinctive, high-quality built environments by providing distinct and interesting architectural design. The proposed project would use different colors, quality materials and finishes to create memorable architectural identity. See Figures 5 through 7 for building elevation views, and Figure 9 for simulated perspective views of the completed project.
<b>P2.4 Sense of Place</b> Support projects, programs, policies and regulations to reinforce the character and sense of place of established neighborhoods and districts by preserving and enhancing the attributes which contribute to neighborhood and district identity, vitality and livability.	<b>Consistent:</b> The proposed project would create sense of place by providing housing development with various recreational amenities and ground-floor retail where residents can gather and enjoy. Similar student-oriented housing and ground-floor commercial use development, University House, is across N. Commonwealth Avenue to the west, and development of the proposed project would contribute to creating compatible and livable space for students.
<b>P2.7 Relationship to Street</b> Support projects, programs, policies and regulations to site and design buildings to create a positive, accessible image along the street and reinforce a vibrant and comfortable public realm.	<b>Consistent:</b> The proposed project is designed to create an aesthetically pleasing and inviting image along N. Commonwealth Avenue and E. Chapman Avenue frontages. The ground floor of the building would have transparent retail storefront windows along the southern façade fronting E. Chapman Avenue, which would also wrap the corner to create retail vitality fronting N. Commonwealth Avenue. In addition to the ground-floor retail storefront, the paseo, publicly accessible space with seating, landscaping, and public arts adjacent to the retail storefront, and pedestrian paths that wraps around the entire site would also help reinforce a vibrant and comfortable public realm.
<b>Housing Element</b>	
<b>GOAL 3: A supply of safe housing ranging in cost and type to meet the needs of all segments of the community.</b>	
<b>3.4 Facilitate Infill Development</b> The built-out nature of the City requires the evaluation of land currently developed with existing uses for potential residential development. The City will facilitate infill development within feasible development sites for homeownership and rental units. The City shall facilitate the development of infill residential development through proactive and coordinated efforts with the Redevelopment Agency, Planning Division, private development and non-profit entities, and any other housing related groups to encourage the construction of residential development affordable to extremely-low, very-low, low, and moderate income households through a menu of regulatory incentives (i.e., streamlined review, reduced development standards, land assemblage, lot consolidation, fee assistance, and	<b>Consistent:</b> The proposed project is considered an infill development near the transit priority area (TPA), as it would permit redevelopment of an urbanized and built-out area of the city with a residential development with ground-floor commercial uses. The proposed project would support providing a variety of housing types, styles, tenure, and densities within the project area as there are other types of residential units in the project vicinity.

## APPENDIX A: THE FULLERTON PLAN CONSISTENCY ANALYSIS

Applicable Policies of The Fullerton Plan	Project Compliance with Policy
other methods that will effectively encourage infill development).	
<p><b>3.5 Encourage Mixed Use Development</b></p> <p>Due to the limited vacant land resources and the desire of the City to provide connections with jobs, housing, and transportation, the City shall encourage mixed use development to further enhance the viability and success of residential development. Key focus areas shall include the City's primary activity centers, including the downtown area. The City will continue to permit mixed use development in the C-3 zone and through the development of specific plans. The City will further encourage mixed use development through a variety of activities such as organizing special marketing events geared towards the development community, posting the sites inventory on the City's webpage, identifying and targeting specific financial resources, and reducing appropriate developments standards.</p>	<p><b>Consistent:</b> Implementation of the proposed project would permit redevelopment of an office building site in an urbanized and built-out area of the city with needed housing development with commercial uses on the ground floor. The project site is near multiple colleges, bus stops, and the Fullerton Station for regional rail access. Therefore, the proposed project is consistent with the City's goal of encouraging mixed use development.</p>
<p><b>3.26 Efficient Use of Energy Resources in Residential Development</b></p> <p>The City shall encourage housing developers to maximize energy conservation through proactive site, building and building systems design, materials, and equipment. The City's goal is to provide the development community the opportunity to exceed the provisions of Title 24 of the California Building Code. The City shall continue to support energy conservation through encouraging the use of Energy Star®-rated appliances, other energy-saving technologies and conservation. To enhance the efficient use of energy resources, the City shall review the potential of offering incentives or other strategies that encourage energy conservation.</p>	<p><b>Consistent:</b> The proposed project would be required to comply with the provisions of the 2019 Building and Energy Efficiency Standards and the 2019 Green Building Standards Code (CALGreen). Compliance with these provisions would be ensured through the City's development review and building plan check process.</p>
<p><b>3.28 Provision of Amenities and Services Adjacent to Housing</b></p> <p>The City understands that quality neighborhoods desire access to a range of amenities to serve the needs of its residents. These may include, but are not limited to parks, open space, retail, educational opportunities, childcare, social services, and other</p>	<p><b>Consistent:</b> The project site is nearby CSUF and HIU, and there are also various commercial and residential uses that support residential development. Provision of needed student-oriented housing would contribute to enhance the quality of life for the residents and businesses surrounding the colleges.</p>

## APPENDIX A: THE FULLERTON PLAN CONSISTENCY ANALYSIS

Applicable Policies of The Fullerton Plan	Project Compliance with Policy
<p>services appropriate to the unique needs of each neighborhood's residents.</p> <p>On an ongoing basis, the City shall consider the provision of amenities and services within and adjacent to new and existing housing development to further enhance the quality of life within Fullerton's neighborhoods.</p>	
<b>Mobility Element</b>	
<b>GOAL 5: A balanced system promoting transportation alternatives that enable mobility and an enhanced quality of life.</b>	
<p><b>P5.7 Complete Streets</b> Support projects, programs, policies and regulations to maintain a balanced multi-modal transportation network that meets the needs of all users of the streets, roads and highways – including bicyclists, children, persons with disabilities, motorists, movers of commercial goods, pedestrians, users of public transportation and seniors – for safe and convenient travel in a manner that is suitable to the suburban and urban contexts within the City.</p>	<p><b>Consistent:</b> The proposed project would not interfere with the existing pedestrian and bike lane facilities near the project site. A housing development in an area supported by a multimodal transportation network meets the needs of the nearby institutional land uses. The project location and development type would encourage use of transit and active transportation, and providing retail and bicycle parking and neighborhood-supporting commercial space on the ground floor would reduce reliance on motorized transportation and reduce dependency on single occupancy vehicles. Therefore, the proposed project would meet the goal of maintaining a balanced multi modal transportation network that meets the needs of all users of the streets.</p>
<p><b>P5.12 Multi-Modal Traffic Analysis</b> Support programs, policies and regulations to analyze and evaluate urban streets using an integrated approach from the points of view of automobile drivers, transit passengers, bicyclists and pedestrians rather than autocentric thresholds which conflict with other policies of The Fullerton Plan – including better environments for walking and bicycling, safer streets, increased transit use, cost-effective infrastructure investments, reduced greenhouse gas emissions, and the preservation of open space.</p>	<p><b>Consistent:</b> See response to Policy P5.7.</p>
<p><b>P5.13 Development-Oriented Transit</b> Support projects, programs, policies and regulations to encourage transit improvements that incentivize investment and link neighborhoods, while fitting the scale and traffic patterns of the surrounding area.</p>	<p><b>Consistent:</b> See response to Policy P5.7, above.</p>
<b>Bicycle Element</b>	
<b>GOAL 6: A bicycle friendly city where bicycling is a safe and convenient alternative to motorized transportation and a recreational opportunity for people of all ages and abilities.</b>	
<p><b>P6.5 Bicycling Safety and Convenience</b></p>	<p><b>Consistent:</b> The proposed project would not remove or interfere with the existing or</p>

## APPENDIX A: THE FULLERTON PLAN CONSISTENCY ANALYSIS

Applicable Policies of The Fullerton Plan	Project Compliance with Policy
Support projects, programs, policies and regulations that make bicycling safer and more convenient for all types of bicyclists.	planned bicycle facilities in the area. N. Commonwealth Avenue adjacent to the project site has the only existing designated bike lane in the project vicinity, and this lane connects to the CSUF routes and Class I Bike path within the CSUF campus. Therefore, the proposed project encourages ridership among future residents of the proposed development that attend CSUF. Additionally, Class III bike routes are proposed on E. Chapman Avenue from east of N. Commonwealth Avenue to Placentia Avenue and on Nutwood Avenue from Placentia Avenue to Victoria Drive, which would connect to other areas in the city. The proposed bicycle parking on the ground floor would provide a safe storage option for bicyclists, further encouraging bicycle ridership. The bicycle parking room would be equipped with bike racks and bike owners would need to provide own locks to secure the bikes. The bicycle parking room access would be controlled by a fob-based entry system. Therefore, the proposed project would not conflict with local plans addressing bicycle facilities.
<b>P6.6 Safe Travel to Key Destinations</b> Support projects, programs, policies, and regulations to facilitate safe travel by bicycle to key destinations within the community and the larger region.	<b>Consistent:</b> See response to Policy P6.5.
<b>P6.7 Development Projects</b> Support projects, programs, policies, and regulations to reduce negative impacts to and increase opportunities for bicycle users and the bicycle network in private and public development projects	<b>Consistent:</b> See response to Policy P6.5.
<b>P6.9 Intersection Safety</b> Support projects, programs, policies, and regulations to support the safe and efficient movement of bicyclists through and across intersections.	<b>Consistent:</b> See response to Policy P6.5.
<b>P6.12 Bicycle Parking and Facilities</b> Support projects, programs, policies, and regulations to provide convenient bicycle parking and other bicycle facilities in existing and potential high demand locations within the City, such as educational institutions, parks, business districts, transit stops, retail, commercial and employment centers.	<b>Consistent:</b> See response to Policy P6.5.
<b>P6.14 Design Technology and Innovation</b> Support projects, programs, policies and regulations to consider bicycle friendly design using new technologies and innovative treatments.	<b>Consistent:</b> See response to Policy P6.5, above.



## APPENDIX A: THE FULLERTON PLAN CONSISTENCY ANALYSIS

Applicable Policies of The Fullerton Plan	Project Compliance with Policy
<b>Growth Management Element</b>	
<b>GOAL 7: Growth and development aligned with infrastructure capabilities.</b>	
<b>P7.2 Housing Growth</b> Support projects, programs, policies and regulations to accommodate housing growth consistent with the Regional Housing Needs Assessment in areas of the City with existing and planned infrastructure capabilities.	<b>Consistent:</b> The 6th cycle Regional Housing Needs Assessment (RHNA) allocation for the city is 13,209 units. The proposed project would provide additional housing in the area where there are existing infrastructure capabilities as discussed in Section 3.19, <i>Utilities and Service Systems</i> . Implementation of the proposed project would contribute to fulfilling the city RHNA allocation goal.
<b>P7.3 Infrastructure Planning</b> Support projects, programs, policies and regulations to plan for appropriate levels and types of infrastructure based on the desired character of each neighborhood or district.	<b>Consistent:</b> The project site is in a highly urbanized area with available infrastructure. As discussed in Section 3.19, <i>Utilities and Service Systems</i> , the proposed project would not result in adequate sewer, water, stormwater, natural gas, and electric power services.
<b>P7.5 Appropriate Development Scale</b> Support projects, programs, policies and regulations to ensure that development is appropriate in scale to current and planned infrastructure capabilities.	<b>Consistent:</b> As discussed in Section 3.19, <i>Utilities and Service Systems</i> , the existing infrastructure that would serve the proposed project have adequate capabilities.
<b>Noise Element</b>	
<b>GOAL 8: Protection from the adverse effects of noise.</b>	
<b>P8.2 Mobile Sources</b> Support projects, programs, policies and regulations to control and abate noise generated by mobile sources.	<b>Consistent:</b> As discussed in Section 3.13, <i>Noise</i> , the proposed project would not result in significant noise impacts from mobile noise sources because the traffic noise is not projected to increase more than 1.5 dBA.
<b>The Fullerton Economy</b>	
<b>Economic Development Element</b>	
<b>GOAL 10: An innovation economy built upon Fullerton's local entrepreneurial spirit and intellectual capital.</b>	
<b>P10.6 Support for Educational System</b> Support policies, projects and programs that bolster the efforts of local school districts, vocational schools, colleges and universities to maintain an outstanding educational system that best prepares today's students for tomorrow's workplace.	<b>Consistent:</b> The proposed project would respond to student housing needs for both CSUF and HIU, thereby indirectly supporting the growth and development of CSUF and HIU. The project site is in Focus Area J, Education, of The Fullerton Plan. Focus Area J is centered on a number of colleges and universities, which are significant contributors to the community's intellectual capital. The proposed project is consistent with the intent of Focus Area J that envisioned provision of high-density housing for student population.
<b>P10.7 Education Employment Sector Expansion</b> Support policies, projects, programs and regulations that encourage the growth and development of the vocational schools, colleges and universities within Fullerton and, as a result of such expansion, create jobs and entrepreneurial opportunities, enhance educational opportunities for Fullerton residents,	<b>Consistent:</b> See response to Policy P10.6.

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support neighborhood stability and strengthen the City's image as an educational center.	
<b>Revitalization Element</b>	
<b>GOAL 11: Revitalization activities that result in community benefits and enhance the quality of life in neighborhoods, districts, and corridors.</b>	
<b>P11.9 Focus Area Revitalization Priority</b> Support policies, projects, programs and regulations that prioritize revitalization efforts that are within or adjacent to the City's Focus Areas.	<b>Consistent:</b> The project site is within the Focus Area J, Education, envisioned as a dynamic neighborhood in which the colleges and universities form the hub. Higher density multi-family housing, along with supporting retail and service facilities are identified as desired uses to meet the increasing student population, staff and faculty. The proposed project would provide high-density student-oriented housing consistent with the Focus Area J's vision for the area. Focus Area J also envisioned student-oriented village that includes additional retail and entertainment areas that will serve new residents and surrounding neighborhoods. Consistent with the vision, the proposed project would provide ground floor commercial that will serve the new residents and surrounding neighborhood.
<b>P11.11 Parking Management Program</b> Support policies, programs and regulations that facilitate parking management programs within the Transportation Center, Downtown and other appropriate Focus Areas to better manage the parking supply for the benefit of businesses, visitors and residents.	<b>Consistent:</b> The project site is in the transit priority area where proximity to public transportation and colleges and universities form student-oriented village where typical parking supply would not be applicable. The Specific Plan would require parking standards of 3 spaces/1,000 square feet for commercial uses, 0.64 spaces/unit for residential units and 0.13 spaces/unit for residential guest spaces for a total of 362 spaces. The proposed project would provide a total of 376 parking spaces, exceeding the Specific Plan's parking standards. The proposed project would also provide 197 bicycle parking spaces to promote bicycle ridership instead of automobiles. Many of the residents of the proposed housing development are expected to walk and bike to the nearby colleges and universities, and also take public transportation. Additionally, pursuant to PRC Section 21099, parking impacts of a residential, mixed-use residential, or employment center project on an infill site within a transit priority area shall not be considered significant impacts on the environment.
<b>P11.12 Public-Private Partnerships</b> Support policies, projects and programs that facilitate partnerships with property owners and developers to achieve revitalization results that contribute to clean, safe and attractive neighborhoods and districts.	<b>Consistent:</b> The proposed project would redevelop the site, which has existing office buildings without much architectural character with a multi-story student-oriented housing development with high quality design, materials, and finishes. The ground floor retail and inviting paseo would promote a safe and attractive environment for residents can walk and bike. The proposed development would be compatible with the adjacent University House, and combined with other residential development in the Focus Area J, the proposed project would contribute to clean, safe, and attractive neighborhoods.
<b>The Fullerton Community</b>	

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<b>Public Safety Element</b>	
<b>GOAL 12: Proactively addressing public safety concerns.</b>	
<b>P12.11 Public Safety in Focus Areas</b> Support projects, programs, policies and regulations to proactively address public safety concerns as part of community-based planning of Focus Areas.	<b>Consistent:</b> The proposed project would incorporate design features to reduce opportunities for criminal activities, such as incorporating lighting and surveillance cameras where appropriate. The residential areas would be screened and gated with fences and walls while public and semi-public areas would be open and visible to deter criminal activity. The proposed project would provide lighting on internal drives to sufficiently illuminate both the roadway and sidewalk for nighttime visibility and safety.
<b>P12.13 Safety through Design</b> Support policies, projects, programs and regulations that make crime prevention and the maintenance of public safety service levels considerations in design and management of existing and new private and public spaces.	See response to Policy P12.13.
<b>Public Health Element</b>	
<b>GOAL 14: An environment with opportunities for community health and wellbeing.</b>	
<b>P14.2 Healthy Living</b> Support policies, projects, programs and regulations that result in changes to the physical environment to improve health, well-being and physical activity.	<b>Consistent:</b> The proposed project would allow students attending the colleges and universities in the project vicinity to reduce commuting and extend students' stay in Fullerton by creating opportunities them to live, study, shop and play within the city. The proposed project would not interfere with the existing or planned bicycle facilities in the area and the residents of the proposed development would have the opportunity to walk and bike to various destinations within the city. N. Commonwealth Avenue adjacent to the project site has the only existing designated bike lane in the project vicinity, and this lane connects to the CSUF routes and Class I Bike path within the CSUF campus. Adjacency to the designated bike lane and provision of convenient bicycle parking on the ground-level would encourage ridership among future residents of the proposed development that attend CSUF. The existing bike lanes connects to the Fullerton Arboretum and also to the Craig Regional Park. Additionally, Class III bike routes are proposed on E. Chapman Avenue from east of N. Commonwealth Avenue to Placentia Avenue and on Nutwood Avenue from Placentia Avenue to Victoria Drive, which would connect to other areas in the city. The project site is also walking distance to the neighborhood commercial uses at the intersection of State College Boulevard and E. Chapman Avenue. The proposed bicycle parking on the ground floor would provide safe storage option for bicyclists, further encouraging bicycle ridership. Therefore, the proposed project would provide an environment with opportunities for community health and wellbeing.
<b>P14.5 Opportunities for Physical Activity</b> Support policies, projects, programs and regulations that provide for convenient and safe areas that	<b>Consistent:</b> See response to Policy P14.2.

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facilitate opportunities for physical activity such as parks, trails, open space, safe streets for bicycling, safe sidewalks for walking, and recreational facilities for residents of all ages and abilities.	
<b>P14.6 Amenities Within a Walkable Distance</b> Support policies and regulations involving land use and zoning changes that would provide access to daily retail needs, recreational facilities, and transit stops within a walkable distance (i.e., a quarter- to a half-mile) of established residential uses.	<b>Consistent:</b> See response to Policy P14.2.
<b>P14.8 Community Health in Focus Areas</b> Support projects, programs, policies and regulations to evaluate ways to improve opportunities for community health and wellbeing as part of community-based planning of Focus Areas.	<b>Consistent:</b> See response to Policy P14.2.
<b>Parks and Recreation Element</b>	
<b>GOAL 15: Parks, recreational facilities, trails, and programs that promote a healthy community and a desirable quality of life.</b>	
<b>P15.12 Parks and Recreational Facilities in Focus Areas</b> Support projects, programs, policies and regulations to consider parks, recreational facilities and trails as part of community-based planning of Focus Areas.	<b>Consistent:</b> See response to Policy P14.2.
<b>P15.13 Context-Sensitive Design</b> Support projects and programs incorporating design features in parks, recreational facilities and trails that reflect the sense of place and unique characteristics of the local context.	<b>Consistent:</b> See response to Policy P14.2.
<b>Natural Environment</b>	
<b>Water Element</b>	
<b>GOAL 19: An adequate, safe, and reliable water supply.</b>	
<b>P19.6 Focus Area Planning</b> Support projects, programs, policies and regulations to evaluate ways to conserve and reduce water use as part of community-based planning of Focus Areas.	<b>Consistent:</b> The proposed project would be required to comply with the water-efficient landscape requirements in Chapter 15.50 (Landscaping and Irrigation Requirements) of the City's municipal code, which applies to all new landscape installations or rehabilitation projects. Furthermore, the proposed project would be required to comply with the provisions of the 2019 Green Building Standards Code, which is adopted by reference in Chapter 14.06 (Green Building Standards Code) of the City's municipal code. The code has requirements for indoor water use reduction and site irrigation conservation. The proposed project would not result inefficient use of water and as discussed in Section 3.19, <i>Utilities and Service Systems</i> , adequate water supply is available to serve the proposed project.



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<b>P19.7 Sustainable Water Practices in New Development</b> Support projects, programs, policies and regulations to encourage water efficient practices in site and building design for private and public projects.	<b>Consistent:</b> See response to Policy P19.6.
<b>GOAL 20: A healthy watershed and clean urban runoff.</b>	
<b>P20.5 Water Quality of Focus Areas</b> Support projects, programs, policies and regulations to encourage site and infrastructure improvements within the City's Focus Areas to support cleaner and reduced urban runoff.	<b>Consistent:</b> The proposed project's operational- and construction-phase impacts on hydrology and water quality are analyzed in Section 3.10, <i>Hydrology and Water Quality</i> , the proposed project is required to comply with the National Pollutant Discharge Elimination System (NPDES) permit requirements, including the submittal and implementation of a Storm Water Pollution Prevention Plan and best management practices (BMPs). The proposed stormwater would be captured and conveyed to on-site bioretention BMP specified as modular wetland systems prior to discharging into the local storm drain system. Therefore, the proposed project would support cleaner and reduced runoff than the existing conditions.
<b>P20.6 Construction Impacts</b> Support projects, programs, policies and regulations to reduce impacts to watersheds and urban runoff caused by private and public construction projects.	<b>Consistent:</b> See response to Policy P20.5.
<b>P20.7 Development Impacts</b> Support projects, programs, policies and regulations to reduce impacts to watersheds and urban runoff caused by the design or operation of a site or use.	<b>Consistent:</b> See response to Policy P20.5.
<b>Air Quality and Climate Change Element</b>	
<b>GOAL 21: Protection and improvement of air quality.</b>	
<b>P21.4 Balanced Land Use</b> Support projects, programs, policies and regulations to promote a balance of residential, commercial, industrial, recreational and institutional uses located to provide options to reduce vehicle trips and vehicle miles traveled.	<b>Consistent:</b> The proposed project provides residential units with commercial on the ground floor, thereby supports the development pattern that provides options to reduce vehicle trips and VMT. The project site is served by four bus routes within a half-mile of the project site and the bus stop next to the west property line provides connection to the Fullerton Station that provides passenger rail services. and the projects site is also walking and biking distance from colleges and universities, further providing residents with multimodal transportation options and helps ensure a sustainable multimodal transportation system, reducing vehicle trips, vehicle miles traveled, and air quality impacts.
<b>P21.6 Construction Impacts</b> Support projects, programs, policies and regulations to reduce impacts to air quality caused by private and public construction projects.	<b>Consistent:</b> Section 3.3, <i>Air Quality</i> , addresses construction air quality impacts and applies mitigation measures and regulatory requirements to reduce construction air quality impacts to less than significant level. Mitigation Measure AQ-1 requires the construction contractors to only use interior paints with a VOC (volatile organic compound) content of 50 grams per liter (g/L) to reduce VOC emissions and Mitigation Measure AQ-2 requires use of the EPA Tier 4 interim emissions standards for off-road diesel-powered construction equipment with more than 50 horsepower. Therefore,

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	construction air quality impacts from the proposed project supports protection of air quality.
<b>P21.7 Development Impacts</b> Support projects, programs, policies and regulations to reduce impacts to air quality caused by the design or operation of a site or use.	<b>Consistent:</b> As discussed in Section 3.3, <i>Air Quality</i> , long-term air pollutant emissions associated with the proposed project include area sources (e.g., landscape fuel use, aerosols, architectural coatings, and asphalt pavement), energy use (natural gas from building heating and operation of barbecue grills and fire pits), and mobile sources (i.e., on-road vehicles). The proposed project has the potential to reduce per capita VMT because of its proximity to CSUF and HIU. The project site served by four bus routes within a half-mile of the project site and the bus stop next to the west property line provides connection to the Fullerton Station that provides passenger rail services, which would also support reducing VMT. Additionally, the proposed buildings would, at minimum, be designed and built to meet the 2019 Building Energy Efficiency Standards and the 2019 California Green Building Standards Code (CALGreen), and operational boilers would be permitted by the South Coast AQMD and would comply with Rule 1146.2, which requires low-NOx efficient boilers. Therefore, the proposed project would reduce air quality impacts caused by the operation or use of the site.
<b>GOAL 22: Participation in regional efforts to address climate change and its local impacts.</b>	
<b>P22.8 Sustainable Communities Strategies</b> Support projects, programs, policies and regulations to coordinate future community-based planning efforts of the Focus Areas for consistency with the SCAG Sustainable Communities Strategy and Orange County Sustainable Communities Strategy.	<b>Consistent:</b> See analysis provided Table 13, <i>SCAG's Connect SoCal Consistency Analysis</i> within the Project's environmental clearance document.
<b>Integrated Waste Management Element</b>	
<b>GOAL 23: Safe and efficient management of waste.</b>	
<b>P23.6 Focus Area Waste Management</b> Support projects, programs, policies and regulations to evaluate ways to increase recycling and product reuse and reduce waste as part of community-based planning of Focus Areas.	<b>Consistent:</b> Project-related construction and operation phases would be implemented in accordance with all applicable federal, state, and local laws and regulations govern solid waste disposal as listed below. <ul style="list-style-type: none"> <li>• EPA's Resource Conservation and Recovery Act of 1976 and the Solid Waste Disposal Act of 1965, which govern solid waste disposal.</li> <li>• AB 341 (Chapter 476, Statutes of 2011), which increased the statewide waste diversion goal to 75 percent by 2020, and mandates recycling for commercial and multifamily residential land uses on-site.</li> <li>• AB 939 (Integrated Solid Waste Management Act of 1989; Public Resources Code 40050 et seq.) which required every California city and county to divert 50 percent of its waste from landfills by the year 2000 by such means as recycling, source reduction, and composting. In addition, AB 939 required each county to prepare a countywide siting element specifying areas for transportation or disposal sites to provide capacity for solid waste generated in the county that cannot be reduced or recycled for a 15-year period.</li> </ul>

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	<ul style="list-style-type: none"> <li>AB 1327 (California Solid Waste Reuse and Recycling Access Act of 1991), which requires local agencies to adopt ordinances mandating the use of recyclable materials in development projects.</li> <li>AB 1826 requires implementation of organic waste recycling program to divert organic waste generated by businesses, including multifamily residential dwelling that consist of five or more units.</li> </ul> <p>Therefore, the proposed project supports safe and efficient management of waste.</p>
<b>P23.7 Waste Management</b> Support projects, programs, policies and regulations to consider project level solid waste management needs at the site and building design stages.	<b>Consistent:</b> See response to Policy P23.6.
Source: The Fullerton Plan.	