

Adopted May 1, 2012

The Fullerton  
Built  
Environment

The Fullerton  
Economy

# THE FULLERTON PLAN

The Fullerton  
Community

The Fullerton  
Natural  
Environment

RPC 2 (b)(iv)



## Acknowledgements

### City Council

Sharon Quirk-Silva, Mayor  
Pat McKinley, Mayor Pro-Tem  
Don Bankhead, Councilmember  
Dr. F. Richard Jones, Councilmember  
Bruce Whitaker, Councilmember  
Pam Keller, Former Councilmember  
(2006-2010 Term)  
Shawn Nelson, Former  
Councilmember (2002-2008 Term)

### Planning Commission

Michael Cochran, Chair  
Scott Lansburg, Vice Chair  
David B. Musante  
Travis Kiger  
Larry Bennett  
Wade Richmond  
Rick Alvarez  
Doug Chaffee (2006-2010 Term)  
Dexter R. Savage (2001-2011 Term)  
Bruce Whitaker (2007-2010 Term)

### General Plan Advisory Committee

Joseph Stopper, Chair  
Patrick Griffin, Vice Chair  
Nicholas Batinich  
Larry Bennett  
Vince Buck  
Roland Chi  
Jennifer Fitzgerald  
Patricia Haley  
Sunbie Harrell  
Chris Heusser  
Vivian "Kitty" Jaramillo  
Richard Lambros  
Wade Richmond  
Dexter Savage  
Tony Bushala (2007-2009)  
Trudy Durette (2007-2011)

### City Staff

Joe Felz, City Manager  
Al Zelinka, Community Development Director  
Heather Allen, Planning Manager  
Gretchen Beatty, Director Human Resources  
Maureen Gebelein, Library Director  
Don Hoppe, Engineering Director and Acting Director of  
Maintenance Services  
Julia James, Director of Administrative Services  
Wolfgang Knabe, Fire Chief  
Hugo Curiel and Penny Loomer, Acting Directors of Parks and  
Recreation  
Dan Hughes, Acting Chief of Police  
Lucinda Williams, City Clerk  
Bob St. Paul, Senior Planner  
Janelle Pasillas, Executive Assistant  
Chris Meyer, City Manager, Retired  
John Godlewski, Community Development Director, Retired  
*\*Special acknowledgement of the numerous staff members in  
all departments who provided their input and expertise into The  
Fullerton Plan.*

### Consultant Team

RBF Consulting  
Kimley-Horn and Associates  
Stanley R. Hoffman Associates

## The Fullerton Community

Fullerton in 2011 is a mature City that is home to over 130,000 people. It is a community possessing special characteristics that distinguish it from other cities:

- **A community with physical identity:** hillside topography and open space are contrasted against the more urban downtown core and commercial corridors, giving definition and character within a suburban, but urbanizing, region.
- **A community with uniquely balanced development:** attractive and diverse residential neighborhoods are complemented by well-located trade, services and industry that provide a strong economic and employment base.
- **A community with extensive educational and cultural facilities:** several colleges and universities, high quality primary and secondary schools, a City library system, museums, and performing arts facilities which provide exceptional resources, spirit and opportunity for self-improvement and enrichment.
- **A community with socio-economic, ethnic and cultural diversity:** households of diverse backgrounds and interests that contribute to a rich and vital community fabric.
- **A community with active citizen involvement:** residents who participate in an array of cultural, recreational, spiritual, civic and social activities.
- **A community with a sense for conservation:** a shared understanding that our natural resources are limited, the natural environment should be respected and the heritage of the human-made environment should be retained.

### Origins of the City of Fullerton

*Europeans first passed through the area in 1769 when Gaspar de Portola led an expedition north to establish Mission San Gabriel Arcangel, after whom the local Native American population were dubbed the Gabrielinos. The land later became part of Rancho San Juan Cajon de Santa Ana, granted to Juan Pacifico Ontiveros, a Spanish soldier. Ontiveros began to sell parcels to the settlers flooding to California in the aftermath of the 1849 Gold Rush.*

*In 1886 while in the area on a duck hunting vacation, the Amerige brothers heard rumors that the California Central Railroad, a*

*subsidiary of the Santa Fe Railway, was looking for land. Sensing opportunity, they arranged to buy 430 acres north of Anaheim for approximately \$68,000. They then began negotiations with George H. Fullerton, president of the Pacific Land and Improvement Company. They offered the railroad free right-of-way and half interest in the land if the railroad alignment was revised to go through the proposed town site. On July 5, 1887, Edward Amerige formally staked his claim at what is now the intersection of Harbor Boulevard and Commonwealth Avenue. Fullerton incorporated in 1904.*

**RPC 2 (b)(iv)**





# Table of Contents

## **User's Guide**

*A guide on how to use The Fullerton Plan*

User's Guide.....	vii
-------------------	-----

## **Introduction**

Welcome.....	1
The Structure of The Fullerton Plan .....	2
Legal Basis for The Fullerton Plan .....	4
<i>Table 1: General Plan Elements in The Fullerton Plan .....</i>	<i>5</i>
The Community-Based Foundations of The Fullerton Plan .....	6

## **Part I: The Fullerton Vision**

*A statement of what Fullerton hopes to become through the implementation of The Fullerton Plan and areas that present opportunities where land use and design change can help fully implement the Fullerton Vision.*

Introduction .....	9
The Fullerton Vision .....	10
Focus Area Visions.....	12
<i>Exhibit 1: Focus Areas.....</i>	<i>13</i>
<i>Table 2: Projected Focus Area Development .....</i>	<i>21</i>

## **Part II: The Fullerton Plan Elements**

Introduction .....	23
<i>Table 3: The Goals of The Fullerton Plan .....</i>	<i>24</i>





## **A: The Fullerton Built Environment**

*The physical dimensions of the Fullerton community's districts and neighborhoods, including the mobility connections and public infrastructure that occur within the City and between the City and the region.*

Chapter 1: Community Development and Design .....	27
Chapter 2: Housing .....	31
Chapter 3: Historic Preservation .....	43
Chapter 4: Mobility .....	45
Chapter 5: Bicycle .....	49
Chapter 6: Growth Management .....	53
Chapter 7: Noise .....	55

## **B: The Fullerton Economy**

*The economic dimensions of the community that contribute to a prosperous quality of life for the residents, businesses and other organizations within the City.*

Chapter 8: Economic Development .....	59
Chapter 9: Revitalization .....	65

## **C: The Fullerton Community**

*The dimensions of the Fullerton community that reinforce civic participation and contribute to a safe, healthful, and enriching quality of life for residents and visitors within the City.*

Chapter 10: Public Safety .....	71
Chapter 11: Public Health .....	77
Chapter 12: Parks and Recreation .....	81
Chapter 13: Arts and Culture .....	85
Chapter 14: Education .....	89
Chapter 15: Community Involvement .....	93

## **D: The Fullerton Natural Environment**

*Natural resources, open space, natural hazards, and related topics pertaining to the Fullerton community's quality of life.*

Chapter 16: Water .....	99
Chapter 17: Air Quality and Climate Change .....	103
Chapter 18: Integrated Waste Management .....	107
Chapter 19: Open Space and Natural Resources .....	109
Chapter 20: Natural Hazards .....	113





## **E: Tables and Exhibits**

*Additional information, tables and exhibits related to The Fullerton Plan Elements*

<i>Exhibit 2: Community Development Plan</i> .....	119
<i>Table 4: Community Development Types</i> .....	122
<i>Table 5: Community Development Type Density/Intensity Summary</i> .....	130
<i>Table 6: City of Fullerton Local Register of Historical Resources</i> .....	132
<i>Exhibit 3: Historical Resources – National and Local</i> .....	139
<i>Exhibit 4: Historical Resources – Significant Properties, Possible Significant Properties and Features of Cultural Importance</i> .....	141
<i>Exhibit 5: Historic Districts</i> .....	143
<i>Table 7: Roadway Functional Classifications</i> .....	145
<i>Exhibit 6: Roadway Classifications</i> .....	147
<i>Exhibit 7: Truck Routes</i> .....	149
<i>Exhibit 8: CMP Highway System</i> .....	151
<i>Exhibit 9: Rural Streets</i> .....	153
<i>Exhibit 10: Scenic Corridors</i> .....	154
<i>Exhibit 11: Existing Bikeways</i> .....	159
<i>Exhibit 12: Proposed Bikeways</i> .....	161
<i>Table 8: Land Use Compatibility for Community Noise Environments</i> .....	164
<i>Table 9: Community Noise Adjustment Table</i> .....	165
<i>Exhibit 13: Future Noise Contours</i> .....	167
<i>Table 10: Airport Environs Land Use Plan – Limitations on Land Use Due to Noise</i> .....	169
<i>Exhibit 14: Airport Noise Contours</i> .....	171
<i>Exhibit 15: Police and Fire Protection Facilities</i> .....	175
<i>Exhibit 16: Parcels Located within Fullerton Municipal Airport Runway Protection Zone – Land Use</i> .....	177
<i>Exhibit 17: Parcels Located within Fullerton Municipal Airport Accident Potential Zone (APZ II)</i> .....	179
<i>Exhibit 18: Part 77 Airspace Plan</i> .....	181
<i>Exhibit 19: Public Parks and Recreation Facilities</i> .....	185
<i>Exhibit 20: Joint-Use and Other Facilities</i> .....	187
<i>Exhibit 21: Trails</i> .....	189
<i>Exhibit 22: Arts and Cultural Facilities</i> .....	193
<i>Exhibit 23: Public Art</i> .....	195
<i>Exhibit 24: Educational Institutions</i> .....	199
<i>Exhibit 25: Open Space</i> .....	203





<i>Exhibit 25.1: Statewide Drought Conditions</i> .....	205.2
<i>Exhibit 26: Ground Shaking Potential</i> .....	207
<i>Exhibit 27 and 27.1: Liquefaction and Landslides</i> .....	209, 209.2
<i>Exhibit 28: Fire Hazard Severity</i> .....	211
<i>Exhibit 29: Dams of Concern/Inundation Areas</i> .....	213
<i>Exhibit 30: 100-Year and 500-Year Flood Risk</i> .....	215

## Part III: The Fullerton Implementation Strategy

*The means and process by which The Fullerton Plan is intended to be implemented, the tools and resources that may be used in implementation, and ways in which the City will track its progress.*

Introduction .....	217
Administering The Fullerton Plan .....	217
Implementation Process .....	217
<i>Table 11: Implementation Process</i> .....	219
Amending The Fullerton Plan .....	219
Indicators .....	220
<i>Table 12: The Fullerton Plan Indicators</i> .....	220
Implementation Tools .....	221
<i>Table 13: Short-Term Action Plan</i> .....	221
<i>Table 14: Corresponding Community Development Types and Zoning Designations</i> .....	245
Compliance with Federal, State, and Regional Regulations .....	247

<b>Glossary</b> .....	249
-----------------------	-----

## Appendices Volume I

Appendix A: Consistency Table
Appendix B: Zoning Diagnostic
Appendix C: Changes to Community Development Types

## Appendices Volume II

Appendix D: Economic Trends and Key Issues
Appendix E: Target Industry Analysis
Appendix F: Public Revenue Analysis





## **Appendices Volume III**

Appendix G: Bicycle Master Plan

Appendix H: Housing Element

Appendix I: Local Hazard Mitigation Plan

## **Appendices Volume IV**

Appendix J: Community Outreach Notes

Appendix K: Phone Survey Results Report

Appendix L: Meeting Minutes



This page is intentionally blank.

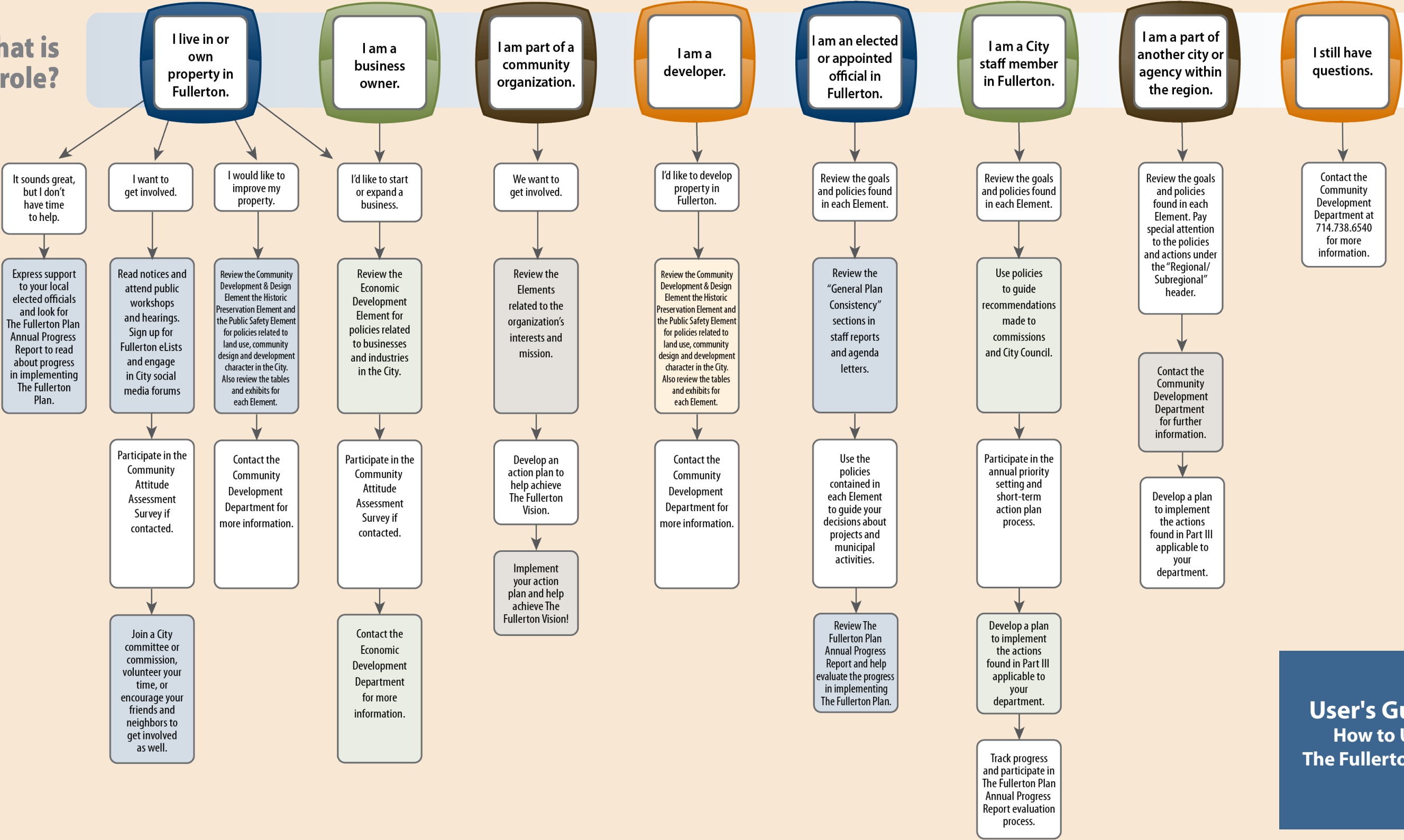


# User's Guide: How to Use The Fullerton Plan

Start Here:

*Review the Introduction and Part I: The Fullerton Vision to gain an understanding of purpose of The Fullerton Plan and the community's vision for the future.*

What is your role?



**User's Guide:  
How to Use  
The Fullerton Plan**

This page is intentionally blank.





# Introduction

## Welcome

Thank you for your interest in The Fullerton Plan. This document serves as Fullerton's General Plan pursuant to State law, but goes beyond California's General Plan Guidelines. The Fullerton Plan serves as a City governance tool focused on achieving The Fullerton Vision by aligning City efforts, reaching out to partners in Fullerton and the region, and engaging the Fullerton community.

**Fullerton is a place.** It is a setting for the lives and livelihoods of people who live and work here; for people who play, worship, learn, and shop here. It affects where people go and how they get there. **The place shapes the people of Fullerton and their quality of life.**

**Fullerton is a community of people.** It is a combination of many smaller communities that its people create, associate with, and influence in the course of their everyday lives. **The people shape the place of Fullerton and the quality of life it provides.**

Quality of life of people and place is most significantly impacted when people come together and define a vision for a collective future, as they did to create The Fullerton Vision. But a vision without a plan is just a dream. The people of Fullerton have a plan to fulfill the vision. It is The Fullerton Plan.



This Introduction has three parts:

- **The Structure of The Fullerton Plan** - An overview of the organizing principles behind The Fullerton Plan.
- **The Legal Basis for The Fullerton Plan** - A summary of how The Fullerton Plan is rooted in State law.
- **The Community-Based Foundations of The Fullerton Plan** - A description of the efforts that resulted in The Fullerton Plan.



## The Structure of The Fullerton Plan

### Construction of The Fullerton Plan

The Fullerton Plan, as Fullerton's General Plan, is the City's fundamental governance document that guides decision-making, actions, programs, and crafting of more specific policies. It embodies community values and sets general direction for achieving The Fullerton Vision. The topics it addresses are wide-ranging, influencing many aspects of Fullerton.

The Fullerton Plan views Fullerton as a built place, a local economy, a community of people, and a part of the natural environment. Thus, Part II of The Fullerton Plan is organized into four Master Elements:



#### The Fullerton Built Environment



#### The Fullerton Economy



#### The Fullerton Community



#### The Fullerton Natural Environment

Each Chapter, or Element, within the four Master Elements addresses a particular topic and contains at least one goal and multiple policies. Actions related to the goals are identified in Part III of The Fullerton Plan – The Fullerton Implementation Strategy.

**Goals** are general statements of aspiration or intent to achieve a desired condition that serves as an endpoint and may be attainable.

**Policies** are specific statements that provide a directive or framework for City decision-making that directly contribute to the attainment of the goal. Policies have been written utilizing versions of the same sentence construction. All policies begin with an applicable version of "Support efforts, projects, programs, policies, and regulations..."

Taken together as a comprehensive decision-making framework, the policies of The Fullerton Plan provide both a

"yard-stick" by which actions are taken and measured and a governance tool to ensure accountability of those taking the actions back to The Fullerton Vision.

Further, State law requires a General Plan to be internally consistent, meaning no one policy can conflict with another. This approach is also inherently sustainable as policies at least have to be neutral to one another, if not supportive, across the Elements.

In practice, this means that as a Commission, Committee, or the City Council is reviewing a request, the decision-making body identifies the nature of the item, for example the consideration of a new project. The decision-making body then identifies all policies applicable to the consideration of a project, verifies that the project is consistent with the relevant policies and is at least neutral to – or not in conflict with – the rest. The decision-making body then uses this finding of General Plan consistency as a basis for their action.

Four policies are applicable to all twenty-six Goals of The Fullerton Plan and they are listed below, rather than being repeated throughout all the Elements. As overarching policies, they are part of the adopted decision-making framework of The Fullerton Plan:

#### Overarching Policies

**OAP1.** Comply with State and Federal laws and regulations while maintaining local control in decision-making.

**OAP2.** Pursue Federal, State and local funding options to support implementation of The Fullerton Plan.

**OAP3.** Leverage the advantages and advances of technology.

**OAP4.** Seek opportunities for increased efficiency and effectiveness.

**Actions** are specific implementation steps, to be led by the City, that will contribute to the attainment of the goal within specific timeframes. Part III of The Fullerton Plan, and thus the City Council, establishes a list of short-term actions to be completed within three to five years of adoption of The Fullerton Plan. The City Departments with the Lead and Secondary responsibilities for accomplishing the action are also identified. New short-term actions plans will be subsequently established by the City Council during their regular priority setting process outlined in Part III.

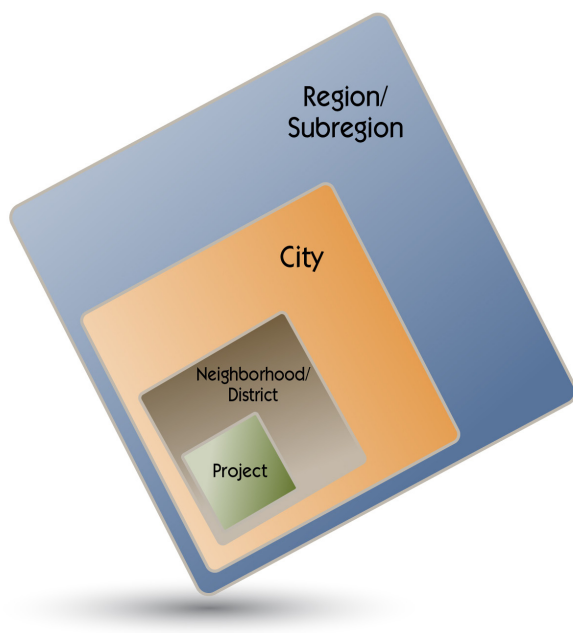


## *Geography of The Fullerton Plan*

### **The Fullerton Plan provides guidance for four levels of geography, from the region to the individual project level.**

It also looks outward to Orange County, Southern California, and beyond in order to stay abreast of larger currents affecting Fullerton and to provide leadership in regional matters. It also looks inward at the City of Fullerton as a whole, its districts and neighborhoods, and individual projects as three arenas where implementation of The Fullerton Plan occurs.

Thus, policies and actions in The Fullerton Plan are organized into four geographic levels. The City plays different roles in these different geographic levels, as follows:



- **Region/Subregion Level** – For matters affecting Fullerton that extend beyond its borders, the City communicates and coordinates with neighboring cities or other jurisdictions operating within North Orange County, Orange County or Southern California.
- **City Level** – Within Fullerton’s borders, the City makes decisions within its jurisdiction about activities that affect the public interest, partners with other public agencies and private sector entities, and develops plans, programs and policies that will be carried out citywide.
- **Neighborhood/District Level** – Districts and Neighborhoods are areas within Fullerton with their own distinct identities within the context of the larger Fullerton community. They lend themselves to the formation of community-based groups that seek to improve or maintain these areas. The City can enhance districts within Fullerton by working with these groups, guiding development, directly making physical improvements and carrying out programs. At the neighborhood level, the City plays a similar role with an emphasis on maintaining and enhancing neighborhood character. While districts and neighborhoods have their own identities, the individual districts and neighborhoods are interconnected physically, economically and socially. The City initiates and supports efforts in these areas within the context of the Fullerton community as a whole.
- **Project Level** – A project is an undertaking that changes the built environment. Often it is an individual proposal for development that the City reviews for compliance with policies and regulations. As part of this review, the City considers the project’s possible environmental impacts, and impacts on public infrastructure such as streets and parks. The City also carries out projects of its own, such as construction of public facilities—sometimes in partnership with a private entity or another public agency such as a school district.





## The Legal Basis for The Fullerton Plan

The Fullerton Plan was adopted in compliance with the requirements of California Government Code Section 65300 *et seq.* The Fullerton Plan is a legal document and much of its content is established by statutory requirements relating to background data, analysis, maps and exhibits. The legal adequacy of The Fullerton Plan is significant, since many City actions and programs are required to be consistent with The Fullerton Plan. As the City's General Plan, The Fullerton Plan provides a consistent framework for decision-making and reflects local physical, economic and demographic characteristics.

### General Plan Elements

State law requires that General Plans address the seven topics (referred to as "Elements") of land use, circulation, housing, open space, conservation, safety and noise (California Government Code Section 65302). A General Plan may also include other topics of local interest, as chosen by the local jurisdiction (California Government Code Section 65303).

A local jurisdiction may adopt a General Plan in the format that best fits its unique circumstances (California Government Code Section 65300.5). The City of Fullerton has chosen to adopt a General Plan that includes multiple optional Elements (referred to as "Chapters") targeted at addressing the unique planning needs of the City. Under State statute, these Elements carry the same weight of law as those that are legally mandated.

Table 1 provides a matrix which shows how The Fullerton Plan Chapters correspond to and fulfill the legally-required General Plan Elements.

### Environmental Review

The California Environmental Quality Act (CEQA) requires all local and State governmental agencies to consider the environmental consequences of projects over which they have discretionary authority. The State CEQA Statutes, Section 21065, define a project as "an activity which may cause either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment." Therefore, the City of Fullerton, as the lead agency was required to prepare and certify an Environmental Impact Report (EIR) for The Fullerton Plan.





The Fullerton Plan EIR is a public document that assesses the overall environmental effects of The Fullerton Plan at a program level of detail and indicates ways to reduce or avoid possible environmental damage. The Program EIR generally analyzes the broad environmental effects of The Fullerton Plan, and provides a baseline against which future projects implemented are evaluated. Where subsequent CEQA documentation is required for a future project, the City must implement the applicable mitigation measures developed in the Program EIR, and focus its analysis on site-specific issues that cannot otherwise be addressed at a program or policy level of analysis. The Program EIR is to be used as a companion document with The Fullerton Plan.

The Fullerton Plan identifies twelve geographic focus areas in the City within which to concentrate potential change through future community-based planning efforts. Future planning efforts and plans for these areas would be reviewed for consistency with The Fullerton Plan and The Fullerton Plan Program EIR in order to determine the level of additional environmental review that may be necessary.

In order to minimize the need to reanalyze a series of projects related to The Fullerton Plan, CEQA and the State CEQA Guidelines encourage using a General Plan EIR to address subsequent discretionary projects, such as adopting zoning ordinances and specific plans and approving capital improvement or development projects that are consistent with the General Plan. This streamlined approach to environmental review is commonly called "tiering" (CEQA Guidelines §15152). By using a tiered approach, the environmental review for a subsequent project can be limited to those project-specific significant effects that either were not examined or not examined fully in The Fullerton Plan Program EIR. Later activities that



**Table 1: General Plan Elements in The Fullerton Plan**

	GENERAL PLAN ELEMENTS REQUIRED BY STATE LAW							Optional Elements
	Land Use	Circulation	Housing	Conservation	Open Space	Noise	Safety	
<div>The Fullerton Built Environment</div>								
Chapter 1: Community Development & Design	■							■
Chapter 2: Housing			■					
Chapter 3: Historic Preservation				■				■
Chapter 4: Mobility		■						
Chapter 5: Bicycle		■						■
Chapter 6: Growth Management								■
Chapter 7: Noise						■		
<div>The Fullerton Economy</div>								
Chapter 8: Economic Development								■
Chapter 9: Revitalization								■
<div>The Fullerton Community</div>								
Chapter 10: Public Safety							■	
Chapter 11: Public Health								■
Chapter 12: Parks and Recreation								■
Chapter 13: Arts and Culture								■
Chapter 14: Education								■
Chapter 15: Community Involvement								■
<div>The Fullerton Natural Environment</div>								
Chapter 16: Water				■				■
Chapter 17: Air Quality and Climate Change				■				■
Chapter 18: Integrated Waste Management				■				■
Chapter 19: Open Space and Natural Resources				■	■			
Chapter 20: Natural Hazards							■	



have been described adequately under The Fullerton Plan Program EIR will not require additional environmental documents. When necessary, new environmental documents, such as a subsequent or supplemental EIR or a negative declaration, will focus on the project-specific impacts of later activities, filling in the information and analysis missing from The Fullerton Plan Program EIR. Similarly CEQA offers the ability for projects that are consistent with the development density established by General Plan policies for which an EIR was certified to evaluate only project-specific significant effects particular to the project or its site (CEQA Guidelines §15183).

## The Community-Based Foundations of The Fullerton Plan

The Fullerton Plan was developed through a process involving extensive community outreach, working sessions with City staff and department heads, meetings with the City's various Commissions and Committees, and dialogue with the City Council and citizen-based General Plan Advisory Committee. Direction, guidance, comments and feedback from these groups informed the development of The Fullerton Vision and the goals, policies and actions of The Fullerton Plan.

Following is an outline of community involvement in development of The Fullerton Plan. Phases I, II and III below describe the community outreach activities that were conducted throughout the development of The Fullerton Plan. Notes from these activities can be found in Appendix J.

### *Phase I - The Fullerton Plan Initiation and Education*

- **General Plan Advisory Committee.** The 15-member committee was appointed by the City Council in 2007 to review the current General Plan with the goal of providing the City's decision makers with policy recommendations that support the desired vision for the future. The General Plan Advisory Committee (GPAC) provided recommendations to the City Council throughout the development of The Fullerton Plan. The GPAC met a total of 30 times between March 26, 2007 and June 27, 2011.
- **General Plan Educational Program Series.** In April 2007, two community meetings were held to acquaint community members with the development of The Fullerton Plan. The meetings presented basic background information, schedule, and purpose and allowed community members to ask questions.
- **Virtual Fullerton Community Open House.** Community members attended an interactive Community Open House on May 21, 2007. The Open House provided an introduction to the General Plan and the process of updating the General Plan, as well as an opportunity to get to know the General Plan project team.
- **Public Agency Forum.** The Public Agency Forum was held in August 2007 and included participants from local, regional and state public agencies. The forum identified potential issues, opportunities, and other critical information to be considered in the development of The Fullerton Plan.

### *Phase II - Community Visioning*

- **Focused Future Visioning Charrettes.** Six visioning charrettes were held between June and August 2007. Approximately 105 community members attended one or more of these workshops to share their ideas about the future of their city. During these charrettes, participants were asked to identify Fullerton's treasures and challenges, as well as their visions for the future of the City.
- **Youth Visioning Workshops.** Four youth visioning workshops were held during the summer of 2007. Participants in the first youth workshop were high school students from the Fullerton Library Teen Advisory Committee. The second workshop was conducted with youth ages 12 through 15 from the City's Teen Scene program. Participants in the third



and fourth workshops were from the Boys and Girls Club. The third workshop was designed for youth ages 11 to 13 and the fourth was designed for youth ages 14 to 17. At each of the youth visioning workshops, participants identified the treasures and challenges in Fullerton, as well as their visions for the future of the City.

- **Telephone Survey.** The Social Science Research Center at Cal State Fullerton assisted the City in obtaining additional input on various topics through a scientific telephone survey in the spring of 2008. Surveys were administered to 475 randomly-selected residents in Spanish and English. Survey respondents were asked up to 94 questions to assess the most valued aspects of the city, perceptions regarding its challenges and problems, satisfaction with city services, the perceived importance of and satisfaction with a variety of city attributes, the perceived contribution of these attributes to the quality of life, and basic demographic information. The survey results can be found in Appendix K.
- **Online Survey.** An online survey was accessible from the General Plan Update website. The survey garnered input from those who were unable to attend the Visioning Workshop and Open House. It asked participants to list Fullerton's treasures and challenges, and their visions for the future.
- **Roadshow Presentations.** Presentations were made to a number of community groups and organizations, including the Rotary Club, the Chamber of Commerce and Fullerton Collaborative.
- **Commission and Committee Meetings.** Presentations were made to key City Committees and Commissions including the Parks and Recreation Commission, the Transportation and Circulation Commission, the Sports Field Users' Committee and the Bicycle Users' Subcommittee to encourage the contribution of more ideas to the Visioning process.
- **Visioning Open House.** In August 2007, a Visioning Open House was held to show the community the results of the Visioning Charrettes and to receive further input from the community.
- **Neighborhood Meetings.** Fifteen presentations and meetings were held between October 2007 and November 2007 to engage community residents in expressing the issues, concerns and ideas that are important to their neighborhood. Meetings were held in different venues throughout the City.



*Community members draft a vision statement for Fullerton at a Visioning Charrette.*



*Youth visioning participants work on a mind-mapping exercise to identify important components of Fullerton.*



*A community member presents her group's draft vision statement during a Visioning Charrette.*





- **Land Use Futures Open House.** In October 2008, community members participated in an open house to review the draft Focus Areas. Community members commented on the boundaries of the Focus Areas and identified additional areas for consideration.
- **General Plan Advisory Committee Meetings.** Over 20 General Plan Advisory Committee meetings were held from March 2007 to April 2009. The meetings involved open discussion on the intended vision for the future of Fullerton. The General Plan Advisory Committee reviewed the Draft Visioning Report, which contained the main themes that had been expressed most during the outreach process, and words identified as important by the public. The meetings resulted in the development of The Fullerton Vision.
- **Planning Commission Meeting.** The Planning Commission reviewed and recommended The Fullerton Vision and Focus Areas for approval in January 2009.
- **City Council Meeting.** The City Council reviewed and approved The Fullerton Vision and Focus Areas in February 2009.

### *Phase III - The Fullerton Plan Development*

- **City Council Meetings.** The City Council reviewed and approved the outline for The Fullerton Plan in August 2009.
- **General Plan Advisory Committee Meetings.** The General Plan Advisory Committee reviewed the Administrative Draft of The Fullerton Plan, exclusive of Appendices, and provided input on the goals, policies and actions. The Committee approved the Administrative Draft of The Fullerton Plan and its conversion to the Public Review Draft for review and consideration by the public, the City's committees and commissions, Planning Commission and City Council on June 27, 2011.
- **Commission and Committee Meetings.** During the months of September and October 2011, the following Commissions, Committees and Boards reviewed the portions of a working draft of the Public Review Draft relevant to the role of each group. The Commissions, Committees and Boards provided feedback on the relevant policies and actions as well as the process for implementing The Fullerton Plan at the Commission, Committee and Board level. Input received during this process has been incorporated into the Public Review Draft. The Commissions, Committees and Boards were as follows:
  - Bicycle Users Subcommittee
  - Citizens' Infrastructure Review Committee
  - Energy and Resource Management Committee
  - Fullerton Museum Center Board
  - Library Board
  - Parks and Recreation Commission
  - Redevelopment Design Review Committee
  - Technology Working Group
  - Transportation and Circulation Commission
- **Planning Commission Meeting.** The Planning Commission reviewed and recommended adoption of The Fullerton Plan in its entirety on April 25, 2012.
- **City Council Meeting.** The Fullerton Plan was adopted by the City Council on May 1, 2012.



# Part I: The Fullerton Vision



## Introduction

The Fullerton Vision is a statement of what Fullerton hopes to maintain and become through the implementation of The Fullerton Plan. The Fullerton Vision provides a sense of purpose and mission, and sets the tone for The Fullerton Plan's goals, policies and actions. The Fullerton Vision establishes a community-based foundation which captures the qualities, values, and characteristics of the City of Fullerton now and in the future.

Closely tied to The Fullerton Vision are the Focus Areas. The Fullerton Plan identifies twelve Focus Areas that present opportunities where land use and design change can help fully implement the Fullerton Vision. Further planning for the Focus Areas can catalyze revitalization efforts along corridors; create more options for travel between Fullerton's major destinations and neighborhoods; guide the enhancement of unique assets such as Downtown, the Transportation Center, CSU Fullerton, West Coyote Hills, and the Airport; and support the function of business clusters such as medical facilities and industrial areas. For each Focus Area, The Fullerton Plan provides objectives to serve as a framework for further community-based planning efforts. The intent is to involve the community in setting more specific direction for the Focus Areas.



## The Fullerton Vision: Fullerton's Heritage, Vision, Principles

### I. Our City

**Fullerton is a city with** a small-town feel, a culturally and ethnically diverse population, and a strong sense of community. We cherish our history while welcoming newcomers and being invigorated by them.

Since its beginnings as an agricultural economy built on citrus production and rail transportation, settlers have created distinctive neighborhoods that reflect different eras in this region's growth. Fullerton's hills and flatlands are now covered with family homes, schools and parks in place of orange groves, but our original town site, with its mature trees and thoughtfully preserved historic structures, still points to our legacy.

Today our small-town feel is preserved in a 21st-century city that provides the best in economic diversity, higher education, health services, arts and culture. Our residents value their active, healthy lifestyle and the environmental attributes and resources that support it.

**This is Fullerton's heritage.**

### II. Our Vision

Based on our shared heritage and community values, the following statement expresses our aspirations for the next decade and beyond to enhance quality of life for all.

**Fullerton will be a city which:**

- values and provides quality public safety services including emergency services, crime prevention and hazard mitigation;
- enjoys a vibrant economy, benefiting from its education community resources and its diverse business base;
- encourages economic diversity and creation of new jobs;
- encourages growth in its tax base to support our city services and ensure adequate infrastructure;
- has an increasing choice of accessible, affordable and desirable housing options which enables our children, workforce families and young professionals to make their homes here, and our seniors to remain here;
- is committed to environmental sustainability in planning design, policy and practice;
- values and protects its heritage, strives to preserve historic buildings and neighborhoods, and embraces high aesthetic standards for new architecture and urban design;
- encourages civic participation by the full spectrum of its community and reflects its concerns in official planning and decision-making;
- offers a variety of transportation options;
- supports community health with recreational resources, well-maintained parks, preserved open spaces, and public programs to encourage healthy lifestyles;
- preserves its character by supporting community efforts dedicated to cultural activities, civic engagement, social concerns, health and safety issues, and other aspects of our quality of life; and
- maximizes its resources through joint planning with other agencies and jurisdictions.



### III. Our Guiding Principles

The following principles, derived from our vision for Fullerton, will guide our General Plan process. They are touchstones for our Plan's goals, strategies and policies. As guidelines and points of reference, they tie actions to aspirations.

- **Change** will be harmonized with the elements of Fullerton's history and character that we value.
- **Growth** will be considered in the context of community needs and its contribution to our quality of life.
- **Economic Sustainability** will be essential for the local economy that remains strong into the future.
- **Environmental Sustainability** will be reflected in the use of up-to-date environmental policies to ensure the present and future generations live healthier lives and do not inherit costly, resource-inefficient systems and structures.
- **Mobility** options of every kind will be of prime consideration in the planning of buildings, streets and paths, traffic patterns, and development of the transit center.
- **Balance and equity** will be sought in business development, in points of view considered in our planning processes, in housing inventory that serves all of our community, in civic participation, and in decisions that could affect aspects of our quality of life.
- **Our identity** as an education community and a city with distinctive neighborhoods, heritage and culture will be reinforced in plans and programs that affect how we view ourselves and are viewed by others.





## Focus Area Visions: Laying the Foundation for Future Change

The Fullerton community identified twelve geographic focus areas in the City within which to concentrate potential change through community-led planning processes (Exhibit 1). The focus area approach reinforces a commitment to community-based planning and to the need to thoughtfully align change with the general character and form, as well as opportunities, desired by the community for each area. These focus areas were identified as opportunity areas because they generally possess some or all of the following characteristics:

- Areas that are currently experiencing transition or anticipated transition in the near future,
- Areas that exhibit special community resources (historic, educational, cultural, etc.),
- Areas providing a variety of development options or market interest,
- Areas exhibiting potential for enhancement or reinvestment through public or private investment.

The following pages present a brief description of each Focus Area, along with a broad vision and planning objectives intended to guide future community-based planning efforts. It is important to keep in mind that each Focus Area spans multiple parcels of land, and it is not intended for all objectives to be met on each property. Rather, future community-based planning efforts would seek to consider each Focus Area comprehensively.

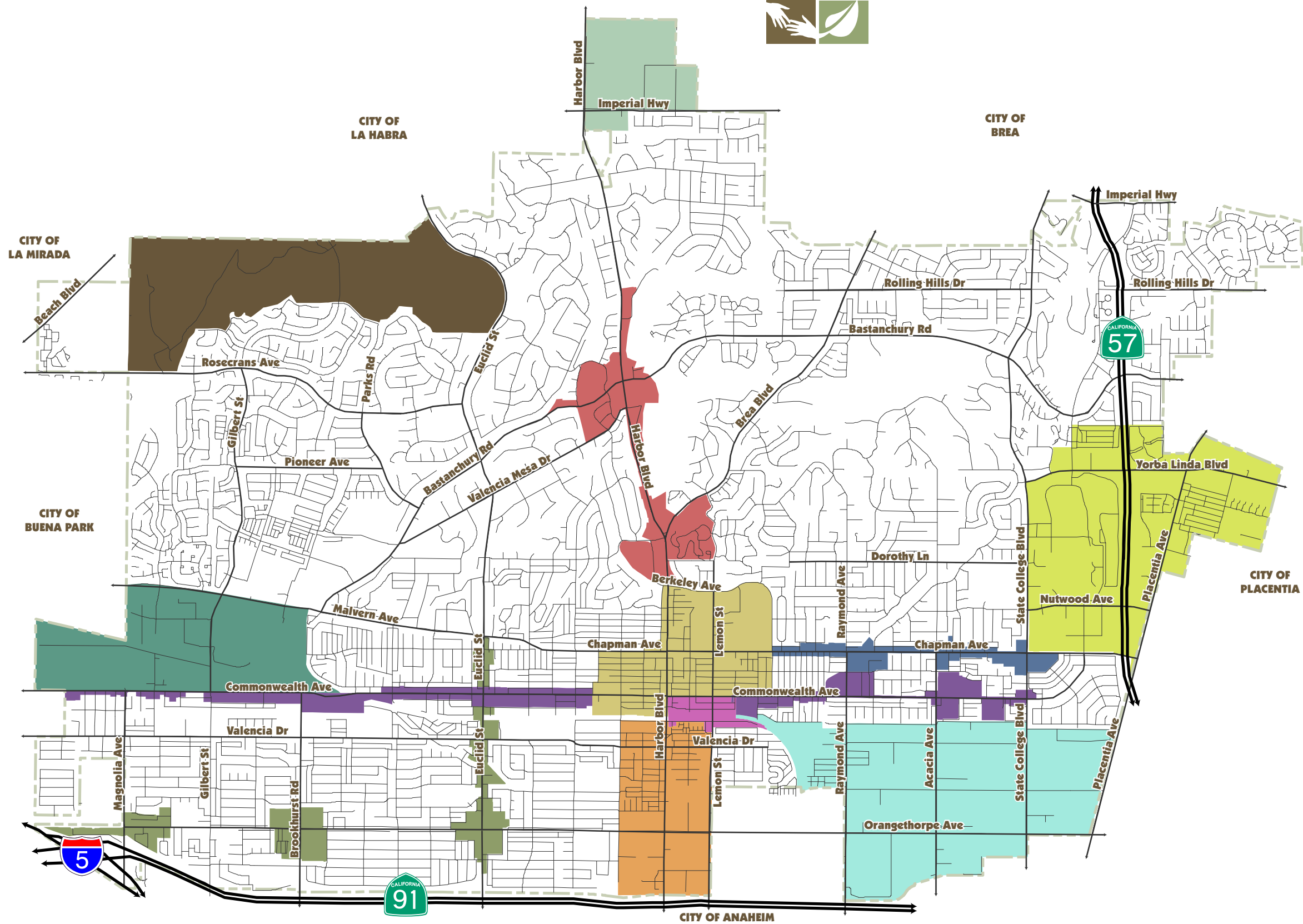
### Focus Area A: Airport Industrial

The Airport Industrial Focus Area is composed of the Fullerton Municipal Airport and surrounding industrial development on the western border of the City, accessible from Interstate 5 and the 91 Freeway. The Fullerton Municipal Airport is the only general aviation airport in Orange County, accommodating commercial and private flights that are not conducted by airlines or the military. The Airport also serves as a base of operations for public safety operations. This Focus Area is composed mainly of industrial development, with minimal retail and other supportive uses.

The Airport Industrial Focus Area is envisioned as a primary industrial area characterized by large sites and buildings for continued and expanded industrial uses, and related businesses. Future development will capitalize on the presence of the Fullerton Municipal Airport by catering to pilots and to businesses that value proximity to the Airport. In turn, development can propel expansions in airport functions. Enhanced transportation connections will facilitate movement between this area and activity centers in the rest of the City.

#### Planning Objectives

- Preserve the Municipal Airport as a community asset and expand functions as feasible.
- Expand industrial and commercial uses that would benefit from proximity to the airport, such as research and development, airplane and helicopter training and repair, and incubator spaces for new and emerging technologies.
- Improve multi-modal connectivity to trails and recreational areas, commercial and residential development in Amerige Heights, the Downtown and Southwest Fullerton.
- Encourage expansion of compatible visitor-oriented uses.
- Comply with FAA, Caltrans/Division of Aeronautics, and Airport Land Use Commission (ALUC) for Orange County regulations, policies and procedures pertaining to development within an airport planning area.
- Preserve Fullerton Municipal Airport by transitioning land uses over time to achieve greater compatibility between the airport and its neighboring properties and to avoid incremental changes not suited for airport compatible land uses.



**Legend**

- Focus Area A: Airport Industrial
- Focus Area B: Commonwealth Corridor
- Focus Area C: Orangethorpe Corridor Nodes
- Focus Area D: Harbor Gateway
- Focus Area E: Downtown
- Focus Area F: Transportation Center
- Focus Area G: North Harbor Corridor
- Focus Area H: North Industrial
- Focus Area I: Chapman Corridor
- Focus Area J: Education
- Focus Area K: Southeast Industrial
- Focus Area L: West Coyote Hills



Map not to a scale

**Exhibit 1: Focus Areas**



This page is intentionally blank.



## Focus Area B: Commonwealth Corridor

Commonwealth Avenue is a continuous corridor extending from the City of Buena Park to the Cal State Fullerton campus, characterized by smaller-scale, auto-oriented commercial development with some single and multi-family residential areas. The corridor contains a number of distinct areas, each with its own character. The west end of the corridor is composed mainly of small retail and service uses and is adjacent to the Airport. The center portion of the corridor is adjacent to the Downtown and the Civic Center area. The eastern portion of the corridor contains commercial uses adjacent to residential neighborhoods and some historic buildings.

The Commonwealth Corridor Focus Area is envisioned as a complementary mix of retail and commercial uses connecting the City's major activity centers. The Commonwealth Corridor will continue to offer neighborhood-serving retail businesses, while also providing new housing opportunities. Growth will be focused into nodes, each with a distinct sense of place. The corridor as a whole will be enhanced with unifying streetscape improvements and better pedestrian and bicycle access.

### Planning Objectives

- Enhance key intersections as important nodes along the entire corridor.
- Focus on neighborhood-serving commercial development.
- Encourage new housing opportunities west of Harbor Boulevard.
- Promote a unified character through unique streetscape design.
- Provide multi-modal mobility improvements to and through the corridor.
- Create linkages to recreational facilities, trails and other amenities.

## Focus Area C: Orangethorpe Corridor Nodes

The Orangethorpe Corridor Nodes Focus Area encompasses three intersections characterized by neighborhood-serving commercial uses that run along Orangethorpe Boulevard, and the portion of Euclid Avenue from Orangethorpe Boulevard to Malvern. This Focus Area is characterized by smaller-scale, locally-serving retail uses, but without the more contemporary retail and services located in other parts of the City.

The Orangethorpe Corridor Nodes Focus Area is envisioned as a collection of strong retail centers supporting Southwest Fullerton that offer a variety of contemporary retail businesses and services, in settings that include community gathering spaces and attractive landscape and hardscape features. The Orangethorpe Corridor Nodes will provide connectivity between surrounding established neighborhoods and these neighborhood-serving retail areas through enhanced pedestrian and bicycle facilities.

### Planning Objectives

- Provide a mix of amenities such as open space, community facilities and contemporary neighborhood-serving commercial uses.
- Use distinct design improvements for each key intersection, while providing for mixed-use and neighborhood-serving commercial uses.
- Improve the appearance of Euclid Avenue.
- Encourage rehabilitation of existing commercial uses.
- Incorporate mobility improvements to enhance pedestrian and bicycle connectivity between corridor nodes and trails, other amenities, and the surrounding residential neighborhoods.



## Focus Area D: Harbor Gateway

The Harbor Gateway Focus Area encompasses both sides of Harbor Boulevard from the 91 Freeway north to the railroad tracks. This Focus Area consists of auto-oriented retail development with limited connectivity to the Downtown and adjacent neighborhoods.

The Harbor Gateway encapsulates the urban future of Fullerton. It is envisioned as Fullerton's primary southern gateway, characterized by high-density development at its southern end and smaller-scale development at its northern end that respects the scale of the surrounding residential and historic area. High density development will consist of residential, commercial and mixed-use with convenient access to regional transportation via the freeway and Transportation Center. Other transportation options will provide connections to Downtown and other destinations within the City. Improvements to the streetscape and a system of wayfinding signage will contribute to the identity of the Harbor Gateway.

### Planning Objectives

- Increase housing density while providing additional street-adjacent retail and tourist-associated amenities including hotels.
- Preserve the more distinct northern portion of the Harbor Gateway with smaller-scale, neighborhood uses in relation to the surrounding residential and historic area.
- Improve connectivity through multi-modal transportation opportunities, including pedestrian and bicycle crossings across Harbor Boulevard.
- Create a distinct identity for Harbor Gateway through streetscape improvements and wayfinding.
- Provide connectivity to other areas in the City, including the Downtown, Civic Center and Transportation Center.

## Focus Area E: Downtown

After twenty years of steady revitalization, Downtown Fullerton is experiencing a “renaissance” evidenced by a growing number of sidewalk cafes, specialty restaurants, unique shops, entertainment venues and new housing. Downtown Fullerton offers a pedestrian-friendly, old town atmosphere with a large cluster of historic buildings, beautiful shade trees and decorative walkways. It also serves as a vibrant cultural center with multiple facilities, including the award-winning Museum Center, the Downtown Plaza and Plummer Auditorium. This Focus Area is an expression of community character and history, though it has encountered unanticipated challenges resulting from the success of its bars and nightclubs. Fullerton College, established in 1913 and the oldest community college in continuous operation in California, is located in this Focus Area.

Downtown Fullerton will be a premiere Orange County destination for urban culture, shopping, dining, and living. Its revitalization will continue through enhancing historic and cultural resources and building upon current programs and events. The Downtown will provide a variety of mixed-use and live-work opportunities with future infill development. Multiple transportation options will support thriving local businesses and active residents. Outstanding public space and sustainable streetscape features will encourage walking and lingering, providing a vibrant street life.





## Planning Objectives

- Preserve existing character and historic resources.
- Encourage diverse businesses to promote both daytime and nighttime activities.
- Increase multi-modal transportation options while maintaining adequate and managed capacity for parking needs.
- Promote pedestrian activity through sidewalk improvements, paseos, plazas and other public spaces.
- Include hardscape and softscape features that promote sustainability and sense of place.
- Provide connectivity with other areas of the City including the Transportation Center, Civic Center and Harbor Gateway.
- Integrate Fullerton College with the surrounding area by improving connections for pedestrians and bicyclists and exploring partnership opportunities.

## Focus Area F: Transportation Center

The Transportation Center Focus Area is located south of the Downtown, east of Harbor Boulevard and north of the railroad tracks. This Focus Area is situated as a gateway to the Downtown and is heavily used by City residents and commuters. The Fullerton Transportation Center is one of the busiest in Orange County, providing access to Amtrak and Metrolink rail service, the OCTA bus system, private taxi service and secure bicycle storage.

The Transportation Center Focus Area is envisioned as a major activity hub for both the City and the region, characterized by development that encourages use of the regional transportation options available here. The Transportation Center will contain compact, mixed-use development providing housing, as well as open space. Increased transit, bicycle and pedestrian access will support the area's role as a destination and place of interest for City residents and visitors alike. A Specific Plan for the Fullerton Transportation Center was adopted by the City Council in November of 2010.

## Planning Objectives

- Provide for higher density residential development.
- Enhance the center as a destination for residents and visitors alike.
- Promote a mix of uses accompanied by design that encourages walkability.
- Maintain adequate capacity for parking needs, while increasing connecting transit and bicycle and pedestrian access.
- Link with other areas of the City including the Civic Center, Downtown and Harbor Gateway.

## Focus Area G: North Harbor Corridor

The North Harbor Corridor extends along both sides of Harbor Boulevard, north from the Downtown. This Focus Area contains many medical-related uses. St. Jude's Hospital, other medical facilities, and the courthouse are all located in the North Harbor Corridor, and serve as major employers in the City.

The North Harbor Corridor Focus Area is envisioned as the scenic northern gateway into the City's Downtown. It will offer a balanced mix of housing, retail and office uses that support the expansion of St. Jude's Hospital, other medical-related uses, and the adjacent courthouse. The North Harbor Corridor will emphasize a theme of "community wellness" by providing active living spaces and connections between medical facilities and adjacent recreational trails and parks.



## Planning Objectives

- Provide for uses that support medical facilities such as hotels, restaurants, employee housing and assisted living facilities.
- Ensure new development is compatible with surrounding neighborhoods.
- Include community design improvements to provide a scenic gateway, create a sense of place, and be compatible with the varying topography.
- Provide connectivity to other Focus Areas and residential neighborhoods in the City.
- Encourage active living improvements including adjacent recreational trails, parks, and access for bicyclists, pedestrians and equestrians.

## Focus Area H: North Industrial

The North Industrial Focus Area is located along Harbor Boulevard and Imperial Highway and serves as the northernmost gateway to the City. The North Industrial Focus Area has historically been characterized by large manufacturing/distribution facilities with some commercial retail uses fronting Imperial Highway. The potential development of a new commuter rail line linking this Focus Area to surrounding cities and the Downtown may be a catalyst for development oriented transit that builds on the industrial and bona fide employment foundation.

The North Industrial Focus Area is envisioned as a northern gateway to the City and primary employment generating area which seizes opportunities to introduce new compatible and supporting uses. The North Industrial area will connect to the City's Downtown as well as the surrounding cities of Brea and La Habra.

## Planning Objectives

- Retain industrial and employment generating uses while providing amenities and services that will support the work force, such as recreation, retail, and limited housing opportunities.
- Encourage new businesses and compatible new uses, while discouraging those that are in conflict.
- Improve connectivity to Downtown and the surrounding cities of Brea and La Habra.

## Focus Area I: Chapman Corridor

The Chapman Corridor extends from the Downtown east to State College Boulevard. This Focus Area provides the strongest relationship between the traditional commercial corridor and the existing higher education community, including CSUF, Fullerton College, and Hope International University. The Chapman Corridor is transitioning from single-family and strip mall development to various uses, including offices in historic houses, higher density housing, and more intense commercial uses.

The Chapman Corridor Focus Area is envisioned as the strongest link between the City and the education community, with development guided by a town-gown relationship. An eclectic mix of independent businesses and historic houses contribute to the area's atmosphere. The Chapman Corridor will support higher density housing, office-professional uses, and commercial uses. Streetscape improvements and mobility enhancements will increase connectivity between the corridor, campuses and surrounding residential communities.



## Planning Objectives

- Increase housing density.
- Enhance and intensify commercial uses.
- Enhance the Corridor through streetscape improvements and preservation of historic resources.
- Provide multi-modal mobility improvements to and through the corridor.
- Improve physical and visual connectivity between the Downtown and the Education Focus Area.

## Focus Area J: Education

The Education Focus Area is centered on a number of colleges and universities, which are significant contributors to the community's intellectual capital. The Focus Area is home to Cal State Fullerton, Southern California College of Optometry, Hope International University, Dongseo University, and Western State College of Law. Surrounding the educational institutions are commercial and residential areas that support the colleges and universities in serving its student and faculty population. Cal State Fullerton, Hope University, and the City of Fullerton have completed the "Collegetown" vision plan, which explores alternatives to create a student-oriented village with a strong town-gown partnership. The vision plan will be the basis for a community-based planning effort for the Focus Area.

The portion of the Focus Area east of the 57 freeway is composed of older, multi-family residential units as well as commercial centers serving Fullerton and Placentia residents.

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.

## Planning Objectives

- Include additional retail and gathering spaces that serve the students, faculty and population-at-large.
- 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.
- Promote a "college town" atmosphere which fosters a positive town-gown relationship recognizing the opportunities for collaboration.
- Enhance the multi-family neighborhoods around the colleges and universities.
- Maintain adequate and managed capacity for parking needs while increasing multi-modal transportation options within the Focus Area and connections west to the Chapman and Commonwealth Focus Areas and east, across the 57 Freeway.

## Focus Area K: Southeast Industrial

The Southeast Industrial Focus Area encompasses the largest concentration of Fullerton's industrial base, accessible from the 91 and 57 Freeways and the railroad. The Focus Area is composed mainly of large parcels with one- and two-story buildings. This Focus Area is characterized by businesses that operate during traditional working hours, with minimal nighttime activity.



The Southeast Industrial Focus Area is envisioned as one of the City's primary employment-generating areas. It will be characterized by preserved industrial uses and will support expanding industries, including high tech and clean technology, research and development, creative industries and medical research. Physical enhancements such as landscaping and alleyway improvements will contribute to a feeling of vitality, help provide a desirable working environment, and promote walking and transit use.

### **Planning Objectives**

- Retain industrial and employment-generating uses while providing amenities and services that will support the work force, such as recreation, retail, and limited housing opportunities.
- Provide for large parcels and flexible spaces to accommodate a variety of industries over the long term while supporting incubator spaces for new and emerging technologies.
- Encourage new businesses and compatible new uses, while discouraging those that are in conflict. Specifically seek to expand and attract industrial users that would benefit from freeway access, technology clusters, and industrial infrastructure.
- Improve appearance and function through design, including landscaping, pedestrian and transit facilities, and alleyway improvements.

### **Focus Area L: West Coyote Hills**

The West Coyote Hills Focus Area is generally located between Rosecrans Avenue, the northern City limits, the eastern edge of the Hawks Pointe development, and Euclid Avenue. The Focus Area consists of the last large continuous piece of undeveloped land in the City. The Bob Ward Nature Preserve is located in the Focus Area. A Master Specific Plan, adopted in 1977, has guided development in this area.

The West Coyote Hills Focus Area is envisioned as the largest open space area in the City. Connectivity between the trail systems in and around the Focus Area will improve access to recreational and educational opportunities for residents. Sustainable best management practices will preserve the important natural resources in the West Coyote Hills area.

### **Planning Objectives**

- Promote development within a semi-rural setting using current resource-efficient building standards and context sensitive design.
- Encourage educational use, including research and outdoor education.
- Preserve sustainable open space that provides natural resource value and can be accessed by all residents.



## Anticipated Land Use Change

For purposes of The Fullerton Plan – and for purposes of creating a starting point for community dialogue and deliberation in future planning efforts for each Focus Area – recommended densities and intensities and potential development types for each Focus Area are presented in Table 2. For parcels that are within a Focus Area, the underlying community development type (land use designation) applies until a specific plan, master plan, or other implementing document is prepared through a community-based planning process, at which point a General Plan Amendment will be adopted to re-designate the land if necessary. A General Plan Amendment may utilize all or a portion of the envisioned community development types when comprehensively considered through a community-based planning process. Future planning efforts warranting additions to the potential development types or changes to densities and intensities in Table 2 will require a General Plan Amendment to revise the table. Community development types are discussed in further detail in Chapter 1: Community Development and Design.

Based on The Fullerton Vision, The Fullerton Plan identifies two levels of potential change for the Focus Areas:

1. **Strategically Improve and Evolve.** These areas are envisioned to include a variety of changes in current character (or sense of place) and involve most of the Focus Areas. Moderate to significant change will occur through infill, reuse and revitalization. Community-based planning processes will determine the nature of change in areas of the City with this designation.
2. **Transform.** These areas are envisioned to include significant change in current character (or sense of place) and involve a limited number of Focus Areas. Major development projects are anticipated for these areas. Community-based planning processes will determine the nature of change in areas of the City with this designation.

This level of potential change is also provided in Table 2.

Table 2: Projected Focus Area Development				
		Future Potential Community Development Types		
Focus Area	Density/ Intensity <sup>1</sup>	Highly Appropriate	Appropriate	Anticipated Level of Change
A: Airport Industrial	up to 30 du/ac; up to 0.5 FAR	Industrial, Government	Medium Density Residential, Commercial, Office	Strategically Improve and Evolve
B: Commonwealth Corridor	up to 30 du/ac; up to 0.5 FAR	Commercial, Government, Neighborhood Center Mixed Use	Medium Density Residential, Office, School, Parks and Recreation	Transform
C: Orangethorpe Corridor Nodes	up to 60 du/ac; up to 1.0 FAR	Commercial, Parks and Recreation, Neighborhood Center Mixed Use	Medium Density Residential, High Density Residential, School	Transform
D: Harbor Gateway	up to 80 du/ac; up to 3.0 FAR	Low Density Residential, High Density Residential, Commercial, Urban Center Mixed Use	Office, School, Parks and Recreation	Strategically Improve and Evolve





**Table 2: Projected Focus Area Development**

Focus Area	Density/ Intensity <sup>1</sup>	Future Potential Community Development Types		Anticipated Level of Change
		Highly Appropriate	Appropriate	
E: Downtown	up to 60 du/ac; up to 2.0 FAR	Medium Density Residential, Downtown Mixed Use, School, Government, Parks and Recreation	High Density Residential, Commercial, Office, Religious Institutions	Strategically Improve and Evolve
F: Transportation Center	Based on Specific Plan	Urban Center Mixed Use	High Density Residential, Commercial, Office, Parks and Recreation	Transform
G: North Harbor Corridor	up to 45 du/ac; up to 3.0 FAR	Commercial, Office, Parks and Recreation, Neighborhood Mixed Use	High Density Residential, School, Government	Strategically Improve and Evolve
H: North Industrial	up to 60 du/ac; up to 1.0 FAR	Industrial	Office, Commercial, Neighborhood- serving Mixed- use, High Density Residential	Strategically Improve and Evolve
I: Chapman Corridor	up to 60 du/ac; up to 1.0 FAR	High Density Residential, Commercial, Office, Neighborhood Center Mixed Use	Medium Density Residential	Strategically Improve and Evolve
J: Education	up to 60 du/ac; up to 3.0 FAR	High Density Residential, Commercial, School, Neighborhood Center Mixed Use	Medium Density Residential, Office, Religious Institutions	Strategically Improve and Evolve
K: Southeast Industrial	up to 30 du/ac; up to 1.0 FAR	Office, Industrial	Commercial	Strategically Improve and Evolve
L: West Coyote Hills	3 du/ac	Greenbelt Concept		Transform

**Notes:**

1. Recommended density/intensity range is provided for the Focus Area as a whole. Allowable parcel-by-parcel density/intensity will be specified through development standards in the Zoning Code or Specific Plan.



## Part II: The Fullerton Plan Elements



### Introduction

The Fullerton Plan Elements is divided into four Master Elements:



**The Fullerton Built Environment**



**The Fullerton Community**



**The Fullerton Economy**



**The Fullerton Natural Environment**

Each Master Element contains Chapters, or Elements, which contain the City's goals and policies. At least one goal is provided for each Chapter. The Fullerton Plan establishes twenty-six goals provided in detail throughout Part II, and summarized in Table 3.

Each Chapter provides a brief background discussion on the topic and the purpose of the Element, followed by the respective goal(s) and policies. Tables and Exhibits for all Chapters are provided together in Section E: Tables and Exhibits.

**Table 3: Goals of The Fullerton Plan**



### **The Fullerton Built Environment**

- Goal 1:** Resilient and vital neighborhoods and districts.
- Goal 2:** A positive identity and distinctive image.
- Goal 3:** A supply of safe housing ranging in cost and type to meet the needs of all segments of the community.
- Goal 4:** Valued and preserved historic resources.
- Goal 5:** A balanced system promoting transportation alternatives that enable mobility and an enhanced quality of life.
- 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.
- Goal 7:** Growth and development aligned with infrastructure capabilities.
- Goal 8:** Protection from the adverse effects of noise.



### **The Fullerton Community**

- Goal 12:** Proactively addressing public safety concerns.
- Goal 13:** Responsive to public safety needs.
- Goal 14:** An environment with opportunities for community health and wellbeing.
- Goal 15:** Parks, recreational facilities, trails, and programs that promote a healthy community and a desirable quality of life.
- Goal 16:** Broad community participation in cultural activities and visual and performing arts.
- Goal 17:** An exceptional variety and quality of educational opportunities that reach community members throughout their lives.
- Goal 18:** Citizens that are actively involved in shaping the community's future and overall quality of life.



### **The Fullerton Economy**

- Goal 9:** Long-term fiscal strength and stability that has a foundation in local economic assets and adapts to dynamic market conditions.
- Goal 10:** An innovation economy built upon Fullerton's local entrepreneurial spirit and intellectual capital.
- Goal 11:** Revitalization activities that result in community benefits and enhance the quality of life in neighborhoods, districts, and corridors.



### **The Fullerton Natural Environment**

- Goal 19:** An adequate and safe water supply.
- Goal 20:** A healthy watershed and clean urban runoff.
- Goal 21:** Protection and improvement of air quality.
- Goal 22:** Participation in regional efforts to address climate change and its local impacts.
- Goal 23:** Safe and efficient management of waste.
- Goal 24:** Responsible management of open spaces balanced with the healthy functioning of environmental systems.
- Goal 25:** Responsible management of natural resources.
- Goal 26:** Protection of people, natural and built environments and economy from natural hazards.



The  
Fullerton  
Plan

# The Fullerton Built Environment



## **Master Element A: The Fullerton Built Environment**

addresses the physical dimensions of the Fullerton community's districts and neighborhoods, including the mobility connections and public infrastructure that occur within the City and between the City and the region. The Fullerton Built Environment includes the following chapters:

- Chapter 1: Community Development and Design
- Chapter 2: Housing
- Chapter 3: Historic Preservation
- Chapter 4: Mobility
- Chapter 5: Bicycle
- Chapter 6: Growth Management
- Chapter 7: Noise



This page is intentionally blank.



# Chapter

# 1

## Community Development and Design

*Fullerton will be a city which is committed to environmental sustainability in planning design, policy and practice [and which] embraces high aesthetic standards for new architecture and urban design. -The Fullerton Vision*

### Introduction

The way land in the City of Fullerton is used today and in the future is at the heart of the General Plan. Land use decisions affect all other aspects of the City including traffic, noise and air quality, opportunities for jobs, housing and businesses, community character, and the need for public facilities and services of all types. Additionally, the way in which public improvements and private developments are designed affects the identity and vitality of the City.

The Community Development and Design Element addresses the State-mandated components for land use elements. The Element also provides community design guidance, frames future community-based planning efforts for key focus areas within the City, and conserves and enhances the image and character of the community.

The following goals and policies are provided to achieve The Fullerton Vision as it pertains to Community Development and Design.

### Associated Tables and Exhibits

Table 4: Community Development Types (page 122)

Table 5: Community Development Type Density/Intensity Summary (page 130)

Exhibit 2: Community Development Plan (page 119)

### Overarching Policies

**OAP1.** Comply with State and Federal laws and regulations while maintaining local control in decision-making.

**OAP2.** Pursue Federal, State and local funding options to support implementation of The Fullerton Plan.

**OAP3.** Leverage the advantages and advances of technology.

**OAP4.** Seek opportunities for increased efficiency and effectiveness.

### Purpose

The purpose of the Community Development and Design Element is to enhance the livability of the community and encourage and protect investment in the City by ensuring the highest level of quality in design of the City's physical form.

This Element contains the required components of a land use element, per California Government Code Section 65302. It also contains components that are not mandatory, but are important to the Fullerton community. These portions are optional components per California Government Code Section 65303.

# GOAL 1: Resilient and vital neighborhoods and districts.

## Policies

*Specific statements that provide a directive or framework for City decision-making that directly contribute to the attainment of the goal.*

### Region/Subregion Level

#### P1.1 Regional Coordination

Support regional and subregional efforts to create a strong sense of place and support the efficient use of land.

#### P1.2 Subregional Coordination

Support projects, programs and policies to promote compatibility and mutually beneficial built environments and land uses with adjacent jurisdictions and other agencies.

### City Level

#### P1.3 Protection and Restoration of Natural Resources

Support projects, programs, policies and regulations to protect, and where appropriate restore, the natural landscape, topography, drainage ways, habitat, and other natural resources when planning improvements to existing and new neighborhoods and districts. (See Chapter 19: Open Space and Natural Resources for related policies.)

#### P1.4 Connection and Integration of Uses

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. (See Chapter 4: Mobility for related policies.)

#### P1.5 Maintenance and Improvement of Existing Built Environment

Support projects, programs, policies and regulations to maintain positive attributes of the built environment and seek continual improvement. (See Chapter 9: Revitalization for related policies.)

### Neighborhood/District Level

#### P1.6 Protection of Employment Areas

Support projects, programs, policies and regulations to evaluate and consider short- and long-term impacts of the conversion of manufacturing and industrial lands and employment centers on the City. (See Chapter 8: Economic Development for related policies.)



## GOAL 1: **Resilient and vital neighborhoods and districts.**

### Policies

*Specific statements that provide a directive or framework for City decision-making that directly contribute to the attainment of the goal.*

#### **P1.7 Development that Supports Mobility**

Support projects, programs, policies and regulations to promote a development pattern that encourages a network of multi-modal transportation options. *(See Chapter 4: Mobility for related policies.)*

#### **P1.8 Consideration of Neighborhood Impacts**

Support projects, programs, policies and regulations to evaluate and consider short- and long-term impacts of significant planning efforts or developments on nearby neighborhoods.

#### **P1.9 Housing Choice**

Support projects, programs, policies and regulations to create housing types consistent with market demand for housing choice. *(See Chapter 2: Housing for related policies.)*

#### **P1.10 Focus Area Planning**

Support projects, programs, policies and regulations to evaluate ways to contribute to the resiliency and vitality of neighborhoods and districts as part of community-based planning of Focus Areas.

#### **Project Level**

#### **P1.11 Compatibility of Design and Uses**

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.

#### **P1.12 Energy- and Resource-Efficient Design**

Support projects, programs, policies and regulations to encourage energy and resource efficient practices in site and building design for private and public projects. *(See Chapter 19: Open Space and Natural Resources for related policies.)*

#### **P1.13 Universal Design**

Support projects, programs, policies and regulations to produce buildings and environments that are inherently accessible to people of all abilities.

***Also see Chapter 4: Mobility, P5.11 Integrated Land Use and Transportation and Chapter 7: Noise, P8.3 Consideration of Noise in Land Use Decisions.***

## GOAL 2: A positive identity and distinctive image.

### Policies

*Specific statements that provide a directive or framework for City decision-making that directly contribute to the attainment of the goal.*

#### Region/Subregion Level

##### P2.1 Perceived Image and Identity

Support regional and subregional efforts to improve the public image and perception of Southern California, Orange County, and North Orange County.

##### P2.5 Maintenance and Management

Support programs and policies to facilitate the efforts of property and business owners within neighborhoods and districts to maintain and manage the quality of their environments.

#### City Level

##### P2.2 Distinctive and Memorable Places

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.

##### P2.6 Focus Area Planning

Support projects, programs, policies and regulations to create a positive identity and distinctive image as part of community-based planning of Focus Areas.

##### P2.3 Distinctive Landmarks

Support projects, programs, policies and regulations to preserve existing landmarks and encourage the creation of new landmarks that reinforce Fullerton's identity and image.

#### Project Level

##### P2.7 Relationship to Street

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.

##### P2.8 Responsiveness to Context

Support projects, programs, policies and regulations to respect the local context, including consideration of cultural and historic resources, existing scale and character and development patterns of the surrounding neighborhood or district. *(Also see Chapter 1: Community Development and Design, P1.11 Compatibility of Design and Uses.)*

#### Neighborhood/District Level

##### P2.4 Sense of Place

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.

# Chapter 2

## Housing

*Fullerton will be a city which has an increasing choice of accessible, affordable and desirable housing options which enables our children, workforce families and young professionals to make their homes here, and for our seniors to remain here.*  
-The Fullerton Vision

### Introduction

In planning for the provision of housing for all present and future Fullerton residents, the City's primary role is to provide for a variety of housing types in an atmosphere conducive to the well-being of City residents, and particularly to provide for an adequate supply of housing ranging in cost to meet the demand of all income groups, the special needs of the elderly and the disabled, and to provide an opportunity for first-time home buyers. State law requires that the City evaluate its Housing Element every five years to determine its effectiveness in achieving the City's and the State's housing agenda. The City adopted the Housing Element under separate cover in March 2010. The City will be reviewing and updating the Housing Element in 2012-2013, consistent with the timeline required under recent revisions to State law.

The Housing Element provides a detailed analysis of the City's demographic, economic, and housing characteristics as required by State Law. The Housing Element also evaluates the City's progress in implementing the previous document's policy program and actions related to housing production, preservation, conservation, and rehabilitation. The full Housing Element is provided in Appendix H.

The following goal and policy actions are provided to achieve the Fullerton Vision as it pertains to Housing.

### Overarching Policies

- OAP1.** Comply with State and Federal laws and regulations while maintaining local control in decision-making.
- OAP2.** Pursue Federal, State and local funding options to support implementation of The Fullerton Plan.
- OAP3.** Leverage the advantages and advances of technology.
- OAP4.** Seek opportunities for increased efficiency and effectiveness.

### Purpose

The purpose of the Housing Element is to address housing opportunities for current and future residents of Fullerton.

This Element is required per California Government Code Section 65302.

***The Housing Element was adopted under separate cover on March 2, 2010. This Chapter contains a summary of the Housing Element policy program. The policy program contains "policy actions" which encompass the City's policies and implementation actions for matters relating to housing. It is the City's intent to change to the goal-policy-action format of the other Elements during the next Housing Element revision.***

***Refer to the full Housing Element for additional information. The full Housing Element is included in Appendix H.***



## GOAL 3: **A supply of safe housing ranging in cost and type to meet the needs of all segments of the community.**

### Policy Actions

*Adopted by the City on March 2, 2010.*

#### **3.1 Provision of Adequate Sites for Housing Development**

To ensure the continued availability of adequate sites to accommodate estimated future construction need by income category, the City shall update and revise the General Plan and Zoning Ordinance to establish and codify land use designations/classifications that will meet projected need for the 2006-2014 Planning Period. Specifically, the City will identify General Plan/Zoning revisions that will facilitate the development of extremely-low, very-low, low, moderate, and above-moderate rental and for-sale housing.

To accommodate the City's remaining very-low and low income growth need of 647 dwelling units and to ensure compliance with adequate sites requirements of AB 2348, the City shall rezone up to 35 acres of land to permit by-right residential development at a minimum density of 30 du/ac. Residential development permitted by-right shall include rental and owner-occupied, single and multifamily units.

At least 11.9 acres of these rezoned sites shall permit exclusively by-right residential development at a minimum density of 30 du/ac to accommodate 50 percent of the City's very-low and low income growth need. Individual sites rezoned for very-low and low income need shall be required to accommodate a minimum of 16 housing units.

The City has identified candidate sites considered for rezoning in Appendix B2, Table B2-1 of the Housing Element.

#### **3.2 Income-Level Based Inventory of Units Built**

To better track the income levels of units built during the Planning Period and provide a more effective way to track performance during the Planning Period, the City will include an estimated sales/rental value at time of unit occupancy. This value will be included as part of the application to reflect the assumed market value of the home constructed.

#### **3.3 Expedited Processing for Extremely-Low, Very-Low, Low, and Moderate Income Housing Developments**

The City shall review existing discretionary entitlement and plan check procedures for affordable housing developments to determine if the discretionary procedures pose a potential impediment to housing development. Based upon these findings, if appropriate, the City shall develop programs and procedures to identify methods by which extremely-low, very-low, low, and moderate housing developments could be processed in a more expeditious manner. To further encourage development of affordable housing projects the City shall identify methods by which the processing of affordable housing can be expedited.

On an ongoing basis, the City shall evaluate the effectiveness of the expedited processing timelines and modify as needed to further encourage affordable housing development.

## GOAL 3: **A supply of safe housing ranging in cost and type to meet the needs of all segments of the community.**

### **Policy Actions**

*Adopted by the City on March 2, 2010.*

#### **3.4 Facilitate Infill Development**

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 other methods that will effectively encourage infill development).

#### **3.5 Encourage Mixed Use Development**

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.

#### **3.6 Encourage Development of Housing for Extremely-Low Income Households**

The City encourages the development of housing units for households earning 30% or less of the Median Family Income for Orange County. Specific emphasis shall be placed on the provision of family housing and non-traditional housing types such as single-room occupancies, transitional facilities, and housing units serving temporary needs. The City will encourage development of housing for extremely-low income households through a variety of activities such as outreaching to housing developers, providing financial or in-kind technical assistance or land-write downs, providing expedited processing, identifying grant and funding opportunities, and/or offering additional incentives beyond the density bonus provisions.

## GOAL 3: **A supply of safe housing ranging in cost and type to meet the needs of all segments of the community.**

### Policy Actions

*Adopted by the City on March 2, 2010.*

#### **3.7 Development of Housing for Families**

The City understands that appropriately sized housing units for families is an important means to improve livability, reduce incidence of overcrowding and minimize deferred maintenance issues. To support the development of rental and for-sale housing for larger families, especially extremely-low income larger families, the City encourages developers/builders to incorporate larger bedroom counts in future housing developments, as appropriate, to accommodate the needs of larger families. The City will encourage development of housing for families through a variety of activities such as outreaching to housing developers, providing financial or in-kind technical assistance or land-write downs, providing expedited processing, identifying grant and funding opportunities, and/or offering additional incentives beyond the density bonus provisions.

#### **3.8 Encourage Senior Housing**

The City understands the unique needs of the senior population. Seniors generally have limited resources and require more specialized housing needs and facilities that are not generally available in the marketplace. The City shall continue to encourage through incentives (e.g. financial assistance, parking reductions, regulatory waivers, etc.) a variety of housing choices to meet the particular needs of seniors. These may include independent living to assisted living with services on-site, including healthcare, nutrition, transportation, and other appropriate services.

#### **3.9 Amend the City of Fullerton Density Bonus Ordinance**

The City's existing Density Bonus Ordinance provides for incentives, concessions, and other regulatory procedures that facilitate and encourage the development of affordable housing in the community. To further the effectiveness of the Density Bonus Ordinance and to be in compliance with the requirements of SB 1818 and State and Federal Fair Housing Law, the City shall review and revise the existing Density Bonus Ordinance.

#### **3.10 Use Redevelopment Agency Set-Aside Funds to Facilitate the Development of Rental and Homeownership Housing**

The City shall continue its obligation to allocate 20 percent of its Redevelopment Agency Set-Aside Funds for the development of affordable housing.

#### **3.11 Use of Surplus City-Owned Land for Affordable Housing Opportunity**

When surplus City property becomes available, the City shall determine whether the property is feasible for development of affordable housing units. Where feasible, the City shall encourage the development of affordable housing units.

#### **3.12 Support Community Housing Development Organization (CHDO) Projects**

CHDO's are private nonprofit, community-based service organizations whose primary purpose is to provide and develop decent, affordable housing. The City will continue to provide in-kind assistance and funding for qualified CHDO's to develop affordable housing.

## GOAL 3: **A supply of safe housing ranging in cost and type to meet the needs of all segments of the community.**

### **Policy Actions**

*Adopted by the City on March 2, 2010.*

#### **3.13 Review and Revise the City of Fullerton's Second Dwelling Unit Ordinance**

The City understands that second dwelling units provide a viable tool to enhance the availability of affordable housing opportunities in the City. The City currently provides policies and procedures for the development of second dwelling units within the Fullerton Municipal Code. To ensure the City's existing policies and procedures for second dwelling units are effective in providing additional affordable housing opportunities, the City shall review the existing Second Unit Ordinance and identify revisions, as appropriate, to further encourage the development of second units.

#### **3.14 Establish Comprehensive Community Outreach Strategy for Housing**

The City understands that one of the most effective tools to inform and educate the community about the City's housing programs, policies and resources is through direct outreach. To ensure the Fullerton community is provided the highest level of access to information, the City shall evaluate the effectiveness of existing outreach and community education efforts and develop a comprehensive outreach strategy. The outreach strategy will consider various methods of delivery, including print media, mailers, web-based information, speaker's bureaus, and other methods that consider economic and cultural considerations unique to the City of Fullerton.

#### **3.15 Review and Revise Multi-Family Parking Requirements**

The City understands that parking requirements may impact the feasibility of residential development, especially the development of multi-family units. To ensure the City's parking requirements are not a constraint to residential development, especially new housing units affordable to lower and moderate income households, the City shall review the existing parking requirements and revise the requirements, as appropriate. Further study of these revisions shall be conducted as part of anticipated Zoning Code revisions as provided in this Housing Element. Evaluation of the parking requirements may include:

- Reductions in the number of spaces required for affordable or senior housing projects, if it can be demonstrated that the expected tenants will own fewer cars than the regular standards anticipate.
- Allowances for some of the spaces to be covered or uncovered space in-lieu of garage spaces for multi-family development in the R-G, R-3R, R-3, R-3P and R-4 zones.

## GOAL 3: **A supply of safe housing ranging in cost and type to meet the needs of all segments of the community.**

### **Policy Actions**

*Adopted by the City on March 2, 2010.*

#### **3.16 Residential Development Monitoring Program for Rezoned Sites**

The City shall implement a program to monitor housing development on rezoned sites to ensure the capacity of sites is at a minimum equivalent to the City's remaining RHNA need, consistent with Policy Action 3.1 of this Housing Element. On an annual basis, the City shall analyze constructed/ approved projects, remaining vacant and underutilized land capacity and market trends. Based on the findings of this analysis, the City shall revise policies as necessary to further encourage and facilitate residential development on rezoned sites to satisfy the City's remaining RHNA need.

Recognizing that sites rezoned through Policy Action 3.1 may become unavailable for residential development over time, the monitoring program will include analysis of the need to rezone additional sites to ensure the City's remaining RHNA need is met through the Planning Period.

#### **3.17 Preservation of Historic Residential Resources**

The City values its historic residential resources. To ensure the continued preservation of historic residential structures, the City shall encourage the conservation, preservation and enhancement of the City's historic residential neighborhoods. The City shall consult with organizations, such as Fullerton Heritage, and investigate the appropriateness and feasibility of additional General Plan policies that further encourage the preservation and enhancement of historic residential resources in the City. Additionally, the City shall periodically update the City's Historic Building Survey. *(See Chapter 3: Historic Preservation for related policies.)*

#### **3.18 Proactive Identification of Substandard Housing Areas**

The City understands that deferred maintenance of the existing housing stock plays a primary role in the incidence of substandard housing. To address the issues of deferred maintenance, the City shall proactively identify areas in the City that exhibit a prevalence of substandard conditions. Based upon this identification, the City shall prioritize the allocation of rehabilitation funding resources to address those areas with the highest level of identified need. The City shall provide on-going review of these identified areas.

## GOAL 3: **A supply of safe housing ranging in cost and type to meet the needs of all segments of the community.**

### Policy Actions

*Adopted by the City on March 2, 2010.*

#### **3.19 Affordable Housing Acquisition and Rehabilitation**

The City shall pursue the acquisition, rehabilitation, conversion, and accessibility of existing market-rate units to affordable units. The City shall also consider the feasibility of acquisition, rehabilitation, and conversion of existing underperforming hotels and motels.

#### **3.20 Funding for Resident-Initiated Rehabilitation Activities**

The City encourages residents to proactively address deferred maintenance issues. To encourage resident-initiated rehabilitation, the City shall provide grants and loans to eligible residents through the Housing Rehabilitation Loan Program and Housing Rehabilitation Grant Program to support improvements to existing neighborhoods.

#### **3.21 Proactive Code Enforcement**

To ensure continued monitoring of housing quality, condition, and use, the City shall proactively enforce the City's Building Code to address existing exterior and interior code violations that affect multi-family and single-family housing units within the City's neighborhoods.

#### **3.22 Owner-Occupied Housing Rehabilitation**

To enhance the quality of existing single-family neighborhoods, the City shall offer low-interest and no-interest loans and grants to encourage owner-occupied housing rehabilitation. Based upon available funding and in addition to the loan programs, assistance may include: Roof Grants, Paint Grants, Owner Builder Grants, Mobile Home Grants, Handicap Modification Grants, Seismic Retrofit Grants, Block Improvement Grants, and Lead Hazard Reduction Grants.

#### **3.23 Neighborhood-Based Community Enhancement**

The City acknowledges the success of recent neighborhood-based community enhancement efforts such as the Richman Park neighborhood. The City shall identify specific neighborhood focus areas to establish strategies, programs, and improvements to address deferred maintenance, overcrowding, infrastructure deficiencies, and other issues that affect neighborhood quality. The City shall aggressively pursue local, State, and federal funding to assist in the improvement of identified neighborhoods. *(Also see Chapter 9: Revitalization, P11.9 Neighborhood Revitalization Strategies.)*



## GOAL 3: **A supply of safe housing ranging in cost and type to meet the needs of all segments of the community.**

### Policy Actions

*Adopted by the City on March 2, 2010.*

#### **3.24 Encourage Sustainability and Green Building Practices**

The City has acknowledged the community's concerns regarding the use and conservation of energy resources and embraces the concept of sustainability and "green building" in new and existing housing development. To encourage "green building" practices in new and existing residential development, the City shall evaluate industry trends, technologies, and techniques that encourage the sustainable use of resources in new housing development and the retrofit of existing housing. Based upon this evaluation, the City shall develop programs and procedures, as appropriate, that encourage the incorporation of sustainability in new and existing residential development. The City shall determine the appropriateness of offering incentives or other mechanisms to further encourage the incorporation of sustainability in residential development.

#### **3.25 Relocation Assistance**

The City will provide relocation assistance to individuals and households through the City's Permanent Relocation Assistance Program to complement future rehabilitation programs as required by funding sources. Relocation assistance will be provided when federal funds or local Housing Set-Aside funds are used for housing rehabilitation programs that displace current lower-income residents. Relocation assistance shall include financial assistance and other services for "rental to rental" and "rental to ownership" relocations. The City shall provide, at a minimum, assistance as required by State and/or federal laws associated with the rehabilitation program funding source.

#### **3.26 Efficient Use of Energy Resources in Residential Development**

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. (*See Chapter 17: Air Quality and Climate Change for related policies.*)

#### **3.27 Address Overcrowding**

The City acknowledges that overcrowding in housing causes undue strain on infrastructure, quality of life and negatively affects housing conditions. The City shall evaluate the potential causes to overcrowding, which may include limited availability of appropriately sized housing units, housing costs, and other issues. Based upon this evaluation, the City shall set forth a strategy of actions to address identified causes and reduce overcrowding. Actions to address overcrowding may include proactive code enforcement activities, coordinating with property management and homeowners' associations to monitor overcrowding, and evaluating potential for including units with larger bedroom counts in new developments.

## GOAL 3: **A supply of safe housing ranging in cost and type to meet the needs of all segments of the community.**

### Policy Actions

*Adopted by the City on March 2, 2010.*

#### **3.28 Provision of Amenities and Services Adjacent to Housing**

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 services appropriate to the unique needs of each neighborhood's residents.

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.

#### **3.29 Joint Participation of Employers and Housing Developers**

The City strongly encourages the provision of rental and ownership housing for those who are employed within Fullerton's city limits.

The City shall encourage and facilitate the joint participation of employers and housing developers to encourage the development of housing for the City's workforce populations. The City's actions to encourage and facilitate joint participation of employers and housing developers may include meetings with large employers and local business organizations such as the Chamber of Commerce, participation in workforce housing forums or roundtables, and providing information through the City's Redevelopment and Economic Development Department.

#### **3.30 Continued Monitoring and Preservation of Housing Units At-Risk of Converting to Market Rate**

The City of Fullerton shall provide for regular monitoring of existing deed-restricted units that will have expiring affordability covenants during the Planning Period.

To encourage the preservation of these deed-restricted affordable units, the City shall provide for targeted outreach to owners of these units to encourage the extension and/or renewal deed restrictions and/or covenants.

The City shall develop a preservation strategy that is ready for implementation should owners of these units choose not to extend affordability. The preservation strategy shall identify non-profit agencies that the City can partner with to preserve the units and available funding sources. As part of this strategy, the City shall ensure compliance with noticing requirements and conduct tenant education.

#### **3.31 Continue Support of Regional Fair Housing Efforts**

The City currently contracts with the Fair Housing Council of Orange County, which provides community education, individual counseling, mediation, and low-cost advocacy with the expressed goal of eliminating housing discrimination and guaranteeing the rights of all people to freely choose the housing for which they qualify in the area they desire. The City refers all inquiries for these services to the Fair Housing Council of Orange County and similar agencies and maintains literature and informational brochures at City Hall available for public distribution. The City will continue the provision

## GOAL 3: **A supply of safe housing ranging in cost and type to meet the needs of all segments of the community.**

### Policy Actions

*Adopted by the City on March 2, 2010.*

of fair housing assistance including landlord/tenant counseling, homebuyer assistance, and amelioration or removal of identified impediments. The City will continue to contract with the Fair Housing Council of Orange County or a similar agency for these services.

#### **3.32 Adopt Reasonable Accommodation Procedures**

The City recognizes the unique needs of persons with disabilities. To comply with federal and State housing laws, the City will analyze existing land use controls, building codes, and permit and processing procedures to determine constraints they impose on the development, maintenance, and improvement of housing for persons with disabilities. Based on its findings, the City will develop a policy for reasonable accommodation to provide relief to Code regulations and permitting procedures that have a discriminatory effect on housing for individuals with disabilities. The policy shall include procedures for requesting accommodation, timeline for processing and appeals, criteria for determining whether a requested accommodation is reasonable, and ministerial approval for minor requests.

#### **3.33 Emergency Shelters and Supportive and Transitional Housing**

Pursuant the provisions of SB 2, the City shall analyze and revise the existing Zoning Ordinance to allow for emergency shelters, transitional housing, and supportive housing for homeless individuals and families. The City will comply with SB 2 by:

- Amending the R-3, R-4, or R-5 zones, or other suitable zone(s) with sufficient capacity, to permit emergency shelters without

discretionary approvals. The subject zoning category(ies) shall include sites with sufficient capacity to meet the local need.

- Amending the Zoning Code to ensure shelters are only subject to the same development and management standards that apply to residential or commercial uses within the same zone.
- Amending the Zoning Code to permit transitional and supportive housing as a residential use and only subject to those restrictions that apply to other residential uses of the same type in the same zone.

#### **3.34 Section 8 Rental Assistance**

The Orange County Housing Authority (OCHA) currently administers the Section 8 Rental Assistance program on behalf of the City. Currently the program assists renter households in the City of Fullerton. Based on future congressional appropriations, the OCHA will apply for additional funding, which will enable them to administer additional certificates for families, elderly, and persons with disabilities over the Housing Element Planning Period. The City will continue to provide referral services and information to the City's residents.

## GOAL 3: **A supply of safe housing ranging in cost and type to meet the needs of all segments of the community.**

### Policy Actions

*Adopted by the City on March 2, 2010.*

#### **3.35 In-Kind Technical Assistance to Housing Developers**

The City shall encourage and facilitate affordable housing opportunities by providing technical assistance to housing developers in applying for federal and State housing programs including Prop 1C/Prop 46 funds, the Low Income Housing Tax Credit Program, and other available programs in order to purchase, rehabilitate, construct, and/or manage affordable housing in the City. In-kind technical assistance may include assistance with application paperwork, developing pro formas, coordination with outside agencies, and other activities to aid housing developers in the funding process. Particular emphasis shall be provided to non-profit and community-based housing development organizations.

#### **3.36 Consideration of Persons with Special Needs**

The City understands persons with special needs may require the incorporation of special housing facilities and services to meet their daily housing needs. The City shall consider the specialized needs of persons with physical and mental disabilities as well as large family households, single parent households, and other groups requiring specialized services or facilities when developing housing within Fullerton.

The City shall encourage private and non-profit housing developers to incorporate specialized housing in new construction and substantial rehabilitation of existing housing.

The City shall evaluate current needs and investigate regulatory incentives and other concessions to further encourage the production of housing for special needs groups.

#### **3.37 Homebuyer Assistance Program**

The City has had limited success in implementing a first-time homebuyer program due to the inflated housing market. The City shall evaluate constraints to the provision of this program, review successful programs in other jurisdictions and develop a comprehensive strategy to assist homebuyers who are entering the market for the first time.

#### **3.38 Foreclosure Referral Program**

Based on current market dynamics the City seeks to address the increased incidence of residents facing foreclosure. The City shall investigate the feasibility and effectiveness of offering a City-sponsored service to refer residents to external agencies to assist in reducing the incidents of foreclosures in Fullerton.

***Also see Chapter 1: Community Development and Design, P1.9 Housing Choice and P1.13 Universal Design.***

This page is intentionally blank.

# Chapter 3

## Historic Preservation

*Fullerton will be a city which values and protects its heritage; strives to preserve historic buildings and neighborhoods; embraces high aesthetic standards for new architecture and urban design.*  
-The Fullerton Vision

### Introduction

Historic preservation represents a responsibility of the present generation to maintain unique and significant structures, sites and areas established in the past for the use and enjoyment of future generations. Fullerton has a rich and varied mix of historic resources, including buildings and neighborhoods, with historical, architectural, or cultural significance. These resources represent important aspects of the history of Fullerton and the region.

The Historic Preservation Element seeks to balance the Fullerton community's values for its historic and cultural assets with its values concerning property rights.

The following goal and policies are provided to achieve The Fullerton Vision as it pertains to Historic Preservation.

### Associated Tables and Exhibits

Table 6: City of Fullerton Local Register of Historical Resources (page 132)

Exhibit 3: Historical Resources - National and Local (page 139)

Exhibit 4: Historical Resources - Significant Properties, Possible Significant Properties and Features of Cultural Importance (page 141)

Exhibit 5: Historic Districts (page 143)

### Overarching Policies

**OAP1.** Comply with State and Federal laws and regulations while maintaining local control in decision-making.

**OAP2.** Pursue Federal, State and local funding options to support implementation of The Fullerton Plan.

**OAP3.** Leverage the advantages and advances of technology.

**OAP4.** Seek opportunities for increased efficiency and effectiveness.

### Purpose

The purpose of the Historic Preservation Element is to guide the preservation, protection, restoration, and rehabilitation of historical resources in order to reaffirm their continuing value as a resource contributing to the vitality and diversity of the present.

This Element is not required per California Government Code Section 65302; however, as historic preservation is of importance to the community, it is prepared as an optional element per California Government Code Section 65303.



## GOAL 4: Valued and preserved historic resources.

### Policies

*Specific statements that provide a directive or framework for City decision-making that directly contribute to the attainment of the goal.*

#### Region/Subregion Level

- P4.1 Regional Recognition of Historic Resources**  
Support programs and policies to raise the regional and subregional awareness of Fullerton's historic resources.

#### City Level

- P4.2 Awareness of Historic Resources**  
Support programs and policies to raise the awareness of the value of historic resources in strengthening communities, conserving resources, fostering economic development, and enriching lives.
- P4.3 Historic Resources Maintenance and Enhancement**  
Support projects, programs, policies and regulations to promote the maintenance, restoration and rehabilitation of historical resources.

#### Neighborhood/District Level

- P4.4 Historic Character and Sense of Place**  
Support projects, programs, policies and regulations to reinforce the character and sense of place of established neighborhoods and districts by protecting and preserving those elements in both the private and public realms which contribute to the historic character through the use of tools including, but not limited to, preservation overlay zones and landmark districts.

- P4.5 Historic Building Preservation**  
Support projects, programs, policies and regulations to encourage the protection and preservation of individual historic structures throughout the City, but with particular attention to the preservation of noteworthy architecture in the downtown.

- P4.6 Focus Area Planning**  
Support projects, programs, policies and regulations that contribute to the preservation of historic resources as part of community-based planning of applicable Focus Areas.

#### Project Level

- P4.7 Responsiveness to Historic Context**  
Support projects, programs, policies and regulations to design new buildings that respect the integrity of nearby historic buildings while clearly differentiating the new from the historic.
- P4.8 Co-Benefits**  
Support projects, programs, policies and regulations to seek co-benefits along with historic preservation, for example, the provision of affordable housing and/or resource conservation.
- P4.9 Historic Building Retrofits**  
Support projects, programs, policies and regulations to encourage the retrofit of historic buildings in ways that preserve their architectural design character, consistent with life safety considerations, maintaining the unique visual image of Fullerton.

***Also see Chapter 9: Revitalization, P11.3 Preservation Based Revitalization.***

# Chapter 4

## Mobility

*Fullerton will be a city which offers a variety of transportation options.  
-The Fullerton Vision*

### Introduction

A multi-modal transportation system that safely and efficiently serves residents, businesses, and visitors, and provides access to neighborhood, community and regional centers is essential for upholding Fullerton's quality of life while implementing the vision for Fullerton's future.

The Mobility Element seeks to link Fullerton's system of roadways, bicycle and pedestrian facilities, bus and rail transit systems, and airport—all of which collectively provide for the movement of persons, goods, and services throughout the City, the region, and beyond.

The following goal and policies are provided to achieve the Fullerton Vision as it pertains to Mobility.

### Purpose

The purpose of the Mobility Element is to further the attainment of a balanced, multi-modal transportation network that minimizes environmental and neighborhood impacts.

This Element is required per California Government Code Section 65302.

### Associated Tables and Exhibits

Table 7: Roadway Functional Classifications (page 145)

Exhibit 6: Roadway Classifications (page 147)

Exhibit 7: Truck Routes (page 149)

Exhibit 8: CMP Highway System (page 151)

Exhibit 9: Rural Streets (page 153)

Exhibit 10: Scenic Corridors (page 155)

### Overarching Policies

**OAP1.** Comply with State and Federal laws and regulations while maintaining local control in decision-making.

**OAP2.** Pursue Federal, State and local funding options to support implementation of The Fullerton Plan.

**OAP3.** Leverage the advantages and advances of technology.

**OAP4.** Seek opportunities for increased efficiency and effectiveness.

## GOAL 5: **A balanced system promoting transportation alternatives that enable mobility and an enhanced quality of life.**

### Policies

*Specific statements that provide a directive or framework for City decision-making that directly contribute to the attainment of the goal.*

#### Region/Subregion Level

- P5.1 Circulation Between Cities**  
Support regional and subregional efforts to implement programs that coordinate the multi-modal transportation needs and requirements across jurisdictions, including but not limited to the Master Plan of Arterial Highways, the Commuter Bikeways Strategic Plan, the Signal Synchronization Master Plan, the Orange County Congestion Management Plan, and the Growth Management Plan.
- P5.2 Reduction of Single Occupant Vehicle Trips**  
Support regional and subregional efforts to increase alternatives to and infrastructure supporting reduction of single occupant vehicle trips.
- P5.3 Mobility Information Infrastructure**  
Support projects, programs, policies and regulations to utilize signage and technology to provide real-time information to users of the multi-modal transportation network.
- P5.4 Fullerton Municipal Airport**  
Support projects, programs, policies and regulations to advance the Fullerton Municipal Airport as an important economic asset that provides efficient regional travel for business, commerce and the general public, as well as a base of operations for public safety aviation operations.

- P5.5 Fullerton Transportation Center**  
Support projects, programs, policies and regulations to advance the Fullerton Transportation Center as an important economic asset that provides efficient regional travel and mode choice options for business, commerce and the general public.

#### City Level

- P5.6 Quality Highways and Roads**  
Support projects, programs, policies and regulations to operate and maintain a comprehensive network of arterial highways and local roads supporting safe and efficient movement of people, goods and services to, through and within the City.
- P5.7 Complete Streets**  
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.
- P5.8 Maximization of Person-Trips**  
Support programs, policies and regulations to plan for and implement an efficient transportation network that maximizes capacity for person-trips, not just vehicle-trips.

## GOAL 5: **A balanced system promoting transportation alternatives that enable mobility and an enhanced quality of life.**

### Policies

*Specific statements that provide a directive or framework for City decision-making that directly contribute to the attainment of the goal.*

#### **P5.9 Coordination with Schools**

Support projects, programs, policies and regulations to improve – in coordination with the school districts – alternatives to the motorized transport of students by parents to and from school.

#### **P5.10 Easements and Rights-Of-Way**

Support projects, programs, policies and regulations to use public easements and rights-of-way along flood control channels and/or inactive railroads as part of the multi-modal network.

#### **P5.11 Integrated Land Use and Transportation**

Support projects, programs, policies and regulations to integrate land use and transportation planning and implementation.  
*(Also see Chapter 1: Community Development and Design, P1.4 Connection and Integration of Uses.)*

#### **P5.12 Multi-Modal Traffic Analysis**

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 auto-centric 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.

#### **P5.13 Development-Oriented Transit**

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.

#### **P5.14 Fair Share of Improvements**

Support policies and regulations which require new development to pay a fair share of needed transportation improvements based on a project's impacts to the multi-modal transportation network.

#### *Neighborhood/District Level*

#### **P5.15 Neighborhood and Focus Area Connections**

Support projects, programs, policies and regulations to connect neighborhoods via a multi-modal network to each other and to the City's Focus Areas.

#### *Project Level*

#### **P5.16 Infrastructure for Low and Zero Emission Vehicles**

Support projects, programs, policies and regulations to encourage the development of private and/or public infrastructure facilitating the use of alternative fuel vehicles.

***Also see Chapter 5: Bicycle for related policies and Chapter 17: Air Quality and Climate Change, P 22.1 Motor Vehicle Related GHG Emissions.***

This page is intentionally blank.

# Chapter 5

## Bicycle

*Fullerton is committed to environmental sustainability... offers a variety of transportation options... and supports programs that encourage healthy life styles.  
-The Fullerton Vision*

### Introduction

The needs of bicycle users in the City, and the creation of a complete and safe bicycle network, are central to maintaining and enhancing Fullerton's quality of life. Fullerton has been developing a bicycle network, accompanied by public bicycle parking and access to public transit. Today's facilities offer a base to develop a multi-tiered network of bikeways that will enable bicyclists to traverse throughout Fullerton on either a designated bikeway, or safely on a quiet street that is not designated as a bikeway. This network will link with those of neighboring cities and will bring cyclists to destinations with convenient secure parking and connections to other travel modes.

The Bicycle Element contains the goal and policies established by Fullerton's Bicycle Master Plan, a Bicycle Transportation Plan prepared under the guidance of Fullerton's Bicycle Users Subcommittee in compliance with California Streets and Highways Code 891.2. The Bicycle Element and Master Plan will enable Fullerton to become eligible for a variety of outside funding sources.

The Bicycle Element seeks to broaden transportation choices for residents, employees and visitors in Fullerton.

The following goal and policies are provided to achieve The Fullerton Vision as it pertains to the Bicycle Element.

### Associated Tables and Exhibits

Exhibit 11: Existing Bikeways (page 159)  
Exhibit 12: Proposed Bikeways (page 161)

### Overarching Policies

**OAP1.** Comply with State and Federal laws and regulations while maintaining local control in decision-making.

**OAP2.** Pursue Federal, State and local funding options to support implementation of The Fullerton Plan.

**OAP3.** Leverage the advantages and advances of technology.

**OAP4.** Seek opportunities for increased efficiency and effectiveness.

### Purpose

The purpose of the Bicycle Element is to provide Fullerton with a plan, as well as goals, policies, and actions, designed to meet the needs of commuter and recreational bicyclists of all abilities and provide safe connectivity to and between activity centers such as schools, transportation centers, open space/parks, residential neighborhoods and commercial areas within the City, and with adjoining jurisdictions – consistent with the Fullerton Vision and the community's values.

This Element is not required per California Government Code Section 65302; however, as bicycle facilities and programs are of importance to the community of Fullerton, it is prepared as an optional element per California Government Code Section 65303.

***The Bicycle Master Plan will be adopted under separate cover. This Chapter contains a summary of the Bicycle Master Plan policy program. Refer to the full Bicycle Master Plan, Appendix G, for additional information.***



## 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.

### Policies

*Specific statements that provide a directive or framework for City decision-making that directly contribute to the attainment of the goal.*

#### Region/Subregion Level

- P6.1 Consideration of Bicyclists**  
Support regional and subregional efforts to ensure bicyclists are considered when developing new or retrofitting existing transportation facilities and systems.
- P6.2 Inter-Jurisdiction Connections**  
Support efforts to maintain, expand and create new connections between the Fullerton bicycle network and the bicycle networks of adjacent cities, Orange County and the region.

#### City Level

- P6.3 Bicycle Transportation Plan**  
Support projects, programs and policies to maintain and update as necessary a Bicycle Transportation Plan prepared and approved pursuant to the California Streets and Highways Code to maintain eligibility for funding for State Bicycle Transportation Account funds.
- P6.4 Bicyclist Use on All Streets**  
Support projects, programs, policies and regulations to recognize that every street in Fullerton is a street that a bicyclist can use.

- P6.5 Bicycling Safety and Convenience**  
Support projects, programs, policies and regulations that make bicycling safer and more convenient for all types of bicyclists.
- P6.6 Safe Travel to Key Destinations**  
Support projects, programs, policies, and regulations to facilitate safe travel by bicycle to key destinations within the community and the larger region.
- P6.7 Development Projects**  
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.
- P6.8 Multi-Tiered Bicycle Network**  
Support projects, programs, policies and regulations to develop a multi-tiered network of bicycle travel options that consider traffic volumes and rider experience; and which recognizes that all streets should be safe for bicycling.

## 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.

### Policies

*Specific statements that provide a directive or framework for City decision-making that directly contribute to the attainment of the goal.*

#### P6.9 Intersection Safety

Support projects, programs, policies, and regulations to support the safe and efficient movement of bicyclists through and across intersections.

#### P6.10 Bicyclist Education

Support projects and programs in conjunction with local bike shops, organizations and advocates to foster responsible ridership and reduce barriers to bicycling.

#### Neighborhood/District Level

#### P6.11 Neighborhood and Focus Area Connections

Support projects, programs, policies and regulations to connect neighborhoods via a multi-modal network to each other, and to and through the City's Focus Areas.

#### Project Level

#### P6.12 Bicycle Parking and Facilities

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.

#### P6.13 Design Standards

Support projects, programs, policies and regulations to use recognized bicycle infrastructure design standards of the Federal Highway Administration, California Department of Transportation, and the American Association of State Highway and Transportation Officials, and participate in their pilot studies for alternative designs when appropriate.

#### P6.14 Design Technology and Innovation

Support projects, programs, policies and regulations to consider bicycle friendly design using new technologies and innovative treatments.

This page is intentionally blank.

# Chapter 6

## Growth Management

*Fullerton will be a city which is committed to environmental sustainability in planning design, policy and practice [and which] encourages growth in its tax base to support our city services and ensure adequate infrastructure.*  
-The Fullerton Vision

### Introduction

Planning and provision of mobility improvements, public services, and public facilities are important considerations for orderly and sustainable growth and development to occur. The Growth Management Element is intended to ensure that infrastructure planning meets the needs of current and future residents of Fullerton by setting forth policy related to growth management and providing implementation and monitoring provisions.

As a city in Orange County, Fullerton is eligible for a portion of the monies received under Measure M and renewed Measure M (M2). The corresponding Countywide Traffic Improvement and Growth Management Program required each jurisdiction to adopt a Growth Management Element into its General Plan and identified the items to be covered. The required policies are located in other Elements, but are included by reference herein in fulfillment of the Growth Management Program requirements.

The following goal and policies are provided to achieve the Fullerton Vision as it pertains to Growth Management.

### Overarching Policies

- OAP1.** Comply with State and Federal laws and regulations while maintaining local control in decision-making.
- OAP2.** Pursue Federal, State and local funding options to support implementation of The Fullerton Plan.
- OAP3.** Leverage the advantages and advances of technology.
- OAP4.** Seek opportunities for increased efficiency and effectiveness.

### Purpose

The purpose of the Growth Management Element is to guide growth and development based upon the City's ability to provide an adequate circulation system and public facilities.

This Element is not required per California Government Code Section 65302; however, as growth management is of importance to the community, it is prepared as an optional element per California Government Code Section 65303.

## GOAL 7: Growth and development aligned with infrastructure capabilities.

### Policies

*Specific statements that provide a directive or framework for City decision-making that directly contribute to the attainment of the goal.*

#### Region/Subregion Level

##### P7.1 Balanced Decisionmaking

Support regional and subregional efforts to focus growth and development within areas that can be adequately served by existing and planned infrastructure systems.

#### City Level

##### P7.2 Housing Growth

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. (See Chapter 2: Housing for related policies.)

#### Neighborhood/District Level

##### P7.3 Infrastructure Planning

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.

##### P7.4 Focus Area Planning

Support projects, programs, policies and regulations to evaluate infrastructure capabilities as part of community-based planning of Focus Areas.

#### Project Level

##### P7.5 Appropriate Development Scale

Support projects, programs, policies and regulations to ensure that development is appropriate in scale to current and planned infrastructure capabilities.

#### Also see:

##### Chapter 1: Community Development and Design

- P1.4 Connection and Integration of Uses
- P1.7 Development that Supports Mobility
- P1.19 Housing Choice

##### Chapter 4: Mobility

- P5.1 Circulation Between Cities
- P5.2 Reduction of Single Occupant Vehicle Trips
- P5.5 Fullerton Transportation Center
- P5.6 Quality Highways and Roads
- P5.7 Complete Streets
- P5.8 Maximization of Person-Trips
- P5.10 Easements and Rights-of-Way
- P5.12 Multi-Modal Traffic Analysis
- P5.13 Development Oriented Transit
- P5.14 Fair Share of Improvements
- P5.15 Neighborhood and Focus Area Connections

##### Chapter 5: Bicycle

- P6.7 Development Projects
- P6.8 Multi-Tiered Bicycle Network
- P6.11 Neighborhood and Focus Area Connections

##### Chapter 17: Air Quality and Climate Change

- P21.1 Jobs-Housing Balance

# Chapter 7

## Noise

*Fullerton will be a city which preserves its character by supporting community efforts dedicated to health and safety.  
-The Fullerton Vision*

### Introduction

Noise is sound from mobile and stationary sources. Things like vehicle traffic, passenger and freight trains, and airport operations are generally the more significant contributors to the community noise environment. Certain industrial plants, entertainment and night life venues, and other stationary sources can contribute as well. Excessive noise affects the quality of our environment, both at home and work, as well as the enjoyment of recreational activity.

The Noise Element provides a basis to control and abate environmental noise and protect citizens from excessive exposure.

The following goal and policies are provided to achieve the Fullerton Vision as it pertains to Noise.

#### Associated Tables and Exhibits

Table 8: Land Use Compatibility for Community Noise Environments (page 164)

Table 9: Community Noise Adjustment Table (page 165)

Table 10: Airport Environs Land Use Plan - Limitations on Land Use Due to Noise (page 169)

Exhibit 13: Future Noise Contours (page 167)

Exhibit 14: Airport Noise Contours (page 171)

#### Overarching Policies

**OAP1.** Comply with State and Federal laws and regulations while maintaining local control in decision-making.

**OAP2.** Pursue Federal, State and local funding options to support implementation of The Fullerton Plan.

**OAP3.** Leverage the advantages and advances of technology.

**OAP4.** Seek opportunities for increased efficiency and effectiveness.

### Purpose

The purpose of the Noise Element is to examine noise sources in the City in order to identify and appraise the potential for noise conflicts and problems and to identify ways to reduce existing and potential noise impacts. The local noise element must recognize the land use compatibility guidelines established by the State Department of Health Services.

This Element is required per California Government Code Section 65302.



## GOAL 8: **Protection from the adverse effects of noise.**

### Policies

*Specific statements that provide a directive or framework for City decision-making that directly contribute to the attainment of the goal.*

#### Region/Subregion Level

##### **P8.1 Noise Reduction Measures**

Support regional and subregional efforts to implement projects or programs that abate and/or attenuate noise across jurisdictions, particularly where the source is not under the City's authority.

##### **P8.2 Mobile Sources**

Support projects, programs, policies and regulations to control and abate noise generated by mobile sources.

#### City Level

##### **P8.3 Consideration of Noise in Land Use Decisions**

Support projects, programs, policies and regulations which ensure noise-compatible land use planning recognizing the relative importance of noise sources in order of community impact, the local attitudes towards these sources, and the suburban or urban characteristics of the environment, while identifying noise sensitive uses.

##### **P8.4 Noise Reduction Measures**

Support projects, programs, policies and regulations to control and abate noise generated by stationary sources.

#### Neighborhood/District Level

##### **P8.5 Focus Area Planning**

Support projects, programs, policies and regulations to evaluate ways to ensure noise-compatible land use planning as part of community-based planning of Focus Areas.

#### Project Level

##### **P8.6 Noise Receptors**

Support projects, programs, policies and regulations to permit uses where the noise level of the surroundings—after taking into account noise insulation features and other control techniques of the use—is not detrimental to the use.

##### **P8.7 Noise Generators**

Support projects, programs, policies and regulations to permit uses and/or activities where the noise generated by the use and/or activity is not detrimental or otherwise a nuisance to the surroundings.



## The Fullerton Plan

# The Fullerton Economy



### Master Element B: The Fullerton Economy

addresses the economic dimensions of the community that contribute to a prosperous quality of life for the residents, businesses and other organizations within the City. The Fullerton Economy includes the following chapters:

- Chapter 8: Economic Development
- Chapter 9: Revitalization

This page is intentionally blank.

# Chapter 8

## Economic Development

*Fullerton will be a city which enjoys a vibrant economy, benefiting from its educational community resources and its diverse business base; and encourages economic diversity and creation of new jobs.*  
-The Fullerton Vision

### Introduction

Recognizing that the City operates within the broader context of a regional and global economic setting, the City must always seek to strengthen its partnerships, policies, and programs pertaining to a business-friendly environment and quality, adequate public infrastructure that supports business growth. There have been dramatic changes in the local, regional, State, and national economies in the last several decades, from a production-based economy to one increasingly based on creativity and innovation; this said, renewed interest in U.S.-based manufacturing is on the rise.

The Economic Development Element seeks to improve economic prosperity by ensuring that the economy grows in ways that strengthen Fullerton's industries, retain and create jobs with self-sufficient wages, increase average income, and stimulate economic investment. A vibrant economy improves the quality of life enjoyed by Fullerton residents and enhances the financial stability of the City.

The following goals and policies are provided to achieve The Fullerton Vision as it pertains to Economic Development.

### Overarching Policies

- OAP1.** Comply with State and Federal laws and regulations while maintaining local control in decision-making.
- OAP2.** Pursue Federal, State and local funding options to support implementation of The Fullerton Plan.
- OAP3.** Leverage the advantages and advances of technology.
- OAP4.** Seek opportunities for increased efficiency and effectiveness.

### Purpose

The purpose of the Economic Development Element is to increase the wealth and standard of living of all residents in Fullerton with policies that support a diverse, innovative, competitive, entrepreneurial, and sustainable local economy.

This Element is not required per California Government Code Section 65302; however, as Economic Development is of importance to the community of Fullerton, it is prepared as an optional element per California Government Code Section 65303.

## GOAL 9: Long-term fiscal strength and stability that has a foundation in local economic assets and adapts to dynamic market conditions.

### Policies

*Specific statements that provide a directive or framework for City decision-making that directly contribute to the attainment of the goal.*

#### Region/Subregion Level

- P9.1 Regional Coordination**  
Support projects, programs and policies with regional organizations involved in economic development to strengthen strategic alliances, ensure the efficient use of City resources and to encourage mutually supportive efforts.
- P9.2 Staff Participation in Organizations**  
Support policies and programs for allowing key City staff to actively participate with economic development organizations, including Fullerton business organizations such as the Chamber of Commerce, Downtown Business Association and others, so that the City is informed of economic development efforts, opportunities to promote a business friendly environment are identified, and the City's interests are represented.
- P9.3 Hospitality Revenue**  
Support programs for attracting hotels and other visitor accommodations to key areas such as the Fullerton Transportation Center Focus Area, the Harbor Gateway Focus Area, the North Harbor Corridor Focus Area and other appropriate focus areas.
- P9.4 Regional Economic Clusters**  
Support policies, projects, and programs that encourage working with other cities, counties, and government agencies to jointly leverage resources and assets to create and strengthen economic clusters within the region.

#### City Level

- P9.5 Municipal Fiscal Policy**  
Support policies and regulations that direct the City to follow prudent financial standards and to maintain strong financial reserves as inherent parts of the budget decision-making process.
- P9.6 Funding for New City Services**  
Support policies and regulations that require the addition of new City services based on finding that a clear need has been identified and a sustainable funding source is developed.
- P9.7 User Fees for Services**  
Support policies and regulations pertaining to fees charged by the City to both reflect actual costs for providing such services and consider offsets from other funding sources.
- P9.8 Technology Investments**  
Support projects, programs, policies and regulations that involve investment in technology that reduces the costs of City services and that result in the efficient use of City resources and revenues.
- P9.9 Privatization of Services**  
Support policies, programs and regulations regarding privatizing City services if and when the private or non-profit sectors can clearly deliver equitable and affordable services more efficiently than City government.
- P9.10 Attractiveness to Business Investment**  
Support policies, programs and regulations that sustain the provision of quality municipal services

## GOAL 9: Long-term fiscal strength and stability that has a foundation in local economic assets and adapts to dynamic market conditions.

### Policies

*Specific statements that provide a directive or framework for City decision-making that directly contribute to the attainment of the goal.*

and efficient and responsive business assistance as essential tools to attract and retain businesses and employees. (See Goal 10 for related policies.)

#### **P9.11 Reduce Barrier to Investment**

Support programs to proactively review City ordinances, policies and procedures to reduce barriers to investment while upholding the quality of life enjoyed by Fullerton residents.

#### **P9.12 Fiscal Health Monitoring**

Support policies, programs and regulations that strengthen the City's ability to maintain accurate accounting records and that keep the City Council, City Manager and Fullerton community informed of the City's financial conditions at all times.

#### **P9.13 Capital Improvements Planning**

Support policies and programs that coordinate with City departments to plan and prioritize capital improvements to ensure that certain funding resources are allocated to the City's most critical economic needs.

#### **P9.14 Economic Activity in Public Spaces**

Support policies and programs to lease parts of public spaces, parks and select sidewalks to private businesses and non-profit organizations to activate the space with programs and activities, such as small product vendors, bike rentals, community garden plots, exercise programs, and larger events and festivals. (See Chapter 12: Parks and Recreation and Chapter 13: Arts and Culture for related policies.)

#### **Neighborhood/District Level**

##### **P9.15 Assessment Districts and Business Improvement Districts**

Support programs by property and business owners that are interested in establishing an assessment district or business improvement district to fund economic development programs that benefit the district. (Also see Chapter 9: Revitalization, P11.6 Assessment Districts.)

##### **P9.16 Focus Areas**

Support projects, programs, policies and regulations to evaluate ways to improve long-term fiscal strength and stability as part of community-based planning of Focus Areas.

#### **Project Level**

##### **P9.17 Fiscally Sound Development**

Support projects that do not compromise the City's ability to provide quality services to its existing and future residents and businesses.

**Also see Chapter 1: Community Development and Design, P2.1 Perceived Image and Identity and P1.6 Protection of Employment Areas.**



# GOAL 10: **An innovation economy built upon Fullerton's local entrepreneurial spirit and intellectual capital.**

## Policies

*Specific statements that provide a directive or framework for City decision-making that directly contribute to the attainment of the goal.*

### Region/Subregion Level

#### **P10.1 Cost of Living and Cost to Do Business**

Support policies, projects, programs and regulations, as well as regional and subregional efforts, that reduce the cost of living and the cost to do business, such as on-line services, technology, tax incentives, permit streamlining programs and others.

#### **P10.2 Cross-Sector Alliances**

Support regional and subregional efforts that recognize the unique roles of each sector of the economy (private sector, public sector, non-profit sector and educational sector) in economic development and take advantage of the strengths and benefits of each sector through strategic alliances.

#### **P10.3 Strategic Alliances**

Support regional and subregional efforts to foster strategic alliances with businesses, local colleges and universities, Orange County SCORE, the Orange County Business Council, the U.S. Small Business Administration, the U.S. Economic Development Administration, the Fullerton Chamber of Commerce, the Downtown Business Association, service clubs, local churches and other non-profit organizations.

#### **P10.4 Regional Promotion**

Support regional and subregional efforts to promote economic development in North Orange County.

### City Level

#### **P10.5 Culture of Innovation**

Support projects and programs that foster a citywide culture of innovation that values learning, creativity, adaptability and local entrepreneurship.

#### **P10.6 Support for Educational System**

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. *(Also see Chapter 14: Education for related policies.)*

## GOAL 10: **An innovation economy built upon Fullerton's local entrepreneurial spirit and intellectual capital.**

### Policies

*Specific statements that provide a directive or framework for City decision-making that directly contribute to the attainment of the goal.*

#### **P10.7 Education Employment Sector Expansion**

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, support neighborhood stability and strengthen the City's image as an educational center. *(Also see Chapter 14: Education for related policies.)*

#### **P10.8 Economic Gardening Pilot Program**

Support programs to encourage Fullerton residents to become entrepreneurs and invest in new businesses with high growth potential.

#### **P10.9 Business Incubators**

Support projects and programs by local banks, the U.S. Small Business Administration, non-profit organizations, or colleges and universities to create business incubators, microfinance programs and other means to encourage and/or grow small businesses in the City.

#### **P10.10 Utility Economic Development Programs**

Support policies, projects and programs that help local businesses reduce their operating costs and manage their energy use, including economic development incentives and initiatives by utility companies, and promote such opportunities on the City's website and at the public counters of City departments.

#### **P10.11 Support for Broadband**

Support policies, projects, programs and regulations that facilitate the installation of broadband, fiber-optic, hybrid coax, and similar infrastructure within employment and business districts to enhance the City's ability to recruit and retain technology-dependent businesses.

#### *Neighborhood/District Level*

#### **P10.12 Downtown Economy Diversification**

Support policies, projects, programs and regulations that diversify the Downtown economy to create more economic activity.

## GOAL 10: **An innovation economy built upon Fullerton's local entrepreneurial spirit and intellectual capital.**

### Policies

*Specific statements that provide a directive or framework for City decision-making that directly contribute to the attainment of the goal.*

#### **P10.13 Manufacturing Diversification**

Support policies, projects, programs and regulations for diversifying the City's manufacturing base and facilitating investment in the City's industrial areas that will result in maintaining or growing local jobs and creating an environment that is attractive to high tech, research and development, business incubators, manufacturers, transportation and warehouse logistics companies, services, and other emerging industries.

#### **P10.14 Local Entrepreneurship in Focus Areas**

Support projects, programs, policies and regulations to evaluate ways to foster local entrepreneurial spirit and intellectual capital as part of community-based planning of Focus Areas.

#### **P10.15 Health and Social Services Expansion**

Support policies, projects, programs and regulations that encourage the growth and expansion of Fullerton's health and medical service providers and enhance the City's health and social services cluster.

#### **P10.16 Economic Strategies in Focus Areas**

Support policies, programs and regulations pertaining to planning efforts for the City's Focus Areas that facilitate investment and encourage economic activity that benefits the Fullerton community and the City.

#### *Project Level*

#### **P10.17 Grants for Job Creation**

Support projects and programs that pursue grants from the U.S. Economic Development Administration, the Kaufman Foundation, and other government agencies and philanthropic organizations to improve the economic feasibility of projects that create jobs.

***Also see Chapter 2: Housing, Policy Action 3.29 Joint Participation of Employers and Housing Developers.***

# Chapter 9

## Revitalization

*Fullerton will be a city which encourages growth in its tax base to support our city services and ensure adequate infrastructure.  
-The Fullerton Vision*

### Introduction

As a nearly built-out community, Fullerton's growth will occur largely through reuse, infill development and revitalization. Additionally, neighborhoods and districts comprising the City exist in an array of conditions—ranging from those which are stable and vital to those which have signs of deterioration.

The Revitalization Element advances economic development through strategic revitalization efforts that leverage public and private reinvestment and improve quality of life.

The following goal and policies are provided to achieve the Fullerton Vision as it pertains to Revitalization.

### Overarching Policies

**OAP1.** Comply with State and Federal laws and regulations while maintaining local control in decision-making.

**OAP2.** Pursue Federal, State and local funding options to support implementation of The Fullerton Plan.

**OAP3.** Leverage the advantages and advances of technology.

**OAP4.** Seek opportunities for increased efficiency and effectiveness.

### Purpose

The purpose of the Revitalization Element is to encourage public and private cooperative efforts that result in investment in the City's neighborhoods and districts and improvements in the City's tax base.

This Element is not required per California Government Code Section 65302; however, as Revitalization is of importance to the community of Fullerton, it is prepared as an optional element per California Government Code Section 65303.



# GOAL 11: Revitalization activities that result in community benefits and enhance the quality of life in neighborhoods, districts, and corridors.

## Policies

*Specific statements that provide a directive or framework for City decision-making that directly contribute to the attainment of the goal.*

### Region/Subregion Level

#### P11.1 Sustainable Regional Revitalization Efforts

Support regional and subregional efforts pertaining to community revitalization that are rooted in sustainable development principles.

### City Level

#### P11.2 Community-Based Revitalization

Support projects and programs surrounding community revitalization that are rooted in community-based planning processes that integrate the vision, values, views and priorities of residents, property owners, business owners and other members of the Fullerton community.

#### P11.3 Preservation-Based Revitalization

Support policies, projects and programs concerning historic preservation to protect Fullerton's heritage, revitalize neighborhoods, generate design and construction jobs, and bolster the community's sense of place. *(Also see Chapter 3: Historic Preservation for related policies.)*

#### P11.4 Education-Based Revitalization

Support policies, projects and programs to foster skill development and economic success through education and the creation of a culture of entrepreneurship.

#### P11.5 Neighborhood Safety

Support policies, projects, programs and regulations that utilize innovative policing and crime prevention techniques to improve the safety of neighborhoods and districts, such as evidence-based policing, community-based policing and Crime Prevention Through Environmental Design (CPTED). *(Also see Chapter 10: Public Safety for related policies.)*

#### P11.6 Brownfield and Grayfield Revitalization

Support policies, projects, programs and regulations that encourage the revitalization of brownfield and grayfield properties to protect the environment, reduce blight and revitalize underutilized properties.

### Neighborhood/District Level

#### P11.7 Assessment Districts

Support policies and programs that benefit property- and business owner-initiated efforts to establish an assessment district to fund special improvements and services that help revitalize and maintain neighborhoods and districts. *(See Chapter 8: Economic Development, P9.15 Assessment Districts and Business Improvement Districts)*



## GOAL 11: Revitalization activities that result in community benefits and enhance the quality of life in neighborhoods, districts, and corridors.

### Policies

*Specific statements that provide a directive or framework for City decision-making that directly contribute to the attainment of the goal.*

#### P11.8 Financing

Support policies, programs and regulations that facilitate the use of creative financing tools for revitalization efforts that alleviate blight, stimulate private-sector investment, upgrade public infrastructure and facilities, and provide quality affordable housing.

#### P11.9 Focus Area Revitalization Priority

Support policies, projects, programs and regulations that prioritize revitalization efforts that are within or adjacent to the City's Focus Areas.

#### P11.10 Neighborhood Revitalization Strategies

Support policies, projects and programs that encourage residents, homeowners' associations, neighborhood groups and others to organize and develop neighborhood-based revitalization strategies that embrace creativity, mobilize assets and generate positive change. *(Also see Chapter 2: Housing, Policy Action 3.23 Neighborhood-Based Community Enhancement.)*

#### P11.11 Parking Management Program

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.

#### Project Level

#### P11.12 Public-Private Partnerships

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.

#### P11.13 Downtown Revitalization

Support policies and programs that strengthen efforts by the Downtown Business Association and/or Chamber of Commerce to evaluate best practices for advancing the economic vitality of Downtown Fullerton, such as the "Main Street Four Point Approach" to commercial district revitalization.

#### P11.14 Funding and Financing Strategies

Support programs that identify and analyze proven financing mechanisms and funding resources available to the City of Fullerton and local non-profits for revitalization projects.

***Also see Chapter 1: Community Development and Design, P2.5 Maintenance and Management.***



This page is intentionally blank.



## The Fullerton Plan

# The Fullerton Community



### Master Element C: The Fullerton Community

addresses the dimensions of the Fullerton community that reinforce civic participation and contribute to a safe, healthful, and enriching quality of life for residents and visitors within the City. The Fullerton Community includes the following chapters:

- Chapter 10: Public Safety
- Chapter 11: Public Health
- Chapter 12: Parks and Recreation
- Chapter 13: Arts and Culture
- Chapter 14: Education
- Chapter 15: Community Involvement

This page is intentionally blank.

# Chapter 10

## Public Safety

Fullerton will be a city which values and provides quality public safety services including emergency services, crime prevention and hazard mitigation.  
-The Fullerton Vision

### Introduction

Safe and vital neighborhoods, business districts and recreational areas, including the buildings and infrastructure therein, are among Fullerton's most valued qualities and highest priorities. The City's police and fire systems and professionals, as well as its building and code enforcement professionals, provide residents, business owners, property owners, and visitors with a reliable, community-oriented presence that results in effective, preventative and responsive public safety services.

The Public Safety Chapter seeks to sustain and improve the City's commitment to safety through proactive and comprehensive police, fire, building, and code enforcement services that advance community outreach, education, and awareness, reinforce partnerships, promote prevention, and enhance the technical, logistical and technological systems and tools to prepare for and respond to public safety needs.

The following goals and policies are provided to achieve the Fullerton Vision as it pertains to Public Safety.

#### Associated Tables and Exhibits

- Exhibit 15: Police and Fire Protection Facilities (page 175)
- Exhibit 16: Parcels Located within Fullerton Municipal Airport Runway Protection Zone - Land Use (page 177)
- Exhibit 17: Parcels Located within Fullerton Municipal Airport Accident Potential Zone (APZ II) (page 179)
- Exhibit 18: Part 77 Airspace Plan (page 181)

#### Overarching Policies

- OAP1.** Comply with State and Federal laws and regulations while maintaining local control in decision-making.
- OAP2.** Pursue Federal, State and local funding options to support implementation of The Fullerton Plan.
- OAP3.** Leverage the advantages and advances of technology.
- OAP4.** Seek opportunities for increased efficiency and effectiveness.

### Purpose

The purpose of the Public Safety Element is to provide quality public safety services needed to serve the existing and expected future population in Fullerton.

This Element is required per California Government Code Section 65302.

*The City of Fullerton Local Hazard Mitigation Plan (LHMP) has been adopted as part of The Fullerton Plan Safety Element. The Safety Element is divided into two chapters of The Fullerton Plan: Natural Hazards (Chapter 21) and Public Safety (Chapter 10) with additional policies in Public Health (Chapter 11), Water (Chapter 16), Air Quality and Climate Change (Chapter 17), Integrated Waste Management (Chapter 18), and Natural Hazards (Chapter 20). The LHMP evaluates risk to the community from seismic hazards, fire, drought, severe weather, dam failure, human-caused hazards, geologic hazards, flooding, hazardous materials release, and disease/pests. It identifies critical facilities and vulnerable populations within areas of elevated hazard risk. The LHMP includes a hazard mitigation strategy including a prioritized list of mitigation actions to improve Fullerton's resiliency to hazard events.*



## GOAL 12: Proactively addressing public safety concerns.

### Policies

*Specific statements that provide a directive or framework for City decision-making that directly contribute to the attainment of the goal.*

#### Region/Subregion Level

##### P12.1 Healthy Family Development

Support programs that strengthen regional partnerships between public safety and human services agencies to encourage strong family relationships, reinforce healthy child development and encourage lawful behavior.

##### P12.2 Collaboration with Outside Agencies

Support regional and subregional efforts to prevent violence, child abuse, sexual assault, domestic violence, illegal use of firearms, violence associated with substance abuse, crimes against property and other similar issues.

##### P12.5 Community Preservation

Support policies, programs and regulations pertaining to proactive code enforcement methods which reinforce the proper maintenance of properties, buildings and landscapes, and adherence to applicable regulations, while discouraging conditions that foster vandalism and more serious crime.

##### P12.6 Youth Community Safety Partnership

Support programs that involve young people in discussions about crime and prevention, increase youths' attachment to the community, engage youth in productive activities, and reinforce success in education.

#### City Level

##### P12.3 Community Confidence Building

Support policies and programs that bolster productive communication and problem-solving between public safety personnel and the Fullerton community.

##### P12.4 Balance Safety Needs

Support policies, projects, programs, and regulations that balance the need to reduce vehicle accidents, injuries, and deaths through traffic calming and street design with the need to facilitate emergency response times.

##### P12.7 Fire Code Amendments

Support policies, programs and regulations that give the Fire Marshall flexibility to approve streets and fire lanes with reduced clearance requirements when other fire safety factors are incorporated into the project (such as street connectivity, traffic safety and the presence of sprinkler systems).

##### P12.7.1 THIRA\*

Support projects, programs, policies and regulations that facilitate the preparation of a THIRA (Threat and Hazard Identification Risk Assessment) plan in accordance with FEMA guidelines that allows Fullerton to plan for and address the risks of human-caused hazards.



## GOAL 12: Proactively addressing public safety concerns.

### Policies

*Specific statements that provide a directive or framework for City decision-making that directly contribute to the attainment of the goal.*

#### **Neighborhood/District Level**

##### **P12.8 Airport Safety Standards**

Support policies, projects, programs and regulations that provide for safe and efficient airport operations through compliance with the Fullerton Municipal Airport (FMA) Master Plan and the Airport Land Use Commission for Orange County's Airport Environs Land Use Plan for FMA and the Airport Environs Land Use Plan for Heliports.

##### **P12.9 Neighborhood Safety Strategy**

Support policies, projects, programs and regulations that strengthen partnerships and community-based efforts, such as Neighborhood Watch, to reduce crime through prevention, education and enforcement, and encourage communities to build block-by-block networks to prevent crime, develop social ties and solve common problems.

##### **P12.10 Community Involvement in Crime Prevention**

Support policies and programs that involve the community in supporting informal monitoring, participating in legitimate activities and building a sense of ownership and control over neighborhoods.

##### **P12.11 Public Safety in Focus Areas**

Support projects, programs, policies and regulations to proactively address public safety concerns as part of community-based planning of Focus Areas.

##### **P12.12 Crime Prevention**

Support policies, programs and regulations that implement crime prevention strategies that have demonstrated success, including Crime Prevention Through Environmental Design (CPTED), Crime-Free Multi-Housing, Business Watch; Neighborhood Watch, iWatch and other similar strategies.

#### **Project Level**

##### **P12.13 Safety through Design**

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.

***Also see Chapter 9: Revitalization, P11.4 Neighborhood Safety.***





## GOAL 13: Responsive to public safety needs.

### Policies

*Specific statements that provide a directive or framework for City decision-making that directly contribute to the attainment of the goal.*

#### *Region/Subregion Level*

##### **P13.1 Inter-City Coordination**

Support regional and subregional efforts to: coordinate as appropriate Continuity of Operations Plan, plans and procedures for Emergency Operations Centers, and emergency response training systems; maintain inter-agency and public communications systems that will provide mutual aid and be reliable during and following an emergency; and, formulate definitive plans and procedures for evacuation of hazard-prone areas and high risk uses.

##### **P13.4 Disaster Risk Reduction**

Support programs that promote greater public awareness of disaster risks, personal and business risk reduction, and personal and neighborhood emergency response.

##### **P13.5 Community Emergency Preparedness**

Support policies, programs and regulations that ensure the City, its residents, businesses and services are prepared for effective response and recovery in the event of emergencies or disasters, including the provision of information about the current nature and extent of local safety hazards and emergency plans, including evacuation plans and procedures to accommodate special needs populations. Information should be provided in multiple languages to maximize understanding by community members.

#### *City Level*

##### **P13.2 Adequate Resources for Emergencies**

Support policies and programs that ensure adequate resources are available in all areas of the City to respond to health, fire and police emergencies.

##### **P13.3 Disaster Hazard Reduction**

Support policies, projects, programs and regulations that reduce structural and non-structural hazards to life safety and minimize property damage and resulting social, cultural and economic dislocations resulting from future disasters.

##### **P13.6 Inter-Department Coordination**

Support policies and programs that improve the coordination of disaster-related programs within City departments.



## GOAL 13: Responsive to public safety needs.

### Policies

*Specific statements that provide a directive or framework for City decision-making that directly contribute to the attainment of the goal.*

#### **P13.7 New Technologies for Fire and Police Services**

Support policies, programs and regulations which are based on research and evaluation and that implement new technologies and methods to improve the efficiency and effectiveness of fire and police services.

#### **P13.8 Staff Training on Structural Risks**

Support programs for ongoing staff training focused on the risks posed by older structures and infrastructure, as well as how to reduce those risks.

#### **P13.9 Nuisance Enforcement**

Support policies, programs and regulations that maintain or strengthen code enforcement as an important tool to uphold community health, safety and welfare consistent with the provisions of the Fullerton Municipal Code.

#### **P13.10 Community Education on Emergency Preparedness**

Support policies and programs to involve and educate the Fullerton community in emergency preparedness.

#### ***Neighborhood/District Level***

#### **P13.11 Crime Reduction Strategies**

Support policies, programs and regulations to create problem-solving strategies and plans for areas with higher crime rates in the City and to reduce crime by implementing these strategies and plans through a range of measures including increased policing activities, neighborhood partnerships and other innovative programs.

***See Chapter 20: Natural Hazards for related policies and actions.***

This page is intentionally blank.

# Chapter

# 11

## Public Health

*Fullerton will be a city which supports community health with recreational resources, well-maintained parks, preserved open spaces, and public programs to encourage healthy lifestyles.*  
-The Fullerton Vision

### Introduction

Health and wellness are important values of the Fullerton community, as evidenced through its extensive trail and park systems, recreational programs, leading educational institutions, state-of-the-art medical facilities, and other local assets. The City of Fullerton is committed to promoting active, inclusive, nurturing and responsive environments wherein health and wellness are encouraged through community development and revitalization activities, as well as infrastructure and mobility improvements. In September of 2010, the City joined the Healthy Eating Active Living (HEAL) Cities Campaign, which works to promote adoption of local policies that improve physical activity and access to healthy foods for all residents. In conjunction with becoming a HEAL City, the City Council adopted a resolution to undertake obesity reduction and prevention efforts throughout the City.

The following goal and policies are provided to achieve the Fullerton Vision as it pertains to Public Health.

### Overarching Policies

- OAP1.** Comply with State and Federal laws and regulations while maintaining local control in decision-making.
- OAP2.** Pursue Federal, State and local funding options to support implementation of The Fullerton Plan.
- OAP3.** Leverage the advantages and advances of technology.
- OAP4.** Seek opportunities for increased efficiency and effectiveness.

### Purpose

The purpose of the Public Health Element is to promote healthier, active lifestyles for all residents of Fullerton.

This Element is not required per California Government Code Section 65302; however, as public health is of importance to the community, it is prepared as an optional element per California Government Code Section 65303.



## GOAL 14: **An environment with opportunities for community health and wellbeing.**

### Policies

*Specific statements that provide a directive or framework for City decision-making that directly contribute to the attainment of the goal.*

#### **Region/Subregion Level**

##### **P14.1 Coordination**

Support programs to coordinate with state, county and regional agencies to improve public health and well-being through a range of efforts with regional, subregional and local agencies including schools, local medical facilities, senior centers and adjacent jurisdictions.

#### **City Level**

##### **P14.2 Healthy Living**

Support policies, projects, programs and regulations that result in changes to the physical environment to improve health, well-being and physical activity.

##### **P14.3 Farmers' Markets**

Support policies, projects, programs and regulations that facilitate successful farmers' markets at appropriate and convenient locations throughout the City.

##### **P14.4 Community Gardens**

Support policies, projects, programs and regulations that encourage community gardens that are operated and managed by local volunteers and that provide for small-scale local food production in areas convenient to residents.

#### **Neighborhood/District Level**

##### **P14.5 Opportunities for Physical Activity**

Support policies, projects, programs and regulations that provide for convenient and safe areas that 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. *(See Chapter 12: Parks and Recreation for related policies.)*

##### **P14.6 Amenities Within a Walkable Distance**

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.



## GOAL 14: **An environment with opportunities for community health and wellbeing.**

### **Policies**

*Specific statements that provide a directive or framework for City decision-making that directly contribute to the attainment of the goal.*

#### **P14.7 Accessible Health Service Facilities**

Support projects and programs that facilitate private, non-profit and public health-related organizations' efforts to provide for a range of health services including large- and small-scale medical facilities, assisted living facilities, and comprehensive healthy living resources in locations that are accessible to residents.

#### **P14.8 Community Health in Focus Areas**

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.

#### ***Project Level***

#### **P14.9 Healthy Buildings**

Support policies, projects, programs and regulations that encourage buildings to support the health of occupants and users by using non-toxic building materials and finishes, using windows and design features to maximize natural light and ventilation, and providing access to the outdoor environment.

#### **P14.10 Best Practices in City Facilities and Events**

Support policies, projects and programs that demonstrate best practices related to promoting wellness in City facilities and at City-sponsored events.

***Also see Chapter 14: Education, P17.9 Healthy School Environments.***

This page is intentionally blank.

# Chapter 12

## Parks and Recreation

*Fullerton will be a city which supports community health with recreational resources, well-maintained parks, preserved open spaces, and public programs to encourage healthy lifestyles.*  
-The Fullerton Vision

### Introduction

Fullerton residents and visitors of all ages enjoy the parks, trails and recreational opportunities that exist throughout the City. The City of Fullerton is strongly committed to the continued development and programming of park facilities, trails, and recreation programs to meet the needs of the community and uphold Fullerton's quality of life.

The Parks and Recreation Element continues to plan, develop, maintain, and provide quality active and passive park facilities, trails and recreational programs to ensure that residents and visitors of Fullerton can enhance health and well-being through leisure experiences.

The following goal and policies are provided to achieve the Fullerton Vision as it pertains to Parks and Recreation.

### Purpose

The purpose of the Parks and Recreation Element is to guide the acquisition, maintenance and development of parks, trails and recreational facilities and programs throughout the City.

This Element is not required per California Government Code Section 65302; however, as parks and recreation are of importance to the community, it is prepared as an optional element per California Government Code Section 65303.

### Associated Tables and Exhibits

Exhibit 19: Public Parks and Recreation Facilities (page 185)

Exhibit 20: Joint-Use and Other Facilities (page 187)

Exhibit 21: Trails (page 189)

### Overarching Policies

**OAP1.** Comply with State and Federal laws and regulations while maintaining local control in decision-making.

**OAP2.** Pursue Federal, State and local funding options to support implementation of The Fullerton Plan.

**OAP3.** Leverage the advantages and advances of technology.

**OAP4.** Seek opportunities for increased efficiency and effectiveness.



# GOAL 15: Parks, recreational facilities, trails, and programs that promote a healthy community and a desirable quality of life.

## Policies

*Specific statements that provide a directive or framework for City decision-making that directly contribute to the attainment of the goal.*

### Region/Subregion Level

#### **P15.1 North Orange County Parks and Recreation Collaboration**

Support regional and subregional efforts to establish and maintain a collaboration of parks and recreation programs, to share best practices, discuss solutions to common challenges, and explore opportunities for connecting and expanding trails, joint use of parks and recreational facilities, and recreation programming for participating cities.

### City Level

#### **P15.2 Existing Parks and Recreation Resources**

Support policies, projects, programs and regulations that preserve, protect, maintain and enhance Fullerton's existing parks, recreational facilities and trails.

#### **P15.3 Access to Recreation Programs**

Support policies, projects, programs and regulations that strengthen access to quality recreation programs which, in turn, promote a sense of community and a higher quality of life for Fullerton residents.

#### **P15.4 Partnerships with Other Agencies**

Support policies and programs that bolster appropriate partnerships between the City and agencies, including educational institutions, railroad franchises, utility companies, etc., to secure, co-locate or otherwise share parks, recreational facilities and trails on school campuses, within public easements and in other similar locations.

#### **P15.5 Partnerships with Private Ventures**

Support policies, projects, programs and regulations allowing commercial ventures as ancillary uses in Fullerton parks and recreational facilities when determined they are context-appropriate, complementary to the facilities, viewed as a public benefit, and generate revenue that supports parks and recreational programs and facilities.

#### **P15.6 Accessible Citywide Park System**

Support policies, programs and regulations that facilitate the planning, design and development of an extensive system of parks (passive and active), recreational facilities, and trails that meets the current needs of Fullerton residents and is accessible and within a 15-minute walking distance (i.e., one-quarter to one-half mile) of every Fullerton resident. *(Also see Chapter 19: Open Space and Natural Resources, P24.10 Trail Linkages to Open Space.)*

#### **P15.7 Park-to-Population Ratio**

Support projects and programs that contribute to a citywide minimum park-to-population ratio of 4 acres per 1,000 people.

#### **P15.8 Recreation Programming**

Support programs that promote recreational activities that facilitate healthy and community-oriented lifestyles for Fullerton residents.



## GOAL 15: **Parks, recreational facilities, trails, and programs that promote a healthy community and a desirable quality of life.**

### **Policies**

*Specific statements that provide a directive or framework for City decision-making that directly contribute to the attainment of the goal.*

#### **P15.9 Community-Based Parks and Recreation Program**

Support policies, projects and regulations that reinforce a City commitment to a community-based parks and recreation program that maximizes opportunities to share information, promote two-way communication, and involve the Fullerton community and user groups in integrating a broad and diverse range of interests and concerns pertaining to the planning, development, enhancement and rehabilitation of parks, recreational facilities and trails.

#### **P15.10 Park Dwelling Fee**

Support policies and regulations which require new construction of dwelling units in the City to pay a park dwelling fee that provides for the creation and enhancement of open space, parks and recreational facilities accessible to all residents.

#### **Neighborhood/District Level**

#### **P15.11 Park Renovation Considerations**

Support projects and programs for renovating or improving existing parks that consider the needs and desires of the surrounding neighborhoods and districts.

#### **P15.12 Parks and Recreational Facilities in Focus Areas**

Support projects, programs, policies and regulations to consider parks, recreational facilities and trails as part of community-based planning of Focus Areas.

#### **Project Level**

#### **P15.13 Context-Sensitive Design**

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.

#### **P15.14 Compatibility with Adjacent Properties**

Support policies and programs pertaining to public parks, recreational facilities and trails that interface with private property that advance reciprocal compatibility through collaboration, programming and design.

#### **P15.15 Community Involvement**

Support projects and programs that involve the Fullerton community in park improvement plans through workshops, focus group discussions, and interviews and surveys with park users.

#### **P15.16 Relationships to Development Projects**

Support projects located adjacent to or near parks and trail facilities that facilitate connections and reinforce a positive relationship between private property and public parks and trails.

***Also see Chapter 5: Bicycle for related policies and Chapter 11: Public Health, P14.5 Opportunities for Physical Activity.***

This page is intentionally blank.

# Chapter 13

## Arts and Culture

*Fullerton will be a city which preserves its character by supporting community efforts dedicated to cultural activities...*  
-The Fullerton Vision

### Introduction

Fullerton is a community with a strong presence of cultural activities and visual and performing arts that contribute to its quality of life and economic vitality. The City of Fullerton recognizes the importance of arts and culture as essential characteristics for upholding the community's strong identity as an attractive and desirable place for living, conducting business, learning, and visiting, as well as for cultural and historical tourism.

The Arts and Culture Element seeks to increase access to the arts, heighten awareness of the existing cultural resources, reinforce the value of the City's libraries, encourage arts and culture-related partnerships, and expand opportunities for local cultural activities and visual and performing arts.

The following goal and policies are provided to achieve the Fullerton Vision as it pertains to Arts and Culture.

### Purpose

The purpose of the Arts and Culture element is to provide opportunity for exposure to and cultivate lifelong participation in the cultural life of the city and its fine arts institutions.

This Element is not required per California Government Code Section 65302; however, as arts and culture are of importance to the community, it is prepared as an optional element per California Government Code Section 65303.

### Associated Tables and Exhibits

Exhibit 22: Arts and Cultural Facilities (page 193)

Exhibit 23: Public Art (page 195)

### Overarching Policies

**OAP1.** Comply with State and Federal laws and regulations while maintaining local control in decision-making.

**OAP2.** Pursue Federal, State and local funding options to support implementation of The Fullerton Plan.

**OAP3.** Leverage the advantages and advances of technology.

**OAP4.** Seek opportunities for increased efficiency and effectiveness.



## GOAL 16: **Broad community participation in cultural activities and visual and performing arts.**

### Policies

*Specific statements that provide a directive or framework for City decision-making that directly contribute to the attainment of the goal.*

#### **Region/Subregion Level**

##### **P16.1 Arts Education**

Support policies and programs that build upon Fullerton's identity as the Education Community, as well as a community with a vibrant downtown art and theater scene, by promoting cooperation and communication between public agencies and private and non-profit institutions regarding educational and cultural activities that advance arts and culture.

##### **P16.2 Academy of the Arts**

Support projects and programs to capitalize on Fullerton Joint Union High School's Academy of the Arts and the art programs at Fullerton College and Cal State Fullerton to promote student involvement in local and regional arts institutions.

##### **P16.3 Existing Arts Facilities**

Support programs that utilize existing facilities within the City and adjacent areas to increase the broad range of musical and arts events available to Fullerton residents and visitors.

#### **City Level**

##### **P16.4 Arts and Cultural Facilities**

Support policies and programs that promote quality arts and cultural facilities to serve distinct but interrelated purposes.

##### **P16.5 Diverse Cultural Experiences**

Support programs that encourage and develop activities and events serving Fullerton's diverse and changing population with a wide variety of relevant cultural experiences.

##### **P16.6 Fullerton Library System**

Support policies and programs which continuously seek to improve and strengthen the Fullerton Library System as an educational and cultural resource accessible to the entire Fullerton community.

##### **P16.7 Community Venues**

Support policies, projects, programs and regulations that facilitate the provision of venues for community groups to participate in cultural events and observances.



## GOAL 16: **Broad community participation in cultural activities and visual and performing arts.**

### Policies

*Specific statements that provide a directive or framework for City decision-making that directly contribute to the attainment of the goal.*

#### **P16.8 City Cultural Events**

Support projects and programs that recognize and celebrate Fullerton's status as an arts center and build upon its regional reputation through the support of existing City cultural events, and the development of new events, such as the Leo Fender Music Festival.

#### **P16.9 Public Art by Resident Artists**

Support programs to make use of existing Artist in Residence programs at Fullerton College and Cal State University Fullerton to gain artworks of national stature for inclusion in the City's public art collection.

#### **P16.10 Community-Based Programs for Public Art**

Support programs that develop and coordinate community-based efforts to create public art pieces.

#### **Neighborhood/District Level**

#### **P16.11 Cultural Activity and Arts in the Focus Areas**

Support projects, programs, policies and regulations to consider cultural activities and the arts as part of community-based planning of Focus Areas.

#### **Project Level**

#### **P16.12 Muckenthaler Center**

Support policies, projects and programs that emphasize the cultural value of the Muckenthaler Center through its educational activities for the Fullerton community and its amphitheater serving local theater companies.

#### **P16.13 Fox Theater**

Support policies, projects and programs that recognize the Fox Theater for its past and potential future roles in Fullerton's arts and culture community.

#### **P16.14 Fullerton Museum Center**

Support policies and programs pertaining to the Fullerton Museum Center that continue and strengthen its exhibits and education programs and capitalize on its reputation as an arts hub and Downtown Fullerton destination.

#### **P16.15 Plummer Auditorium**

Support policies, projects and programs that enhance cultural programming offered at Plummer Auditorium, including hosting major performances with a regional draw.



This page is intentionally blank.



# Chapter 14

## Education

*Fullerton will be a city which enjoys a vibrant economy, benefiting from its educational community resources and its diverse business base.*  
-The Fullerton Vision

### Introduction

Education is a highly valued asset in Fullerton and a cornerstone of the high quality of life enjoyed throughout the City—thus, the City of Fullerton is recognized as the Education Community. Community leaders recognize that the 21st century will continue to bring new technologies and, along with them, the need for an ever-growing body of knowledge and information. From preschool to collegiate levels, Fullerton's six colleges and universities, three school districts, several private schools, and a variety of continuing education opportunities provide the foundation upon which a vital economy and a healthy community will endure. Additionally, the Fullerton library system plays an important role in providing lifelong learning and educational resources to the Fullerton community.

The Education Element allows the City to contribute to and participate in the advancement of education and its related attributes (quality of life, arts and culture, sports, etc.) in Fullerton including partnership building, long-range planning, business development, and life-long learning opportunities.

The following goal and policies are provided to achieve the Fullerton Vision as it pertains to Education.

### Associated Tables and Exhibits

Exhibit 24: Educational Institutions (page 199)

### Overarching Policies

**OAP1.** Comply with State and Federal laws and regulations while maintaining local control in decision-making.

**OAP2.** Pursue Federal, State and local funding options to support implementation of The Fullerton Plan.

**OAP3.** Leverage the advantages and advances of technology.

**OAP4.** Seek opportunities for increased efficiency and effectiveness.

### Purpose

The purpose of the Education Element is to build upon the City's educational resources that can help secure a strong economy and a healthy community.

This Element is not required per California Government Code Section 65302; however, as education is of importance to the community of Fullerton, it is prepared as an optional element per California Government Code Section 65303.



## GOAL 17: **An exceptional variety and quality of educational opportunities that reach community members throughout their lives.**

### Policies

*Specific statements that provide a directive or framework for City decision-making that directly contribute to the attainment of the goal.*

#### **Region/Subregion Level**

##### **P17.1 Collaboration with Education Providers**

Support regional and subregional efforts to work collaboratively with education providers to coordinate efforts and achieve shared goals.

##### **P17.2 Vocational Education Programs**

Support policies, projects and programs that contribute to the retention and attraction of public and private vocational education programs that broaden the range of educational opportunities in Fullerton and address workforce needs of businesses and organizations.

#### **City Level**

##### **P17.3 Vitality of Educational Resources**

Support policies, projects, programs and regulations that contribute to the long-term vitality of higher educational institutions, high schools and elementary schools, and the Fullerton Library system.

##### **P17.4 Community Involvement**

Support policies and programs that include educational providers, Fullerton Library staff and the Fullerton community in planning educational facilities and programs to ensure a broad range of needs and concerns are addressed.

##### **P17.5 Access to Life-Long Learning Opportunities**

Support policies, projects and programs that ensure residents of all ages, backgrounds and abilities have access to facilities and programs, such as libraries and community education programs, that provide learning experiences for people at every stage in life.

##### **P17.6 Joint Ventures**

Support policies, projects and programs that facilitate shared use and joint development of resources with education providers, such as recreational facilities, infrastructure, and other cultural, intellectual and artistic opportunities.

##### **P17.7 Education Support Programs**

Support policies and programs that continue the provision of recreational and library programs that support successful school experiences, such as programs for school readiness, tutoring, literacy, English language and computer skills.

#### **Neighborhood/District Level**

##### **P17.8 Schools as Community Centers**

Support policies, projects and programs that recognize and accommodate schools as community centers in which residents participate in programs, assist with education, help improve school facilities, hold community events and use recreational facilities.



## GOAL 17: **An exceptional variety and quality of educational opportunities that reach community members throughout their lives.**

### Policies

*Specific statements that provide a directive or framework for City decision-making that directly contribute to the attainment of the goal.*

#### **P17.9 Healthy School Environments**

Support policies and programs pertaining to school environments that are safe and provide access to educational, physical activity and enrichment activities. *(Also see Chapter 11: Public Health for related policies.)*

#### **P17.10 Housing to Support Educational Facilities**

Support policies, projects and programs that facilitate efforts by educational institutions and the private sector to develop an adequate supply of housing for faculty and staff of all schools, as well as adequate housing for college and university students. *(See Chapter 2: Housing for related policy actions.)*

#### **P17.11 Disadvantaged Communities**

Support policies, projects and programs that address the educational and library needs of disadvantaged communities in Fullerton.

#### **P17.12 Educational Opportunities in the Focus Areas**

Support projects, programs, policies and regulations to evaluate ways to consider educational opportunities and collaboration with education providers as part of community-based planning of Focus Areas.

#### **P17.13 Shared Facilities and Infrastructure**

Support policies and programs that encourage regular communication and coordination between the City and education providers about facility and infrastructure needs of campuses and nearby neighborhoods, and seek opportunities to develop these through collaborative planning and joint-use agreements.

#### **P17.14 Revitalization Near Campuses**

Support policies, projects and programs that prioritize revitalization activity around campuses and reflect the importance of schools in the community.

#### **P17.15 Mitigate Growth Impacts on School Facilities**

Continue to mitigate the impacts of growth by assessing school impact fees and other appropriate mitigation measures.

#### **Project Level**

#### **P17.16 Project Impact Mitigation**

Support programs that foster coordination between the City and local school districts, colleges and universities to assess and mitigate project impacts pertaining to on- and off-campus development.

#### **P17.17 Fullerton Library**

Support policies, projects and programs that recognize the Fullerton Library as a central element in Fullerton's citywide educational system.

***Also see Chapter 8: Economic Development, P10.6 Support for Education System and P10.7 Education Employment Sector Expansion.***

This page is intentionally blank.

# Chapter 15

## Community Involvement

*Fullerton will be a city which encourages civic participation by the full spectrum of its community and reflects its concerns in official planning and decision-making.*  
-The Fullerton Vision

### Introduction

The Fullerton community's varied contributions in civic affairs combine to create the foundation upon which the City's high quality of life and pride rests. This community involvement—whether through civic activities such as commissions, committees and advisory groups; volunteerism; attendance at public meetings to solve problems or identify opportunities; visitation to the City's website; or commenting on public infrastructure or private development projects—is one very important dimension of the public's investment in the present and future of Fullerton.

The Community Involvement Element further implements the City's expressed commitment to public engagement by enhancing opportunities for residents, merchants, youth and others to participate in the community's present and future.

The following goal and policies are provided to achieve the Fullerton Vision as it pertains to Community Involvement.

### Overarching Policies

- OAP1.** Comply with State and Federal laws and regulations while maintaining local control in decision-making.
- OAP2.** Pursue Federal, State and local funding options to support implementation of The Fullerton Plan.
- OAP3.** Leverage the advantages and advances of technology.
- OAP4.** Seek opportunities for increased efficiency and effectiveness.

### Purpose

The purpose of the Community Involvement Element is to provide residents of Fullerton with information, education and opportunities for involvement in social, economic, environmental and operational issues that affect their lives.

This Element is not required per California Government Code Section 65302; however, as community involvement is of importance to the community of Fullerton, it is prepared as an optional element per California Government Code Section 65303.

# GOAL 18: Citizens that are actively involved in shaping the community's future and overall quality of life.

## Policies

*Specific statements that provide a directive or framework for City decision-making that directly contribute to the attainment of the goal.*

### Region/Subregion Level

#### P18.1 Regional Participation

Support programs that encourage local participation in regional planning, decision-making and activities that affect the City of Fullerton and its residents.

#### P18.2 Multi-Jurisdiction Outreach Tools

Support regional and subregional efforts to develop new outreach tools, such as a clearinghouse feature on cities' websites for use by other public entities and regional agencies (such as school districts, universities, neighborhood organizations, transportation agencies, etc.) to post notices of items under their jurisdiction.

### City Level

#### P18.3 Opportunities for Community Involvement

Support policies, projects, programs and regulations that maximize opportunities for public participation in planning and decision-making processes pertaining to community development and design, including outreach to members of underrepresented communities.

#### P18.4 Volunteerism and Civic Activities

Support policies and programs that support opportunities for volunteerism and engagement of community members in civic activities.

#### P18.5 Transparent Government

Support policies, programs and regulations that maintain transparency in municipal operations and decision-making by being clear about City objectives and providing access to information, City staff and decision makers.

#### P18.6 Accessible Participation

Support policies, projects, programs and regulations that take all feasible steps to ensure that everyone interested in participating in community forums has the materials necessary to contribute to informed decisions.

#### P18.7 Diverse Representation

Support policies and programs that facilitate full representation of Fullerton's diverse community on City committees and commissions.

#### P18.8 Low- or No-Cost Meeting Facilities

Support policies and programs that provide and promote opportunities for low- or no-cost meeting rooms in City facilities for community groups and local organizations as incentives for strengthening community engagement.



## GOAL 18: Citizens that are actively involved in shaping the community's future and overall quality of life.

### Policies

*Specific statements that provide a directive or framework for City decision-making that directly contribute to the attainment of the goal.*

#### **P18.9 Youth Engagement**

Support policies and programs that engage youth in City governance through opportunities such as internships and having youth representatives on public bodies.

#### **P18.10 Noticing**

Support policies and programs to review and update the City's noticing requirements and consider the use of websites, automatic telephone calling systems, email distribution lists, text messaging and other innovative features to provide better access to information.

#### **P18.11 Media**

Support policies standardizing the issuance of press releases for major planning efforts and development projects in order to provide information to the Fullerton community and to encourage community involvement at workshops and hearings.

#### **P18.13 Self Reliance**

Support policies programs and regulations that strengthen the efforts of neighborhoods and districts to become self-reliant when it comes to solving area problems.

#### **P18.14 Convenient Meetings**

Support policies, projects, programs, and regulations that uphold the scheduling of community meetings at locations and times convenient for community members desiring to provide input.

#### **Project Level**

#### **P18.15 Early Notification Opportunities**

Support policies, programs and regulations that maximize opportunities for early notification of proposed projects, or projects/issues under consideration, using the most current technologies as they become available.

#### **Neighborhood/District Level**

#### **P18.12 Neighborhood Organizations and HOAs**

Support policies and programs that encourage neighborhood involvement by engaging neighborhood organizations and homeowner associations (HOAs) in projects affecting their particular area.



This page is intentionally blank.



The  
Fullerton  
Plan

# The Fullerton Natural Environment



## Master Element D: The Fullerton Natural

**Environment** addresses natural resources, open space, natural hazards, and related topics pertaining to the Fullerton community's quality of life. The Fullerton Natural Environment includes the following chapters:

- Chapter 16: Water
- Chapter 17: Air Quality and Climate Change
- Chapter 18: Integrated Waste Management
- Chapter 19: Open Space and Natural Resources
- Chapter 20: Natural Hazards

This page is intentionally blank.

# Chapter 16

## Water

Fullerton will be a city which is committed to environmental sustainability in planning design, policy and practice.  
-The Fullerton Vision

### Introduction

The City's quality of life is dependent upon water and natural watershed resources. In addition to fundamental health and sanitation, an adequate supply of potable water provides significant public and private benefits such as irrigation, ecological habitat, recreation opportunities and aesthetics.

A threat to water resources is drought. Droughts are periods of time when water is scarce due to reduced rainfall. In urbanized areas like Fullerton, this can take the form of deteriorating landscapes in private homes and businesses as well as in public facilities, such as parks. As a segment of Fullerton's water supply is imported from other locations across the state, a drought in these areas may affect the City. Given how frequent droughts are in California, it is highly likely that Fullerton will be impacted at some point in the future by the effects of drought. Within Fullerton, as well as the region, water management is shifting increasingly toward water conservation and efficiency technologies used in planning, design, and construction of sites, buildings, and land uses. Additionally, urban runoff and storm water management is of growing concern at the local, regional, State and Federal levels, and regulations and practices pertaining to storm water are influencing the interrelationships between the built and natural environments.

The Water Element seeks to effectively manage water and natural watershed resources, including water supply, demand, quality, and storm water.

The following goals and policies are provided to achieve the Fullerton Vision as it pertains to Water.

#### Associated Tables and Exhibits

Exhibit 25.1: Statewide Drought Conditions (page 205.2)\*

#### Overarching Policies

**OAP1.** Comply with State and Federal laws and regulations while maintaining local control in decision-making.

**OAP2.** Pursue Federal, State and local funding options to support implementation of The Fullerton Plan.

**OAP3.** Leverage the advantages and advances of technology.

**OAP4.** Seek opportunities for increased efficiency and effectiveness.

### Purpose

The purpose of the Water Element is to ensure that the City has adequate water resource capacities and water quality to meet future growth needs.

This Element is not required per California Government Code Section 65302; however, as water is of importance to the community of Fullerton, it is prepared as an optional element per California Government Code Section 65303.



# GOAL 19: **An adequate, safe, and reliable water supply.**

## Policies

*Specific statements that provide a directive or framework for City decision-making that directly contribute to the attainment of the goal.*

### Region/Subregion Level

**P19.1 Agency Coordination for Water Supplies**  
Support regional and subregional efforts to ensure that an adequate water supply, including groundwater, remains available.

**P19.2 Conservation Efforts**  
Support regional and subregional efforts to promote water efficiency and conservation.

**P19.3 New Technologies**  
Support projects, programs, policies and regulations to encourage the use of new technologies which reduce water use.

**P19.3.1 Regional Water Protection\***  
Support regional and subregional efforts to safeguard water infrastructure and supply against the treats of contamination or disruption from disaster events of a regional or national scale, such as terrorism, earthquakes, floods, geologic activity, or other events as they arise.

**P19.3.2 Climate Resilience in Water Supply\***  
Support regional and subregional efforts to adapt current water supply practices in anticipation of reduced water availability due to the effects of climate change.

### City Level

**P19.4 Adequate Supply**  
Support projects, programs, policies and regulations to maintain adequate quantities of water, including groundwater, available to the City now and in the future.

### P19.5 Water Quality

Support projects, programs, policies and regulations to ensure the quality of the water supply.

#### **P19.5.1 Water-saving Infrastructure\***

Support projects, programs, policies, and regulations that will lead to the capture, storage, and re-use of rainwater in the city so as to reduce Fullerton's dependence on external sources of water.

### Neighborhood/District Level

#### **P19.6 Focus Area Planning**

Support projects, programs, policies and regulations to evaluate ways to conserve and reduce water use as part of community-based planning of Focus Areas.

### Project Level

#### **P19.7 Sustainable Water Practices in New Development**

Support projects, programs, policies and regulations to encourage water efficient practices in site and building design for private and public projects.

## GOAL 20: A healthy watershed and clean urban runoff.

### Policies

*Specific statements that provide a directive or framework for City decision-making that directly contribute to the attainment of the goal.*

#### *Region/Subregion Level*

##### **P20.1 Regional Watersheds**

Support regional and subregional efforts to support functional and healthy watersheds.

##### **P20.2 Urban Runoff Management**

Support regional and subregional efforts to support cleaner and reduced urban runoff.

#### *City Level*

##### **P20.3 Product Handling and Disposal Impacts**

Support projects, programs, policies and regulations to reduce impacts to watersheds and urban runoff from the improper handling and disposal of commercial products.

##### **P20.3.1 Natural Water System Integrity\***

Support projects, programs, policies and regulations that encourage the re-emergence of natural watersheds throughout the city's extent.

#### *Neighborhood/District Level*

##### **P20.4 Local Watersheds**

Support projects, programs, policies and regulations that support a functional and healthy watershed within neighborhoods and districts.

##### **P20.5 Water Quality of Focus Areas**

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.

#### *Project Level*

##### **P20.6 Construction Impacts**

Support projects, programs, policies and regulations to reduce impacts to watersheds and urban runoff caused by private and public construction projects.

##### **P20.7 Development Impacts**

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.

##### **P20.7.1 Incorporate Natural Water Systems in Design Standards\***

Support projects, programs, policies and regulations that encourage the preservation of natural creeks and waterways into new projects and developments in Fullerton.

This page is intentionally blank.



# Chapter 17

## Air Quality and Climate Change

Fullerton will be a city which is committed to environmental sustainability in planning design, policy and practice.  
-The Fullerton Vision

### Introduction

As a city located within the Southern California region, Fullerton is aware of and concerned about its air quality. The region is challenged by poor air quality caused by a number of contributing factors, and the City of Fullerton is dedicated to its role in achieving the objectives of regional air quality programs. In addition to general air quality issues, a consensus exists within the scientific and, in general, other sectors, that climate change is occurring. Assembly Bill 32, the Global Warming Solutions Act, requires California to reduce greenhouse gas emissions to 1990 levels by 2020. Although actions taken on a local level cannot resolve this global issue, the City of Fullerton is committed to implementing policies that address energy and resource conservation.

Climate change is expected to either compound the effects or increase the severity of certain hazards in and around Fullerton. For instance, fire hazards may likely become more frequent and destructive due to hotter temperatures and reduced water availability. Flooding may become more widespread since drier ground is less able to absorb urban runoff. Certain diseases and pests may become more prevalent due to longer mating seasons. For many of these hazards, the City's Local Hazard Mitigation Plan (Appendix I) identifies strategies to address some of these potential impacts, increasing overall community resilience.

The Air Quality and Climate Change Element seeks to protect the well-being of Fullerton's citizens through improvement of air quality, and addressing climate change through the integration of a climate action plan.

The following goals and policies are provided to achieve the Fullerton Vision as it pertains to Air Quality and Climate Change.

### Overarching Policies

**OAP1.** Comply with State and Federal laws and regulations while maintaining local control in decision-making.

**OAP2.** Pursue Federal, State and local funding options to support implementation of The Fullerton Plan.

**OAP3.** Leverage the advantages and advances of technology.

**OAP4.** Seek opportunities for increased efficiency and effectiveness.

### Purpose

The purpose of the Air Quality and Climate Change Element is to protect the health and welfare of the community through policies aimed at improving air quality, reducing greenhouse gas emissions and working toward reducing the potential adverse effects of climate change.

This Element is not required per California Government Code Section 65302; however, as air quality and climate change are of importance to the community of Fullerton, it is prepared as an optional element per California Government Code Section 65303.

*The Climate Action Plan (CAP) will be adopted in conjunction with The Fullerton Plan and EIR. This Chapter contains a summary of the CAP strategies. Refer to the full CAP, provided in as an appendix to the EIR, for additional information.*



## GOAL 21: Protection and improvement of air quality.

### Policies

*Specific statements that provide a directive or framework for City decision-making that directly contribute to the attainment of the goal.*

#### Region/Subregion Level

##### P21.1 Jobs-Housing Balance

Support regional and subregional efforts to improve the alignment of housing options and employment opportunities to reduce commuting.

##### P21.2 Transportation System

Support regional and subregional efforts to promote a transportation system coordinated with air quality improvements. (See Chapter 4: Mobility for related policies.)

##### P21.3 Inter-Jurisdictional Regulation

Support regional and subregional efforts to implement programs that regulate pollution across jurisdictions, particularly where the source is not under the City's authority.

#### City Level

##### P21.4 Balanced Land Use

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. (See Chapter 1: Community Development and Design for related policies.)

##### P21.5 Product Handling and Disposal Impacts

Support projects, programs, policies and regulations to reduce impacts to air quality from the improper handling and disposal of commercial products. (See Chapter 18: Integrated Waste Management for related policies.)

#### Project Level

##### P21.6 Construction Impacts

Support projects, programs, policies and regulations to reduce impacts to air quality caused by private and public construction projects.

##### P21.7 Development Impacts

Support projects, programs, policies and regulations to reduce impacts to air quality caused by the design or operation of a site or use.



## GOAL 22: Participation in regional efforts to address climate change and its local impacts.

### Policies

*Specific statements that provide a directive or framework for City decision-making that directly contribute to the attainment of the goal.*

#### Region/Subregion Level

- P22.1 Motor Vehicle-related GHG Emissions**  
Support regional and subregional efforts to reduce greenhouse gas emissions associated with transportation through land use strategies and policies, transportation system improvements, and transportation demand management programs.
- P22.2 GHG Emissions from Electrical Generation**  
Support regional and subregional efforts to reduce greenhouse gas emissions associated with electrical generation through energy conservation strategies and alternative/renewable energy programs.
- P22.3 GHG Emissions from Water Conveyance**  
Support regional and subregional efforts to reduce greenhouse gas emissions associated with water conveyance through water conservation strategies and alternative supply programs.
- P22.4 Solid Waste-Related GHG Emissions**  
Support regional and subregional efforts to reduce emissions associated with solid waste through increased recycling programs and reduced waste strategies. (See Chapter 18: Integrated Waste Management for related policies.)

#### City Level

- P22.5 Technology to Reduce Emissions**  
Support projects, programs, policies and regulations to use technology whenever feasible to minimize travel for City meetings and trainings.
- P22.6 GHG Emissions from Waste**  
Support projects, programs, policies and regulations to reduce greenhouse gas emissions from waste through improved management of waste handling and reductions in waste generation. (See Chapter 18: Integrated Waste Management for related policies.)

#### P22.7 Climate Adaptation

Support projects, programs, policies and regulations to address climate change impacts relevant to the City as an inland community, including rises in average and extreme temperature, less annual precipitation, more flooding during El Niño seasons, increased power outages and higher levels of smog.

#### Neighborhood/District Level

#### P22.8 Sustainable Communities Strategies

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.

#### P22.8.1 Adopt Neighborhood Plans\*

Support projects, programs, policies and regulations to prepare local communities in Fullerton to prepare for the increased risks associated with climate change, such as Community Wildfire Preparedness Plans and evacuation plans in case of flood inundation or dam failure.

#### Project Level

#### P22.9 Development

Support projects which voluntarily desire to implement site and/or building design features exceeding minimum requirements to reduce project greenhouse gas emissions.

#### P22.9.1 Anticipatory Climate Resilient Design\*

Support projects that incorporate design elements and standards that anticipate the effects of a warming climate with features that protect against intensified and increased disaster risk.



## GOAL 22: Participation in regional efforts to address climate change and its local impacts.

### Policies

*Specific statements that provide a directive or framework for City decision-making that directly contribute to the attainment of the goal.*

**Also see :**

**Chapter 1: Community Development and Design**

- P1.7 Development that Supports Mobility
- P1.12 Energy and Resource Efficient Design

**Chapter 12: Housing**

- PA3.4 Facilitate Infill Development
- PA3.5 Encourage Mixed-Use Development
- PA3.24 Encourage Sustainability and Green Building Practices
- PA3.26 Efficient Use of Energy Resources in Residential Development

**Chapter 4: Mobility**

- P5.1 Circulation Between Cities
- P5.2 Reduction of Single Occupant Vehicle Trips
- P5.7 Complete Streets
- P5.8 Maximization of Person-Trips
- P5.11 Integrated Land Use and Transportation
- P5.13 Development-Oriented Transit
- P5.16 Infrastructure for Low and Zero Emission Vehicles

**Chapter 5: Bicycle**

- P6.2 Inter-Jurisdiction Connections
- P6.7 Development Projects
- P6.8 Multi-Tiered Bicycle Network
- P6.11 Neighborhood and Focus Area Connections

**Chapter 16: Water**

- P19.2 Conservation Efforts
- P19.3 New Technologies
- P19.7 Sustainable Water Practices in New Development

**Chapter 17: Air Quality and Climate Change**

- P21.1 Jobs-Housing Balance
- P21.2 Transportation System
- P21.4 Balanced Land Use
- P21.5 Product Handling and Disposal Impacts
- P21.6 Construction Impacts
- P21.7 Development Impacts

**Chapter 19: Open Space and Natural Resources**

- P24.10 Trail Linkages to Open Space

# Chapter 18

## Integrated Waste Management

Fullerton will be a city which is committed to environmental sustainability in planning design, policy and practice.  
-The Fullerton Vision

### Introduction

Integrated waste management is described as a system for reducing, collecting, recycling and disposing of waste products generated by residential, institutional, commercial, and industrial land uses. The City of Fullerton, recognizing the importance of reduce, reuse and recycle wherever possible, continues to pursue the integrated waste management practices that were borne in 1989 when the State Legislature passed AB 939, requiring that cities reduce the amount of waste going to landfill sites.

Hazardous materials in and around the Fullerton community have the potential to be released and endanger public health and safety. Ongoing oil and gas operations in Fullerton may lead to air pollution, oil spills, and groundwater contamination. Other sites use or store chemicals that are dangerous when exposed to humans. Sewer lines or gas pipelines running through Fullerton may also breach during a hazard event and can release their contents underground or on the surface, potentially compromising water supplies or endangering personal health.

The Integrated Waste Management Element seeks to encourage solid waste reduction and provide for the efficient recycling and disposal of refuse and solid waste material without deteriorating the environment.

The following goal and policies are provided to achieve the Fullerton Vision as it pertains to Integrated Waste Management.

### Overarching Policies

**OAP1.** Comply with State and Federal laws and regulations while maintaining local control in decision-making.

**OAP2.** Pursue Federal, State and local funding options to support implementation of The Fullerton Plan.

**OAP3.** Leverage the advantages and advances of technology.

**OAP4.** Seek opportunities for increased efficiency and effectiveness.

### Purpose

The purpose of the Integrated Waste Management Element is encourage an environmentally sound waste management system which uses resource recovery, recycling, and source reduction.

This Element is not required per California Government Code Section 65302; however, as integrated waste management is of importance to the community of Fullerton, it is prepared as an optional element per California Government Code Section 65303.

## GOAL 23: Safe and efficient management of waste.

### Policies

*Specific statements that provide a directive or framework for City decision-making that directly contribute to the attainment of the goal.*

#### Region/Subregion Level

##### **P23.1 Regional Waste Management**

Support regional and subregional efforts to increase recycling, waste reduction, and product reuse.

##### **P23.1.1 Regional Hazardous Waste Control\***

Support regional and subregional efforts to control and limit the amount of hazardous waste that is released into regional air basins and watersheds as well as limiting the transport of hazardous materials along certain corridors only.

#### City Level

##### **P23.2 Hazardous Waste**

Support projects, programs, policies and regulations to promote safe handling and disposal by households, businesses and City operations of solid waste which has specific disposal requirements.

##### **P23.3 Waste Reduction and Diversion**

Support projects, programs, policies and regulations to promote practices to reduce the amount of waste disposed in landfills.

##### **P23.4 Waste Stream Separation and Recycling**

Support projects, programs, policies and regulations to expand source separation and recycling opportunities to all households, businesses and City operations.

#### Neighborhood/District Level

##### **P23.5 Recycling Centers**

Support projects, programs, policies and regulations to develop neighborhood-serving, State-certified recycling facilities in neighborhoods and districts.

##### **P23.6 Focus Area Waste Management**

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.

#### Project Level

##### **P23.7 Waste Management**

Support projects, programs, policies and regulations to consider project level solid waste management needs at the site and building design stages.

*Also see Chapter 17: Air Quality and Climate Change, P21.5 Product Handling and Disposal Impacts, P22.4 Solid Waste GHG Emissions and P22.6 GHG Emissions for Solid Waste.*

# Chapter 19

## Open Space and Natural Resources

Fullerton will be a city which supports community health with recreational resources, well-maintained parks, preserved open spaces, and public programs to encourage healthy lifestyles.  
-The Fullerton Vision

### Introduction

Natural resources, including flora and fauna, soils and minerals, are important to the Fullerton community and contribute to the City's environmental health and quality of life. The public, non-profit and private sectors of Fullerton work in partnership to conserve and manage the community's natural resources to ensure long-term sustainability.

The Fullerton community values open space as a resource that contributes significantly to community character and quality of life. Open space resources within the City of Fullerton include those areas that are unimproved and devoted to open space use. Managing open space in a sustainable manner contributes to the overall health of the environment and its natural resources.

The Open Space and Natural Resources Element seeks to protect, maintain, and enhance its natural resources and open space lands for the betterment of current residents and future generations within Fullerton.

The following goals and policies are provided to achieve the Fullerton Vision as it pertains to Open Space and Natural Resources.

### Associated Tables and Exhibits

Exhibit 25: Open Space (page 203)

### Overarching Policies

**OAP1.** Comply with State and Federal laws and regulations while maintaining local control in decision-making.

**OAP2.** Pursue Federal, State and local funding options to support implementation of The Fullerton Plan.

**OAP3.** Leverage the advantages and advances of technology.

**OAP4.** Seek opportunities for increased efficiency and effectiveness.

### Purpose

The purpose of the Open Space and Natural Resources Element is to enhance the overall quality of life in Fullerton and direct the conservation and utilization of natural resources, including the management and protection of open space lands, in Fullerton.

This Element is required per California Government Section 65302.



## GOAL 24: Responsible management of open spaces balanced with the healthy functioning of environmental systems.

### Policies

*Specific statements that provide a directive or framework for City decision-making that directly contribute to the attainment of the goal.*

#### Region/Subregion Level

##### P24.1 Management and Maintenance

Support projects, programs and policies to coordinate with existing regional park districts, the private sector and nonprofit institutions to manage and maintain regional open spaces.

##### P24.2 Land Trusts

Support projects, programs and policies to encourage the establishment of land trusts to help preserve significant open space within the region.

#### City Level

##### P24.3 Access and Use of Open Space

Support projects, programs, policies and regulations to increase access to and use of open space resources while respecting the natural environment.

##### P24.4 Accessibility for All

Support projects, programs, policies and regulations to ensure that, when natural topography allows, public open spaces are accessible to people of all abilities.

##### P24.5 Long-Range Needs

Support projects, programs, policies and regulations to preserve areas of open space sufficient to meet the long-range needs of the City.

##### P24.6 Watershed Management

Support projects, programs, policies and regulations to manage open space watersheds to limit potential fire and erosion hazards.

##### P24.7 New Open Space

Support projects, programs, policies and regulations to create open space as funding and other opportunities become available.



## GOAL 24: Responsible management of open spaces balanced with the healthy functioning of environmental systems.

### Policies

*Specific statements that provide a directive or framework for City  
decision-making that directly contribute to the attainment of the goal.*

#### **P24.8 Environmentally Sensitive Areas**

Support projects, programs, policies and regulations to preserve the environmentally sensitive areas of public open spaces.

#### **P24.9 Passive Open Space**

Support projects, programs, policies and regulations to encourage diverse, environmentally-sensitive, passive open spaces.

#### **Neighborhood/District Level**

#### **P24.10 Trail Linkages to Open Space**

Support projects, programs, policies and regulations to promote recreational trails and the bikeway system to link open spaces to public areas and neighborhoods.

#### **P24.11 Open Space in Focus Areas**

Support projects, programs, policies and regulations to evaluate increasing urban and natural open spaces as part of community-based planning of Focus Areas.

#### **P24.11.1 Manage Wildfire Areas\***

Support projects, programs, policies and regulations to manage and reduce the risk of wildfire in Very High, High, and Moderate Fire Hazard Severity Zones throughout the City through fire hazard abatement practices.

#### **Project Level**

#### **P24.12 Environmental Impact of Support Facilities**

Support projects, programs, policies and regulations to limit the construction of facilities in open space areas and to design necessary improvements, such as fire roads, access roads, and parking facilities, to minimize environmental impacts and maintain the visual qualities of the open space.

#### **P24.13 Maintenance of Sensitive Areas**

Support programs, policies and regulations to require maintenance of environmentally-sensitive areas by qualified/trained personnel and/or contractors.

#### **P24.13.1 Resilient Management\***

Support projects, programs, policies and regulations which increase the resilience of open space and natural areas to increased risk of fire, flood, and geologic hazards.



## GOAL 25: Responsible management of natural resources.

### Policies

*Specific statements that provide a directive or framework for City decision-making that directly contribute to the attainment of the goal.*

#### *Region/Subregion Level*

- P25.1 Conservation of Sensitive Natural Resources**  
Support regional and subregional efforts to conserve habitat for sensitive species and plant communities.

#### *City Level*

- P25.2 Waterways Preservation**  
Support projects, programs, policies and regulations to preserve the City's public creeks and lakes such as Tri City Lake, Bastanchury Greenbelt Creek, and Laguna Lake; pursue collaborative efforts to restore channelized portions of Brea Creek and Fullerton Creek. (See Chapter 16: Water for related policies and actions.)
- P25.3 Comprehensive Tree Management**  
Support projects, programs, policies and regulations to comprehensively plan for, manage and promote trees throughout the City.
- P25.4 Wildlife Management**  
Support projects, programs, policies and regulations to promote and encourage residents and visitors to respect the natural environment of wildlife inhabiting and/or migrating to the City's open spaces.

#### *Neighborhood/District Level*

- P25.5 Managed Development**  
Support projects, programs, policies and regulations to manage development in areas containing significant or rare biological resources.
- P25.6 Enhancement of Conservation Areas**  
Support projects, programs, policies and regulations to preserve and enhance established conservation areas.

#### *Project Level*

- P25.7 Mitigation of Impacts on Sensitive Areas**  
Support projects, programs, policies and regulations to consider and mitigate project level impacts to sensitive habitat areas at the site and building design stages.
- P25.8 Mitigation of Impacts on Waterways**  
Support projects, programs, policies and regulations to consider and mitigate project level impacts to public waterways at the site and building design stages. (See Chapter 16: Water for related policies.)

*Also see Chapter 1: Community Development and Design, P1.12 Energy Resource Efficient Design; Chapter 2: Housing, PA 3.26 Efficient Use of Energy Resources in Residential Design; and Chapter 16: Water for related policies.*

# Chapter 20

## Natural Hazards

Fullerton will be a city which values and provides quality public safety services including emergency services, crime prevention and hazard mitigation.  
-The Fullerton Vision

### Introduction

Consistent with State law, the City of Fullerton is committed to protecting the community from any unreasonable risks associated with the effects of seismically induced events, slope instability leading to mudslides and landslides, subsidence and other known geologic hazards, flooding, and wild land and urban fires.

Severe weather events such as high winds, extreme heat, heavy rains, or tornadoes can cause property damage, lead to disruptions in services and infrastructure, or cause injury or death. Any winds over 47 miles per hour are considered destructive as they can blow over utility poles and launch debris at people caught outside. Extreme heat caused by higher than normal temperatures or high humidity can cause harm to human health. In Fullerton, an extreme heat day is when temperatures reach or exceed 98.4°F. Heavy rains in Fullerton generally occur during the winter season when El Niño weather conditions or atmospheric rivers bring rain from other parts of the world to Southern California. Severe or prolonged heavy rain can lead to flooding in the City, particularly in areas with high amounts of pavement and other impervious surfaces. Floods are measured by their likelihood of occurrence. A 100-year flood has a 1 in 100 chance of occurring during any given year while a 500-year flood has a 1 in 500 chance of occurring during any given year. Fullerton has both 100- and 500-year floodplains as designated by FEMA. Tornadoes are cycling columns that rotate at extremely high speeds ranging from 65 to 200 miles per hour or faster. While tornadoes are rare in California, a few have occurred in or near Fullerton throughout recorded history. All of these events are likely to continue occurring in Fullerton.

The Natural Hazards Element seeks to reduce the potential risk of death, injuries, property damage and economic and social dislocation resulting from natural hazards within or affecting the Fullerton community.

The following goal and policies are provided to achieve the Fullerton Vision as it pertains to Natural Hazards.

#### Overarching Policies

**OAP1.** Comply with State and Federal laws and regulations while maintaining local control in decision-making.

**OAP2.** Pursue Federal, State and local funding options to support implementation of The Fullerton Plan.

**OAP3.** Leverage the advantages and advances of technology.

**OAP4.** Seek opportunities for increased efficiency and effectiveness.

### Purpose

The purpose of the Natural Hazards Element is to protect life, prevent human injury and reduce the potential for property damage throughout Fullerton.

This Element is required per California Government Code Section 65302.

#### Associated Tables and Exhibits

Exhibit 26: Local and Regional Fault Lines\* (page 207)

Exhibit 27: Liquefaction Zones\* (page 209)

Exhibit 27.1: Landslide Potential\* (page 209.2)

Exhibit 28: Fire Hazard Zones\* (page 211)

Exhibit 29: Dam Failure Inundation Zone\* (page 213)

Exhibit 30: FEMA Flood Zones\* (page 215)

*The City of Fullerton Local Hazard Mitigation Plan (LHMP) has been adopted as part of The Fullerton Plan Safety Element. The Safety Element is divided into two chapters of The Fullerton Plan: Natural Hazards (Chapter 21) and Public Safety (Chapter 10) with additional policies in Chapters 11, 16, 17, 18, and 20. The LHMP evaluates risk to the community from natural and human-caused hazards and includes prioritized mitigation actions.*

## GOAL 26: Protection of people, natural and built environments and economy from natural hazards.

### Policies

*Specific statements that provide a directive or framework for City decision-making that directly contribute to the attainment of the goal.*

#### *Region/Subregion Level*

##### **P26.1 Regional Coordination**

Support projects, programs, policies and regulations to coordinate planning for and response to natural disasters with other agencies within the region.

#### *City Level*

##### **P26.2 Adequate Emergency Response Infrastructure**

Support projects, programs, policies and regulations to prepare to respond to natural disasters to the best of the City's ability.

##### **P26.2.1 Continual Efforts\***

Support projects, programs, policies and regulations to continually update and refine the City's Safety Element, Local Hazard Mitigation Plan, Emergency Operations Plan, and other plans as staff may deem relevant with the latest available information on hazards and disaster risk in Fullerton.

#### *Neighborhood/District Level*

##### **P26.3 Focus Area Planning**

Support projects, programs, policies and regulations to consider natural hazard risks and mitigation as part of community-based planning of Focus Areas.

##### **P26.3.1 Community Hazard Mapping\***

Support projects, programs, policies and regulations that help communities and residents of neighborhood blocks understand what kinds of hazards could occur in their area and which areas are the most susceptible to fire, geologic, seismic, and flooding hazards.

#### *Project Level*

##### **P26.4 Minimization of Development in High Risk Areas**

Support projects, programs, policies and regulations to discourage or limit development within areas that are vulnerable to natural disasters, particularly in areas with recurring damage and/or the presence of multiple natural hazards.

##### **P26.5 Hazard Specific Development Regulations**

Support projects, programs, policies and regulations to utilize hazard specific development regulations to mitigate risks associated with identified potential natural hazards, including flooding, wildland fires, liquefaction, and landslides when development does occur.

*Also see Chapter 10: Public Safety for related policies.*





The  
Fullerton  
Plan

# Tables and Exhibits



## E: Tables and Exhibits

contains additional information, tables and exhibits related to the Elements in The Fullerton Plan.

This page is intentionally blank.





# Community Development and Design Tables and Exhibits

## Community Development Plan

The graphic depiction of the City's official policy relative to land use and community development is presented on Exhibit 2. The Fullerton Plan maintains the underlying land use designations already established in the 1996 General Plan and subsequent amendments. The Fullerton Plan proposes changes to the General Plan land use designations for a limited number of parcels in order to resolve inconsistencies between the parcels' current General Plan land use designation and current zoning district. Appendix C: Changes to Community Development Types summarizes these changes. In The Fullerton Plan, "land use designations" have been renamed "community development types" to reflect the addition of descriptions of intended form and character which provide guidance on creating sense of place. The community development types still function as land use designations under General Plan law.

The Community Development and Design Element and the Community Development Plan contain the following community development types:

- **Low Density Residential**
- **Low/Medium Density Residential**
- **Medium Density Residential**
- **High Density Residential**
- **Greenbelt Concept**
- **Downtown Mixed Use**
- **Commercial**
- **Office**
- **Industrial**
- **School Facilities**
- **Government Facilities**
- **Parks and Recreation**
- **Religious Institutions**
- **Specific Plan**
  - **Amerige Heights**
  - **Fullerton Transportation Center**



Because the 1996 General Plan land use designations do not encompass the higher end of the density/intensity range now envisioned for some specific areas of the City, two new community development types are described in this section to help implement The Fullerton Plan:

- **Neighborhood Center Mixed Use**
- **Urban Center Mixed Use**

The Fullerton Plan provides guidance on utilizing these two new community development types. However, they will only be implemented as part of future land use planning efforts in applicable Focus Areas and the Community Development Plan (Exhibit 2) does not use these community development types at this time.

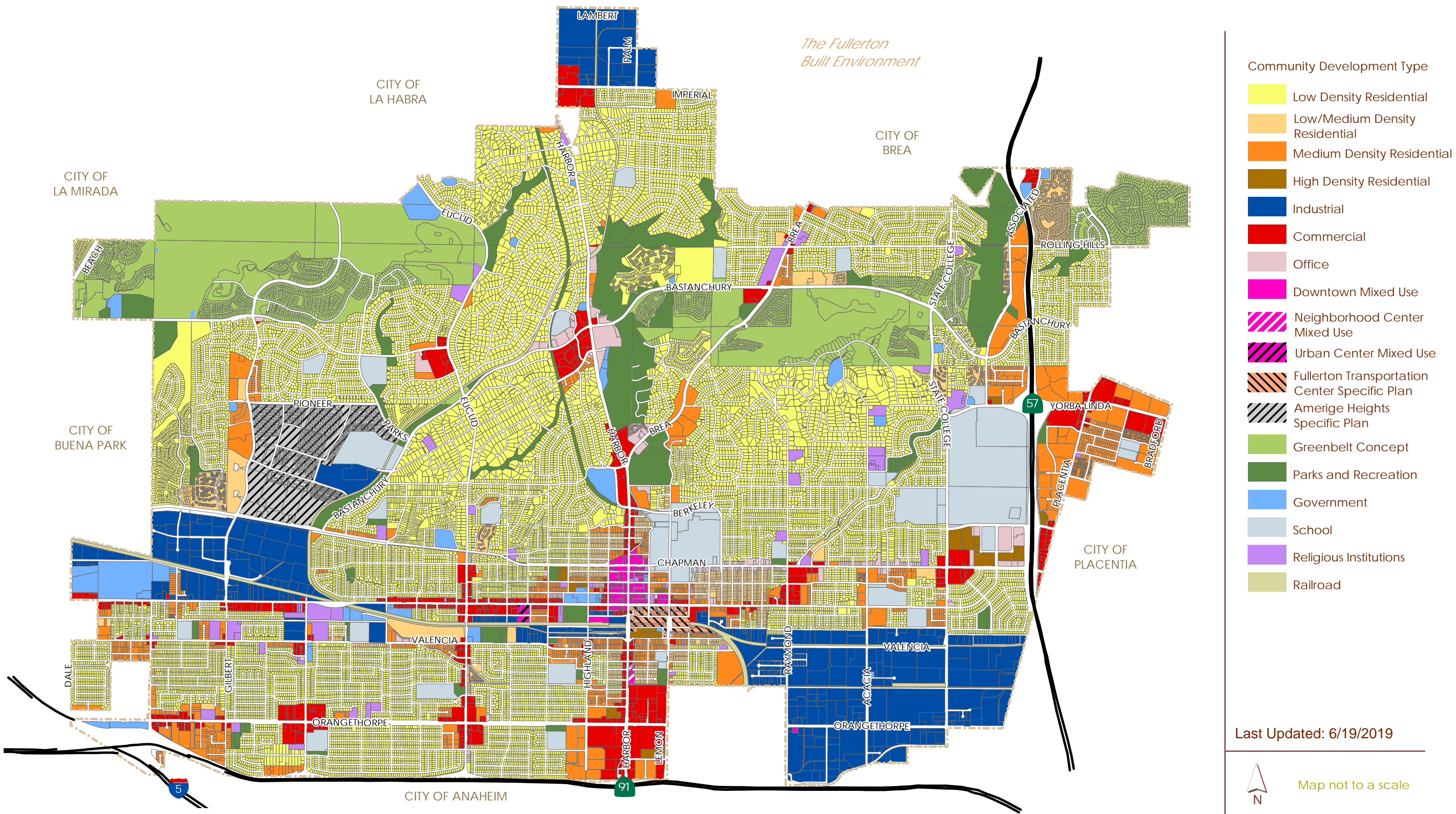
### How to Determine Community Development Types for Individual Parcels

In order to determine what is allowed on an individual parcel of land in the City follow the steps outlined below:

1. Identify the parcel of land in Exhibit 2: The Fullerton Community Development Plan.
2. Match the parcel color to the legend to determine the community development type (land use designation). To understand the allowable densities and uses, see the sections describing the community development types.
3. Also refer to Part I, Exhibit 1: Focus Areas to determine if a parcel is within a Focus Area. Part I, Table 2 contains additional information for each individual Focus Area, including envisioned maximum density and intensity and encouraged community development types.

For parcels that are within a Focus Area, the underlying allowable community development type (land use designation) applies until a specific plan, master plan, or other implementation mechanism is prepared through a community-based planning process.

4. Contact the Community Development Department if you have any questions.



This page is intentionally blank.





## Understanding Density & Intensity

### Residential “Density”

The term “density” in a land use context is a measure of the desired population or residential development capacity of the land. Residential density is described in terms of dwelling units per gross acre (du/ac). Gross residential acreage is defined as the area developed to residential use, exclusive of local serving streets, alleys or arterials. A dwelling unit is a building or a portion of a building used for human habitation and may vary considerably in size, from small apartments to large single-family homes. For example, the density of a residential development of 200 dwelling units occupying 50 gross acres of land is 4.0 du/ac.

### Non-Residential “Intensity”

The term “intensity” refers to the degree of non-residential development based on building characteristics such as height, bulk, floor area ratio, and percentage of lot coverage. Floor Area Ratio (FAR) is a common expression of non-residential land use intensity and is therefore used by The Fullerton Plan to measure the desired development capacity of non-residential land. The FAR is calculated by dividing the total gross floor area of all buildings on a lot (excluding areas within buildings that are used for parking) by the total area of that lot. For example, a building with a gross floor area of 5,000 square feet on a 10,000 square foot lot would have an FAR of 0.5 while a building with 20,000 square feet of floor area on the same lot would yield an FAR of 2.0. Higher FARs generally indicate larger buildings and/or more stories.

### A Word About Maximum Density and Intensity

Allowing all parcels to be developed to the maximum density or FAR allowed is not the intention of The Fullerton Plan. The intention is to reflect a maximum development envelope or density range under appropriate conditions, and in accordance with applicable detailed zoning regulations. There are many factors that may limit, or affect a development’s ability to achieve the maximum density or FAR on a specific parcel, resulting from the parcel’s physical limitations, the City’s zoning standards, and how a owner/developer chooses to address the function and design of the development. These factors may include, but are not limited to, the following:

- Parcel size and configuration
- Height limits
- Lot coverage allowed
- Requirements for setbacks, build-to standards, landscaping and open space
- Development standards and design guidelines
- Type of parking provided- surface, below-grade, or structured
- Adjacency to sensitive land uses, such as single-family neighborhoods.



**Table 4: Community Development Types**

### **Greenbelt Concept**

#### **Purpose**

To preserve, to the greatest extent feasible, the natural topography while creating a living environment which best serves the needs of its residents.

#### **Potential Land Uses**

- Detached dwellings
- Attached dwellings
- Limited neighborhood-serving commercial
- Compatible public, quasi-public, and special uses

#### **Development Standards**

- Minimum Density: Not Applicable
- Maximum Density: 3 dwelling units/acre<sup>1</sup>
- Minimum FAR: Not Applicable
- Maximum FAR: Not Applicable

#### **Notes:**

1. Overall average residential density; a portion of one parcel may be developed at a higher density while the remainder could either be permanently left vacant or developed at a lower density for an overall average residential density.

### **Low Density Residential**

#### **Purpose**

To establish and protect housing opportunities for households that desire low density and suburban living, and to provide opportunities for neighborhood support uses and amenities.

#### **Potential Land Uses**

- Detached dwellings
- Accessory second units
- Limited neighborhood-serving commercial
- Compatible public, quasi-public, and special uses

#### **Development Standards**

- Minimum Density: Not Applicable
- Maximum Density: 6 dwelling units/acre
- Minimum FAR: Not Applicable
- Maximum FAR: 0.35<sup>1</sup>

#### **Notes:**

1. Only applies to non-residential uses.



**Table 4: Community Development Types**

### **Low/Medium Density Residential**

#### **Purpose**

To establish and protect opportunities for households that desire suburban living with a range of housing options, and to provide opportunities for neighborhood support uses and amenities.

#### **Potential Land Uses**

- Small-lot detached dwellings
- Detached dwellings
- Attached dwellings
- Accessory second units
- Limited neighborhood-serving commercial
- Compatible public, quasi-public, and special uses

#### **Development Standards**

- Minimum Density: 6.1 dwelling units/acre
- Maximum Density: 15 dwelling units/acre
- Minimum FAR: Not Applicable
- Maximum FAR: 0.35<sup>1 and 2</sup>

#### **Notes:**

1. Only applies to non-residential uses.
2. May increase based on focus area policies or an approved specific plan.

### **Medium Density Residential**

#### **Purpose**

To establish and protect opportunities for households that desire urban living within a compact and walkable neighborhood, and to provide opportunities for neighborhood support uses and amenities.

#### **Potential Land Uses**

- Small-lot detached dwellings
- Attached dwellings
- Live-work units
- Limited neighborhood-serving commercial
- Compatible public, quasi-public, and special uses

#### **Development Standards**

- Minimum Density: 15.1 dwelling units/acre
- Maximum Density: 28 dwelling units/acre
- Minimum FAR: Not Applicable
- Maximum FAR: 0.5<sup>1 and 2</sup>

#### **Notes:**

1. Only applies to non-residential uses.
2. May decrease or increase based on focus area policies or an approved specific plan.





**Table 4: Community Development Types**

### **High Density Residential**

#### **Purpose**

To establish and protect opportunities for households that desire dense urban living within a compact, walkable neighborhood that is well served by transit, and to provide opportunities for neighborhood support uses and amenities.

#### **Potential Land Uses**

- Attached dwellings
- Live-work units
- Limited neighborhood-serving commercial
- Compatible public, quasi-public, and special uses

#### **Development Standards**

- Minimum Density: 28.1 dwelling units/acre
- Maximum Density: Not Applicable
- Minimum FAR: Not Applicable
- Maximum FAR: 0.65<sup>1 and 2</sup>

#### **Notes:**

1. Only applies to non-residential uses.
2. May decrease or increase based on focus area policies or an approved specific plan.

### **Commercial**

#### **Purpose**

To establish and protect opportunities for convenient commerce within both neighborhood and regional shopping centers.

#### **Potential Land Uses**

- Retail, service, and/or office
- Gathering places such as plazas or parks
- Compatible public, quasi-public, and special uses

#### **Development Standards**

- Minimum Density: Not Applicable
- Maximum Density: Not Applicable
- Minimum FAR: 0.30
- Maximum FAR: 0.35<sup>1 and 2</sup>

#### **Notes:**

1. May decrease or increase based on focus area policies or an approved specific plan.
2. Excludes structured parking.



**Table 4: Community Development Types**

## Office

### Purpose

To establish and protect opportunities for professional office businesses and supporting uses and amenities.

### Potential Land Uses

- Business and professional
- Office flex-space (i.e. industrial structures converting to office or research and design uses)
- Retail and service uses that provide support to employees
- Gathering places such as plazas, courtyards, or parks
- Compatible public, quasi-public, and special uses

### Development Standards

- Minimum Density: Not Applicable
- Maximum Density: Not Applicable
- Minimum FAR: 0.30
- Maximum FAR: 0.35<sup>1, 2, 3 and 4</sup>

### Notes:

1. May decrease or increase based on focus area policies or an approved specific plan.
2. Excludes structured parking.
3. A FAR of 1.700 is permitted on the St. Jude Medical Center main campus which is bordered by Harbor Boulevard on the west, Bastanchury Road on the north, Brea Dam Recreation Area on the east and southeast, and East Valencia Mesa Boulevard and the Fullerton Tennis Center on the south.
4. A FAR of 1.350 is permitted for the St. Jude Medical Plaza Specific Plan area located at 2151 N. Harbor Boulevard.

## Industrial

### Purpose

To protect and enhance the City's major employment areas by providing opportunities for manufacturing, product assembly, research and development, warehousing, and supporting uses and amenities

### Potential Land Uses

- Industrial or manufacturing
- Office, retail and service uses that provide support to employees
- Compatible public, quasi-public and special uses
- This designation should not be located adjacent to a residential neighborhood or center without substantial buffers

### Development Standards

- Minimum Density: Not Applicable
- Maximum Density: Not Applicable
- Minimum FAR: 0.35
- Maximum FAR: 0.5<sup>1 and 2</sup>

### Notes:

1. May decrease or increase based on focus area policies or an approved specific plan.
2. Excludes structured parking.



**Table 4: Community Development Types**

### **Downtown Mixed-Use**

#### **Purpose**

To protect and enhance the City's historic core by providing opportunities for a mix of commercial, civic, and mixed-use buildings that promote pedestrian activity and are compatible with the Downtown's historic character.

#### **Potential Land Uses**

- Office, retail and service uses
- Attached dwellings
- Gathering places such as plazas, courtyards, or parks
- Compatible public, quasi-public and special uses

#### **Development Standards**

- Minimum Density: 30 dwelling units/acre<sup>1 and 3</sup>
- Maximum Density: 60 dwelling units/acre<sup>1 and 3</sup>
- Minimum FAR: 0.9<sup>2 and 3</sup>
- Maximum FAR: 2.0<sup>2 and 3</sup>

#### **Notes:**

1. Only applies to live-work units and the residential component of mixed-use buildings.
2. Only applies to the non-residential component of a building and excludes structured parking.
3. May decrease or increase based on focus area policies or an approved specific plan.

### **Neighborhood Center Mixed-Use**

#### **Purpose**

To establish and protect neighborhood centers that provide nearby residents with opportunities to walk to retail and service businesses, office uses, and civic gathering spaces.

#### **Potential Land Uses**

- Retail, service, office, and/or residential uses
- Gathering places such as plazas, courtyards, or parks
- Compatible public, quasi-public, and special uses

#### **Development Standards**

- Minimum Density: 16 dwelling units/acre<sup>1 and 3</sup>
- Maximum Density: 60 dwelling units/acre<sup>1 and 3</sup>
- Minimum FAR: 0.5<sup>2 and 3</sup>
- Maximum FAR: 3.0<sup>2 and 3</sup>

#### **Notes:**

1. Only applies to live-work units and the residential component of mixed-use buildings.
2. Only applies to the non-residential component of a building and excludes structured parking.
3. May decrease or increase based on focus area policies or an approved specific plan.



Table 4: Community Development Types

### Urban Center Mixed-Use

#### Purpose

To establish and protect urban centers that serve the local and regional populations by offering major commercial, office, and mixed-use developments that are well served by transit and quality bicycle and pedestrian facilities.

#### Potential Land Uses

- Retail, service, office, and/or residential uses
- Gathering places such as plazas, courtyards, or parks
- Compatible public, quasi-public, and special uses

#### Development Standards

- Minimum Density: 30 dwelling units/acre<sup>1 and 3</sup>
- Maximum Density: 80 dwelling units/acre<sup>1 and 3</sup>
- Minimum FAR: 0.75<sup>2 and 3</sup>
- Maximum FAR: 3.0<sup>2 and 3</sup>

#### Notes:

1. Only applies to live-work units and the residential component of mixed-use buildings.
2. Only applies to the non-residential component of a building and excludes structured parking.
3. May decrease or increase based on focus area policies or an approved specific plan.

### School Facilities

#### Purpose

To provide sites for local school districts to develop and maintain educational institutions for local and surrounding communities.

#### Potential Land Uses

- Elementary school
- Middle/junior high school
- High school
- Community college
- College/university
- Continuation schools

#### Development Standards

- Minimum Density: Not Applicable
- Maximum Density: Not Applicable
- Minimum FAR: Not Applicable
- Maximum FAR: Not Applicable



**Table 4: Community Development Types**

### **Government Facilities**

#### **Purpose**

To provide government facilities that are necessary or desired for public health, safety, and welfare.

#### **Potential Land Uses**

- Government buildings
- Airports
- Transportation and utility facilities
- Compatible public and quasi-public uses

#### **Development Standards**

- Minimum Density: Not Applicable
- Maximum Density: Not Applicable
- Minimum FAR: Not Applicable
- Maximum FAR: Not Applicable

### **Parks and Recreation**

#### **Purpose**

To provide sites for informal and formal recreation and play and to encourage physical activity and exercise.

#### **Potential Land Uses**

- Parks (community and regional/passive and active)
- Greenways and trails
- Golf courses and commercial recreation facilities with an emphasis on outdoor
- Habitat
- Agriculture
- Floodplains
- Areas with permanent open space easements
- Buffers between urban areas
- Compatible public, quasi-public, and selected special uses

#### **Development Standards**

- Minimum Density: Not Applicable
- Maximum Density: Not Applicable
- Minimum FAR: Not Applicable
- Maximum FAR: Not Applicable



**Table 4: Community Development Types**

### **Religious Institutions**

#### **Purpose**

To provide opportunities for religious gatherings, worship, and related educational and community service activities.

#### **Potential Land Uses**

- Religious assembly
- Religious worship
- Religious education
- Compatible public, quasi-public, and selected special uses

#### **Development Standards**

- Minimum Density: Not Applicable
- Maximum Density: Not Applicable
- Minimum FAR: Not Applicable
- Maximum FAR: 0.35<sup>1 and 2</sup>

#### **Notes:**

1. May decrease or increase based on focus area policies or an approved specific plan.
2. Excludes structured parking.

### **Specific Plan**

#### **Purpose**

To provide for developments with a unique character that would not be achieved under the City's existing Community Development Types

#### **Potential Land Uses**

- Mix of uses as specified by the Specific Plan.<sup>1</sup>

#### **Development Standards**

- As specified by the Specific Plan.

#### **Notes:**

1. This designation is reserved for new developments that are a minimum of 40 acres in size and include a mix of land uses, or a size determined appropriate by the City Council based on the area's unique characteristics in relation to the City as a whole.



Table 5 Community Development Type Density/Intensity Summary		
Designation	Residential Density	Non-Residential Intensity
Residential		
Low Density Residential	Up to 6 du/ac	Up to .35 FAR
Low/Medium Density Residential <sup>3</sup>	6.1 to 15 du/ac	Up to .35 FAR
Medium Density Residential <sup>3</sup>	15.1 to 28 du/ac	Up to .50 FAR
High Density Residential <sup>3</sup>	Over 28 du/ac	Up to .65 FAR
Greenbelt Concept	Up to 3 du/ac	n/a
Commercial		
Commercial <sup>3</sup>	n/a	.30 to .35 FAR
Office <sup>1, 2, 3</sup>	n/a	.30 to .35 FAR
Mixed Use		
Downtown Mixed-Use <sup>3</sup>	30 to 60 du/ac	0.9 to 2.0 FAR
Neighborhood Center Mixed-Use <sup>3</sup>	16 to 60 du/ac	0.5 to 3.0 FAR
Urban Center Mixed-Use <sup>3</sup>	30 to 80 du/ac	0.75 to 3.0 FAR
Industrial		
Industrial <sup>3</sup>		.35 to .50 FAR
Public Land		
School Facilities	n/a	n/a
Government Facilities	n/a	n/a
Parks and Recreation	n/a	n/a
Other		
Religious Institutions <sup>3</sup>	n/a	Up to .35 FAR
Specific Plan	Based on Specific Plan	
Notes:		
1. A FAR of 1.700 is permitted on the St. Jude Medical Center main campus which is bordered by Harbor Boulevard on the west, Bastanchury Road on the north, Brea Dam Recreation Area on the east and southeast, and East Valencia Mesa Boulevard and the Fullerton Tennis Center on the south.		
2. A FAR of 1.350 is permitted for the St. Jude Medical Plaza Specific Plan area located at 2151 N. Harbor Boulevard.		
3. Allowable density/intensity may vary based on Focus Area policies.		





# Historic Preservation Tables and Exhibits

## Historical Resources

The City of Fullerton maintains a local register of historical resources pursuant to Public Resources Code §5020.1 as part of the General Plan. Adopted by ordinance in conjunction with the adoption of The Fullerton Plan, the local register of historic resources is a list of properties officially designated or recognized as historically significant by the City of Fullerton. The list is based upon the 2001 historic building survey entitled *Fullerton Through the Years*. While *Fullerton Through the Years* identifies historical resources as of its completion in 2001, the local register of historic resources contained in The Fullerton Plan is a dynamic document, amended by General Plan Amendments, and will therefore contain more current information than *Fullerton Through the Years*.

Properties on the register can have one of seven designations based on the level of significance and property owner interest and whether or not the designation relates to a property, an object, or a district. These are:

**Property** (from highest to lowest designation)

- National Register
- Local Landmark
- Significant Property (Potential Local Landmark)
- Possible Significant Properties

**Object**

- Feature of Cultural Importance

**District**

- Landmark District
- Potential Landmark District

The register also includes, for reference, those Significant Properties which have been demolished or altered.



**Table 6**  
**City of Fullerton Local Register of Historical Resources**

#	Address	Historic Name	Present Name	Landmark Number
<b>Properties Listed on the National Register of Historic Places</b>				
152	201 South Basque Avenue	Hunt Library		HL-102
1	1731 North Bradford Avenue	Pierotti House and Gardens		HL-33
2	201 East Chapman Avenue	Plummer Auditorium		HL-10
3	515 East Chapman Avenue	John Hetebrink House		HL-40
4	112 East Commonwealth Avenue	Fullerton Odd Fellows Temple	The Williams Building	HL-15
5	202 East Commonwealth Avenue	Commonwealth Post Office		HL-91
6	237 West Commonwealth Avenue	Fullerton City Hall	Fullerton Police Station	HL-9
7	122 North Harbor Boulevard	Farmers & Merchants Bank	Landmark Plaza	HL-42
8	500 North Harbor Boulevard	Firestone Tire Service Building	Fox Plaza	HL-90
9	501 North Harbor Boulevard	Masonic Temple	Spring Field Conference Center	HL-43
10	510 North Harbor Boulevard	Fox Fullerton Theatre		HL-35
11	1300 North Harbor Boulevard	Hillcrest Park		HL-6
12	1201 West Malvern Avenue	Muckenthaler Estate	Muckenthaler Cultural Center	HL-8
13	117 North Pomona Avenue	Fullerton First Methodist Episcopal Church	First Church of Religious Science	HL-47
14	110 East Santa Fe Avenue (relocated from 105 West Truslow Ave.)	Union Pacific Depot	Old Spaghetti Factory Restaurant	HL-7
15	120, 124, 136, 140 East Santa Fe Avenue	Santa Fe Depot	Fullerton Station	HL-34
16	201 West Truslow Avenue	Elephant Packing House		HL-18
132	1645 West Valencia Drive	Hunt Wesson Administrative Building		SG 10000 3550*
17	110 East Wilshire Avenue	Chapman Building		HL-13
18	232, 234, 236, 238 East Wilshire Avenue	Dewella Apartments		HL-70
19	CSUF Campus	Dr. George Clark House	Heritage House	Not Designated

\* National Register of Historic Places Reference number



**Table 6**  
**City of Fullerton Local Register of Historical Resources**

#	Address	Historic Name	Present Name	Landmark Number
<b>Properties Recognized as a "Local Landmark"</b>				
20	142 East Amerige Avenue	Methodist Parsonage	Les Beaux Cheveux	HL-25
21	315 East Amerige Avenue	Cusick House		HL-39
22	434 West Amerige Avenue	Klose House		HL-49
82	516 W. Amerige Avenue	Russell House		HL-96
23	520 West Amerige Avenue	Ruddock House		HL-26
24	147 West Ash Avenue	Song Residence		HL-50
25	126 North Balcom Avenue	Otto House		HL-17
26	720 Barris Drive (relocated from 117 South Pomona Ave.)	Dauser House		HL-16
27	400 West Brookdale Place	Hirigoyen House		HL-51
28	444 West Brookdale Place	Edgar Johnson House		HL-52
29	201 East Chapman Avenue	Fullerton High School: Science Building No. 1		HL-78
30	201 East Chapman Avenue	Fullerton High School: Science Building No. 2		HL-79
31	201 East Chapman Avenue	Fullerton High School: The Historic Walk		HL-81
32	502 East Chapman Avenue	Stuelke House		HL-53
33	2025 East Chapman Avenue	Hale House		HL-24
34	Chapman Park	Chapman Ranch and House (House demolished)	Chapman Park	HL-1
35	213 Claire Avenue	Noutary House		HL-54
36	136 East Commonwealth Avenue	Pacific Electric Depot		HL-5
37	329 East Commonwealth Avenue	Loumagne's Market		HL-22
38	529-531 East Commonwealth Avenue	Grieves Apartments		HL-67
39	1510 East Commonwealth Avenue	Annin House (portion of structures)	Fullerton Guest Home	HL-29
40	300 West Commonwealth Avenue	Amerige Brothers' Realty Office		HL-4



**Table 6**  
**City of Fullerton Local Register of Historical Resources**

#	Address	Historic Name	Present Name	Landmark Number
41	763 North Euclid Street	Clinton Smith House		HL-55
42	511 West Fern Drive	Mills House		HL-56
43	519 West Fern Drive	Cleaver House		HL-57
44	539 West Fern Drive	Kelley House		HL-58
45	800 North Grandview Avenue	Carrie Earl McFadden Ford House	Harriet Spree Residence	HL-85
46	111-113 North Harbor Boulevard	Dean Block		HL-44
47	201 North Harbor Boulevard and 105, 107, 109 W. Amerige Avenue	Masonic Temple	Parker Building	HL-41
48	212-216 North Harbor Boulevard	Schumacher Building		HL-71
49	305 North Harbor Boulevard	California Hotel	Villa Del Sol	HL-14
50	604 North Harbor Boulevard	Edward K. Benchley House		HL-38
125	4300 North Harbor Boulevard (formerly 2500 N. Harbor Blvd.)	Beckman Instruments		HL-100
51	107 South Harbor Boulevard	Fender Radio Shop	Ellingson Building	HL-83
52	408, 410 South Harbor Boulevard	Allen Hotel		HL-32
53	427 South Harbor Boulevard	Dreyfus Building		HL-72
54	150 Hillcrest Drive	Fuller House		HL-59
150	155 Hillcrest Drive	Anita Shepardson House		HL-94
55	532 West Jacaranda Place	Mennes House		HL-60
56	215 North Lemon Street	First Lutheran Church		HL-77
57	1021 North Lemon Street	Tracey Residence		HL-82
151	224 West Malvern Avenue	John B. Menges House		HL-101
148	617 West Malvern Avenue	Arthur M. Thompson House		HL-97
58	150 Marion Boulevard (relocated from 145 East Commonwealth)	Davies House		HL-3
59	771 West Orangethorpe Avenue	Porter House		HL-20



**Table 6**  
**City of Fullerton Local Register of Historical Resources**

#	Address	Historic Name	Present Name	Landmark Number
60	1155 West Orangethorpe Avenue	Gardiner House		HL-61
61	1230 West Orangethorpe Avenue	Royer House		HL-62
105	1400 West Orangethorpe Avenue	Clarence S. Spencer House		HL-92
62	211 North Pomona Avenue	Rutabagorz Restaurant		HL-73
63	301 North Pomona Avenue	Fullerton Library	Fullerton Museum Center	HL-11
107	314 - 320 North Pomona Avenue	Pomona Bungalow Court		HL-99
111	701 North Richman Avenue	Exhibition Model Home		HL-87
64	705 North Richman Avenue	Abbott House		HL-63
65	343 East Santa Fe Avenue	Miller Manufacturing Building	Lakeman Chassis	HL-84
66	119 West Santa Fe Avenue	Ellingson Building		HL-74
67	125 West Santa Fe Avenue	John Reeder Gardiner Building	Heroes Restaurant	HL-86
68	227 West Santa Fe Avenue	Sanitary Laundry Building		HL-75
69	229 West Santa Fe Avenue	Fullerton Dye Works Building		HL-76
149	210 West Truslow Avenue	Carter Apartment House	Chez Nous	HL-95
70	324 West Truslow Avenue	Annin House		HL-64
71	225 West Union Avenue	El Dorado Ranch		HL-45
114	247 East Valencia Drive	Burdorf Family Home		HL-88
146	520 West Valley View Drive			HL-89
72	610 West Valley View Drive	Gobar House		HL-65
73	112 East Walnut Avenue	Crystal Ice House		HL-28
74	1101 East Whiting Avenue	Conley House		HL-66
75	126 West Whiting Avenue	Westwood Apartments		HL-68
76	130 West Whiting Avenue			HL-69



**Table 6**  
**City of Fullerton Local Register of Historical Resources**

#	Address	Historic Name	Present Name	Landmark Number
118	501 West Whiting Avenue	Sans Souci Court		HL-98
147	545 West Whiting Avenue	Julius S. Bradford Residence		HL-93
77	315 East Wilshire Avenue	Wilshire Junior High School Auditorium & Classrooms		HL-12
78	124 West Wilshire Avenue	Mutual Building and Loan Association		HL-36
79	834 North Woods Avenue	Starbuck House		HL-2
<b>Properties Recognized as a "Significant Property" (Potential Local Landmark)</b>				
80	320 North Adams Avenue	Storts Residence		
81	210 East Amerige Avenue	Fullerton General Hospital		
83	142 East Chapman Avenue	Self-Realization Fellowship Church		
84	321 East Chapman Avenue	Fullerton College		
85	600 East Chapman Avenue	Rawlins House	Gamma Phi Beta Sorority	
86	901 East Chapman Avenue	Henry Kroeger House		
87	2208 East Chapman Avenue	Cooper House		
88	109-123 East Commonwealth Avenue	Amerige Block		
89	118 East Commonwealth Avenue			
90	520 East Commonwealth Avenue	Mariola Apartments		
91	524 East Commonwealth Avenue	Foster House		
92	1530 East Commonwealth Avenue	Thompson House		
93	2223 East Commonwealth Avenue	Lyon House		
94	213-215 West Commonwealth Avenue			
95	419 West Commonwealth Avenue	Gallemore House		
96	1747 West Commonwealth Avenue	Val Veta - Hunt Wesson Office		
97	200 East Elm Avenue	Jacob Yaeger House		



**Table 6**  
**City of Fullerton Local Register of Historical Resources**

#	Address	Historic Name	Present Name	Landmark Number
98	845 North Euclid Street	Russ House or Hunter House	Congregational Church of Fullerton	
99	217, 219, 221-225 N. Harbor Boulevard & 106-108 W. Wilshire	Rialto Theatre		
100	509 North Harbor Boulevard	Adams' Barbershop Building		
101	616 North Harbor Boulevard	Amerige House		
102	719-723 South Harbor Boulevard			
103	419 East Las Palmas Drive	Bastanchury House		
106	1520 West Orangethorpe Avenue	Mary Spencer House		
108	321 North Pomona Avenue	Nenno House	Cherami House	
109	609 North Raymond Avenue	Henry Kroeger House		
110	1313 North Raymond Avenue	Gamble House		
112	761, 763 North Richman Avenue	Concoran House		
113	123 East Valencia Drive	Fallert House		
115	117 West Valencia Drive	Livingston House		
116	1600 West Valencia Drive	Gowen House		
117	600 West Valley View Drive	Lamhofer House		
119	546 West Whiting Avenue	Osborne House		
120	CSUF Campus	Henry Hetebrink House	Titan House	
121	CSUF Campus	Mahr House	George Golleher Alumni House	
<b>Potential/Possible Significant Properties</b>				
122	538 West Amerige Avenue	Richman House		
123	108 West Brookdale Place	Lillian Yaeger House		
124	401 Cannon Lane	Bridgford House		
126	511 South Harbor Boulevard	Cooke House		



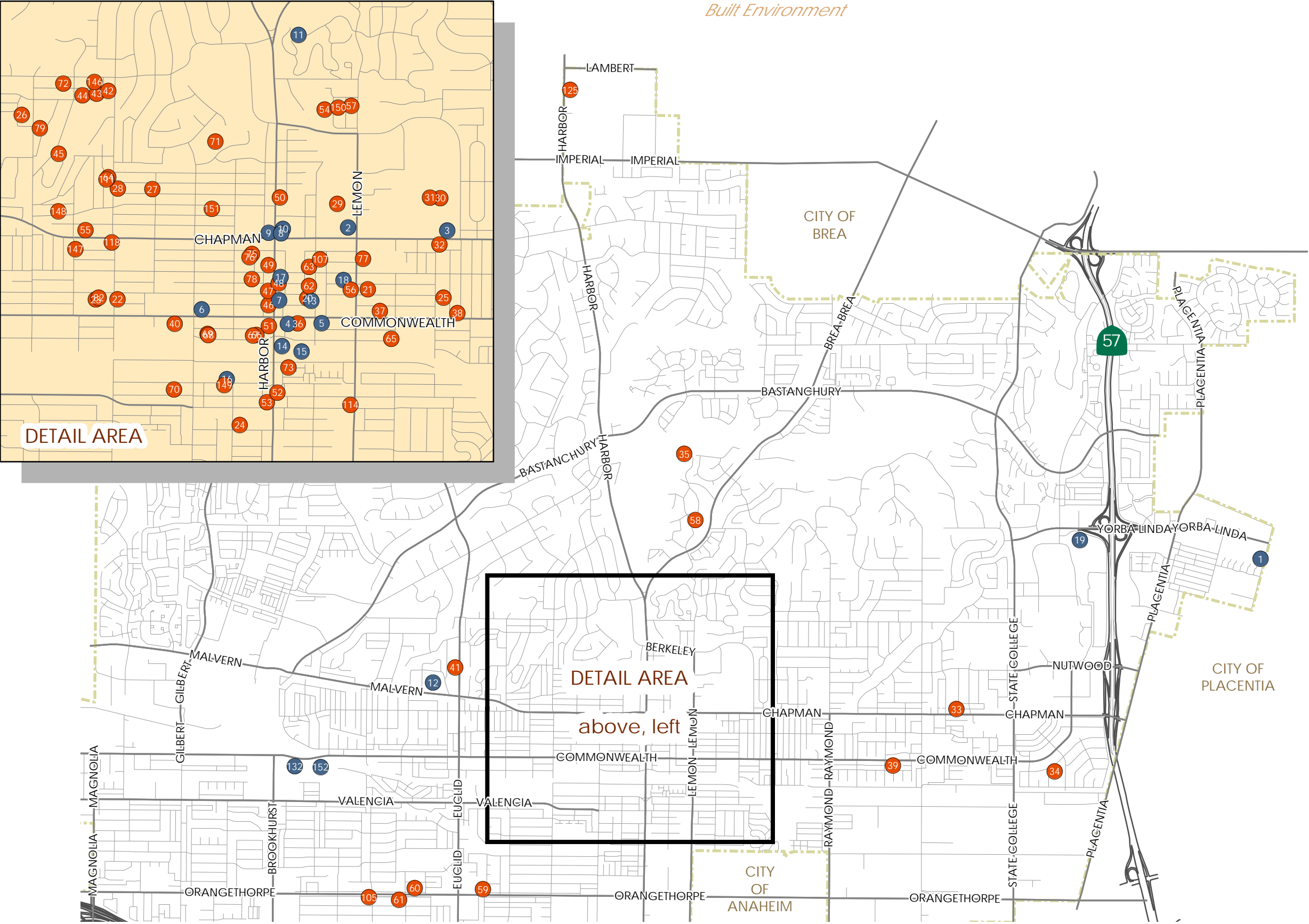


**Table 6**  
**City of Fullerton Local Register of Historical Resources**

#	Address	Historic Name	Present Name	Landmark Number
127	805 South Harbor Boulevard	Kohlenberger Building		
128	144 Hillcrest Drive	Sitton House		
129	439 West Malvern Avenue	Coroles House		
130	114 North Pomona Avenue	FirstUnitedMethodistChurch		
131	244 East Valencia Drive	Maple School		
133	206 West Wilshire Avenue	Quine House and Office		
<b>Features of Cultural importance</b>				
134	302 West Commonwealth Avenue	Stone Pillars in Amerige Park		HL-31
135	109 North Harbor Boulevard	Stedman Jewelers' Street Clock		HL-48
136	1155 West Orangethorpe Avenue	Pump House		HL-61
137	353 West Commonwealth Avenue (Fullerton Main Library)	Hitching Post		
138	Harbor Boulevard	Bells along El Camino Real		
139	NW Corner of Commonwealth and Highland Avenues	Flagstone Bench		
<b>"Significant Properties" That Have Been Demolished or Altered</b>				
140	233 East Amerige Avenue	Stanton House	Demolished in 1992	HL-37
141	341 East Commonwealth Avenue	Grumwald's Tin Shop (Edison Market)	Demolished in 2004	
142	315 North Ford Avenue	Ford Elementary School	Demolished in 1983	HL-19
143	700 South Harbor Boulevard	La Vida Bottling Company Building	Demolished in 1983	HL-21
104	327 West Orangethorpe Avenue	Wintter House	Altered in 1996-98	HL-46
145	2000 East Wilshire Avenue	Des Grange House	Demolished in 1986	HL-27

Note: The numbers listed correspond to Exhibits 3 & 4.

The Fullerton  
Built Environment



- Listed on the National Register of Historic Places
- Recognized as a "Local Landmark"

Numbers on map relate to Table 6 (City of Fullerton Historical Resources)

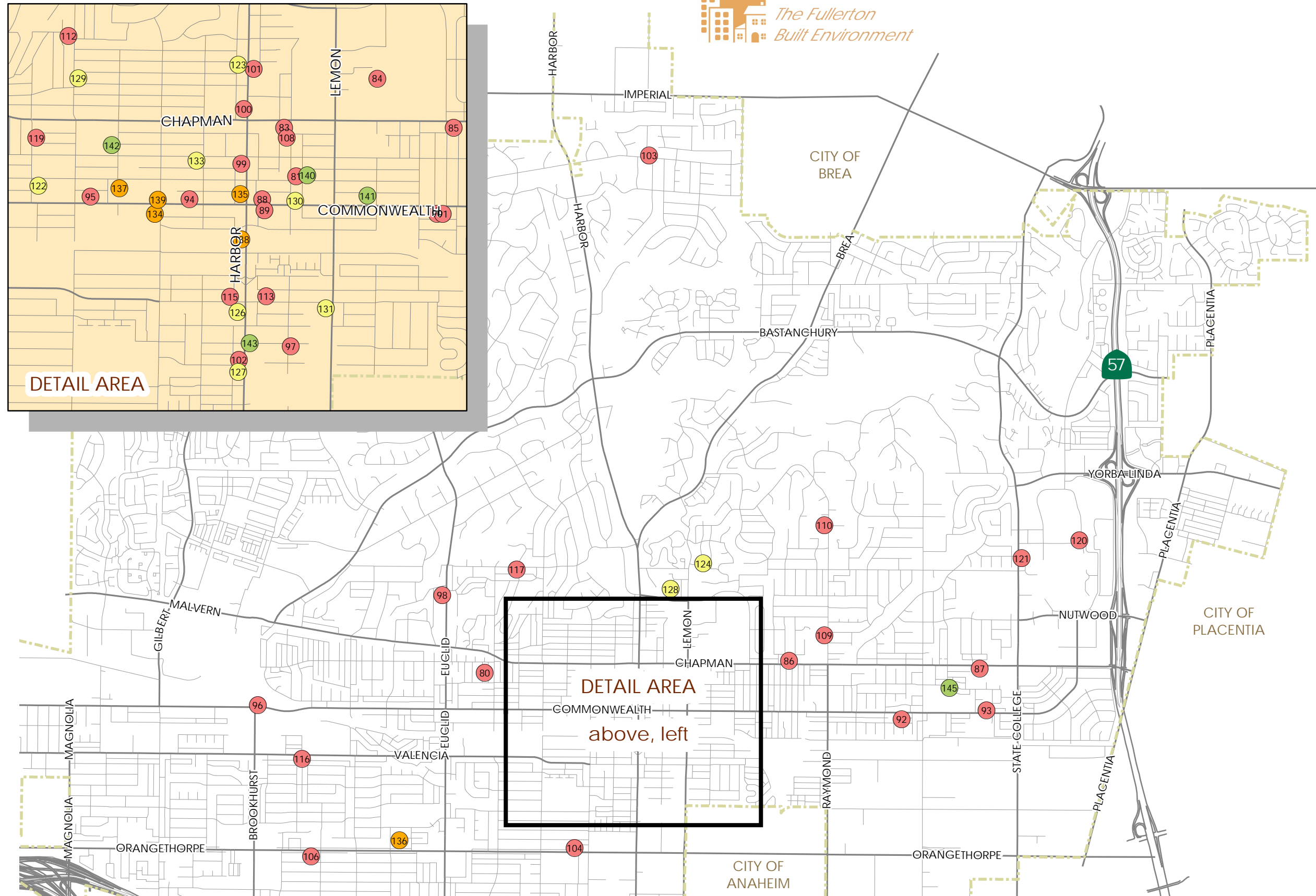
Updated: 6/18/2019



Map not to a scale

Exhibit 3: Historical Resources-  
National and Local

This page is intentionally blank.



- Recognized as a "Significant Property" (Potential Local Landmark)
- Features of Cultural Importance
- "Significant Properties" that have been Demolished or Altered
- Potential "Significant Property"

Numbers on map relate to Table 6  
(City of Fullerton Historical Resources)

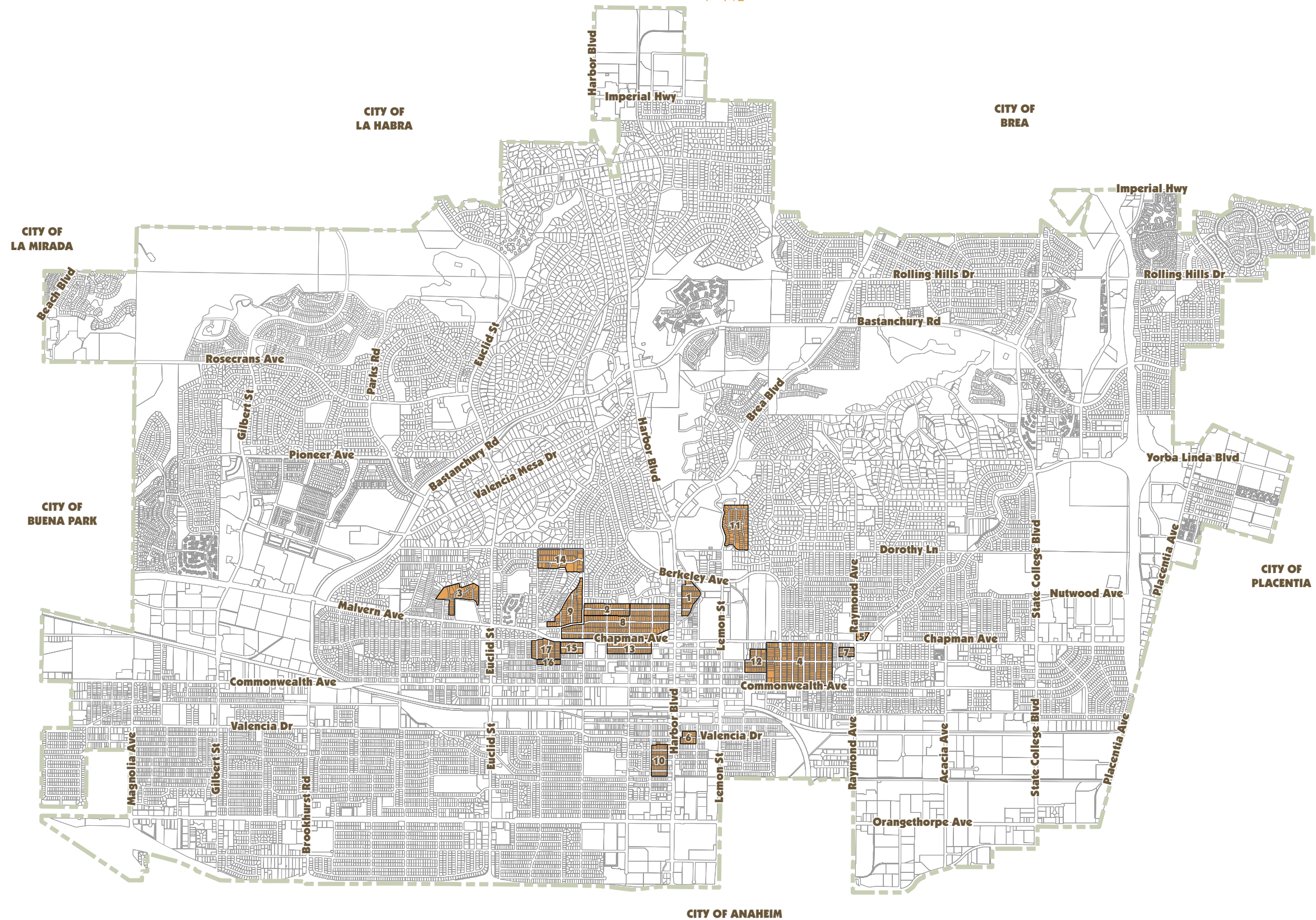
Updated: 6/18/2018



Map not to a scale

This page is intentionally blank.





### Legend

-  Landmark District
-  Potential Landmark District

- 1 Barranca
- 2 Brookdale Heights
- 3 Buena Vista / Rose Drive
- 4 College Park
- 5 East Central Avenue
- 6 East Valencia Drive
- 7 East Whiting Avenue
- 8 Jacaranda / Malvern / Brookdale
- 9 Lower Golden Hill
- 10 Rosslynn Park
- 11 Skyline Park
- 12 Townsite, East
- 13 Townsite, West
- 14 Upper Golden Hill
- 15 West Whiting Avenue
- 16 West Wilshire Avenue
- 17 Wickett Square



Map not to a scale

**Exhibit 5: Historic Districts**

This page is intentionally blank.





# Mobility Tables and Exhibits

## Roadway Functional Classifications

The City of Fullerton circulation system consists of a network of local streets providing access to the arterial highway system, which in turn provides access to the regional freeway system. This network serves two distinct and equally important functions: it provides access to adjacent land uses, and it facilitates the movement of persons and goods to and from, within and through the City. The design and operation of each street is determined by the importance placed on each of these functions for each classification. Streets which have a mobility and/or regional access function will have more lanes, higher speed limits, and fewer access points. Where direct access to individual properties is required, streets will have fewer lanes, slower speeds, and more frequent side streets and driveways to serve abutting properties.

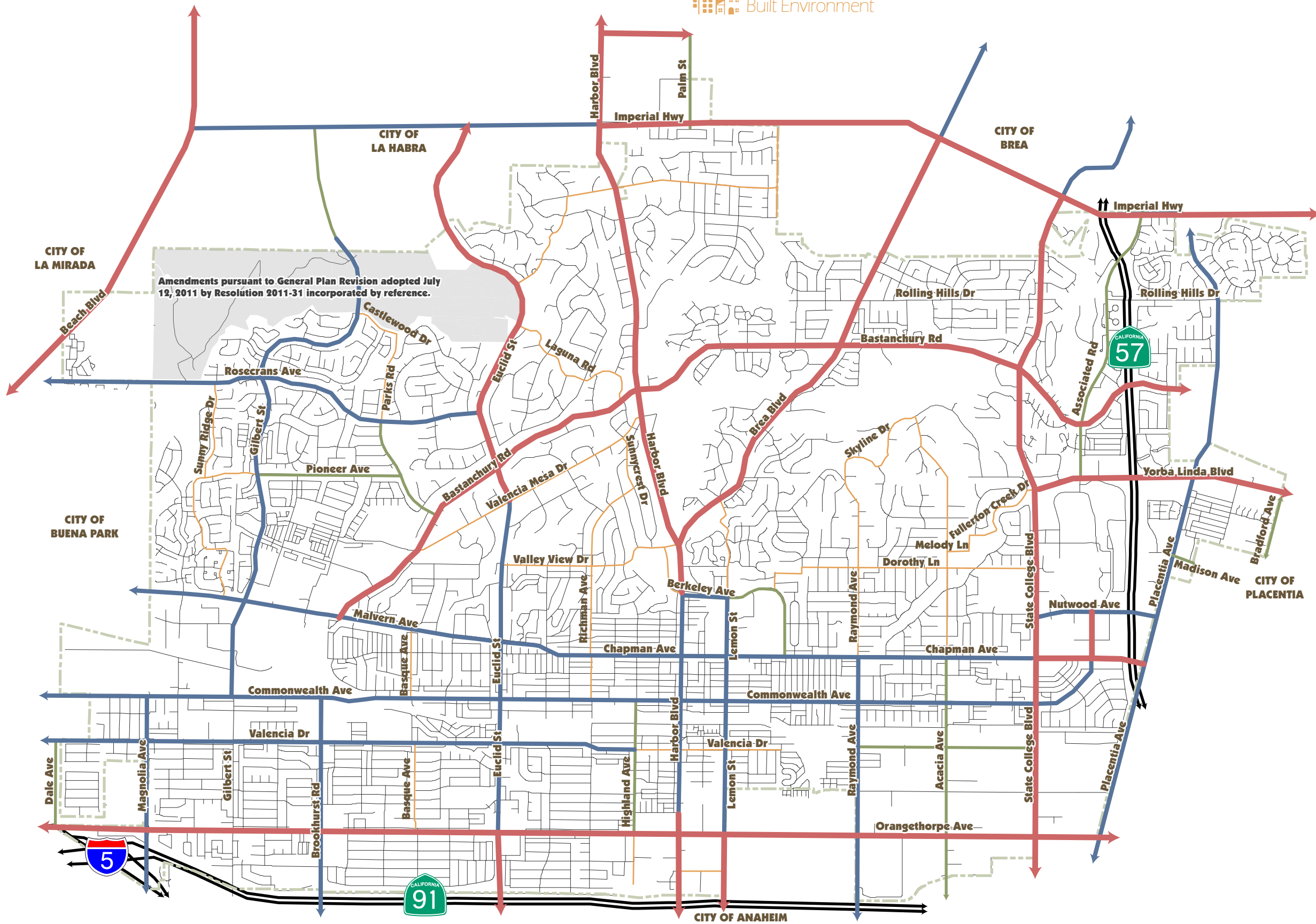
To define the intended uses of roadways, the City uses a functional classification system. The system provides a logical framework for the design and operation of the roadway system. Since some major thoroughfares in the City of Fullerton are part of the county-wide arterial network, they also have to be coordinated through the Orange County Master Plan of Arterial Highways.

Table 7: Roadway Functional Classifications summarizes the characteristics of the various functional classifications.

Table 7 Roadway Functional Classifications			
Facility Type	Number of Travel Lanes (Minimum)	Right-of-Way Width	Typical Daily Volume
Major Arterial Highway	6 Divided	100 to 120 feet	30,000 to 49,000
Primary Arterial Highway	4 Divided	80 to 84 feet	20,000 to 33,000
Secondary Arterial Highway	4 Undivided	80 to 84 feet	16,000 to 22,000
Local Collector Street	2 Undivided	60 to 84 feet	10,000
Residential Street	2 Undivided	varies, typically 50 to 60 feet	Varies



This page is intentionally left blank.



### Legend

- Major Arterial Highway
- Primary Arterial Highway
- Secondary Arterial Highway
- Local Collector Street

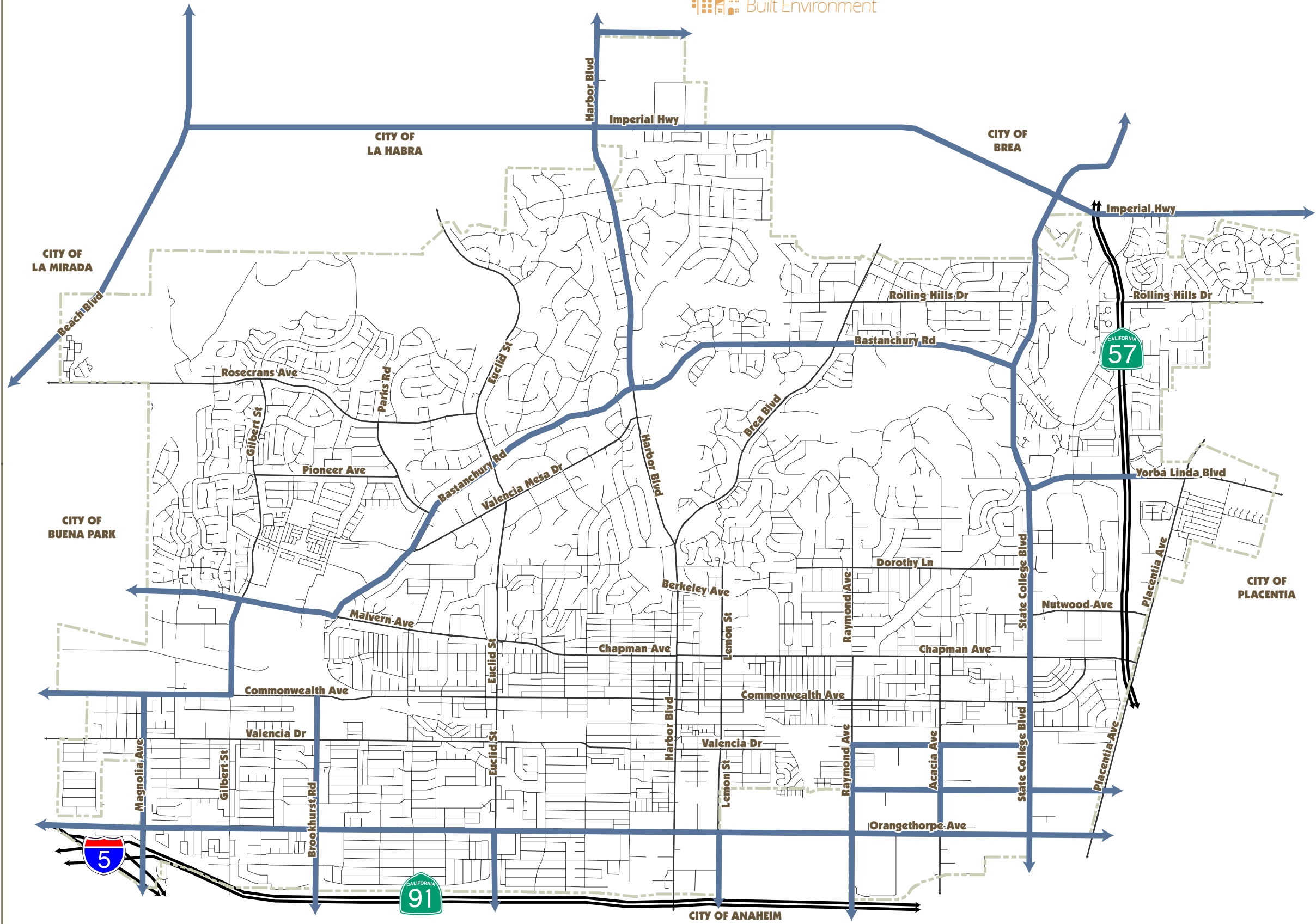
Note: Street outside of the City limits are provided for reference only per the Orange County Master Plan of Arterial Highways.



Map not to a scale

Exhibit 6: Roadway Classifications

This page is intentionally blank.



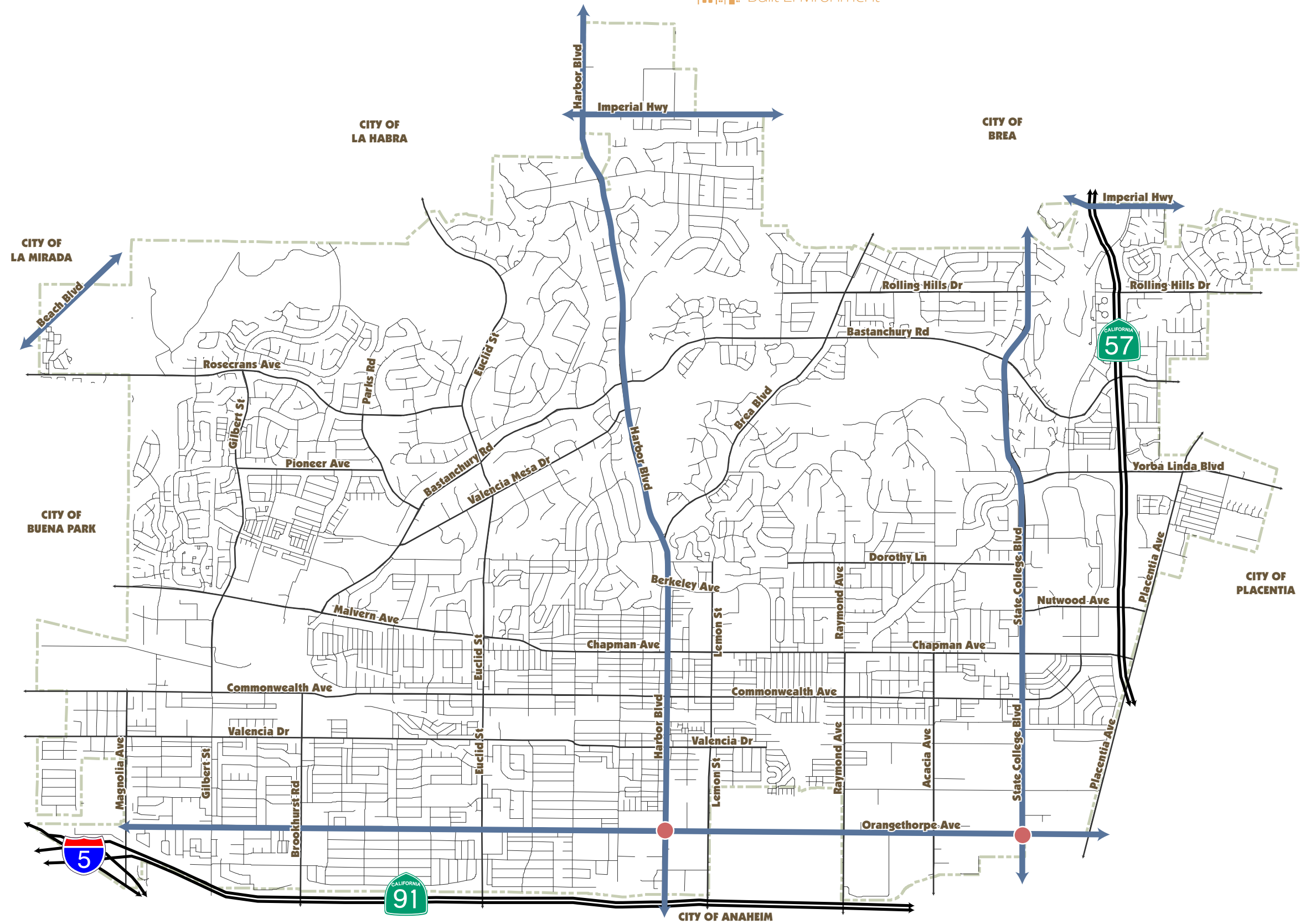
**Legend**  
Truck Route



Map not to a scale

Exhibit 7: Truck Routes

This page is intentionally blank.



### Legend

- Congestion Management Program (CMP)
- Highway System
- CMP Intersection

The Orange County Congestion Management Program (CMP) was established in 1991, to reduce traffic congestion and to provide a mechanism for coordinating land use and development decisions. Compliance with CMP requirements ensures a city's eligibility to compete for State gas tax funds for local transportation projects.

Within the City of Fullerton, the following arterials are included on the CMP Highway System:

- Harbor Boulevard
- Imperial Highway
- Orangethorpe Avenue
- State College Boulevard

Within the defined CMP highway network, no intersection may be allowed to deteriorate to a condition worse than ICU-LOS E, or the baseline ICU-LOS if worse than ICU-LOS E, without mitigation being prescribed in an acceptable deficiency plan.



Map not to a scale

Exhibit 8: CMP Highway System



This page is intentionally blank.

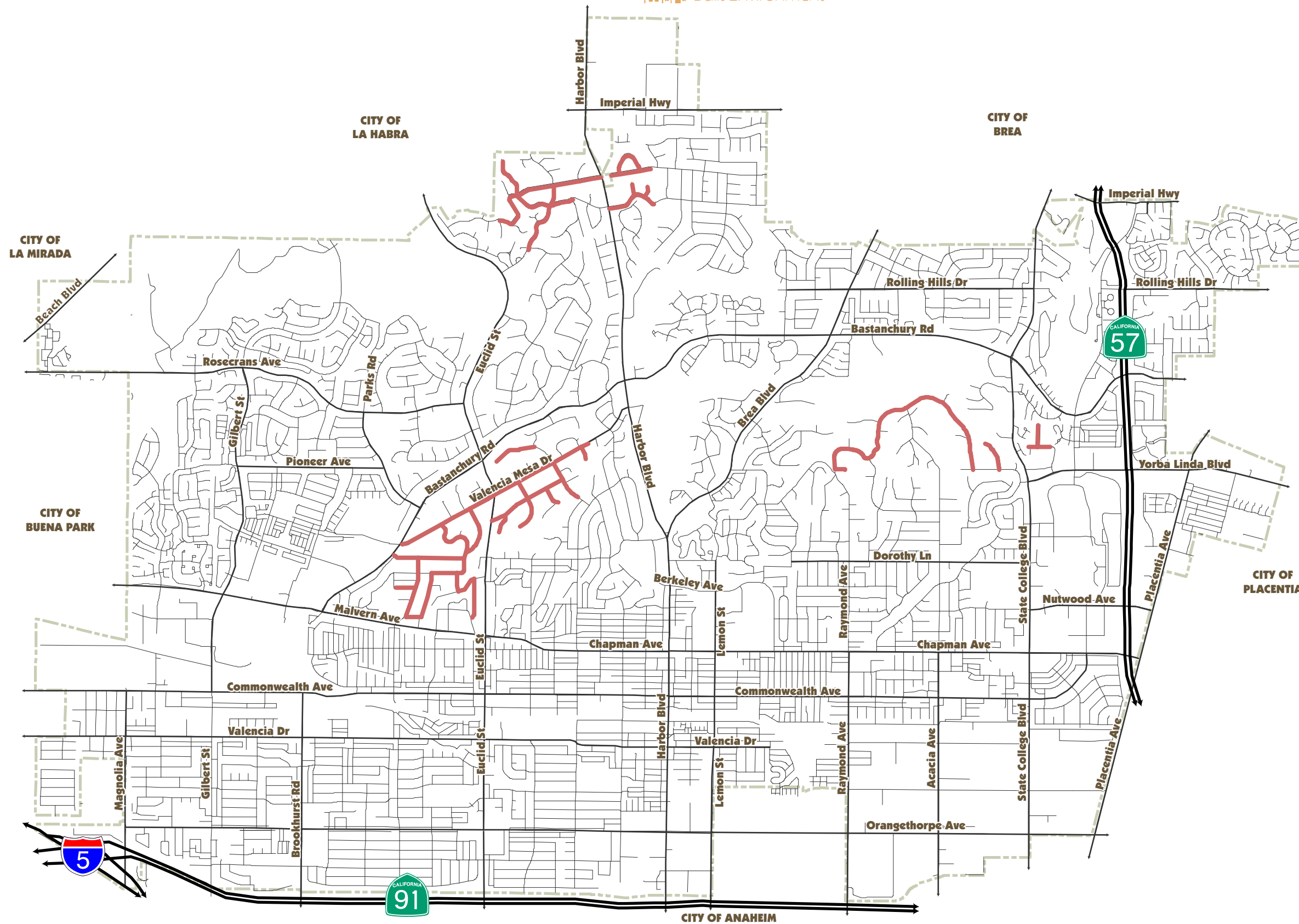
## Legend

— Rural Street

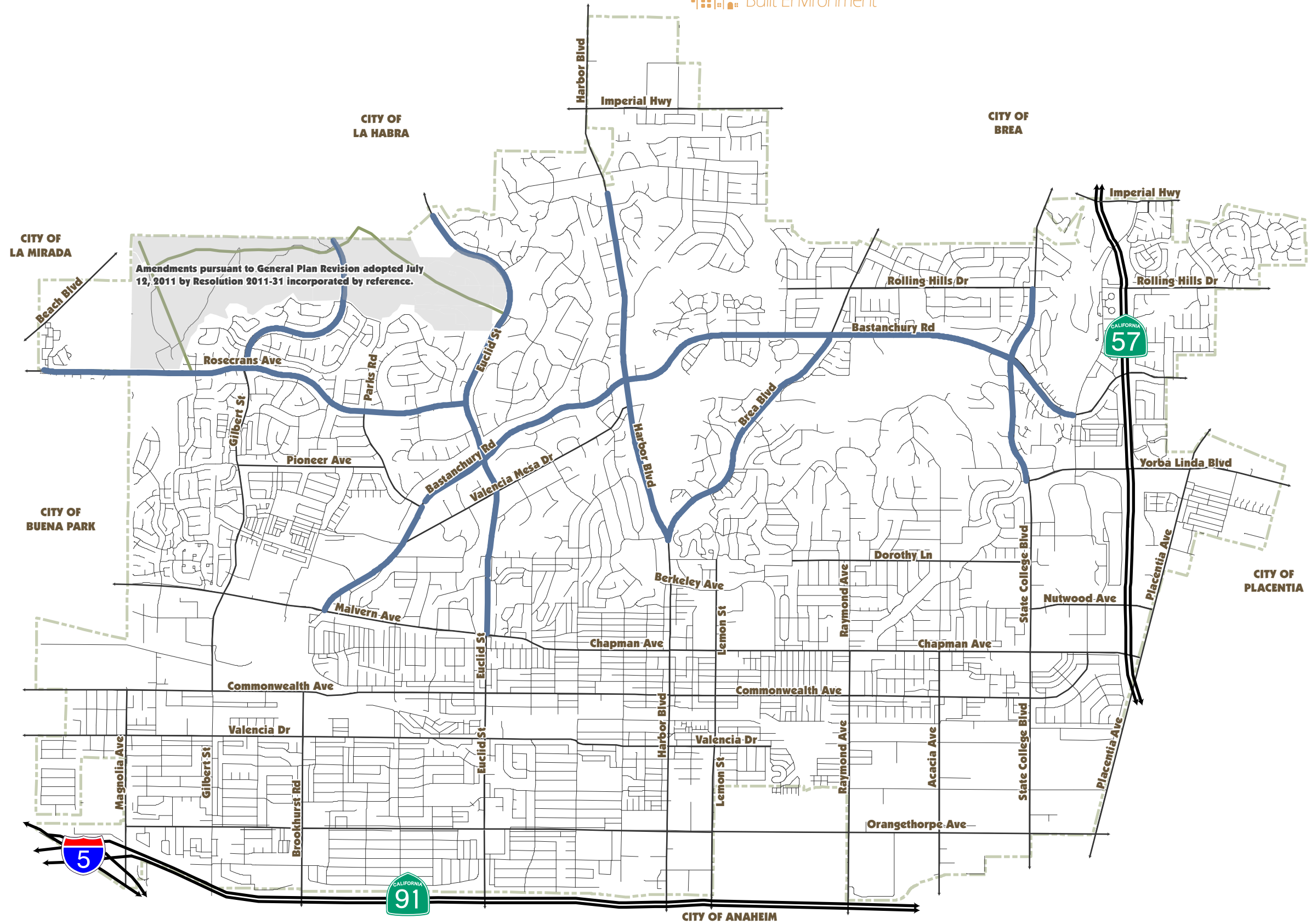


Map not to a scale

Exhibit 9: Rural Streets



This page is intentionally blank.



## Legend

- Scenic Corridor (Existing)
- Scenic Corridor (Not Yet Constructed)



Map not to a scale

Exhibit 10: Scenic Corridors

This page is intentionally blank.

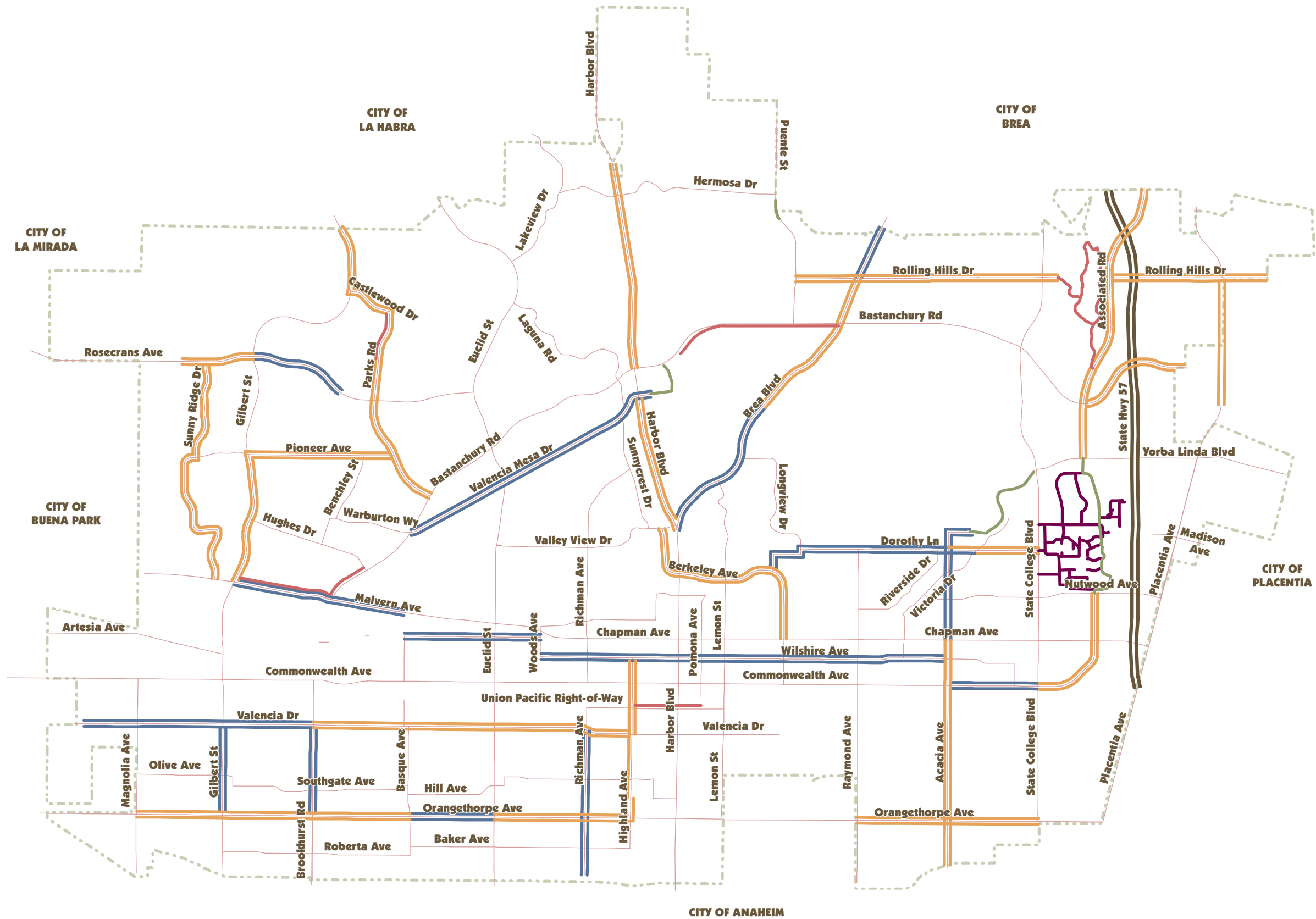


## Bicycle Tables and Exhibits








This page is intentionally blank.





## Legend

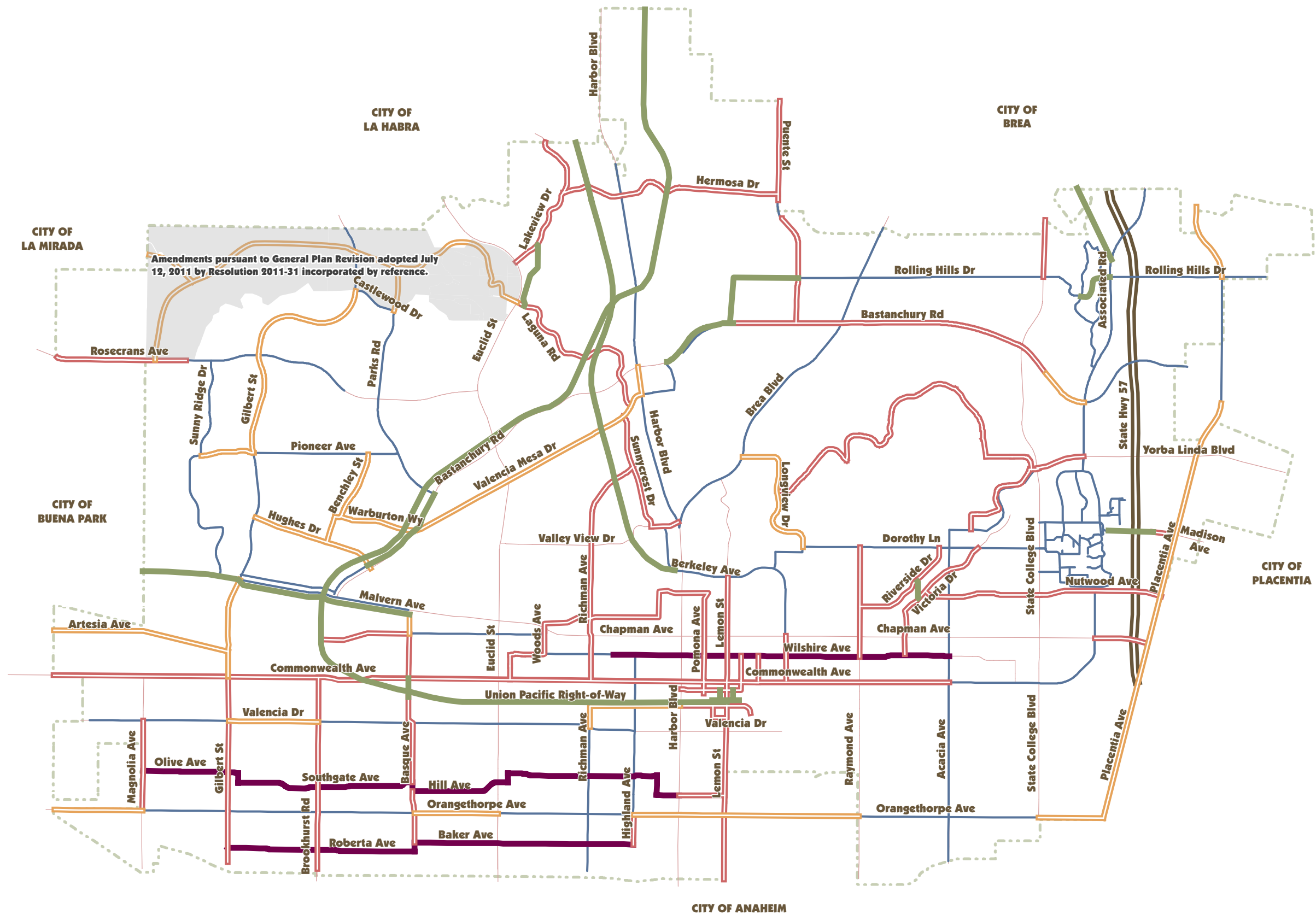
-  Existing Class I Bike Path
-  Existing Class II Bike Lane
-  Existing Class III Bike Route
-  Existing Multi-purpose Path
-  CSUF Routes



Map not to a scale

Exhibit 11: Existing Bikeways

This page is intentionally blank.



This page is intentionally blank.



# Noise Tables and Exhibits

## How to Use Noise Tables

California Government Code Section 65302(f) mandates that the legislative body of each county and city adopt a noise element as part of its comprehensive general plan. The local noise element must recognize the land use compatibility guidelines established by the State Department of Health Services, as shown in Table 8: Land Use Compatibility for Community Noise Environments. The objective of the noise compatibility guidelines in Table 8 is to provide the community with a means of judging the noise environment it deems to be generally acceptable. These standards and criteria are incorporated into the land use planning process to reduce future noise and land use incompatibilities. This table is the primary tool that allows the City to ensure integrated planning between land uses and outdoor noise.

Table 9 summarizes correction factors to the guidelines in Table 8 in order to account for some of the factors that may cause the noise to be more or less acceptable. These factors may include seasonal variations in noise source levels, existing outdoor ambient levels, general societal attitudes towards the noise source, prior history of the source, and tonal characteristics of the source. Exhibit 13 provides the future traffic noise contours for the various roadway segments within the City based on analysis of existing noise levels and projection of noise levels at buildout (2030).

In addition to Table 8, Table 10: Airport Environs Land Use Plan Limitations Due to Aircraft Noise provides land use plan limitations based on aircraft noise from Fullerton Municipal Airport. Exhibit 14 provides the noise contours related to aircraft noise as evaluated in the Fullerton Airport Master Plan.



**Table 8**  
**Land Use Compatibility For Community Noise Environments**

Land Use Category	Community Noise Exposure (CNEL)			
	Normally Acceptable	Conditionally Acceptable	Normally Unacceptable	Clearly Unacceptable
Residential-Low Density, Single-Family, Duplex, Mobile Homes	50 - 60	55 - 70	70 - 75	75 - 85
Residential - Multiple Family	50 - 65	60 - 70	70 - 75	70 - 85
Transient Lodging - Motel, Hotels	50 - 65	60 - 70	70 - 80	80 - 85
Schools, Libraries, Churches, Hospitals, Nursing Homes	50 - 70	60 - 70	70 - 80	80 - 85
Auditoriums, Concert Halls, Amphitheaters	NA	50 - 70	NA	65 - 85
Sports Arenas, Outdoor Spectator Sports	NA	50 - 75	NA	70 - 85
Playgrounds, Neighborhood Parks	50 - 70	NA	67.5 - 77.5	72.5 - 85
Golf Courses, Riding Stables, Water Recreation, Cemeteries	50 - 70	NA	70 - 80	80 - 85
Office Buildings, Business Commercial and Professional	50 - 70	67.5 - 77.5	75 - 85	N/A
Industrial, Manufacturing, Utilities, Agriculture	50 - 75	70 - 80	75 - 85	N/A

CNEL = community noise equivalent level; NA = not applicable

**NORMALLY ACCEPTABLE:** Specified land use is satisfactory, based upon the assumption that any buildings involved are of normal conventional construction, without any special noise insulation requirements.

**CONDITIONALLY ACCEPTABLE:** New construction or development should be undertaken only after a detailed analysis of the noise reduction requirements is made and needed noise insulation features have been included in the design. Conventional construction, but with closed windows and fresh air supply systems or air conditioning, will normally suffice.

**NORMALLY UNACCEPTABLE:** New construction or development should be discouraged. If new construction or development does proceed, a detailed analysis of the noise reduction requirements must be made and needed noise-insulation features must be included in the design.

**CLEARLY UNACCEPTABLE:** New construction or development should generally not be undertaken.

*Source: Office of Planning and Research, California, General Plan Guidelines, October 2003.*



**Table 9**  
**Community Noise Adjustment Table**

Type of Correction	Description	Amount of Correction to be Added to Measured CNEL in dB
Seasonal Correction	Summer (or year-round operation)	0
	Winter only (or windows always closed)	-5
Correction for Outdoor Residual Noise Level	Quiet suburban or rural community (remote from large cities and from industrial activity and trucking).	+10
	Quiet suburban or rural community (not located near industrial activity).	+5
	Urban residential community (not immediately adjacent to heavily traveled roads and industrial areas).	0
	Noisy Urban residential community (near relatively busy roads or industrial areas).	-5
	Very noisy urban residential community.	-10
Correction for Previous Exposure and Community Attitudes	No prior experience with the intruding noise.	+5
	Community has had some previous exposure to intruding but little effort is being made to control the noise. This correction may also be applied in a situation where the community has not been exposed to the noise previously, but the people are aware that bona fide efforts are being made to control the noise.	0
	Community has had considerable previous exposure to the intruding noise and the noise maker's relations with the community are good.	-5
	Community aware that operation causing noise is very necessary and it will not continue indefinitely. This correction can be applied for an operation of limited duration and under emergency circumstances.	-10
Pure Tone or Impulse	No pure tone or impulsive character.	0
	Pure tone or impulsive character present.	+5

Source: Office of Planning and Research, California, General Plan Guidelines, October 2003.





This page is intentionally left blank.



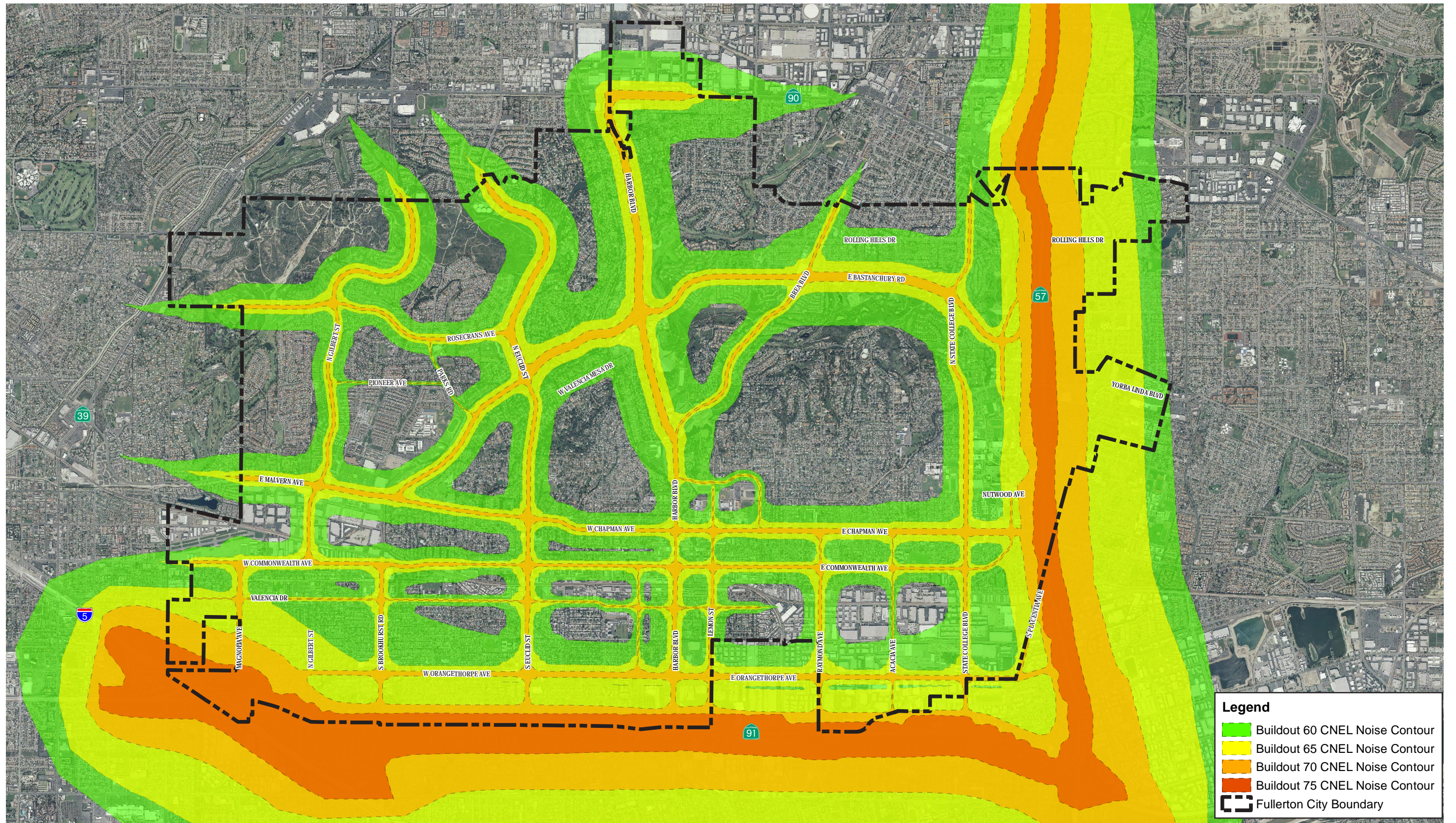


Exhibit 13: Future Noise Contours



This page is intentionally blank.



**Table 10**  
**Airport Environs Land Use Plan - Limitations on Land Use Due to Noise**

Land Use Category	Community Noise Exposure (CNEL)		
	Normally Consistent	Conditionally Consistent	Normally Inconsistent
Residential (all types): Single and Multi-Family Residences	55-60	65	70-85
Community Facilities: Churches, Libraries, Schools, Preschools, Day-Care Centers, Hospitals, Nursing/Convalescent Homes, and other Noise sensitive uses	55-65	N/A	70-85
Commercial: Retail, Office	55-65	70-85	N/A
Industrial	55-65	70-85	N/A

Normally Consistent - Conventional construction methods used. No special noise reduction requirements.

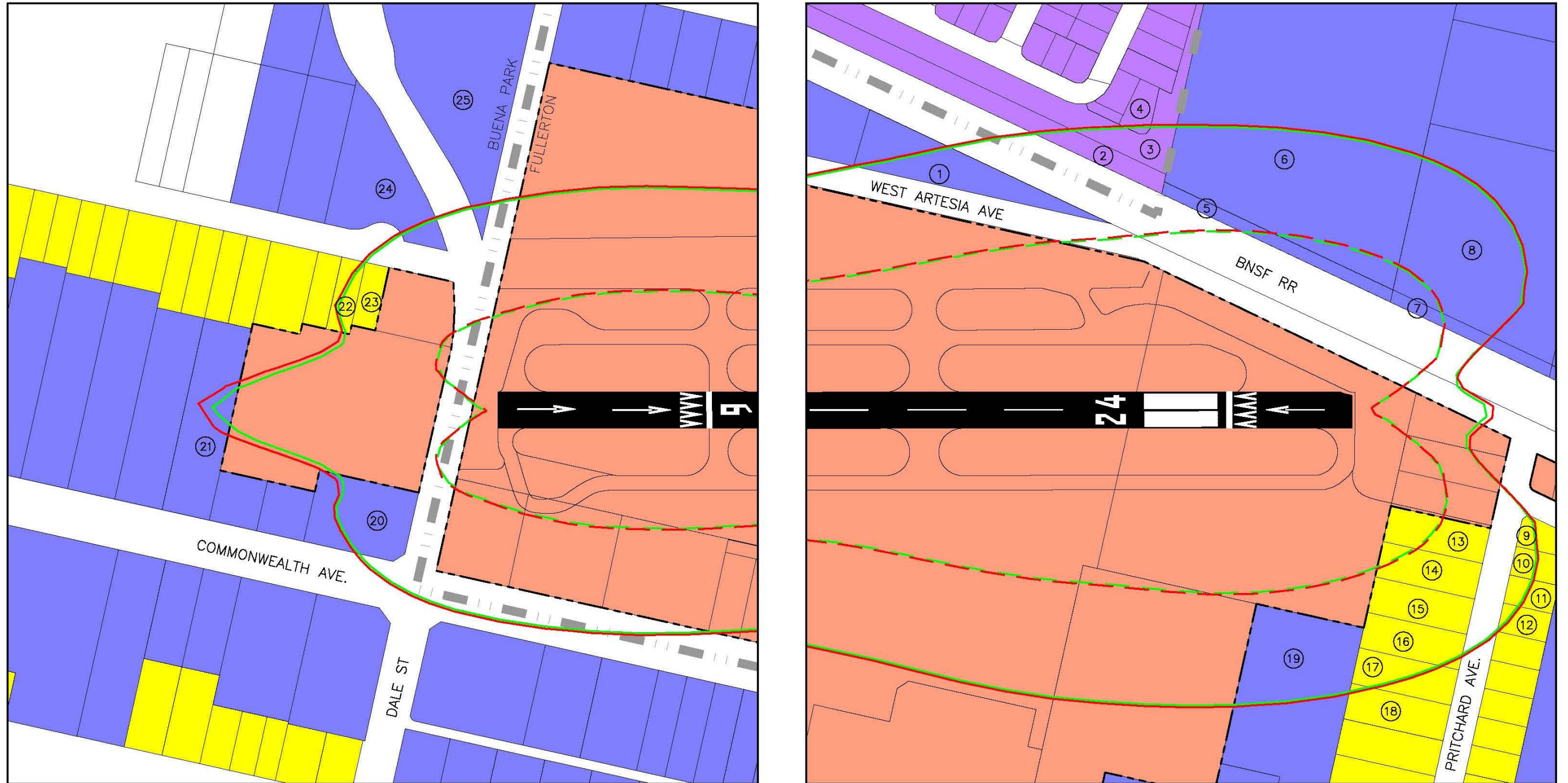
Conditionally Consistent – Must use sound attenuation required by the California Noise Insulation Standards, Title 25, California Code of Regulations. Residential use sound attenuation required to ensure that the interior CNEL does not exceed 45 dB. Commercial and industrial structures shall be sound attenuated to meet Noise Impact Zone “1” criteria.

Normally Inconsistent – All residential units are inconsistent unless are sound attenuated to ensure that the interior CNEL does not exceed 45 dB, and that all units are indoor oriented so as to preclude noise impingement on outdoor living areas.

*Source: Orange County Airport Land Use Commission, Airport Environs Land Use Plan for Fullerton Municipal Airport, November 18, 2004.*



This page is intentionally left blank.



#### LEGEND

	FULLERTON MUNICIPAL AIRPORT		CNEL 65 - YEAR 2002
	COMMERCIAL		CNEL 70 - YEAR 2002
	INDUSTRIAL		CNEL 65 - YEAR 2023
	RESIDENTIAL		CNEL 70 - YEAR 2023
	PLANNED URBAN DEVELOPMENT		AIRPORT PROPERTY LINE
	CITY BOUNDARY LINE		

#### PARCELS

#	APN	#	APN	#	APN	#	APN	#	APN
1	066-391-33	6	280-212-05	11	030-051-07	16	030-052-07	21	066-270-73
2	066-391-40	7	280-212-07	12	030-051-08	17	030-052-08	22	066-270-58
3	066-391-42	8	280-212-03	13	030-052-04	18	030-052-09	23	066-270-43
4	280-292-71	9	030-051-28	14	030-052-05	19	030-040-16	24	066-220-49
5	280-212-06	10	030-051-27	15	030-052-06	20	066-270-76	25	066-220-50

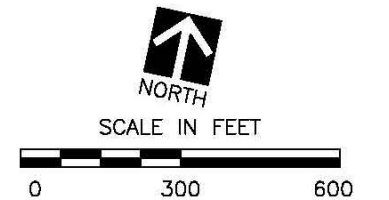


Exhibit 14: Airport Noise Contours

This page is intentionally blank.

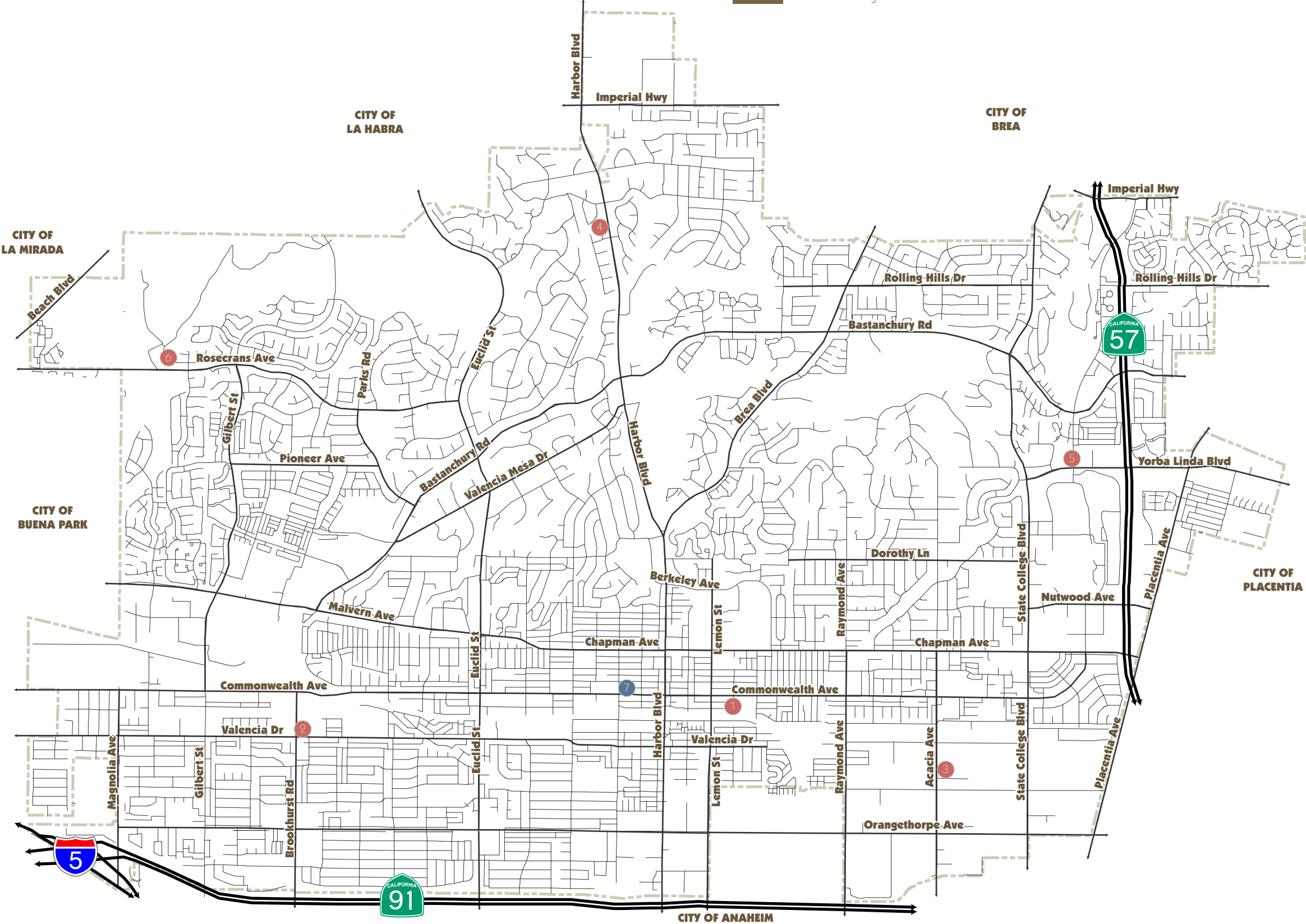




## Public Safety Tables and Exhibits



This page is intentionally blank.



**Legend**

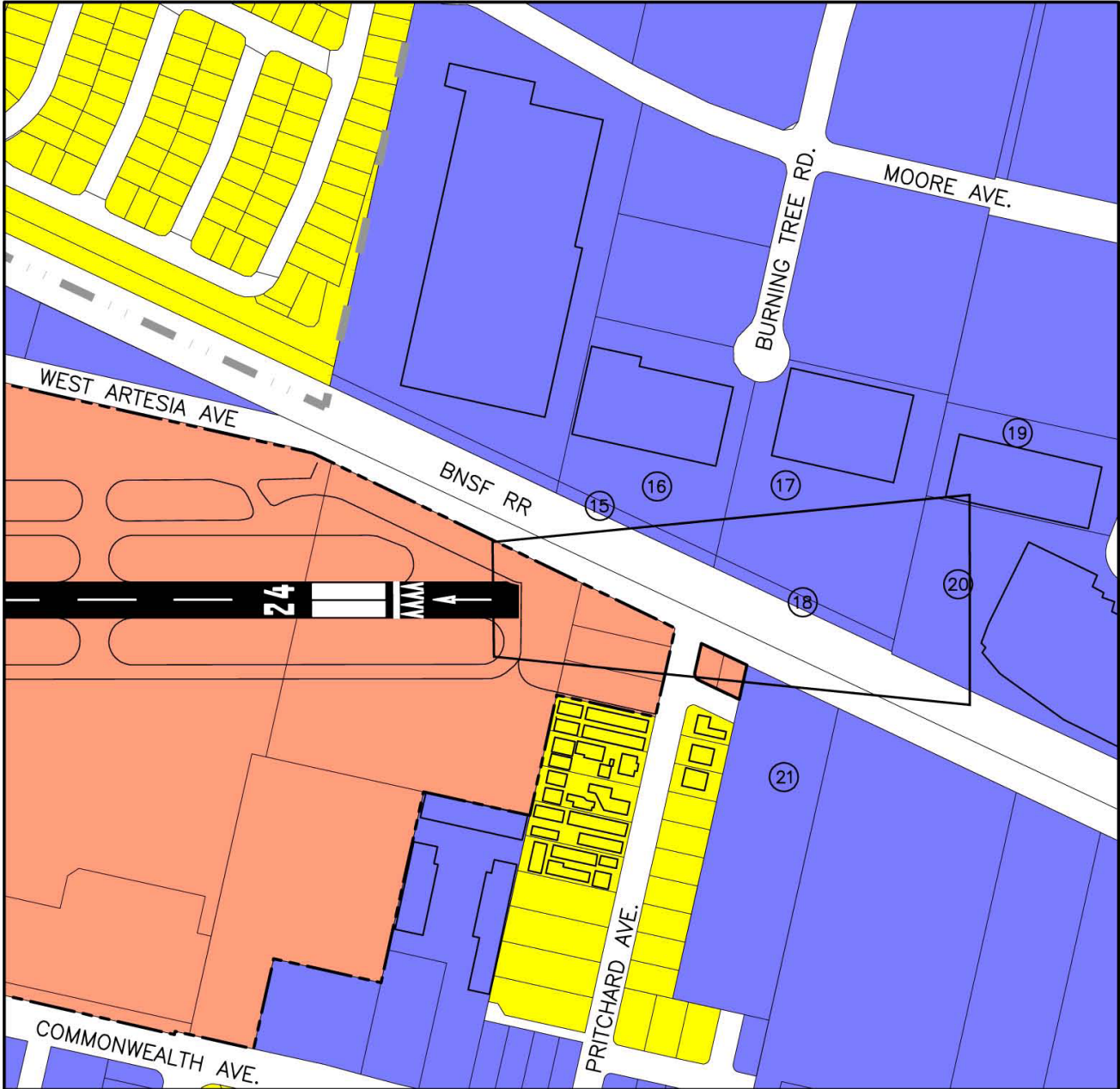
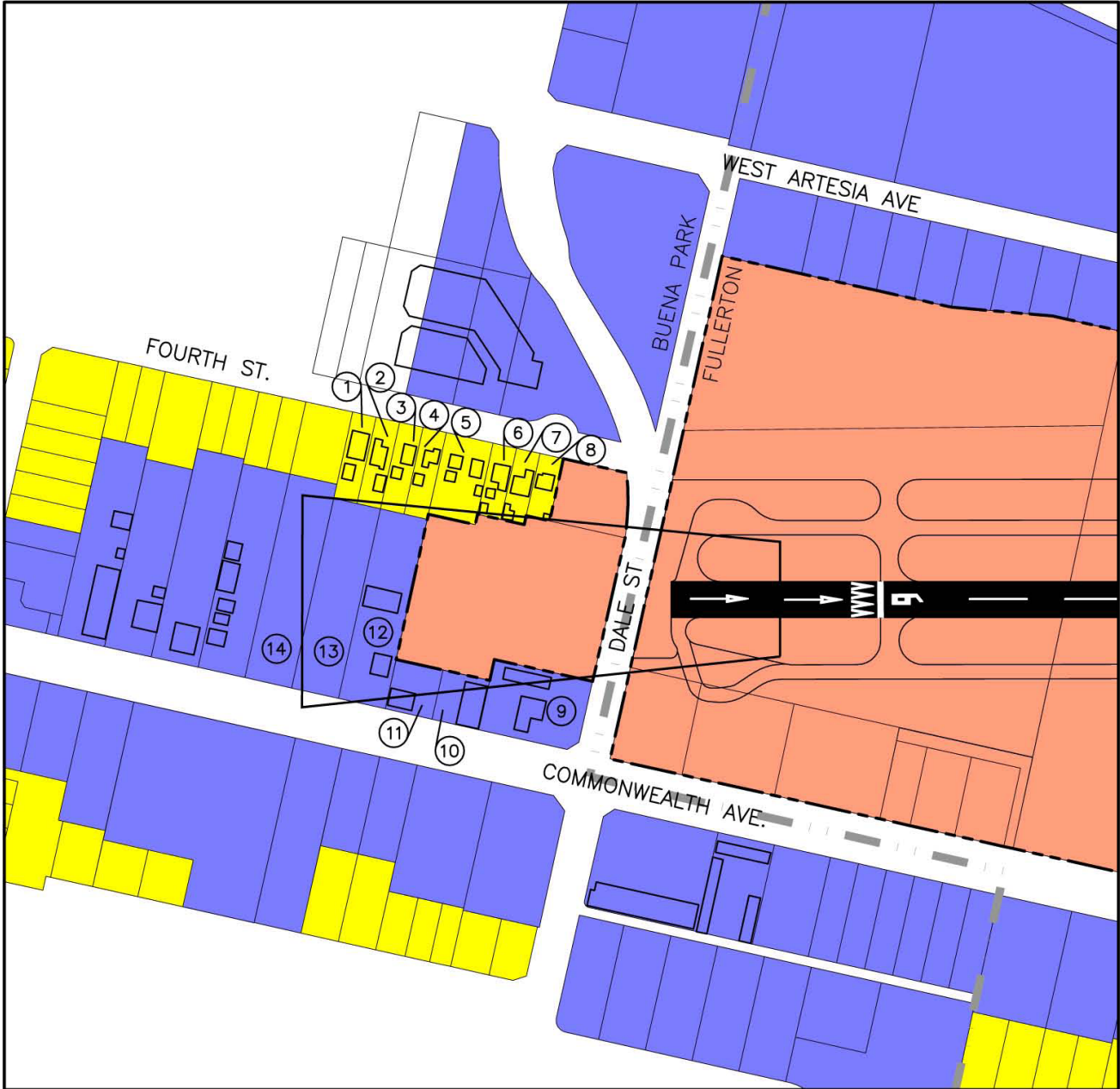
- 1 Fire Station 1 (Headquarters)
- 2 Fire Station 2
- 3 Fire Station 3
- 4 Fire Station 4
- 5 Fire Station 5
- 6 Fire Station 6
- 7 Fullerton Police Department
- # Fire Station
- # Police Station



Map not to a scale

Exhibit 15: Police and Fire Protection Facilities

This page is intentionally blank.



- LEGEND**
- FULLERTON MUNICIPAL AIRPORT
  - INDUSTRIAL OR COMMERCIAL\*
  - RESIDENTIAL\*
  - RUNWAY PROTECTION ZONE
  - AIRPORT PROPERTY LINE
  - CITY BOUNDARY LINE
  - \*COMMUNITY DEVELOPMENT TYPE

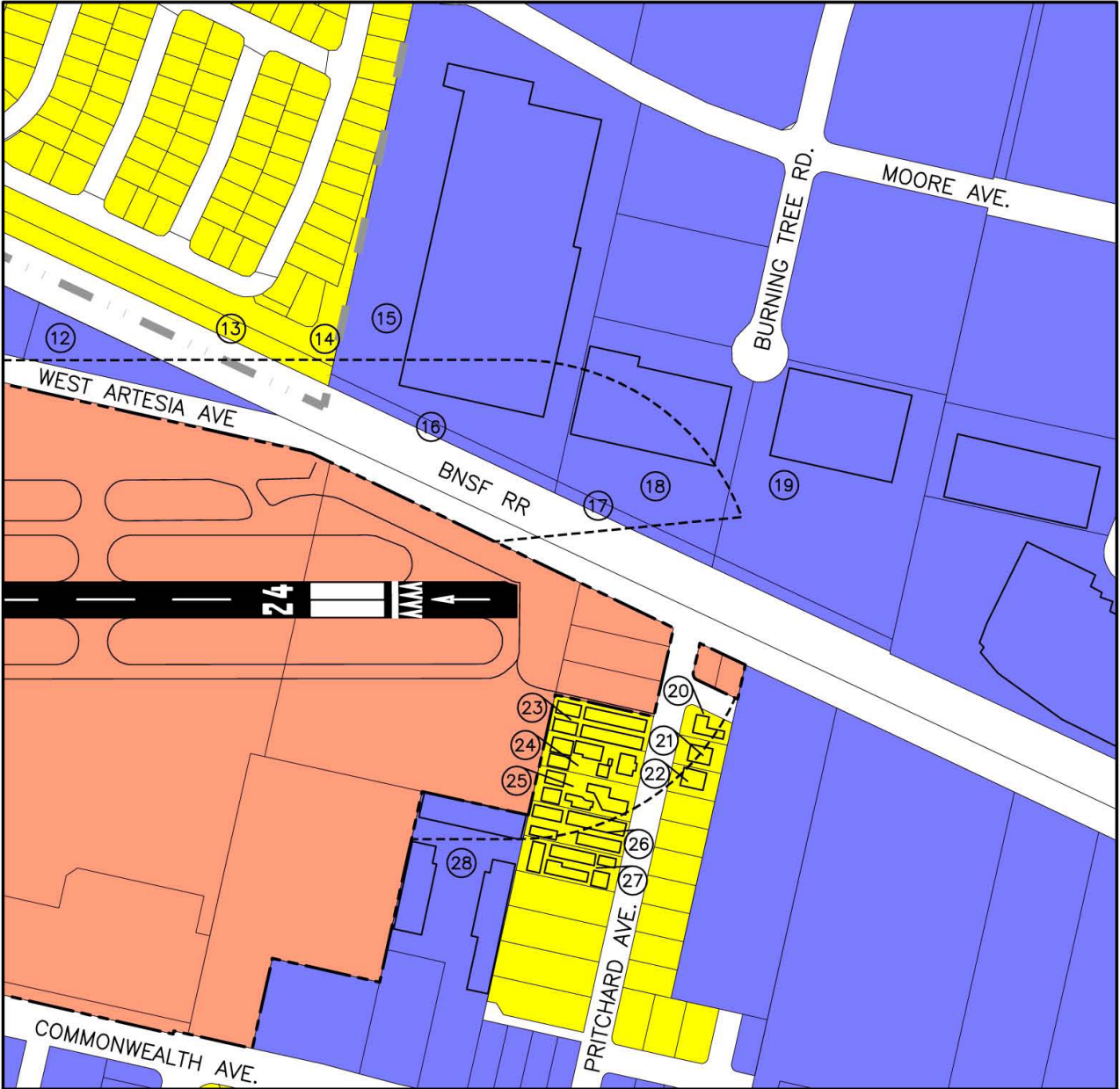
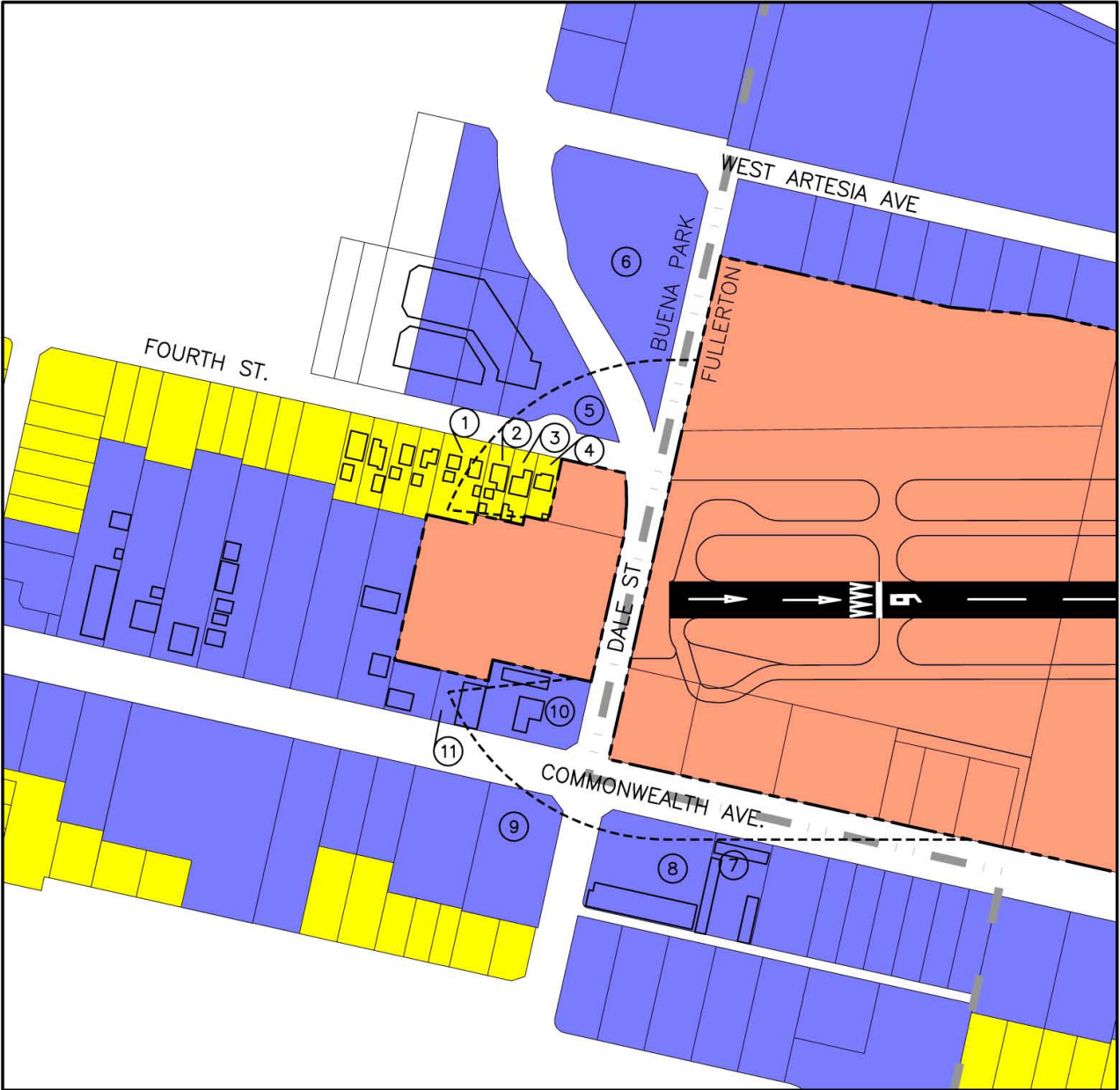
PARCELS					
#	APN	#	APN	#	APN
1	066-270-67	8	066-270-43	15	280-212-07
2	066-270-66	9	066-270-76	16	280-212-03
3	066-270-49	10	066-270-61	17	280-212-02
4	066-270-50	11	066-270-60	18	280-212-08
5	066-270-57	12	066-270-73	19	030-492-03
6	066-270-55	13	066-270-72	20	030-492-08
7	066-270-58	14	066-270-11	21	030-040-16



Exhibit 16: Parcels Located within Fullerton Municipal Airport Runway Protection Zone- Land Use

This page is intentionally blank.





# LEGEND

- FULLERTON MUNICIPAL AIRPORT
- INDUSTRIAL OR COMMERCIAL\*
- RESIDENTIAL\*
- ACCIDENT POTENTIAL ZONE II
- AIRPORT PROPERTY LINE
- CITY BOUNDARY LINE
- \*COMMUNITY DEVELOPMENT TYPE

PARCELS							
#	APN	#	APN	#	APN	#	APN
1	066-270-57	8	070-701-06	15	280-212-05	22	030-051-07
2	066-270-55	9	070-250-54	16	280-212-06	23	030-052-04
3	066-270-58	10	066-270-76	17	280-212-07	24	030-052-05
4	066-270-43	11	066-270-61	18	280-212-03	25	030-052-06
5	066-220-49	12	066-391-33	19	280-212-02	26	030-052-07
6	066-220-50	13	066-391-40	20	030-051-28	27	030-052-08
7	070-701-13	14	066-391-42	21	030-051-27	28	030-040-16

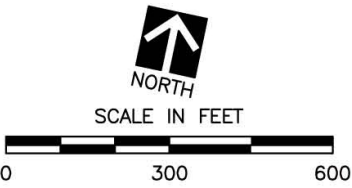


Exhibit 17: Parcels Located within Fullerton Municipal Airport  
Accident Potential Zone (APZ II)



This page is intentionally blank.



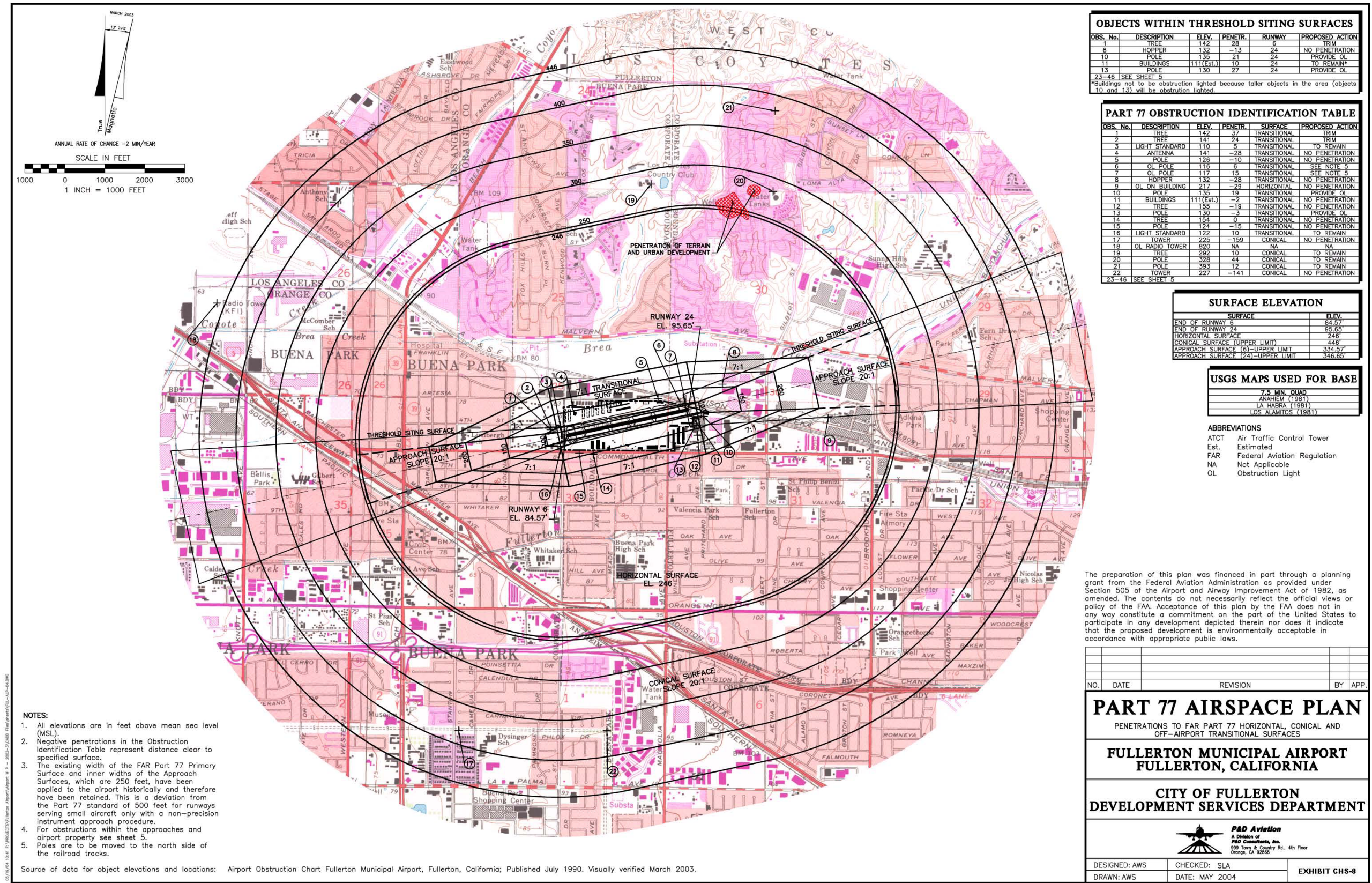


Exhibit 18: Part 77 Airspace Plan



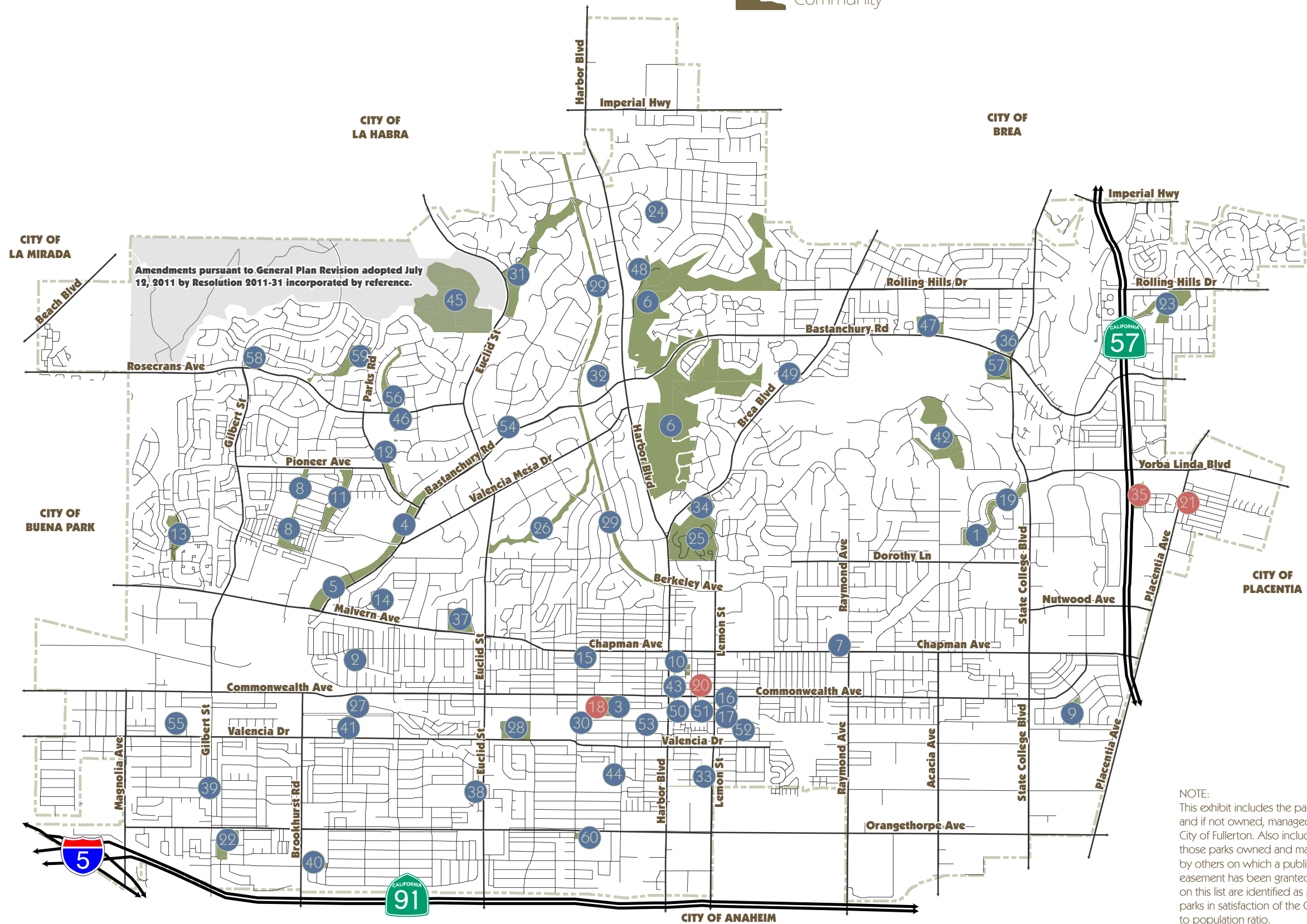
This page is intentionally blank.



## Parks and Recreation Tables and Exhibits



This page is intentionally blank.



## Legend

# Public Park

# Recreational Facility

### Public Parks

- 1: Acacia Park
- 2: Adlena Park
- 3: Amerige Park
- 4: Bastanchury Greenbelt
- 5: Bastanchury Park
- 6: Brea Dam Recreational Area (Brea Dam Park, Fullerton Municipal Golf Course, Fullerton Sports Complex, Fullerton Tennis Center, Golfers Paradise)
- 7: Byerrum Park
- 8: Central Park (Amerige Heights)
- 9: Chapman Park
- 10: Downtown Plaza
- 11: East Park (Amerige Heights)
- 12: Edward H White II Park
- 13: Emery Park
- 14: Fern Drive Park
- 15: Ford Park
- 16: FTC North Neighborhood Park
- 17: FTC South Neighborhood Park
- 19: Fullerton Creek Greenbelt
- 22: Gilbert Park
- 23: Gilman Park
- 24: Hermosa School Park
- 25: Hillcrest Park
- 26: Hiltcher Park
- 27: Hunt Branch Park
- 28: Independence Park
- 29: Juanita Cooke Greenbelt
- 30: Kiwanis Youth Park
- 31: Laguna Lake Park
- 32: Laguna Road School Park
- 33: Lemon Park
- 34: Lions Field
- 36: Mountain View Park
- 37: Muckenthaler Cultural Center Park
- 38: Nicolas Park
- 39: Olive Park
- 40: Orangethorpe Park
- 41: Pacific Drive Park
- 42: Panorama Nature Preserve
- 43: Plaza Park
- 44: Richman Park
- 45: Robert E Ward Nature Preserve

### Recreational Facilities

- 6: YMCA, Child Guidance Center, Fullerton Community Nursery School
- 9: Chapman Recreation Building
- 18: Fullerton Community Center (Construction)
- 20: Fullerton Museum Center
- 21: Garnet Community Center
- 22: Gilbert Community Center
- 25: Hillcrest Recreation Building, Izaak Walton Cabin
- 28: Independence Park Gym and Racquetball Complex
- 33: Maple Center
- 35: Meridian Sports Club
- 37: Muckenthaler Cultural Center
- 40: Orangethorpe Recreation Building
- 44: Richman Community Center
- 57: Summit House



Map not to a scale

Exhibit 19: Public Parks and Recreational Facilities

This page is intentionally blank.





### Legend

-  Joint-Use School Park
-  Other Facility

#### Joint-Use School Parks

- 1:** Acacia Elementary
- 2:** Beechwood Park
- 3:** Commonwealth Elementary
- 4:** Fern Drive Elementary
- 5:** Golden Hill Elementary
- 6:** Hermosa Drive Elementary
- 7:** Ladera Vista Jr High
- 8:** Laguna Road School Park
- 9:** Maple Elementary
- 10:** Nicolas Jr High
- 11:** Orangethorpe Elementary
- 12:** Pacific Drive Elementary
- 13:** Raymond Elementary
- 14:** Richman Elementary
- 15:** Rolling Hills Elementary
- 16:** Valencia Park Elementary
- 17:** Woodcrest Elementary

#### Other Facilities

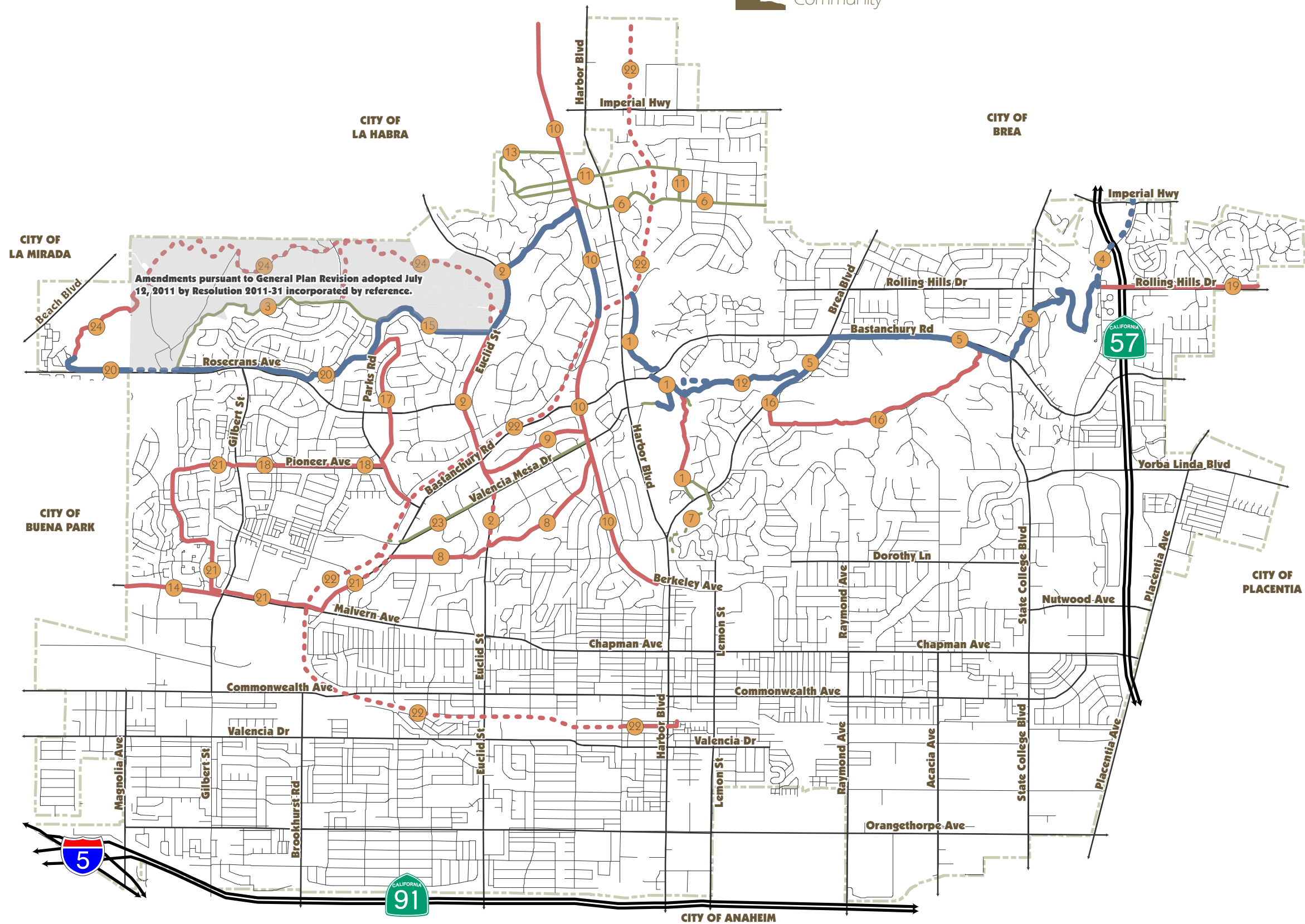
- 18:** Coyote Hills Golf Course
- 19:** Craig Regional Park
- 20:** Fullerton Arboretum
- 21:** Ralph B Clark Park



Map not to a scale

Exhibit 20: Joint-Use and Other Facilities

This page is intentionally blank.



### Legend

- Regional Trail (Existing)
- Regional Trail (Proposed)
- Backbone Trail (Existing)
- Backbone Trail (Proposed)
- Connector Trail (Existing)
- Connector Trail (Proposed)

- Brea Dam Trail
- Bud Turner Trail
- Castlewood Trail
- Craig Regional Park Trail
- East Coyote Hills Trail
- Hermosa "Street Trail"
- Hillcrest Park Trail
- Hiltcher Park Trail
- Horse Alley
- Juanita Cooke Greenbelt and Trail
- Las Palmas "Street Trail"
- Lost Trail
- Lucy Van Der Hoff Trail
- Malvern Trail
- Nora Kuttner Trail
- Panorama Trail
- Parks Road Trail
- Pioneer Trail
- Rolling Hills "Street Trail"
- Rosecrans Trail
- Sally Pekarek Trail
- Union Pacific Right of Way Trail
- Valencia Mesa "Street Trail"
- West Coyote Hills Trail



Map not to a scale

Exhibit 21: Trails

This page is intentionally blank.

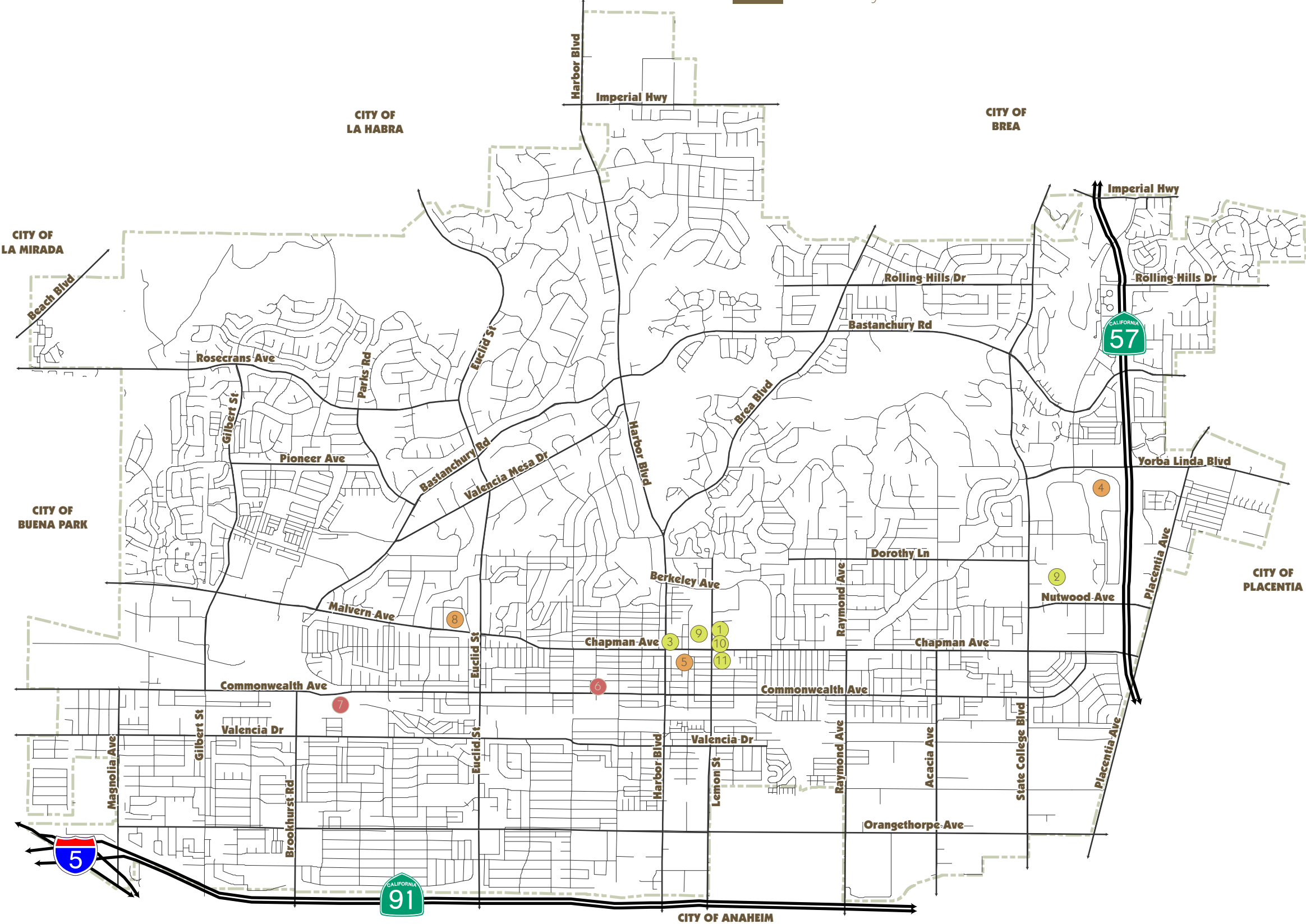


## Arts and Culture Tables and Exhibits



This page is intentionally blank.





**Legend**

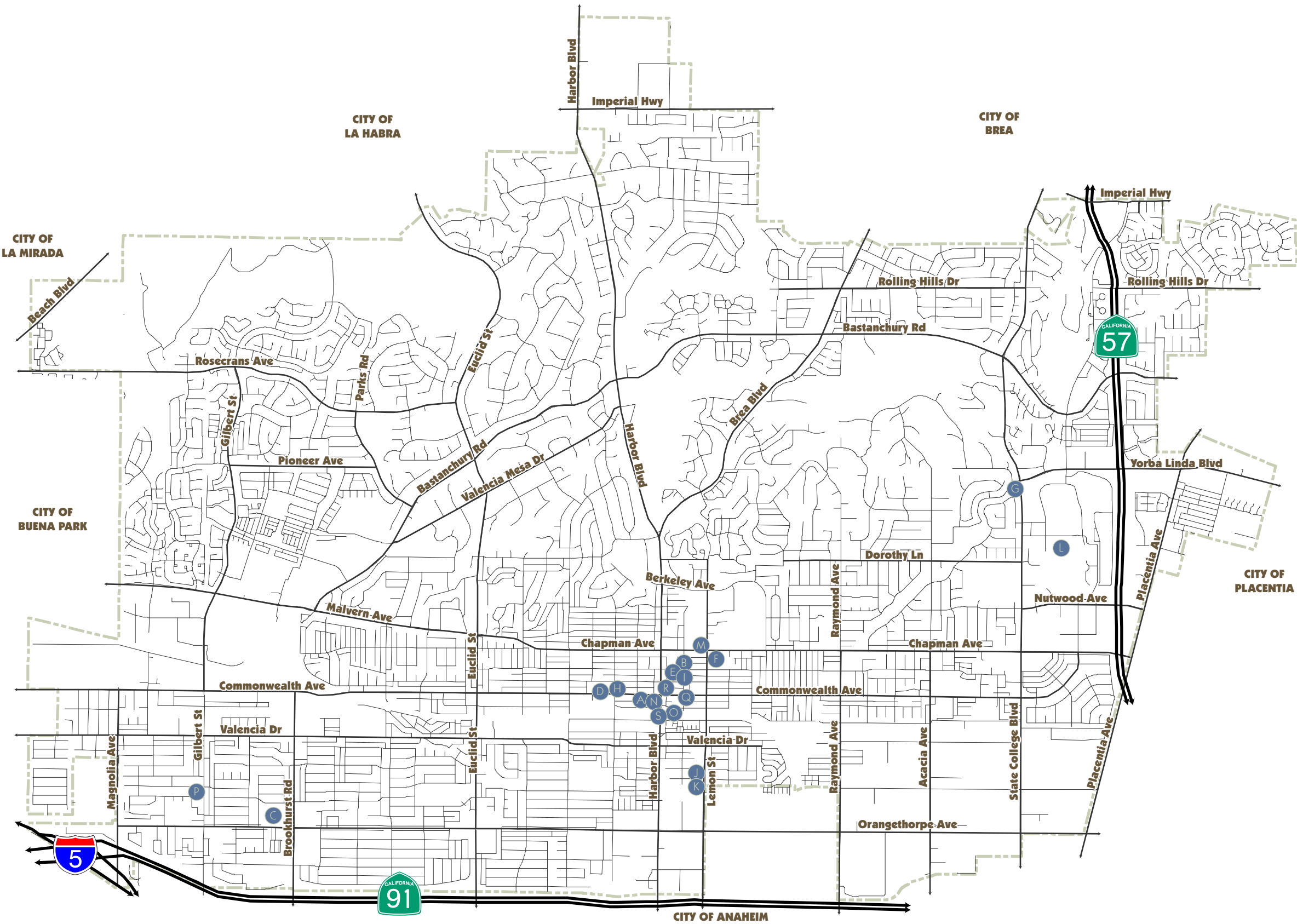
- # Library
- # Museum
- # Theater
- 1 Campus Theater at Fullerton College
- 2 Clayes Performing Arts Center (Meng Hall, Young Theater, Hallberg Theater) at CSUF
- 3 Fox Theatre
- 4 Fullerton Arboretum / Nikkei Heritage Museum
- 5 Fullerton Museum Center
- 6 Fullerton Public Library
- 7 Hunt Branch Library
- 8 Muckenthaler Cultural Center
- 9 Plummer Auditorium
- 10 Recital Hall at Fullerton College
- 11 Wilshire Auditorium at Fullerton College



Map not to a scale

Exhibit 22: Arts and Cultural Facilities

This page is intentionally blank.



### Legend

# Public Art

- A "A City Rich in History"
- B "Faces of Fullerton"
- C "Family"
- D "Flight"
- E "Fullerton"
- F Fullerton College Sculpture Garden
- G "Fullerton Gold"
- H "History of California"
- I "Hope and Love"
- J Lemon Park Murals
- K "Los Niños Del Mundo"
- L Outdoor Sculpture Collection at CSUF
- M "Pastoral California"
- N "Red Strat"
- O "Tribute to Leo Fender"
- P Untitled by England
- Q Untitled by Julian
- R Untitled by Maestrejuan
- S "Welcome to Fullerton"



Map not to a scale

Exhibit 23: Public Art

This page is intentionally blank.



## Education Tables and Exhibits



This page is intentionally blank.





- Public

- Private**

- ### Nonpublic, Nonsectarian

- 

### Exhibit 24: Educational Institutions

This page is intentionally blank.



## Open Space Tables and Exhibits



This page is intentionally blank.



## Legend

- Open Space / Habitat Conservation
- 1 Hawks Pointe Easement
- 2 Robert E. Ward Nature Preserve
- 3 Coyote Hills West Preserve
- 4 Coyote Hills East Preserve



Map not to a scale

**Exhibit 25: Open Space**

This page is intentionally blank.



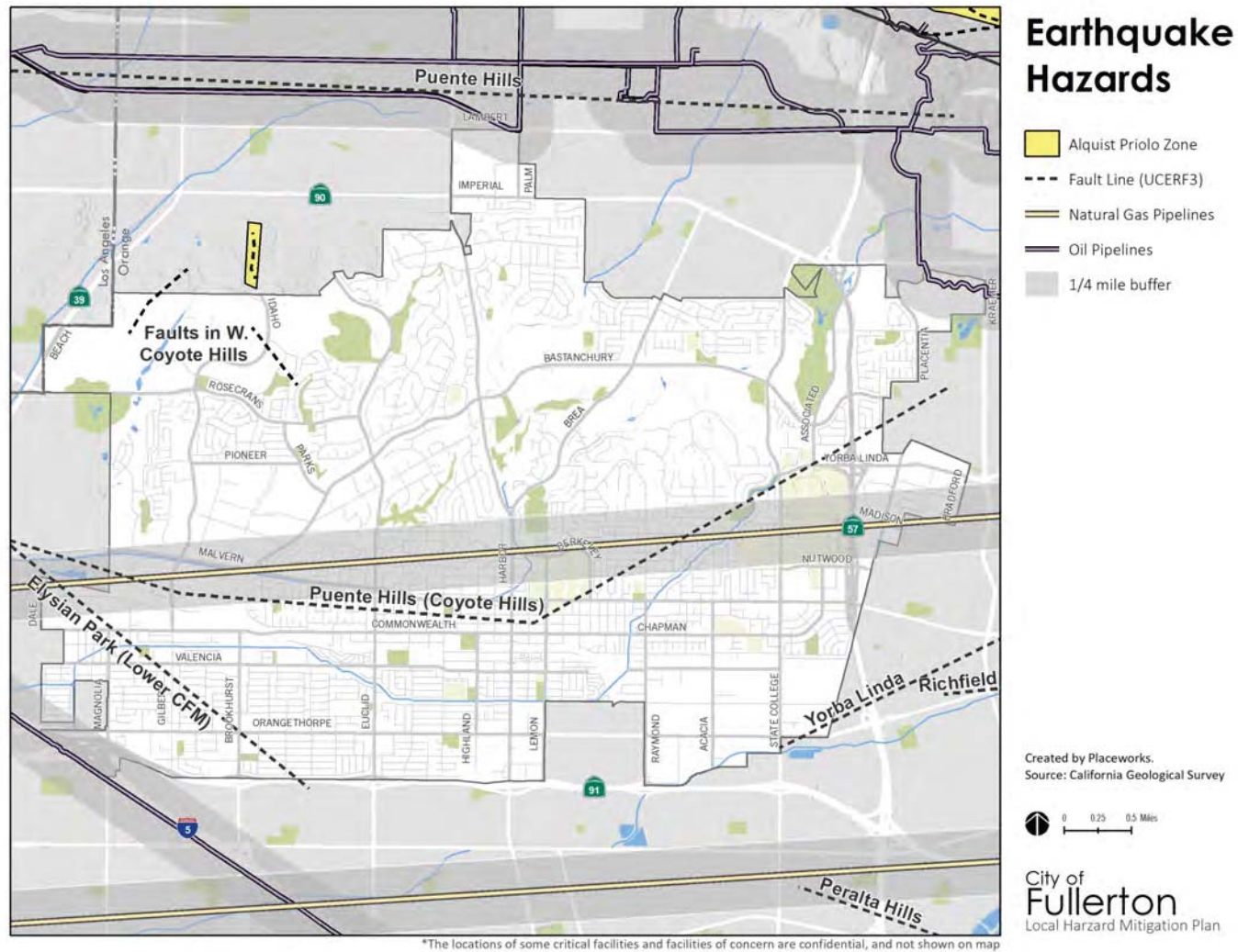
## Natural Hazards Tables and Exhibits





This page is intentionally blank.

Local Hazard Management Plan Figure 3-9: Local and Regional Fault Lines Map





This page is intentionally blank.

Local Hazard Mitigation Plan Figure 3-10: Liquefaction Hazards Map

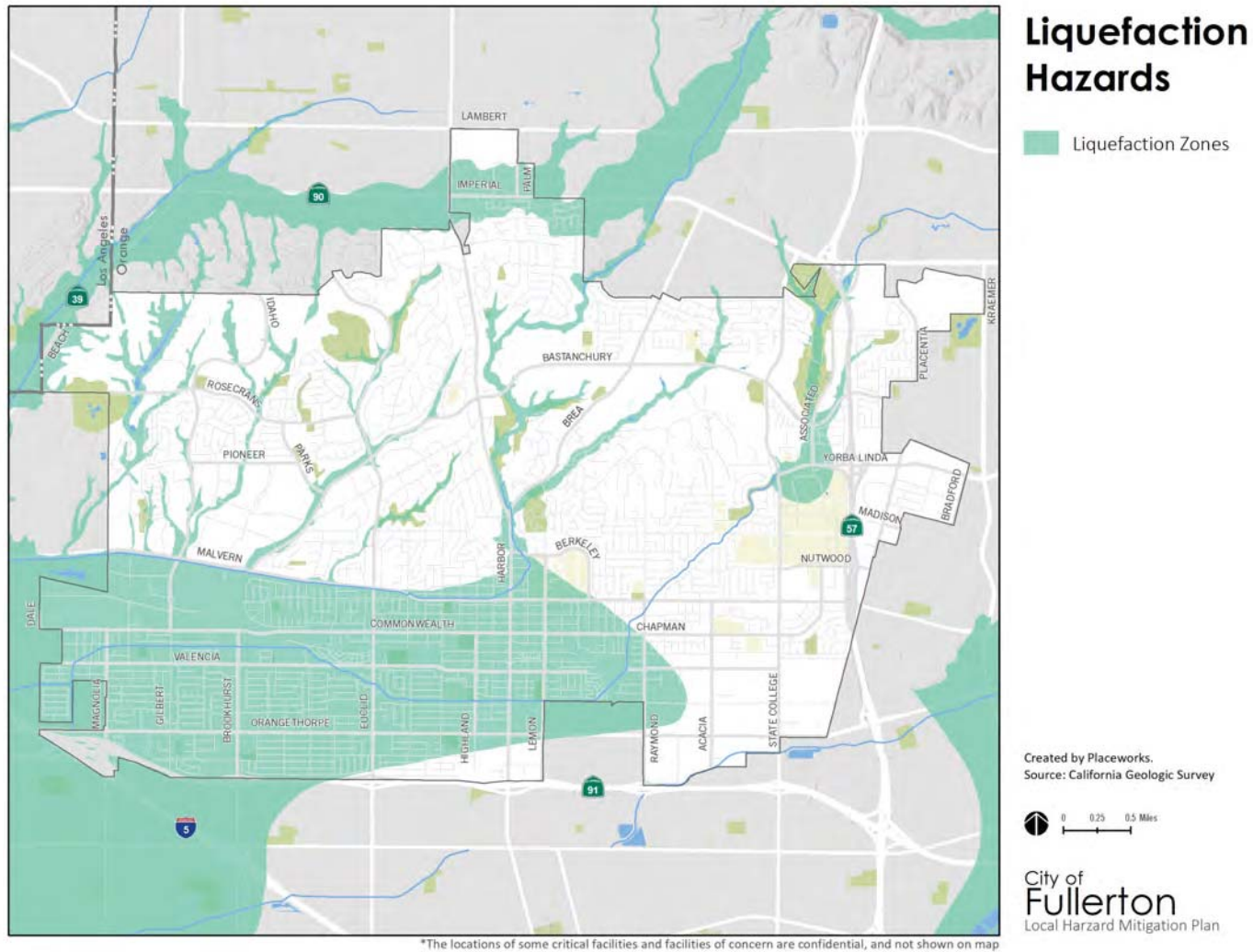


Exhibit 27A: Liquefaction Hazardss

Local Hazard Mitigation Plan Figure 3-6: Landslide Hazards Map

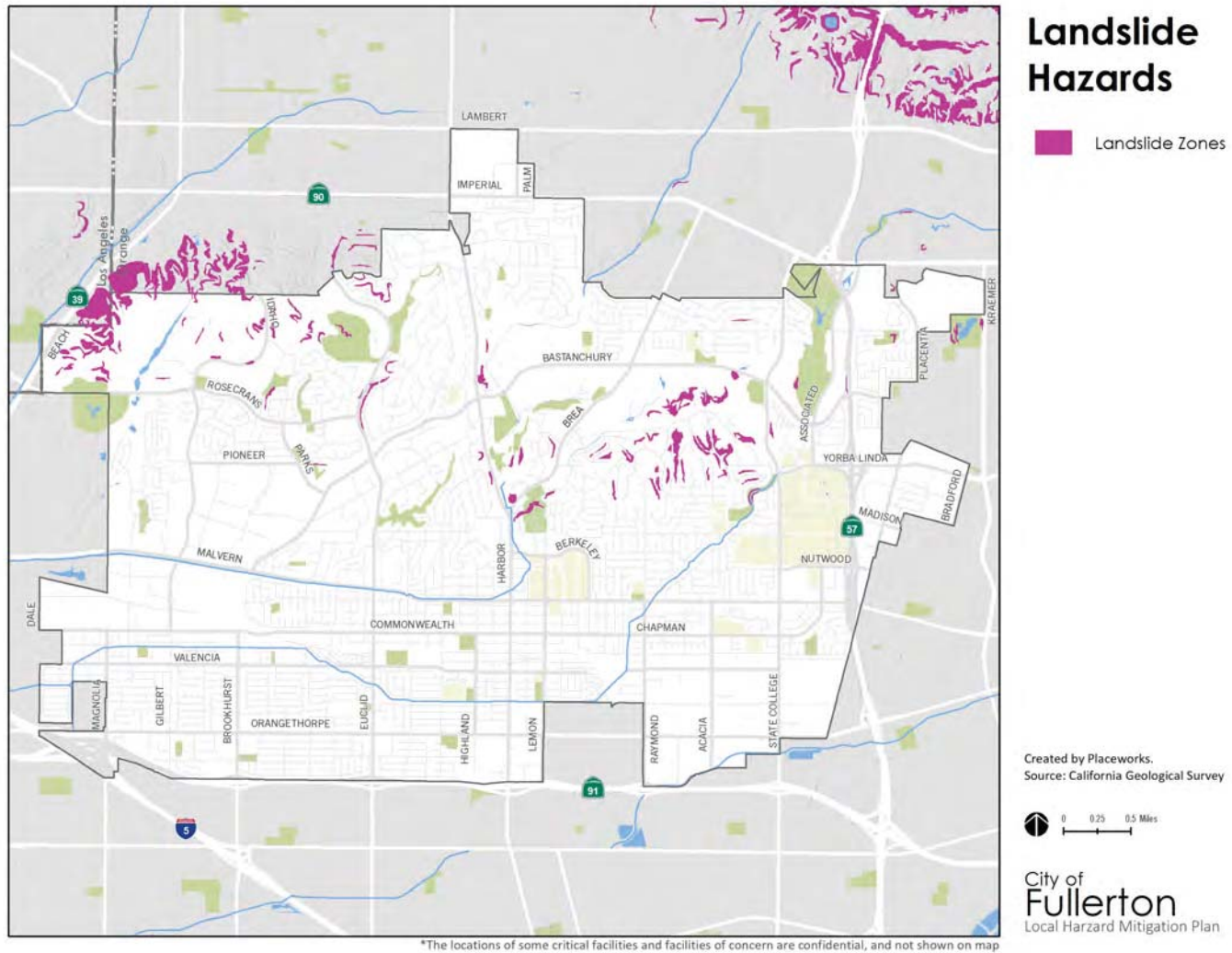


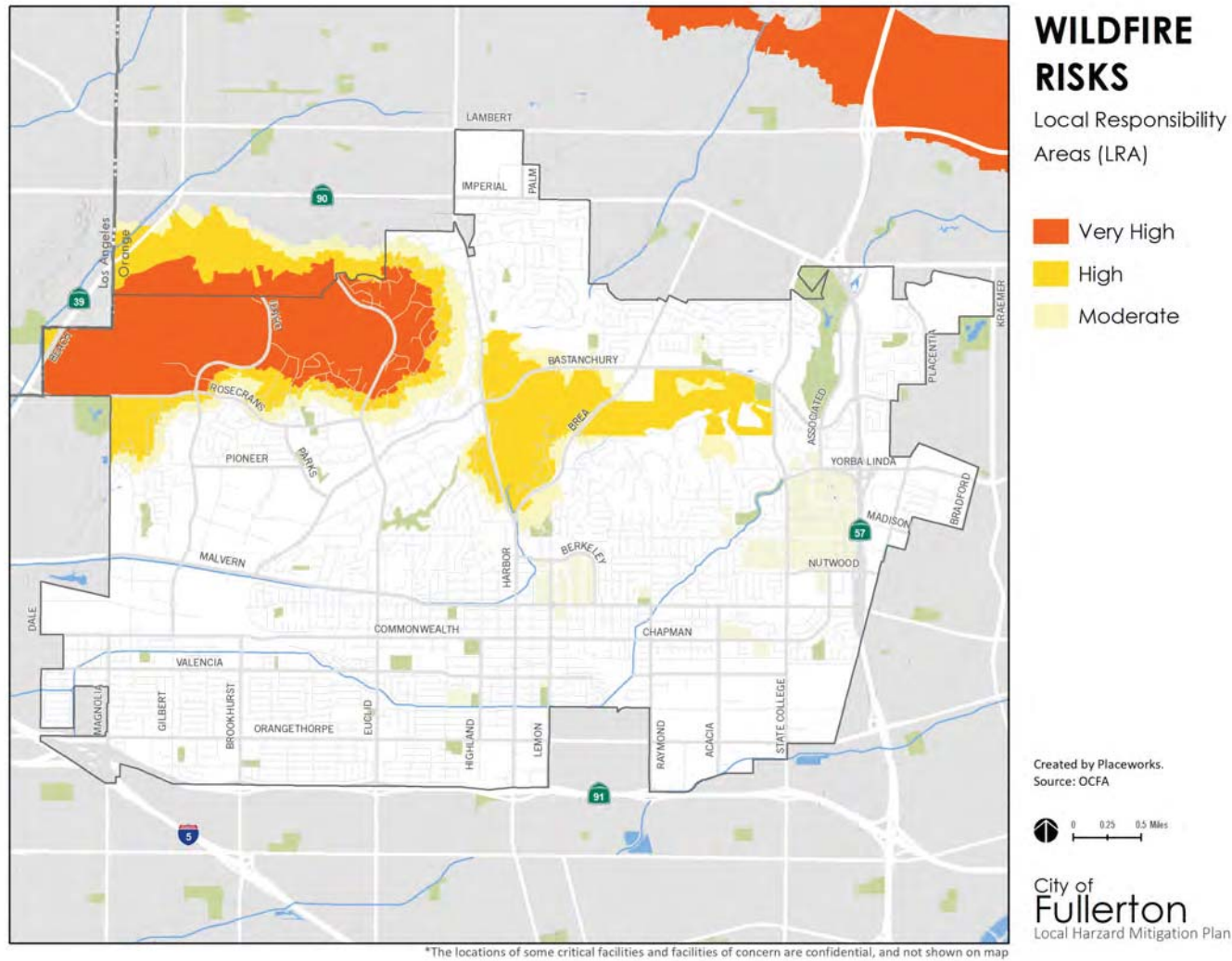
Exhibit 27B: Landslide Hazards ds



This page is intentionally blank.



Local Hazard Mitigation Plan Figure 3-4: Fire Hazard Zones



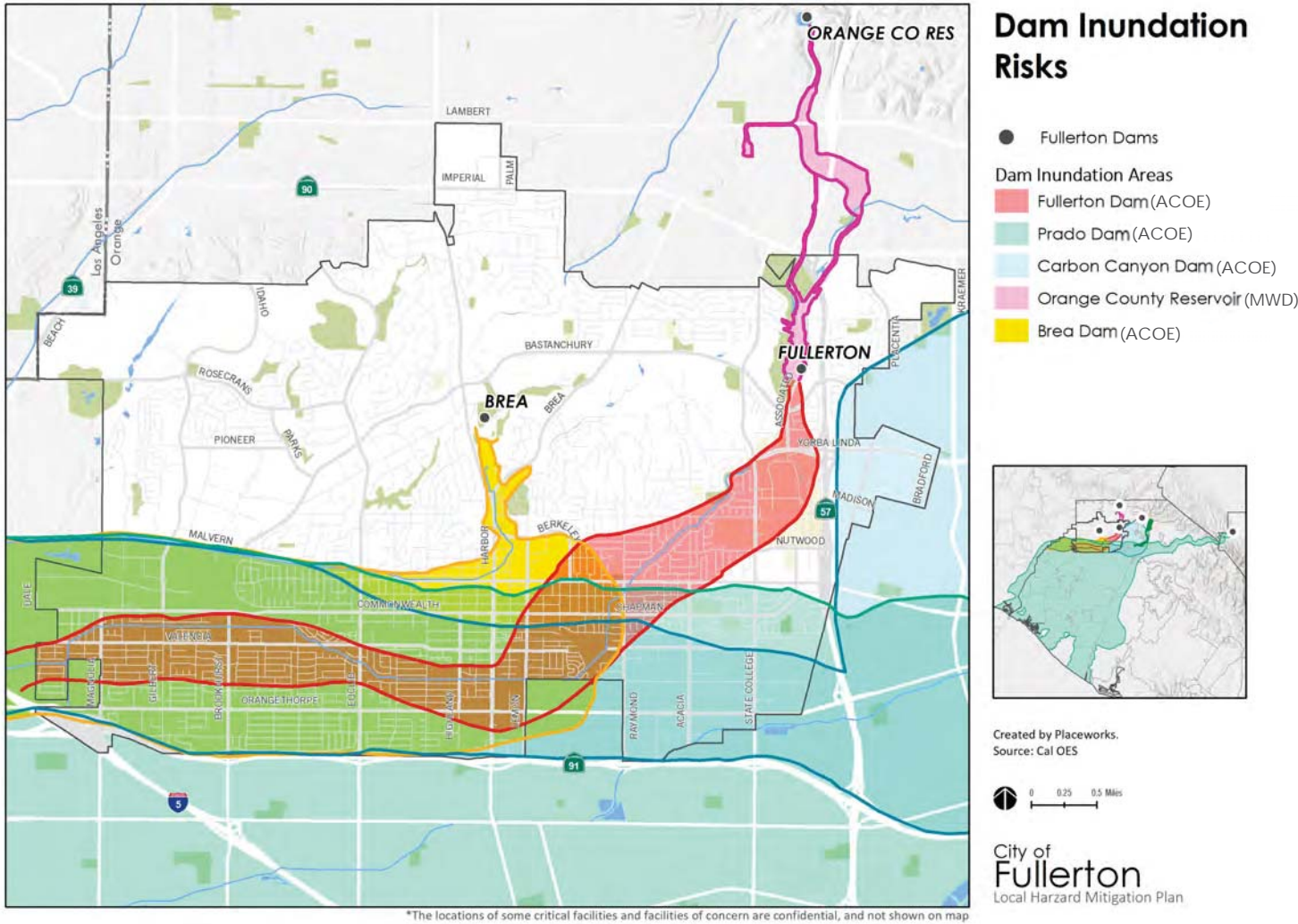
The Fullerton Plan  
Exhibit 28: Wildfire Risks





This page is intentionally blank.

Local Hazard Mitigation Plan Figure 3-1: Dam Failure Inundation Zones

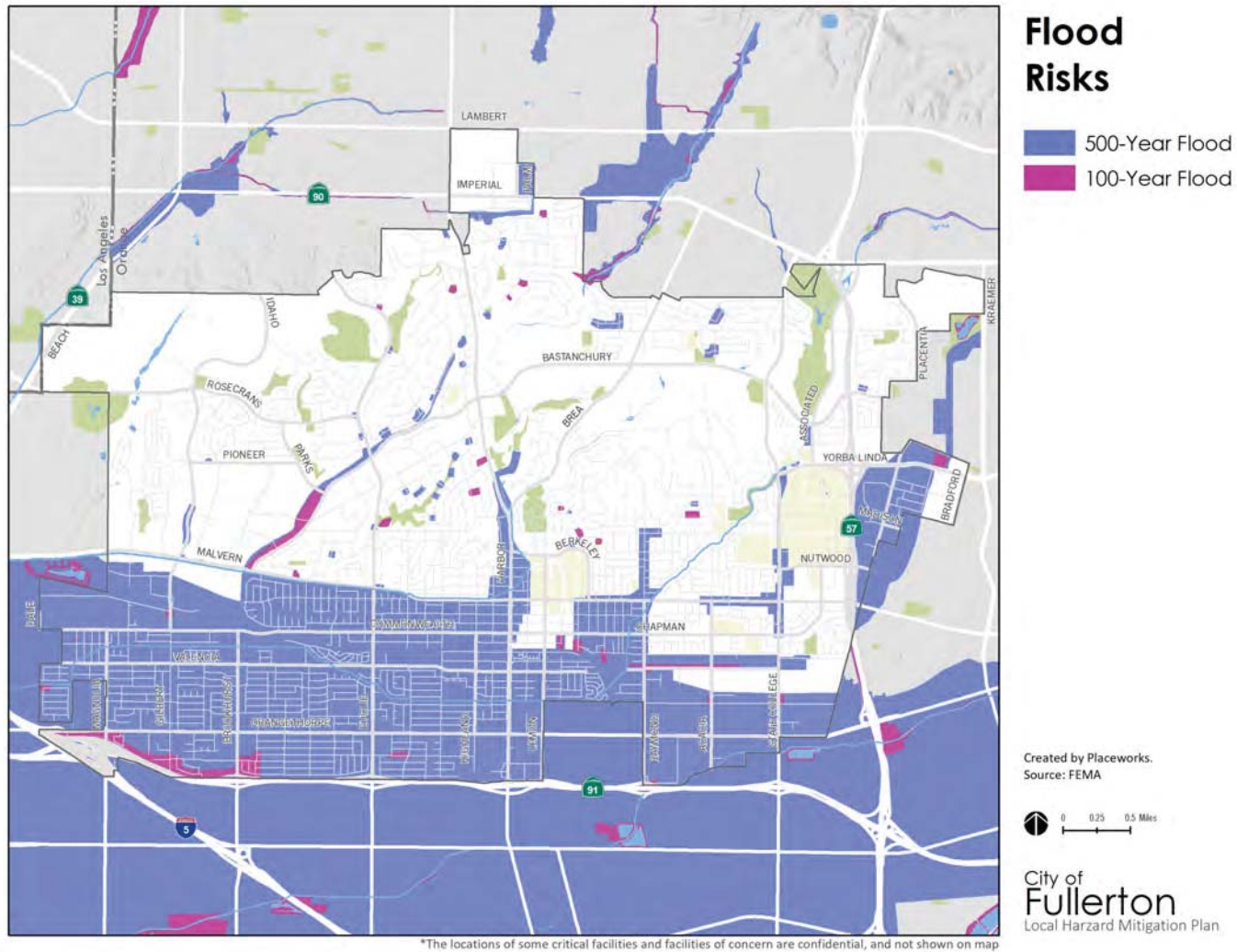


The Fullerton Plan  
Exhibit 29: Dam Inundation Risks



This page is intentionally blank.

Local Hazard Mitigation Plan Figure 3-5: FEMA Flood Zones



Map includes Letters of Map Revision through February 23, 2018

The Fullerton Plan  
Exhibit 30: Flood Risks



# Implementation Strategy

## Introduction

The Fullerton Plan provides policy guidance for the City to ultimately achieve The Fullerton Vision. Not everything within The Fullerton Vision can be achieved immediately; therefore, The Fullerton Plan contains the framework for decision-making and actions that will occur over approximately the next 10 years. Implementation of the Fullerton Plan will occur through participation by a number of parties including residents, elected and appointed City officials, and City staff. This chapter describes the means and process by which The Fullerton Plan is intended to be implemented, the tools and resources that may be used in implementation, and ways in which the City will track its progress.

## Administering The Fullerton Plan

The Fullerton Plan will be implemented through municipal policy decisions, ordinances and regulations, and future action plans consistent with The Fullerton Plan. Implementation of The Fullerton Plan is based on the availability of resources. Some goals, policies and actions may not be achieved if resources are unavailable.

The Fullerton Plan is a dynamic document that should be revised to reflect changing circumstances and priorities in the City. State law provides direction on how cities can maintain The Fullerton Plan as a contemporary policy guide. It requires each department to report annually to the City Council on “the status of the plan and progress in its implementation” (Government Code Section 65400[b]). The City Council will respond to the review by setting goals for the coming year.

## Implementation Process

The Fullerton Plan contains goals that are desirable for the community to achieve, even though everything cannot be accomplished immediately. The Short-Term Action Plan below contains some of the actions to be implemented as part of The Fullerton Plan, however the priority of specific actions or programs may change over time as community challenges, opportunities and resources change. The following steps will occur on an annual basis to implement The Fullerton Plan and continually evolve the Short-Term Action Plan. Table 11 on page 217 provides an example of the process.

### Step 1: City Council Priority Setting

As part of the City Council’s annual strategic planning process, the priority goals, policies and/or actions will be identified for the upcoming year. These priorities will be those the City Council finds most appropriate or necessary to address during the next year based on the current community needs and available resources. This is the time when the City Council specifically reviews and may amend, by adding or deleting actions, or re-prioritize actions contained in the Short-Term Action Plan. Staff would receive Council direction at this point to determine the specific resource needs associated with each action as part of the budgeting process. The City Council will adopt a legislative platform as part of the Priority Setting step. Priority Setting typically occurs during January to February each year.



## Step 2: City Department Budgeting

Based on the direction of the City Council's priority setting in Step 1, each department will determine necessary work programs and specific resource needs. These will be incorporated in the City's budgeting and Capital Improvement Planning (CIP) process through development of departmental goals and programs and allocation of necessary resources. Department budgeting typically occurs during February to May each year in anticipation of budget adoption by the City Council in June. As part of the budget adoption, the City Council will adopt by resolution the Short-Term Action Plan to implement The Fullerton Plan. The final version may differ from that preliminarily authorized in the priority setting phase due to resource allocation during budget adoption. It is important to note that when certain adopted actions and programs require an annual review for priority setting and budget/CIP coordination, they will concurrently with this two-step process.

## Step 3: City Department Implementation

The lead responsible department will implement the action. The Short-Term Action Plan below identifies the lead responsible department and departments with a supporting role. The action may be a specific project, program, policy, regulation or other implementing action.

## Step 4: Tracking, Reporting and Evaluation

As The Fullerton Plan serves as a tool to align City decisions and actions with the community's vision, the City is responsible for tracking, reporting and evaluating its progress in implementing The Fullerton Plan. To this end, each department is responsible for tracking and reporting its actions that further the goals of The Fullerton Plan. These may be specific projects, programs, policies, regulations or other implementing actions initiated by the City or private party and authorized/adopted by the responsible Commission, Committee or City Council. Various types and levels of reports will be used throughout the implementation of The Fullerton Plan to evaluate progress and ensure accountability by all parties charged with implementation. The following reporting tools or assessments will be used to ensure accountability and alignment to The Fullerton Plan:

- A. Statement of General Plan Consistency:** A statement of General Plan consistency will be provided in all committee, commission and City Council staff reports, agenda letters and resolutions unless the City Manager concurs that the specific item has no relation to The Fullerton Plan. Although there will be instances where this will occur, it will be the exception rather than the norm. This statement will describe if and how a proposed project or program is consistent with the goals, policies and actions of The Fullerton Plan. A standardized format as approved by the City Manager will be used to evaluate the request against the policy framework and provide this analysis to the decision-makers in a clear, concise, and consistent fashion. This information will be retained and compiled on a regular basis to facilitate an efficient annual reporting process.
- B. Annual (Calendar Year) Progress Report:** As required by State law, the City will file annual progress reports on the implementation of the General Plan with the local legislative body, The Governor's Office of Research and Planning (OPR) and the Department of Housing and Community Development. These reports cover the calendar year from January to December and are due April 1st of each year. The Annual Report identifies both progress on the Short-Term Action Plan as well as decision making against the policy framework.
- C. Bi-annual Community Attitude Assessment:** Every other year, a statistically valid survey will be conducted of Fullerton community members to receive input on the City's progress and success in implementing The Fullerton Vision. The first Community Assessment will be based on the original set of indicators (indicators are discussed in detail on page 220). The survey will ascertain community satisfaction related to the indicators. A community-based focus group would be charged with reviewing the survey results against The Fullerton Vision and determining if new indicators need to be established for the next Tracking, Reporting, and Evaluation 2-year cycle. Survey results will be reported to the community.





- D. Annual Staff Performance Reviews:** Performance reviews for senior staff (generally Supervisor level and above) will integrate expectations of demonstrated awareness and understanding of The Fullerton Plan; each Supervisor is expected to uphold the intent and participate in the implementation of The Fullerton Plan.

**Table 11: Typical Two-Year Implementation Process**

<b>Year 1: Non-Assessment Year (Election Year)</b>		
January	Annual Progress Report	Step 4B
January	City Council priority setting workshop followed by formal adoption	Step 1
February - June	City department budgeting	Step 2
July	Begin City department implementation for Fiscal Year	Step 3
November	City Council election	
Ongoing	Statement of General Plan Consistency in staff reports, agendas and resolutions	Step 4A
<b>Year 2: Community Attitude Assessment Year (Non-election Year)</b>		
January	Annual Progress Report	Step 4B
January	Community Attitude Assessment	Step 4C
January	City Council priority setting workshop followed by formal adoption	Step 1
February - March	Community Attitude Assessment results compiled	Step 4C
February - June	City department budgeting	Step 2
April - May	Focus Group review	Step 4C
June	Reset and/or adopt new indicators	
July	Begin City department implementation for Fiscal Year	Step 3
Ongoing	Statement of General Plan Consistency in staff reports, agendas and resolutions	Step 4A

## Amending The Fullerton Plan

The Fullerton Plan is the City's guiding document that plans for the future through 2030. However, it is necessary to periodically review, update and revise The Fullerton Plan as the City and its resources evolve. State law permits General Plan amendments up to four times per year for each mandatory element (Government Code Section 65358[b]). Optional elements are permitted by State law (Government Code Section 65303), and once adopted, the optional elements carry the same legal weight as the seven mandated elements. However, State law does not specify any limitations regarding the number of times an optional element can be amended per year.

In addition, the State recommends an annual review of short-term programs in The Fullerton Plan (Government Code Section 65400[b]) and that the entire document be reviewed every five years, and revised as necessary.





## Indicators

Indicators assist the City in assessing its progress toward achieving the goals of The Fullerton Plan and, ultimately, The Fullerton Vision. On an annual basis, the City will gather performance data related to each Element that will serve as the indicators of progress toward achieving that Element's goals.

**Table 12: The Fullerton Plan Indicators**

Attractive Appearance: Your Neighborhood

Health and Medical Services

Attractive Appearance: The City

Education

Traffic in General

Parks and Open Space

Sense of Community

Shopping and Entertainment

Housing Choices

The Arts

Note: As part of the General Plan update process, in 2008 the City of Fullerton contracted with the Social Science Research Center to CSU Fullerton to conduct a scientific telephone survey to gain an understanding of residents' views. The survey first asked how important each attribute was to their quality of life, followed by how satisfied they were currently with each attribute in Fullerton. These attributes are the basis for The Fullerton Plan Indicators.



## Implementation Tools

### Short -Term Action Plan

The Vision and Goals of The Fullerton Plan are intended to be achieved through participation by a number of parties including the community, elected and appointed City officials, and City staff. The following table is a list of short-term actions to be completed within three to five years of adoption of The Fullerton Plan. Each action may be a specific project, program, policy, regulation or other implementing action to be led by the City that will contribute to the attainment of the goal. The City Departments with the Lead and Secondary responsibilities for accomplishing the action are also identified. New short-term action plans will be subsequently established by the City Council during its regular priority setting process.

Table 13 Short-Term Action Plan									
Element/Goal/Action	Key Implementing Departments								
	● = Lead Implementing Department □ = Secondary Implementing Department								
	Administrative Services	Community Development	Engineering	Fire	Library	Maintenance Services	Parks & Recreation	Police	City Manager/ Economic Development
<b>Chapter 1: Community Development and Design</b>									
<b>Goal 1: Resilient and vital neighborhoods</b>									
<b>1.1 Citywide Design Standards</b> Prepare community-based design standards as an objective reference to implement The Fullerton Plan during City review of project applications.		●							
<b>1.2 Collaborative Campus Planning</b> Collaborate with Fullerton's vocational schools, colleges and universities to integrate campuses into the community fabric.		●							□
<b>1.3 Small Lot Housing</b> Amend the Zoning Ordinance to create a floating zone that allows the development of townhomes and single-family homes on small lots within the City's residential neighborhoods. Consider the use of form-based standards to ensure that buildings have a quality design and positive relationship to the public realm.		●							



**Table 13**  
**Short-Term Action Plan**

		Key Implementing Departments ● = Lead Implementing Department □ = Secondary Implementing Department								
Element/Goal/Action		Administrative Services	Community Development	Engineering	Fire	Library	Maintenance Services	Parks & Recreation	Police	City Manager/ Economic Development
1.4	<b>Focus Area Implementation</b> Develop and implement community-based master plans, specific plans, form-based codes, or other plans and programs to achieve the objectives for each Focus Area.		●							
1.5	<b>Accessory Unit Plans</b> Prepare off-the-shelf plans and construction documents for prototypical accessory units that could be built on a variety of single-family residential properties throughout the City.		●							
1.6	<b>Interdepartmental Coordination and Collaboration</b> Expand interdepartmental coordination to collaborate throughout all phases of City projects.		●	●	●			●	●	●
1.7	<b>Energy-Efficient Retrofits</b> Prepare guidance to homeowners on energy-efficient retrofits of existing dwellings.		●							
Goal 2: A positive identity and distinctive image.										
2.1	<b>North Orange County Identity</b> Collaborate with north Orange County communities to identify and promote subregional assets to enhance external perceptions of the subregion’s identity and image and stimulate local investment.		□							●
2.2	<b>Gateway and Wayfinding Program</b> Develop a community-based comprehensive gateway and wayfinding plan and implementation program that includes a hierarchy of entry monumentation, landscaping and signage throughout the City, and is based on an understanding of edges, paths and corridors, nodes, and landmarks.		●	□				□		□



**Table 13**  
**Short-Term Action Plan**

		<b>Key Implementing Departments</b> ● = <i>Lead Implementing Department</i> □ = <i>Secondary Implementing Department</i>								
Element/Goal/Action		Administrative Services	Community Development	Engineering	Fire	Library	Maintenance Services	Parks & Recreation	Police	City Manager/ Economic Development
<b>2.3</b>	<b>Community Planning and Design Assistance Center</b> Investigate opportunities with the Fullerton community, area schools and colleges, and local organizations to establish a non-profit community service program focused on providing urban design, architecture and planning services to assist members of the community with their efforts to improve or enhance their properties and environs.		●							
<b>2.4</b>	<b>Branding and Marketing</b> Brand and market the City's Focus Areas to promote district identity and image.		□							●
<b>Chapter 2: Housing</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>										
	Refer to the Housing Element (Appendix H) for implementation of policy actions.									
<b>Chapter 3: Historic Preservation</b>										
<b>Goal 4: Value and preserve historic resources.</b>										
<b>4.1</b>	<b>Collaboration with Historical Organizations</b> Collaborate with historical conservancies and societies serving the region (e.g. Los Angeles Conservancy, Orange County Historical Society, and California Preservation Foundation).	●				□				



**Table 13**  
**Short-Term Action Plan**

		<b>Key Implementing Departments</b> ● = <i>Lead Implementing Department</i> □ = <i>Secondary Implementing Department</i>								
<b>Element/Goal/Action</b>		<b>Administrative Services</b>	<b>Community Development</b>	<b>Engineering</b>	<b>Fire</b>	<b>Library</b>	<b>Maintenance Services</b>	<b>Parks &amp; Recreation</b>	<b>Police</b>	<b>City Manager/ Economic Development</b>
<b>4.2</b>	<b>Historic Resources Planning and Design Assistance</b> Investigate opportunities with the Fullerton community, area schools and colleges, and local organizations, including Fullerton Heritage, to provide urban design, architecture and planning services with a focus on historic resource maintenance, restoration and rehabilitation as a component of the Community Design Assistance Center.		●							
<b>4.3</b>	<b>Historic Preservation Plan</b> Create a comprehensive, community-based Historic Preservation Plan intended to guide, with specificity, ongoing historic preservation efforts including implementation measures, inventories, incentives, promotion, education and regulations. The Plan will explore the potential for community land trusts and transferable development rights.		●							
<b>4.4</b>	<b>Outside Resources</b> Seek technical guidance and financial resources from the National Trust for Historic Preservation, the California Office of Historic Preservation, and other State and Federal agencies.		●							
<b>4.5</b>	<b>Transfer of Development Rights</b> Explore the feasibility of creating a regional or subregional Transfer of Development Rights (TDR) program to preserve historic properties and channel development potential to infill locations.		●							
<b>4.6</b>	<b>Mills Act</b> Develop and implement a Mills Act program to provide a financial incentive to restore and preserve historic resources.		●							



**Table 13**  
**Short-Term Action Plan**

		Key Implementing Departments ● = <i>Lead Implementing Department</i> □ = <i>Secondary Implementing Department</i>								
Element/Goal/Action		Administrative Services	Community Development	Engineering	Fire	Library	Maintenance Services	Parks & Recreation	Police	City Manager/ Economic Development
4.7	<b>Federal Preservation Programs</b> Develop and distribute materials to promote federal programs that encourage historic preservation, such as Federal Historic Preservation Tax Credits and federal tax deductions for charitable contributions (easements) for historic preservation purposes.		●							
4.8	<b>Fullerton’s Architectural Heritage</b> Encourage Fullerton Heritage and other preservation groups to create events and programming celebrating Fullerton’s architectural heritage.							●		
4.9	<b>Signage for Historic Districts and Resources</b> As part of the citywide wayfinding plan and implementation program, include entry monumentation and signage that identifies, provides boundaries to, and marks historic districts and resources.		●	□				□		
4.10	<b>Establishing Landmark Districts</b> Evaluate opportunities to revise Chapter 15.48 of the Zoning Ordinance to encourage property owners to establish Landmark Districts and/or Preservation Zones and to remove barriers that discourage their formation.		●							
4.11	<b>Guidance for Historic Retrofits</b> Encourage the use of the Secretary of the Interior’s Standards for Rehabilitation, and work to develop Fullerton-specific standards and guidelines to help owners of historic properties perform energy-efficient upgrades that respect original materials and styles.		●							



**Table 13**  
**Short-Term Action Plan**

		Key Implementing Departments ● = Lead Implementing Department □ = Secondary Implementing Department								
Element/Goal/Action		Administrative Services	Community Development	Engineering	Fire	Library	Maintenance Services	Parks & Recreation	Police	City Manager/ Economic Development
4.12	<b>Skilled Contractors for Retrofits</b> Investigate opportunities with Fullerton vocational programs and community colleges to prepare students in the construction trades with the skills to maintain, restore and rehabilitate historic resources. Develop a program to match projects with appropriately skilled contractors.		●							
4.13	<b>State Historical Building Code</b> For projects that involve the rehabilitation of historic buildings, promote the use of the State Historical Building Code to provide flexibility in meeting performance standards and code requirements.		●							
4.14	<b>Architectural Salvage</b> Encourage the establishment of a business, non-profit, or co-op that collects and re-sells historic and non-historic building materials.		●							□
Chapter 4: Mobility										
Goal 5: A balanced system promoting transportation alternatives that enable mobility and an enhanced quality of life.										
5.1	<b>Improved Transit Service</b> Work with OCTA to improve the coverage of transit service in Fullerton by providing transit routes that more directly serve residential neighborhoods and enhancing regional transit connections in Fullerton through additional routes and increased service frequency.		□	●						
5.2	<b>Signal Coordination</b> Collaborate with Caltrans, OCTA and neighboring cities to achieve multi-jurisdictional traffic signal coordination across city boundaries.			●						





**Table 13**  
**Short-Term Action Plan**

		Key Implementing Departments ● = Lead Implementing Department □ = Secondary Implementing Department								
Element/Goal/Action		Administrative Services	Community Development	Engineering	Fire	Library	Maintenance Services	Parks & Recreation	Police	City Manager/ Economic Development
5.3	<b>Rail and Rapid Transit</b> Participate in the planning efforts for regional and inter-state rail and rapid transit projects to represent the interests of the City.		□	●						
5.4	<b>Alternative Parking Solutions</b> Evaluate and revise the Zoning Ordinance related to parking requirements for individual projects to consider the urban context and proximity to multi-modal transportation infrastructure; consider Parking Management Districts for shared parking and other opportunities to reduce the parking requirements of individual projects.		●							
5.5	<b>Dedications for Right-of-Way</b> Establish by local ordinance the ability to require a dedication or irrevocable offer of dedication of real property for streets, alleys, and additional land as may be necessary to provide bicycle paths and/or local transit facilities, consistent with the provisions of the Subdivision Map Act or as otherwise allowed under State law.			●						
5.6	<b>Right-of-Way Deficiencies</b> Monitor private development projects adjacent to the street intersections/segments with substandard (deficient) right-of-way, as analyzed to accommodate multi-modal transportation infrastructure, and facilitate dedication in accordance with the City regulations.			●						



**Table 13**  
**Short-Term Action Plan**

		Key Implementing Departments ● = Lead Implementing Department □ = Secondary Implementing Department								
Element/Goal/Action		Administrative Services	Community Development	Engineering	Fire	Library	Maintenance Services	Parks & Recreation	Police	City Manager/ Economic Development
5.7	<b>Traffic Impact Fee Program</b> Revise the traffic impact fee program to ensure that new development pays its appropriate fair share of the costs (fair share contribution) of improvements needed to accommodate the development when considered in the context of a multi-modal transportation system.		□	●						
5.8	<b>Safe Routes to School Program</b> Work with local school districts, individual schools and parent organizations to develop and implement a Safe Routes to School Program for safe walking and bicycling to schools at every elementary, middle and high school.		□	●				□	□	
Chapter 5: Bicycle										
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.										
6.1	<b>Development of Multi-Tiered Network of Bikeways</b> Work with the Bicycle Users Subcommittee and the community to further develop the current bicycle network into a multi-tiered network of on- and off-street bicycle travel options.		□	●				□		
6.2	<b>Regular Review by Bicycle Users Subcommittee</b> Establish a regular review through the Bicycle Users Subcommittee of network gaps, barriers, new opportunities and unsafe conditions on any City street and their relative priority for completion. This list would be presented to the City Council for review and approval as part of the priority setting process to implement The Fullerton Plan with the approved list informing Capital Improvement Project planning and funding needs.		□	●				□	□	



**Table 13**  
**Short-Term Action Plan**

		Key Implementing Departments ● = Lead Implementing Department □ = Secondary Implementing Department								
Element/Goal/Action		Administrative Services	Community Development	Engineering	Fire	Library	Maintenance Services	Parks & Recreation	Police	City Manager/ Economic Development
6.3	<b>Collaboration with North Orange County Cities and Agencies</b> Collaborate with the Orange Country Transportation Authority (OCTA), North Orange County cities and other agencies as appropriate on short- and long-term strategies to integrate bicycle routes and networks across jurisdictional boundaries.		□	●				□		
6.4	<b>Standards for Intersection Improvements</b> Establish City standards for intersection improvements, which include signal systems appropriate to detect bicycles and time to facilitate safe crossing.			●						
6.5	<b>Roadway Restoration Subsequent to Repairs</b> Establish City standards to require a road to be restored to, or exceed if warranted by the prior condition, its original quality following the completion of road work repairs by the City, private entity or other agencies such as utilities, paying particular attention to surface smoothness and re-striping suitable for bicycling			●			□			
6.6	<b>Pavement Management for Bikeways</b> Update the variables in the pavement management system to give priority or otherwise have a shorter replacement cycle to those streets which are identified as a Class II or Class III bikeway in the City's Bicycle Master Plan.			●						



**Table 13**  
**Short-Term Action Plan**

Element/Goal/Action		Key Implementing Departments								
		● = Lead Implementing Department □ = Secondary Implementing Department								
		Administrative Services	Community Development	Engineering	Fire	Library	Maintenance Services	Parks & Recreation	Police	City Manager/ Economic Development
6.7	<b>Bikeway Signage Standards</b> Develop City-standards for signage when bikeways are impacted by construction or require the use of signs consistent with recognized standards including those of the Federal Highway Administration, California Department of Transportation, and the American Association of State Highway and Transportation Officials and include review of proposed signs by the City as part of a Traffic Control Plan or similar.			●						
6.8	<b>Bicycle Parking and Storage Standards</b> Establish City standards for bicycle parking and storage, including specifications for racks and lockers, in public and private projects.		●	●						
6.9	<b>Bicycle Boulevard Pilot Project</b> Evaluate a location for and pursue pilot projects to employ traffic calming and other measures to create a bicycle boulevard, a low speed street which has been optimized for bicycle traffic. Bicycle boulevards discourage cut-through motor vehicle traffic, but typically allow local motor vehicle traffic.		□	●				□		
Chapter 6: Growth Management										
Goal 7: Growth and development aligned with infrastructure capabilities.										
7.1	<b>Capital Improvement Program</b> Utilize the Capital Improvement Program to evaluate and prioritize infrastructure maintenance, replacement and improvement.			●						



**Table 13**  
**Short-Term Action Plan**

		Key Implementing Departments ● = Lead Implementing Department □ = Secondary Implementing Department								
Element/Goal/Action		Administrative Services	Community Development	Engineering	Fire	Library	Maintenance Services	Parks & Recreation	Police	City Manager/ Economic Development
Chapter 7: Noise										
Goal 8: Protection from the adverse effects of noise.										
8.1	Noise Ordinance Update the City’s Noise Ordinance to comply with the policies of The Fullerton Plan and to address noise issues in the community.		●							
Chapter 8 Economic Development										
Goal 9: Long-term fiscal strength and stability that has a foundation in local economic assets and adapts to dynamic market conditions.										
9.1	Economic and Fiscal Impact Reports Prepare thresholds to determine when a third-party economic and fiscal impact report is required as part of a development application.		●							□
9.2	"Buy Local" Ordinance Explore the creation of a “buy local” ordinance to encourage City departments to purchase goods and services from local businesses whenever feasible to take advantage of the multiplier effect of spending dollars within the local economy.	●								□
9.3	Web-based GIS System Develop a user-friendly, web-based GIS system that provides the public with information that is regularly requested at the public counter of City departments.	□	●	□						□
9.4	Business Responsive Processes Develop and implement processes to communicate effectively with businesses, including establishing time periods to respond to business inquiries.	□	□			□				●



**Table 13**  
**Short-Term Action Plan**

		Key Implementing Departments ● = Lead Implementing Department □ = Secondary Implementing Department								
Element/Goal/Action		Administrative Services	Community Development	Engineering	Fire	Library	Maintenance Services	Parks & Recreation	Police	City Manager/Economic Development
9.5	<b>Telecommunications Master Plan</b> Prepare and maintain a Telecommunications Master Plan to guide the coordinated development of information and communications infrastructure throughout the City.	□								●
9.6	<b>Technology Master Plan</b> Prepare and maintain a Technology Master Plan to create a strategy for a coordinated City-wide information technology program to meet the increasing demand for technology services from City staff and the public.	□								●
Goal 10: An innovation economy built upon Fullerton's local entrepreneurial spirit and intellectual capital.										
10.1	<b>Economic Development Vision and Strategy</b> Assess the competitiveness of Fullerton to attract new businesses and prepare a community-based economic development vision and strategy that focuses on creating an innovation economy rooted in local business development and entrepreneurship.									●
10.2	<b>Marketing and Branding Campaign</b> Develop a marketing and branding campaign, in collaboration with the Fullerton business community, to brand the City of Fullerton as a center of innovation and entrepreneurship. Consider monthly marketing reports and quarterly publications that highlight local businesses and programs.									●



**Table 13**  
**Short-Term Action Plan**

		Key Implementing Departments ● = Lead Implementing Department □ = Secondary Implementing Department								
Element/Goal/Action		Administrative Services	Community Development	Engineering	Fire	Library	Maintenance Services	Parks & Recreation	Police	City Manager/ Economic Development
10.3	<b>Web-Based Economic Information</b> Through a web-based GIS system, give entrepreneurs and business owners a quicker, more efficient way to understand the economic landscape and business possibilities in Fullerton. The system should provide information related to demographics, psychographics and consumer spending, real estate, neighborhood/district profiles, and information about how to start a business in Fullerton.	□				□				●
Chapter 9: Revitalization										
Goal 11: Revitalization activities that result in community benefits and enhance the quality of life in neighborhoods, districts, and corridors.										
11.1	<b>Historic Preservation Promotion and Incentives</b> Develop a local program to promote the State Historical Building Code, Historic Preservation Easements, Mills Act and Federal Historic Preservation Tax Incentives. Consider educational workshops in targeted neighborhoods and districts, training for City staff, and distribution of promotion materials to owners of historic and potentially historic properties.		●	□				□		□
11.2	<b>Brownfield Mapping</b> Identify and prepare GIS data and maps for brownfield sites in the City of Fullerton to facilitate investment and reuse of vacant and underutilized, contaminated industrial sites.		●	□						





**Table 13**  
**Short-Term Action Plan**

Element/Goal/Action		Key Implementing Departments								
		● = Lead Implementing Department □ = Secondary Implementing Department								
		Administrative Services	Community Development	Engineering	Fire	Library	Maintenance Services	Parks & Recreation	Police	City Manager/Economic Development
<b>11.3</b>	<b>Focus Area Plans and Strategies</b> Prepare community-based plans and strategies for the City's Focus Areas, which include the City's industrial areas, Downtown Fullerton, employment districts, major corridors and retail shopping districts.		●	□				□		□
<b>Chapter 10 Public Safety</b>										
<b>Goal 12: Proactively addressing public safety concerns.</b>										
<b>12.1</b>	<b>Fire and Emergency Preparedness Education</b> Develop and deliver an in-person and online training and educational program for community members on fire prevention and emergency preparedness.				●					
<b>Goal 13: Responsive to public safety needs.</b>										
<b>13.1</b>	<b>CERT Program</b> Promote and conduct seminars in schools and other civic and neighborhood locations to teach citizens how to prepare for potential emergencies and provide ample opportunities for Community Emergency Response Training (CERT) so that community members can serve as civilian volunteers during an emergency.				●					
<b>Chapter 11: Public Health</b>										
<b>Goal 14: An environment with opportunities for community health and wellbeing.</b>										
<b>14.1</b>	<b>HEAL City</b> Implement the Fullerton City Council's Resolution pertaining to the Healthy Eating Active Living (HEAL) Cities Campaign.	□	●	□				□		



**Table 13**  
**Short-Term Action Plan**

Element/Goal/Action		Key Implementing Departments								
		● = Lead Implementing Department □ = Secondary Implementing Department								
Element/Goal/Action		Administrative Services	Community Development	Engineering	Fire	Library	Maintenance Services	Parks & Recreation	Police	City Manager/Economic Development
14.2	<b>Home-Based Business Ordinance</b> Revise the Fullerton Municipal Code pertaining to home occupations to reflect the current attributes of home-based businesses, including those providing health-related services; ensure that such revisions will uphold neighborhood stability.		●							
Chapter 12: Parks and Recreation										
Goal 15: Parks, recreational facilities, trails, and programs that promote a healthy community and a desirable quality of life.										
15.1	<b>Parks and Recreation Design Guidelines</b> Prepare updated design guidelines for parks, trails and recreational facilities to facilitate exemplary and innovative design, reinforce the integrity and character of Fullerton, provide an objective reference for the City to review project applications, and serve as a resource for addressing interface conditions between private property and public parks, recreational facilities, and trails.							●		
15.2	<b>Unpermitted Encroachments</b> Undertake a study to identify unpermitted encroachments to parks, trails and other public facilities, as well as prepare an implementation strategy to eliminate the unpermitted conditions.			□				●		
15.3	<b>Focused Parks and Recreation Plan</b> Develop and implement a community-based Focused Parks and Recreation Plan with the expressed purpose of providing parks, recreational facilities, trails and bike paths in built-out and underserved areas of Fullerton.		□	□				●		



**Table 13**  
**Short-Term Action Plan**

Element/Goal/Action		Key Implementing Departments								
		● = Lead Implementing Department □ = Secondary Implementing Department								
		Administrative Services	Community Development	Engineering	Fire	Library	Maintenance Services	Parks & Recreation	Police	City Manager/Economic Development
<b>Chapter 13: Arts and Culture</b>										
<b>Goal 16: Broad community participation in cultural activities and visual and performing arts.</b>										
<b>16.1</b>	<b>Alliance for Arts and Culture in Education</b> Create a formal alliance between the City, Fullerton Museum Center, All the Arts, the Fullerton Education Foundation, the Fullerton School District, Fullerton Joint Union High School District, Fullerton College, Cal State Fullerton and other organizations to promote school group access to arts and culture.							●		
<b>16.2</b>	<b>Multi-Cultural Events</b> Expand the Fullerton Museum Center's exhibits of multi-cultural interest, creating more opportunities in the downtown area for culturally-specific events such as Día de los Muertos, Lunar New Year observances, and other events serving the City's diverse and changing population.							●		
<b>16.3</b>	<b>Public Art Master Plan</b> Prepare a community-based public art master plan that guides the maintenance of existing public art installations and sets forth policy guidance for future sculptures, murals and temporary art installations in the public realm.			□				●		
<b>16.4</b>	<b>Downtown Arts District</b> Create a pedestrian-priority area in Downtown Fullerton that offers new arts venues and experiences, such as an arts walk, and provides opportunities for arts-related businesses, sites for public art, and space for cultural events and programs.		●	□				□		



**Table 13**  
**Short-Term Action Plan**

Element/Goal/Action		Key Implementing Departments								
		● = Lead Implementing Department □ = Secondary Implementing Department								
Element/Goal/Action		Administrative Services	Community Development	Engineering	Fire	Library	Maintenance Services	Parks & Recreation	Police	City Manager/ Economic Development
16.5	<b>New Venues</b> Prepare a strategic plan, in coordination with other applicable public agencies and private and non-profit institutions, for the establishment of new arts and culture venues, such as an interactive children's museum, a natural history museum or nature center with a strong arts component, and a Leo Fender performing arts venue to build upon Fullerton’s reputation as an arts center. These venues should offer quality exhibits, a space for emerging artists and/or a venue for student artists.							●		□
Chapter 14: Education										
Goal 17: An exceptional variety and quality of educational opportunities that reach community members throughout their lives.										
17.1	<b>Communication with Education Providers</b> Support regional and subregional efforts to create a framework for regular communication between city management and education providers to share information and resources, identify additional opportunities for partnerships with outside organizations, and coordinate efforts to achieve shared goals.	●	□							□
17.2	<b>Checklist</b> Develop a project review checklist that includes considerations for maximizing compatibility between public and private educational institutions and nearby off-campus uses		●							



**Table 13**  
**Short-Term Action Plan**

		Key Implementing Departments ● = Lead Implementing Department □ = Secondary Implementing Department								
Element/Goal/Action		Administrative Services	Community Development	Engineering	Fire	Library	Maintenance Services	Parks & Recreation	Police	City Manager/ Economic Development
Chapter 15: Community Involvement										
Goal 18: Citizens that are actively involved in shaping the community's future and overall quality of life.										
18.1	<b>Improved Communications</b> Review and update as necessary formats and terminology used in public notices to ensure that the message can be clearly understood by all who may be affected by an action. Consider multi-lingual notices for significant public outreach events, meetings and hearings.	●	□							□
18.2	<b>City Website and Public Engagement Technology</b> Expand the City website as a tool for civic engagement by considering new technologies and features, such as an online forum, to stimulate citizen-to-citizen, citizen-to-City and City-to-citizen interaction.	●								□
18.3	<b>Engagement of Underrepresented Populations</b> Collaborate with service organizations, neighborhood associations, cultural groups and other community partners to conduct focused outreach efforts to encourage wider participation in City activities, including service on City committees and commissions.	●	□							□
18.4	<b>Planning and Policy Engagement</b> Implement an outreach program to educate community members about The Fullerton Plan and engage them in sharing responsibility for its implementation.		●							



**Table 13**  
**Short-Term Action Plan**

		Key Implementing Departments ● = Lead Implementing Department □ = Secondary Implementing Department								
Element/Goal/Action		Administrative Services	Community Development	Engineering	Fire	Library	Maintenance Services	Parks & Recreation	Police	City Manager/ Economic Development
18.5	<b>Meeting Locations</b> Develop and maintain an up-to-date online resource of public and private locations for holding meetings within Fullerton.	●								□
18.6	<b>Community Involvement Program</b> Develop and adopt a community involvement program for all City departments, which provides the public with opportunities to be involved in the delivery of public services and the planning of public and private projects.	●								□
18.7	<b>City Communication Regarding Proposed Projects</b> Improve the format and content of the City website to maximize visibility and access to public hearing notices, agendas, staff reports and decisions.	●								□
Chapter 16: Water										
Goal 19: An adequate, safe, and reliable water supply.										
19.1	<b>Partnerships with Local and Regional Agencies</b> Create partnerships and governance structures that allow for a comprehensive approach to water supply management to improve the reliability of local groundwater, imported water supplies and the development of alternative water resources, such as seawater desalination and recycled water.			●						



**Table 13**  
**Short-Term Action Plan**

		Key Implementing Departments ● = Lead Implementing Department □ = Secondary Implementing Department								
Element/Goal/Action		Administrative Services	Community Development	Engineering	Fire	Library	Maintenance Services	Parks & Recreation	Police	City Manager/Economic Development
19.2	<b>Education Programs with Local Water Districts</b> Coordinate and cooperate with the Metropolitan Water District of Southern California, Orange County Water District and Municipal Water District of Orange County to expand and strengthen educational and public relations programs regarding the importance of water conservation through co-sponsored public workshops, website links and informational brochures.			●						
Goal 20: A healthy watershed and clean urban runoff.										
20.1	<b>Revise Street Standards</b> Revise the City’s street standards to allow and encourage bio-filtration systems/planters and the use of permeable pavement.			●						
20.2	<b>Green Streets and Parking Lots</b> Implement demonstration projects in select neighborhoods and districts to show how streets and parking lots can be improved with bio-filtration systems/planters and the use of permeable pavement.			●						
Chapter 17: Air Quality and Climate Change										
Goal 21: Protection and improvement of air quality.										
21.1	<b>NEV Accommodation</b> Accommodate the use of neighborhood electric vehicles through reduced parking requirements, modified parking spaces dimensions, or other Zoning Ordinance revisions, considered as a part of a comprehensive review of City parking standards.		●	□						





**Table 13**  
**Short-Term Action Plan**

Element/Goal/Action		Key Implementing Departments								
		● = Lead Implementing Department □ = Secondary Implementing Department								
		Administrative Services	Community Development	Engineering	Fire	Library	Maintenance Services	Parks & Recreation	Police	City Manager/Economic Development
21.2	<b>Car Sharing Pilot Program</b> Explore the potential for a car sharing pilot program to be implemented in one or more of the City's Focus Areas.		□							●
Goal 22: Participation in regional efforts to address climate change and its local impacts.										
22.1	<b>GHG Inventories</b> Update the greenhouse gas inventory as required and track progress against targets as recommended by the Climate Action Plan.		●							
22.2	<b>Community Education Programs</b> Conduct an educational series on concepts related to the integration of land use and transportation planning and the opportunities and choices associated with a multi-modal transportation system as part of community-based planning of Focus Areas.		●							
22.3	<b>Climate Adaptation Plan</b> Create a plan that identifies the impacts of climate change on the City and provides methods for adaptation.		●							
Chapter 18: Integrated Waste Management										
Goal 23: Safe and efficient management of waste.										
23.1	<b>Source Separated Recycling for Multi-Family Housing</b> Explore the feasibility of source separated recycling for multi-family housing.	●								



**Table 13**  
**Short-Term Action Plan**

		Key Implementing Departments ● = Lead Implementing Department □ = Secondary Implementing Department								
Element/Goal/Action		Administrative Services	Community Development	Engineering	Fire	Library	Maintenance Services	Parks & Recreation	Police	City Manager/ Economic Development
23.2	<b>Source Separated Processing for Businesses and Industries</b> Identify and provide services to businesses and industries whose waste stream supports source separated processing.	●								□
23.3	<b>Food-Waste Processing Facility</b> Explore the feasibility of a food-waste processing facility to serve the City's food-service and food-processing businesses and large institutions.	●	□							□
Chapter 19: Open Space and Natural Resources										
Goal 24: Responsible management of open spaces balanced with the healthy functioning of environmental systems.										
24.1	<b>Transfer of Development Rights</b> Explore the feasibility of creating a regional or subregional Transfer of Development Rights (TDR) program to preserve open space and channel growth to infill locations.		●							
24.2	<b>Interdepartmental Coordination and Collaboration</b> Establish an interdepartmental coordination process to regularly address planning, design and other matters (e.g. encroachments; updates to habitat, conservation and fire management policies; conditions of development applications; etc.) pertaining to open space.		●	□	□			□		
Goal 25: Responsible management of natural resources.										
25.1	<b>Community Forest Ordinance and Community Forest Management Plan</b> Update the Community Forest Ordinance and Community Forest Management Plan to include standards for tree protection and enhancement in private development.						●			



**Table 13  
Short-Term Action Plan**

		Key Implementing Departments ● = Lead Implementing Department □ = Secondary Implementing Department								
Element/Goal/Action		Administrative Services	Community Development	Engineering	Fire	Library	Maintenance Services	Parks & Recreation	Police	City Manager/ Economic Development
Chapter 20: Natural Hazards										
Goal 26: Protection of people, natural and built environments and economy from natural hazards.										
26.1	<b>Flood Channel Improvements</b> Encourage the Orange County Flood Control District to make improvements to regional drainage channels to alleviate the potential for flooding within the City of Fullerton.			●						
26.2	<b>Project Review</b> Review the City’s natural hazards maps (Exhibits 23-27) to determine potential risks to people and buildings and to develop appropriate mitigation measures to address and minimize risks.		●							
26.3	<b>Flooding</b> Review on-site and off-site flood hazards for all projects located within areas subject to flooding during a 100-year storm event (see Exhibit 27).		□	●						
26.4	<b>Wildland Fires</b> For projects within Wildfire Threat Areas (see Exhibit 17), require landscape and building plans to incorporate defensible space between natural vegetation and buildings, on-site fire detection and automatic sprinkler systems, non-combustible roofing materials (tile or concrete) and other appropriate mitigation measures.		□		●					
26.5	<b>Geologic Hazards</b> Require and review geologic reports prior to decisions on any project that would subject property or people to significant risks from geologic hazards (refer to Exhibits 23-24). Geologic reports should describe the hazards and include mitigation measures to reduce risks to acceptable levels.		●							



**Table 13**  
**Short-Term Action Plan**

		<b>Key Implementing Departments</b> ● = <i>Lead Implementing Department</i> □ = <i>Secondary Implementing Department</i>								
Element/Goal/Action		Administrative Services	Community Development	Engineering	Fire	Library	Maintenance Services	Parks & Recreation	Police	City Manager/Economic Development
26.6	<b>Implementation of Recommended Mitigation Actions</b> Pursue the implementation of the recommended mitigation actions included in Table 5.1 of the adopted City of Fullerton Local Hazard Mitigation Plan or as otherwise provided by the Mitigation Action Plan (Section 5.4) based on priority, funding availability or other circumstances.		●							
26.7	<b>Review and Update of Local Hazard Mitigation Plan</b> Revisit the adopted City of Fullerton Local Hazard Mitigation Plan annually in conjunction with annual reporting on the implementation of The Fullerton Plan and as prescribed in the adopted Maintenance Schedule (Section 7.2). A written update to the State and FEMA is required every five years to retain eligibility for hazard mitigation and other FEMA programs, unless a disaster or other circumstances require a change to this schedule.		●							



## Key Implementation Tools

The following describes the some of the key tools the City will use to implement The Fullerton Plan.

### Zoning Code

The principal method by which the City will implement land use policy set forth by The Fullerton Plan is the Zoning Code. Policies and standards which describe the types of uses permitted, density/intensity, and development characteristics (setbacks, height limits, etc.) are codified as precise requirements in the ordinance. The authority to zone is inherent in the police power delegated to cities by the California Constitution. The Zoning Code consists of two basic elements: a map which delineates the boundaries of districts in which uses developed with similar standards are to be permitted; and text which explains the purpose of the zoning district, lists the permitted uses and those permitted under special conditions, and defines the standards for development.

Table 14 summarizes the current zoning designations that correspond to the Community Development Types. Appendix B: Zoning Diagnostic further evaluates the current Zoning Code and provides recommended revisions that should be undertaken to be consistent with The Fullerton Plan. Throughout the life of The Fullerton Plan, the City will evaluate and amend the provisions of the Zoning Code on a regular basis in order to maintain consistency.

<b>Community Development Type</b>	<b>Consistent Zoning Designations</b>
Low Density Residential (up to 6 du/ac)	R-1 Single-family Residential R-1P Single-family Residential Preservation PRD Planned Residential Development
Low/Medium Density Residential (6.1 to 15 du/ac)	R-G Garden Type Multi-family Residential R-2 Two-family Residential R-2P Two-family Residential Preservation
Medium Density Residential (15.1 to 28 du/ac)	R-3R Restricted Multi-family Residential R-3 Limited Density Multi-family Residential R-3P Multi-family Residential Preservation R-MH Mobile Home Park
High Density Residential (over 28 du/ac)	R-4 Medium Density Multi-family Residential R-5 Maximum Density Multi-family Residential
Greenbelt Concept (up to 3 du/ac)	R-1 Single-family Residential PRD Planned Residential Development P-L Public Land R-G Garden Type Multi-family Residential C-G Commercial Greenbelt O-S Open Space O-G Oil-Gas



**Table 14**  
**Corresponding Community Development Types and Zoning Designations**

Community Development Type	Consistent Zoning Designations
Commercial (0.30 to 0.35 FAR)	C-1 Limited Commercial C-2 General Commercial C-3 Central Business District Commercial C-H Commercial Highway C-M Commercial Manufacturing O-P Office Professional
Office (0.30 to 0.35 FAR) <sup>1</sup>	O-P Office Professional
Downtown Mixed Use (30 to 60 du/ac; 0.9 to 2.0 FAR)	C-3 Central Business District
Neighborhood Center Mixed Use (16 to 60 du/ac; 0.5 to 3.0 FAR)	New zoning designation to be created
Urban Center Mixed Use (30 to 80 du/ac; 0.75 to 3.0 FAR)	New zoning designation to be created
Industrial (0.35 to 0.50 FAR)	M-P Manufacturing Park M-G Manufacturing General C-M Commercial Manufacturing
Public Land: School Facilities Government Facilities Parks and Recreation	P-L Public Land O-S Open Space O-G Oil-Gas (Parks and Recreation only) O-P Office Professional (School Facilities only)
Religious Institutions (up to 0.35 FAR)	All Zoning
Specific Plan	SPD

*Note: SPD (Specific Plan District) may be used to implement every Community Development Type*

1. A FAR of 1.700 is permitted on the St. Jude Medical Center main campus which is bordered by Harbor Boulevard on the west, Bastanchury Road on the north, Brea Dam Recreation Area on the east and southeast, and East Valencia Mesa Boulevard and the Fullerton Tennis Center on the south.
2. A FAR of 1.350 is permitted for the St. Jude Medical Plaza Specific Plan area located at 2151 N. Harbor Boulevard.

## Specific Plans

State law authorizes cities to adopt Specific Plans to implement their General Plans in designated areas. They are intended to provide more specific identification of the types of uses to be permitted, development standards, circulation and infrastructure improvements, and design guidelines. They are often used to ensure that multiple property owners and developers adhere to a common plan for development.

## Design Guidelines

Fullerton has developed design guidelines for various areas and districts in the city. Projects in these areas are reviewed for compliance with the established design guidelines, which were developed to ensure consistent review for design and aesthetic compatibility within these established neighborhoods.



### **Capital Improvement Program**

The City's Five-Year Capital Improvement Program (CIP), is a planning tool for short- and long-range capital improvement and development. The CIP links the City's fiscal planning process to physical development and places a strong emphasis on the overall repair and reconstruction needs of City facilities and infrastructure system.

### **Application Packages**

Application packages or other information provided to applicants related to a discretionary request will include the same standard form used by staff to evaluate the request against the policy framework and track indicators.

### **Compliance With Federal, State and Regional Regulations**

The City of Fullerton is required to comply with federal, state and regional regulations. Throughout the lifetime of The Fullerton Plan, the City will undertake revisions and updates to local regulations, policies and programs in order to be consistent with existing and future federal, state and regional regulations and programs. Implementing actions and programs resulting from The Fullerton Plan will also need to be consistent with existing and future regulations.





This page is intentionally blank.



# Glossary

## A

### **Access / Accessible**

The ability or right to make use of.

### **Accessible Design / Universal Design**

Design to accommodate a wide range of users, including people with disabilities and other special needs.

### **Active Park**

Open space improved for recreational use with facilities such as graded spaces, tailored playing surfaces, buildings, parking areas and similar modifications to the natural site.

### **Activity Node / Node**

Point within the City, relating to paths and districts, into which people enter or where people congregate.

### **Arterial**

A class of roads serving major traffic movements (high-speed, high volume) for travel between major points.

### **Assessment District**

Financing mechanism used to raise funds for improvements that benefit a specific area, by levying an annual assessment on all property owners in the district. Each parcel of property is assessed a portion of the costs of the public improvements, based on the proportion of benefit received by that parcel.

### **Automatic Aid Agreement**

Assistance dispatched automatically by contractual agreement between two communities or fire districts.

## B

### **Bicycle Facilities**

Improvements and provisions which accommodate or encourage bicycling, including parking facilities, maps, signs, bike lanes, multi-use paths, and shared roadways designated for bicycle use.

### **Bicycle Boulevard**

A low speed street which has been optimized for bicycle traffic. Bicycle boulevards discourage cut-through motor vehicle traffic, but typically allow local motor vehicle traffic. They are designed to give priority to cyclists as through-going traffic.

**Brownfield**

An abandoned, idled or under-used industrial or commercial property where expansion or reuse is complicated by real or perceived environmental contamination.

**Built Out**

A condition reached when land has been developed to its full capacity as permitted under current general plan designations.

**Business Improvement District (BID)**

Self-taxing financing district authorized by State law. Through systematic, periodic self-assessment, business or property owners pay for capital improvements, maintenance, marketing, parking, and/or other items within a particular area, as jointly agreed to.

**Business Incubator**

An organization designed to accelerate the growth and success of entrepreneurial companies through an array of business support resources and services that could include physical space, capital, coaching, common services, and networking connections.

**C****Capacity**

Ability of a roadway or intersection to accommodate a moving stream of people or vehicles in a given time period.

**Capital Improvement**

The addition of a permanent structural improvement or the restoration of some aspect of a property that will either enhance the property's overall value or increase its useful life.

**Capital Improvement Program**

A program, administered by a city or county government, which schedules permanent improvements, usually for a minimum of five years in the future, to fit the projected fiscal capability of the local jurisdiction. This program generally is reviewed annually for conformance to and consistency with the general plan.

**Character**

Special physical attributes of a structure or area that set it apart from its surroundings and contribute to its individuality.

**Classification**

The assignment of roads and intersections into categories according to the character of service they provide in relation to the entire road network.

**Climate Change**

A change in the statistical distribution of weather over periods of time, which includes a change in the average weather or a change in the distribution of weather events around an average.

**Community-Based**

Taking place in community settings and involving community members in planning, decision-making and implementation.

**Community Development and Design**

Having to do with the physical environment of the City, and shaping it through development and revitalization.

**Community Development Type**

The City's classification of land specifying the appropriate use of properties and the intended form and character. Also see Land Use Designation.

**Community Garden**

Land that is cultivated as a garden by a group of community members, usually gardening in separate areas. Plants in these gardens are typically grown for food production, beautification and natural habitat.

**Community Noise Equivalent Level (CNEL)**

A weighted average of sound levels gathered throughout a 24-hour period. This is essentially a measure of ambient noise. A rating of community noise exposure to all sources of sound that differentiates between daytime, evening, and nighttime noise exposure.

**Compatibility**

The characteristics of different uses or activities that permit them to be located near each other in harmony and without conflict.

**Conditions of Approval**

Requirements placed on a permit or development that may require further submittal of documents, inspections, etc.

**Corridor / Path**

Channel along which the observer moves and observes the city. Examples are streets, walkways, trails, transit lines, bike paths, and rail lines.

**Crime Prevention through Environmental Design (CPTED)**

An approach to crime prevention that takes into account the relationship between the physical environment and the users of that environment. The principles of CPTED assert that the proper design and effective use of the physical environment can produce behavioral effects that will reduce the incidence and fear of crime, thereby improving the quality of life. CPTED strategies include natural access control, natural surveillance, territorial reinforcement and maintenance.

## D

**Density**

The number of residential dwelling units permitted per gross acre of land, determined by dividing the number of units by the total area of land within the boundaries of a lot or parcel.

**Design Guidelines**

A set of standards regarding site and landscape design, architecture, materials, color, lighting and signs of a building or other improvement.

**Design Speed**

The maximum safe speed that can be maintained over a specified section of roadway when conditions are so favorable that the design features of the roadway govern.

**Development Review**

The process which a development application undergoes to determine compliance with all applicable local standards and requirements.

**Development Standards**

Set of requirements for each zoning district that regulate the development of building sites. Such standards include but are not limited to building setbacks, street frontages and lot sizes.

**District**

Section of the City that has a unique identity and is defined by recognizable characteristics, into which people enter and feel that they are a part of. Districts are primarily non-residential or mixed-use areas.

## E

**Easement**

The right to make use of the land of another for a limited purpose, such as right of passage.

**Economic and Fiscal Impact Report**

A report projecting the public costs and revenues that will result from a proposed program or development.

**Economic Gardening**

An economic model that embraces the fundamental idea that entrepreneurs drive economies and seeks to create jobs by supporting existing companies in a community.

**Edge**

A boundary, barrier or seam between two or more distinct areas that is not a path but rather serves as a lateral reference.

**Education Providers**

Entities providing educational opportunities, such as preschools, K-12 schools, universities, colleges, other higher education programs and vocational schools.

**Environmentally Sensitive Area**

Type of designation for an area which needs special protection because of its landscape, wildlife or historical value.

**E-Waste**

Consumer and business electronic equipment that is near or at the end of its useful life.



## F

### **Facility**

A structure or place which is built, installed, or established to serve a particular purpose.

### **Floating Zone**

A floating zone is the same in content as a conventional zone (regulating use, bulk, area of buildings) but is not mapped until approved. When approved, the zone is “brought down to earth” to be affixed to a particular parcel through amendments to the zoning map. These zones allow for locating use types which cannot be anticipated, or uses for which the City would like to encourage, but for which a City cannot currently say where they should be located. Floating zones normally have a special set of requirements and limitations to assure compatibility with the surrounding neighborhood.

### **Form-Based Code**

An alternative to conventional zoning that regulates development to achieve a specific urban form by using physical form (rather than separation of uses) as the organizing principle for the code.

## G

### **Gateway**

The design of a building, site or landscape to symbolize an entrance or arrival to a special area or district.

### **Geographic Information Systems (GIS)**

Computer-based systems that produce maps showing spatial relationships, patterns, and trends by managing and integrating multiple types of data that all have a geographic component.

### **Green Building**

The practice of creating and using healthier and more resource-efficient models of construction, renovation, operation, maintenance and demolition.

### **Greenhouse Gas**

Chemical compounds that trap heat in the earth's atmosphere, including methane, chlorofluorocarbons, and carbon dioxide.

### **Greyfield**

Real estate or land which is underutilized, typically vacant or with low occupancy and with low economic productivity. In contrast with brownfield land, land which may be partially contaminated, greyfield land usually does not require environmental remediation before it can be reused.

### **Groundwater**

Water beneath the earth's surface, often between saturated soil and rock, that supplies wells and springs.



## H

### **Hazardous Waste**

Waste that is dangerous or potentially harmful to human health and the environment.

### **Highway Capacity Manual (HCM) Methodology**

A methodology used to analyze the peak hour operation of signalized intersections. HCM methodology calculates the amount of delay for vehicles passing through an intersection during a given hour, based on the volume of cars and the amount of green time given to each movement. The results are reported as average seconds of delay per vehicle.

### **Household Hazardous Waste**

Leftover household products that contain corrosive, toxic, ignitable or reactive ingredients that are potentially harmful to human health and the environment.

## I

### **Impact Fee**

A fee assessed on new development in order to fund improvements to infrastructure that is impacted by that development, such as water, parks, and roads.

### **In-Lieu Fee**

Cash payment that may be required of an owner or developer as a substitute for (in lieu of) a dedication of parkland, construction of affordable housing units, or other required improvement.

### **Intensity**

The level of concentration of activity occurring on a site or in an area. Intensity is often used interchangeably with density.

### **Interface**

A surface regarded as the common boundary between two bodies, spaces or phases.

### **Intersection Capacity Utilization (ICU) Methodology**

A methodology used to analyze the peak hour operation of signalized intersections. ICU methodology provides a comparison of the number of vehicles passing through an intersection during a given hour to the theoretical hourly vehicular capacity of that intersection. Results are reported as a percentage value.

## J

### **Joint-Use Agreement**

A formal agreement between two separate government entities—often a school and a city or county—setting forth the terms and conditions for shared use of public property or facilities.





## L

### **Land Use Designation**

The City's classification of land specifying the appropriate use of properties. Referred to as Community Development Type in The Fullerton Plan. Also see Community Development Type.

### **Landmark**

An identifiable, simple physical object- such as a building, sign, store, tower, mountain, etc.- that serves as a point of reference.

### **Level Of Service (LOS)**

A qualitative measure which reflects the relative ease of traffic flow on a scale of A to F, with free-flow being rated LOS A and congested conditions rated as LOS F. Corresponds to the ICU for ICU methodology or delay using HCM methodology. See Intersection Capacity Utilization (ICU) and Highway Capacity Manual (HCM).

### **Live-Work**

A building that serves both as home and commercial space for the inhabitant.

## M

### **Master Plan**

A comprehensive long range plan intended to guide growth and development of an area.

### **Microfinance**

The provision of financial services such as loans, savings, insurance and training to small businesses and entrepreneurs.

### **Mills Act**

A property tax reduction for designated historic properties. The tax savings can be used to help maintain that historic property.

### **Mixed-Use**

Development that includes a mixture of complementary land uses, such as housing, retail, office, commercial services, and civic uses.

### **Mobility**

The ability to move or be moved from place to place.

### **Mode**

A specific form of transportation, such as automobile, bus, rail, bicycle, or walking.

### **Multi-Modal**

Having a variety of modes available for any given trip, such as being able to walk, ride a bicycle, take a bus, or drive to a certain destination. In a transportation system, it means providing for many modes within a single transportation corridor.



## N

### **National Register of Historic Places**

The US Government's official list of buildings, structures, objects, sites, and districts worthy of preservation because of their significance in American history, architecture, archeology, engineering, and culture. The National Register recognizes resources of local, state and national significance which have been documented and evaluated according to uniform standards and criteria.

### **Natural Resource**

Materials and organisms that naturally occur within environments that exist relatively undisturbed by human activity and development.

### **Neighborhood**

Area that is primarily residential with ancillary supporting uses such as small commercial centers.

### **Node / Activity Node**

Point within the City, relating to paths and districts, into which people enter or where people congregate.

### **Noise Attenuation**

Reduction of the level of noise using a substance, material, or surface, like earth berms or solid concrete walls.

### **Noise Mitigation**

A set of strategies to reduce noise pollution that may include transportation noise control, architectural design, and occupational noise control.

### **Noise Reduction**

Lessening or diminishing unwanted sound.

### **Noise-Sensitive Use**

A land use in which noise can adversely affect what people are doing—such as a residence or school.

## O

### **Open Space**

Any parcel or area that is essentially unimproved and devoted to an open space use for the purposes of (1) the preservation of natural resources, (2) the managed production of resources, (3) outdoor recreation, or (4) public health and safety.

## P

### **Park**

An area improved for recreational use with facilities such as trails, community gardens, playing surfaces, buildings, and parking. Active parks have significant modifications, while passive parks have non-intrusive changes to accommodate less structured recreational pursuits.

**Paseo**

Pedestrian pathway through a developed area that is not a street-adjacent sidewalk or a trail.

**Passive Park**

Open space improved with non-intrusive changes to accommodate less structured recreational pursuits than in an active park. Typical minor modifications include trails, service vehicle access improvements, and enhanced landscape materials.

**Path / Corridor**

Channel along which the observer moves and observes the city. Examples are streets, walkways, trails, transit lines, bike paths, and rail lines.

**Planned Residential Development**

Land regulation which promotes unified land development that includes varied and compatible land uses, such as housing, recreation, commercial centers, and industrial parks, all within one contained development or subdivision.

**Plant Communities**

Associated plant species that form the natural vegetation of an area.

**Project**

A public- or private-sector venture involving the development or structural modification of property.

## R

**Recreational Facility**

Infrastructure constructed for recreational use or to support recreational use, such as a park, building, trail, or parking lot.

**Revitalization**

Re-establishing the economic and social vitality of urban areas through infill, legislation, tax incentives, commercial development, etc. within existing urban areas to take advantage of existing investments in infrastructure.

**Right-of-Way**

A linear area that allows for the passage of people or goods. Right-of-way includes passageways such as freeways, streets, bikeways, alleys, and walkways. A public right-of-way is dedicated or deeded to the public for public use and under the control of a public agency.

## S

**Seismic**

Subject to or caused by an earthquake or vibration.

**Seismic Design**

Strategies for designing earthquake-resistant buildings to ensure the health, safety and security of building occupants and assets.

**Sense of Place**

The feeling associated with a location, based on a unique identity and other memorable qualities.

**Sensitive Species**

Species that can only survive within a narrow range of environmental conditions and whose disappearance from an area is an index of pollution or other environmental change.

**Site Plan**

A plan, to scale, showing uses and structures proposed for a parcel of land. It includes lot lines, streets, building sites, public open space, buildings, major landscape features, both natural and man-made, and depending on requirements, the locations of proposed utility lines.

**Solid Waste**

Any garbage or refuse; sludge from a wastewater treatment plant, water supply treatment plant, or air pollution control facility; and other discarded material, including solid, liquid, semi-solid, or contained gaseous material resulting from industrial, commercial, mining, and agricultural operations, and from community activities.

**Specific Plan**

A plan, adopted by city ordinance, which shows the future physical development to be implemented within a specifically defined and circumscribed area of the city. The plan shows types of land uses to be developed; a plan for circulation in and adjacent to the area; and written standards, regulations, and policies for such items as architectural design, open spaces, preservation of existing structures, and other relevant factors.

**Streetscape**

Physical elements found along streets, including the roadway, sidewalks, landscaping, street furniture (such as utility poles, benches or garbage cans), building fronts, and signage.

**Subsidence**

The gradual sinking of landforms to a lower level as a result of earth movements, mining operations, etc.

**Supportive Use**

A land use that supports the function of the primary land use in a particular area, such as neighborhood-serving retail in a primarily residential area.

**Sustainable / Sustainability**

Meeting the needs of the present without compromising the ability of future generations to meet their own needs.

## T

**Transfer of Development Rights (TDR)**

Program which allows landowners to transfer the right to develop one parcel of land to a different parcel of land.

**Transportation Demand Management (TDM)**

Various strategies that change travel behavior (how, when and where people travel) in order to increase transportation system efficiency and achieve specific objectives such as reduced traffic congestion, road and parking cost savings, increased



safety, improved mobility for non-drivers, energy conservation and pollution emission reductions.

**Transportation System Management (TSM)**

Techniques for increasing the efficiency, safety, capacity, or level of service of a transportation facility without increasing its size. Examples include traffic signal improvements and traffic control devices including installing medians and parking removal.

**Trip Reduction**

Reduction in the number of automobile trips taken by a person, household or community.

## U

**Universal Design / Accessible Design**

Design to accommodate a wide range of users, including people with disabilities and other special needs.

## V

**Vehicle Miles Traveled (VMT)**

Aggregate number of miles traveled by the vehicles in a community. VMT is a key measure of overall street and highway use, and reducing VMT is often a major objective in efforts to reduce vehicular congestion and achieve air quality goals.

## W

**Waste Diversion**

The act of keeping materials out of landfills through waste reduction, recycling, reuse, composting or incineration at a waste-to-energy facility.

**Watershed**

The physical land area that naturally drains into a lake, river or stream system.

**Wayfinding**

Signs, maps and other graphic or audible methods used to convey location and directions to travelers.

## Z

**Zoning Code / Zoning Ordinance**

An ordinance enacted by the city council pursuant to state law that sets forth regulations and standards relating to the nature and extent of uses of land and structures in the city.



This page is intentionally blank.