



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.

#### 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.

##### **P2.3 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.

#### 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.

##### **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.

##### **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.

#### 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.)*

# 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 and the special needs populations. State law requires that the City evaluate its Housing Element periodically to determine its effectiveness in achieving the City's and the State's housing agenda. The City adopted the updated and revised Housing Element in May 2015.

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 2013-2021 Housing Element was adopted under separate cover on May 5, 2015. This Chapter contains a summary of the adopted Housing Element policy program. The policy program contains "policy actions" that encompass the City's policies and implementation actions for matters relating to housing.*

*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 May 5, 2015*

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

The City's land use plans and regulations identify adequate sites with appropriate zoning to accommodate the City's share of regional housing need for all income levels during the 5<sup>th</sup> planning period (see Appendix B). However, the prior Housing Element included a program that required rezoning of sites to accommodate 647 additional lower-income units. As described in Appendix B, Section 3 (Unaccommodated Need from the Prior Planning Period) adoption of the Fullerton Transportation Center Specific Plan (FTCSP) in 2010 partially satisfied that requirement but the following additional changes to zoning regulations are needed.

- a) A zoning amendment will be processed in 2015 to redesignate sites for exclusive residential development to accommodate 41 additional lower-income units.
- b) An FTCSP amendment will be processed in 2015 to establish a minimum density of 20 units/acre on Mixed-Use C sites plus at least 5.5 acres of Mixed-Use B sites in order to provide a total capacity of at least 647 lower-income units at a minimum density of 20 units per acre.

To ensure the continued availability of adequate sites to accommodate estimated future construction need by income category, the City shall monitor housing development

activities and report annually on progress toward meeting the City's assigned share of regional housing need.

#### 3.2: Affordability Monitoring

To better track the affordability levels of housing units built during the planning period and provide a more effective way to track performance, 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 continue to monitor entitlement and plan check procedures for affordable housing developments to determine if the 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-income 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, where feasible.





## **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 May 5, 2015*

- 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 continue to facilitate infill development within feasible development sites for homeownership and rental units through proactive and coordinated efforts with the Successor Agency, Planning Division, private development and non-profit entities, and other housing-related groups to encourage the construction of housing affordable to extremely-low-, very-low-, low-, and moderate-income households through a menu of regulatory incentives (e.g., 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 continue to 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 Fullerton Plan, adopted in 2012, identifies 12 focus areas in which development character is either in transition or desired. Within 11 of these areas, residential development is established as an appropriate use. The Fullerton Plan further includes density parameters for each focus area, establishing maximums ranging from 30 to 80 units per acre, and creates two additional land use designations for mixed use developments. The City will continue to encourage mixed use development in the C-3 zone and the two additional Mixed-Use Community Development Types. It is anticipated that future mixed use development may be implemented by specific plan. 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 development standards.
- 3.6: Development of Housing for Large Families**  
The City understands that appropriately sized housing units for large 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 large families through a variety of



## 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 May 5, 2015*

- 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.
- 3.7: 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 health care, nutrition, transportation, and other appropriate services.
- 3.8: Use of Surplus City-Owned Land for Affordable Housing**  
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.
- 3.9: Support Community Housing Development Organization (CHDO) Projects**  
CHDOs 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 CHDOs to develop affordable housing.
- 3.10: 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 continue to utilize 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.
- 3.11: 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



## **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 May 5, 2015*

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.

**3.12: 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 continue to 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.

**3.13: 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.

**3.14: 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.

**3.15: Code Enforcement**

To ensure continued monitoring of housing quality, condition, and use, the City shall continue to 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.

**3.16: 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.

**3.17: 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



## 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 May 5, 2015*

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.

**3.18: 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 continue to monitor industry trends, technologies, and techniques that encourage the sustainable use of resources in new housing development and the retrofit of existing housing and 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.

**3.19: Relocation Assistance**

The City will continue to 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 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.

**3.20: Efficient Use of Energy Resources in Residential Development**

The City shall continue to 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.

**3.21: Continued Monitoring and Preservation of Housing Units At-Risk of Converting to Market Rate**

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



## 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 May 5, 2015*

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.

#### **3.22: Continue Support of Regional Fair Housing Efforts**

The City currently contracts with the Fair Housing Foundation, 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 Foundation and similar agencies and maintains literature and informational brochures at City Hall available for public distribution. The City will continue the provision of fair housing assistance including landlord/tenant counseling, homebuyer assistance, and amelioration or removal of identified impediments through a partnership

with the Fair Housing Foundation or a similar agency for these services and, while not legally required, will facilitate fair housing educational workshops or presentations every other year.

#### **3.23: Reasonable Accommodation Procedures**

The City recognizes the unique needs of persons with disabilities. To comply with federal and State housing laws, the City will continue to implement the reasonable accommodation ordinance to provide relief to Code regulations and permitting procedures that have a discriminatory effect on housing for individuals with disabilities. The City also provides Handicap Modification Grants of up to \$4,000 to qualified households to offset the cost remodeling existing homes to accommodate household members with disabilities.

#### **3.24: Emergency Shelters and Supportive and Transitional Housing**

Pursuant to the provisions of SB 2, the City will continue to facilitate the establishment of emergency shelters, transitional housing and supportive housing. To ensure that development standards and procedures continue to provide adequate sites for emergency shelters throughout the planning period commensurate with the City's identified needs, a Code amendment will be processed in 2015 to eliminate separation requirements except for those between shelters and clarify that the review process



## 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 May 5, 2015*

does not constitute a discretionary act under CEQA. As part of the Code amendment, the City will ensure that the designated areas could accommodate 350 additional shelter beds. The City will evaluate the appropriateness and continued availability of suitable parcels as part of the annual review of Housing Element implementation.

In order to clarify that the City's existing Municipal Code provides that transitional and supportive housing are permitted uses in any zone where residential uses are permitted subject only to the same standards and procedures as apply to other residential uses of the same type in the same zone, the City will review the Municipal Code and if necessary a Municipal Code amendment will be processed in 2015 to ensure that the text of the code accurately reflects the City's intent that City regulations conform with state law.

- 3.25: Section 8 Rental Assistance**  
The Orange County Housing Authority (OCHA) currently administers the Section 8 Rental Assistance program on behalf of the City. 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.

**3.26: 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.

**3.27: 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 continue to encourage private and non-profit housing developers to incorporate specialized housing in new construction and substantial rehabilitation of existing housing, and evaluate current needs



**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 May 5, 2015*

and investigate regulatory incentives and other concessions to further encourage the production of housing for special needs groups.

- 3.28: Homebuyer Assistance Program**  
The City shall continue to provide information regarding affordable home purchase programs such as Mortgage Credit Certificates for homebuyers who are entering the market for the first time.

- 3.29: 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.



This page is intentionally blank.

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.

### 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.

### 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.

## 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.