

Appendix

Zoning Diagnostic



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Appendix **B**

Zoning Update Implementation Strategy

- B-1.0 Executive Summary..... 1**
 - Phased Approach..... 1
 - Information Sources..... 1
 - Future Tasks..... 2
- B-1.1 Translating Policies into Regulations 3**
 - Consistency Between Fullerton Plan and Zoning 3
 - Implementing Regulations: Zoning Code and Zoning Map 5
 - Characterization of Zoning Code 5
 - Code Reform Options..... 8
 - Comprehensive Code Update Process..... 9
 - Zoning Map Update Process..... 9
- B-1.2 Phases and Project Management Strategies..... 11**
 - Phased Approach to Completing the Zoning Code Update..... 11
 - Project Management..... 11
- B-1.3 Code Distribution and Usability..... 13**
 - Code Distribution..... 13
 - Code Usability..... 15
 - Location of Related Materials..... 17
- B-1.4 Implementation Strategy Matrix 19**



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B-1.0 Executive Summary

PHASED APPROACH

This Report provides recommendations to updating the City of Fullerton’s Zoning Code and revising the Zoning Map. It is being prepared in conjunction with the City’s General Plan update, The Fullerton Plan. It is a snapshot in time and is intended to serve as a preliminary roadmap for revising the zoning code so that it complies with State law, implements The Fullerton Plan policies (“Policies”) related to land use development, removes outdated or inconsistent standards and procedures, and incorporates more user-friendly features.

The Report discusses the relationship between The Fullerton Plan and the Zoning Code, the importance of amending zoning regulations to implement the Policies in the Fullerton Plan, and the reasons for recommending a phased approach to amending the zoning regulations and zoning map. A summary matrix is provided that assigns a phase to implementing each specific land-use related Policy. The matrix provides data and information in an Excel spreadsheet. This format allows sorting and searching of data and information either numerically or alphabetically in a dynamic manner. The matrix is intended to be a working document that will be used and amended over time.

The recommended phasing falls into three different categories.

- Phase 1 is for policies/actions to be implemented immediately through technical changes to the zoning code and remapping where necessary to bring certain code provisions and City obligations into compliance with State law. Minimal public outreach is expected to complete the technical changes.
- Phase 2 is for policies/actions that can be implemented within the zoning code as currently organized. Some public outreach and research may be required to determine the scope and guide the direction of the revision effort.
- Phase 3 is for policies/actions that will be implemented through a comprehensive zoning code update after the adoption of the Downtown Core and Corridor Specific Plan (DCCSP). This phase will address regulations for zoning districts and standards not covered by the DCCSP. Other tasks within Phase 3 are recommended to improve the usability, accessibility, and methods of distribution to the public of the Zoning Code and other land-use related documents.

INFORMATION SOURCES

The Report is based primarily on a preliminary review of The Fullerton Plan (Public Review Draft), 2006-2014 Housing Element (Adopted 2006), and Zoning Ordinance (Municipal Code Title 15), and other land-use related regulations in other titles within the Municipal Code.



FUTURE TASKS

Tasks to be conducted or items to be evaluated at a later date include:

- Interviews with City staff, elected officials, and community stakeholders
- Further evaluation of other land-use related ordinances including:
 - Airport use and operations ordinance (Municipal Code Title 18)
 - Health and sanitation ordinance (Municipal Code Title 5)
 - Parks ordinance (Municipal Code Title 9)
 - Special activities ordinance (Municipal Code Title 3)
 - Subdivision ordinance (Municipal Code title 16)
 - Water quality ordinance (Municipal Code Title 12)

The Fullerton Implementation Strategy (The Fullerton Plan Part III) identifies the progress tracking tools that should be used for reporting on zoning issues related to Plan implementation. This review process will build in flexibility over the long term and will focus attention on whether zoning is doing the right job with the fewest set of rules and regulations and whether the City is getting the expected quality of development.



B-1.1 Translating Policies into Regulations

CONSISTENCY BETWEEN FULLERTON PLAN AND ZONING

Under California law, a General Plan (i.e. The Fullerton Plan) is the centerpiece of each community's planning program. This means that The Fullerton Plan land use-related policies, actions, and implementation strategies form the foundation of a city's land use regulatory system.¹

Policies are implemented (i.e., put into play) through a variety of actions including revising zoning and subdivision ordinances; preparing or revising design guidelines; remapping zoning districts; reviewing or revising licensing requirements; preparing specific plans; and allocating resources for capital improvement programs. Some of these actions apply to privately-owned property and others apply to publicly-owned property. Some actions require changes to regulatory language that must go through the public hearing process while others require changes to internal department procedures for accepting, reviewing, and approving project plans.

Policies are specific statements that provide a directive or framework for City decision-making that directly contributes to the attainment of the goal.

Of all the implementation tools, the zoning ordinance is the most necessary and powerful for two reasons. First, California law requires zoning to be consistent with The Fullerton Plan. Second, zoning is parcel-specific. The zoning regulations have to allow development in the manner and locations specified in The Fullerton Plan. For example, the zoning districts shown on the Zoning Map must align with the community development types (land use designations) shown in Exhibit 2 (Community Development Plan) of The Fullerton Plan. Every property is located within a specific zoning district and can only be developed according to detailed zoning regulations, which can only allow the kinds of development allowed by the Fullerton Plan. Thus, zoning has an immediate day-to-day effect on the built environment.

In addition to the zoning ordinance (Municipal Code Title 15), other ordinances within the Municipal Code have an impact on land uses and often require revision – for example, the subdivision ordinance (Title 16), water quality ordinance (Title 12), airport use and operations ordinance (Title 18), and special activities ordinance (Title 3). The standards in each of these ordinances should reflect the direction established by the Policies and any related action items. Where the Policies are prescriptive (i.e., specifically worded), it is a relatively straightforward exercise to incorporate them into the land development regulations. Where the Policies are general statements of intent, the development of land use regulations is more challenging.

¹ A Housing Element is one required element within the General Plan and is often adopted as a stand-alone policy document on a different timetable from the adoption of the General Plan. The Housing Element has its own set of policies, actions, and implementation strategies that are folded into the General Plan by reference. For the purposes of this Report, the 2006-2014 Housing Element is considered a part of the General Plan and the policies of both will be referred to collectively as the "Policies."



Ordinance. A law.

Code. A compilation of ordinances.

Codification. The process of consolidating general and permanent legislation and organizing it into a Code of Ordinances. The legislation is organized by topic (animals, business, etc.) or by department/title (Administration and Personnel, Revenue and Finance, etc.).

General Plan (i.e., Fullerton Plan). A compendium of city policies regarding its long-term development, in the form of maps and accompanying text. The General Plan is a legal document required of each city by the State of California Government Code Section 65301 and adopted by the City Council. In California, the General Plan has 7 mandatory elements (Circulation, Conservation, Housing, Land Use, Noise, Open Space, Safety and Seismic Safety) and may include any number of optional elements.

Design Guidelines. A set of guidelines, adopted by city resolution, regarding site and landscape design, architecture, materials, color, lighting and signs of a building, or improvement.

License. A form of written permission given to a person, organization, or business to engage in an activity.

Two other important implementation tools that complement and support zoning regulations include design guidelines and licenses.

Design guidelines provide guidance for new development in terms of aesthetics and other considerations such as district character or design details. They are recommendations, not regulations (standards). Guidelines are by their nature advisory, and the designated project review entity (Director, Redevelopment Design Review Committee, Planning Commission, etc.) is explicitly granted authority to interpret them on a project-by-project basis. Typically, guidelines provide a choice of treatments that will achieve the desired effect and allow flexibility in designing a project. Design guidelines are adopted by resolution separate from a zoning ordinance, which is adopted by ordinance. This helps avoid any misunderstanding about what “must” be done (standards) and what “should” be done (guidelines).

Licensing is generally used where some form of inspection for health or safety is appropriate (e.g. restaurants or gasoline pumps) or where a use may be considered undesirable due to noise, late night activities, or outdoor congregating. Many uses are controlled to some degree by both a license and zoning. Potentially problematic uses that might be subject to licensing requirements include alcohol sales, adult uses, commercial filming, massage, restaurants with live entertainment, pawn shops, and/or tattoo parlors. Licensing provides improved enforcement of nuisance conditions and discourages illegal activities for these uses. The City Attorney's advice should be sought on this subject.

With so many implementing regulations and a variety of departments responsible for overseeing or enforcing some aspect of the regulations, it is important to determine priorities and allocate resources to ensure that the plan's vision is properly incorporated. While updating the zoning code and the zoning map cannot implement all aspects of the Policies, the process is essential to the effective implementation of a majority of them.

A key strategy for promoting consistency between The Fullerton Plan and the Zoning Code is to involve planning staff who will ultimately administer and enforce the regulations in the planning process and for planning staff to work with the departments responsible for the implementing regulations.



IMPLEMENTING REGULATIONS: ZONING CODE AND ZONING MAP

Zoning regulations focus primarily on encouraging optimal development patterns and activities while minimizing potential adverse effects on neighbors. To accomplish these objectives, a zoning code consists of two basic elements – a map and text. The map divides the community into separate zoning districts that are established by the text and are consistent with the Community Development Plan (The Fullerton Plan Exhibit 2). Zoning districts and Fullerton Plan community development types typically segregate land uses by type, such as residential, commercial, and industrial. The text explains the purpose of each zoning district; lists the permitted uses and those permitted under special conditions; defines the standards for development; provides procedures for obtaining City approval for development; and provides rules for zoning ordinance administration, including establishing authority for decision-making, interpretations, and enforcement..

CHARACTERIZATION OF ZONING CODE

Fullerton’s zoning code was last comprehensively updated in the 1970’s. Since then it has evolved incrementally over time as changes were made on a case-by-case basis, often in response to specific concerns. A review of the current Zoning Code reveals that it is a blend of several different approaches to land use regulation and that some newer approaches are completely missing.

Fullerton’s Zoning Code is based on the “Euclidean” model of zoning – named after the famous U.S. Supreme Court ruling in *Euclid v. Ambler Realty (1926)*. Euclidean zoning consists of a system of zoning districts, lists of uses associated with each zoning district, and dimensional standards including lot size, lot width, setbacks, height, densities, and floor area ratios (FAR). Assuming standards are met, a project is generally approved. The advantage of the Euclidean approach is its logical presentation of districts, uses, and standards—an approach that is familiar to professionals, public officials, and the public. The disadvantages are its lack of flexibility to address the particulars of a site and its surrounding context and its failure to prescribe (i.e., tell the user) exactly what is to be done—an approach that results in considerable uncertainty as to what a development project will look like.

With the passage of time, the Zoning Code combined the early Euclidean approach with more recently devised techniques and tools that allow greater flexibility in regulating land development. For example, the code contains a variety of overlay districts. Overlay districts are applied to base districts in order to modify standards for specific activities or development in specific areas (e.g., operational standards for oil wells in residential areas; design criteria for new residential development in a rural neighborhoods; residential preservation criteria for historic residential neighborhoods; location or expansion standards for restaurant in the Central Business District; etc.).



In addition to relying on the underlying land uses to determine compatibility, the code regulates land uses according to how the uses perform against quantifiable measures or standards. Thus, the code provides performance standards for landscaping, lighting, noise, nuisances, outdoor sales and storage, parking, recycling storage and trash disposal. Finally, incentives are offered in a variety of forms, including density bonuses for affordable housing or adjustments in development standards for planned development projects or second dwelling units.

More recently, zoning codes have begun to address physical form and sustainability (integrated planning) concepts – matters that are outside the conventional zoning framework. Form-based codes concentrate on the physical form of development and holistically address both the private and public realms (e.g., buildings, streets, sidewalks, parks, and civic spaces). The focus is on expressing what is desired with lots of graphics to illustrate what is considered desirable forms of development, rather than focusing on what is discouraged or prohibited. The current Zoning Code lacks design-oriented regulations as well as a comprehensive approach to planning the public realm and its interface with the private realm. With rising concern about the environmental, economic, and social sustainability of communities, zoning codes are beginning to look at land use more comprehensively. Sustainable community development regulations focus on integrating use and design considerations with resource conservation, housing accessibility, food production and security, , infrastructure that facilitates transportation choice and pedestrian activities, and investment and re-investment growth. As required under State law, the current Zoning Code has some regulations that promote this integrated planning approach scattered throughout the text, including water-efficient landscape design standards, affordable housing density bonus provisions, and second dwelling unit standards.

Codes can also be effectively developed which combine several approaches. For example a city with auto-oriented and pedestrian-oriented areas could combine a Euclidian and form-based code approach into a successful hybrid code that could also include principles of integrated (sustainable) planning.



Types of Zoning		
Approach	Characteristics	Examples
Conventional Zoning Approach		
Euclidean Model	Includes districts, uses, and dimensional standards Proscriptive: Tells you what you cannot do Generally text-based and legalistic format	Districts with only one type of use Residential, commercial, industrial use categories Dimensional standards: Lot size, building height, setbacks Density: # of dwellings/acre Intensity: Floor Area Ratio
Flexible Zoning Tools		
Overlay Zoning Districts	Changes allowed uses in, or applies special standards over, specific area or site	Existing oil facilities in new residential development Reduced parking for restaurants in Central Business District Rural street design criteria
Performance Standards	Includes objective, quantifiable standards that limit or control adverse impacts. Focus is on how uses operate.	Standards that directly limit impacts (glare, noise, odor, toxics, impervious surface, trip generation, etc.) Standards that control impacts indirectly by constraining intensity of operations (floor area ratios, residential density, etc.)
Planned Development Districts	Allows deviations from development standards to encourage creative site layout and design and/or to obtain public benefits; Negotiation necessary with findings usually required	Planned Development Zoning Districts Residential development on hillsides Clustered residential development to preserve open space
Incentives	Allows flexibility to achieve objectives by providing incentives or rewards that encourage higher quality development. Sometimes offered in point system or menu of options format	Density bonuses for affordable housing Height bonuses for providing additional open space FAR bonuses for preserving historic structures
Design-Oriented Approach		
Form-Based Regulations	Primary focus is on regulating the physical form of buildings and streets to create predictable built results and a high-quality public realm. Less focus on uses, districts, and dimensional standards. Although highly illustrated, they are regulations and not design guidelines. Prescriptive: Tells you what you must do	Traditional neighborhood development (TND) or transit-oriented development (TOD) zoning districts Regulating Plan: Organizing framework for regulations for development on both private and public property, including street-frontage, building form, and public space standards
Sustainability (Integrated Planning) Approach		
	Regulations promote integrated planning by including economic, social and environmental considerations along with physical form and use regulations.	Storm water, water conservation, energy features by zoning district; considerations of urban agriculture uses and alternative energy infrastructure; guidance on project siting, transportation choice, housing options, resource management and conservation all in one place



CODE REFORM OPTIONS

When a city considers code reform, city officials and staff typically have to consider a number of issues. What is wrong with the existing standards and procedures? How will proposed changes address these problems? What are the potential benefits of code reform? Even with the answers to these questions in hand, city officials and staff might be hesitant to take on a comprehensive code reform effort. Their reasons may include the following:



- Code reform can require a significant commitment of time and resources.
- Code reform tools might be relatively untested in the field and in the courts.
- Past experiences with code reform might not have gone well.
- Residents and businesses are reluctant to change a well-known existing system.
- With so many approaches, it is hard to know where to begin or whom to consult.

<http://www.dbsolutionware.com/wp-content/uploads/2011/05/Action-Plan.jpg>

If the City's preliminary assessment indicates a need for code reform, several variables influence the extent of the code reform effort. Budget and staffing considerations are the most obvious. In addition, the staff, individual residents and business owners, development community, civic groups, and appointed and elected officials will all have their own perspectives. Applicants want to know where to find the rules for development review, how long it takes to arrive at a final decision, and how to get relief from regulations. Design professionals want to know the same things, but they also want to know how much flexibility they have in their ability to design. Planners and city officials want to further policies and be able to reconcile competing interests.

Code reform may include short-term fixes and long-range reform efforts. Some communities are only willing to change certain aspects of the code or apply the new regulations to a few districts or neighborhoods. This would lead a community to choose a short-term "quick fix" approach to code reform—revising problem areas, adding illustrations, and reorganizing existing code sections. Other communities—perhaps faced with proposed development requiring special exemptions from existing regulations—may decide to undertake a series of code amendments to test out different approaches. In this scenario, the new code regulations can be tested first in a particular neighborhood or district before being applied citywide. Yet other communities take a more long-term approach and choose to reform their zoning codes from the ground up in order to ensure an integrated land use regulatory system from the outset.

Fullerton can choose any one or more of these code reform approaches. Given the need for quick action on implementing some Policies, the reality of the current budget situation, and upcoming demands on the staff time for overseeing the drafting and adoption of the Downtown Core and Corridor Specific Plan, this Report suggests a phased approach to updating the Zoning Code and Zoning Map. If only the short-term recommendations are implemented, they will go quite some way towards fulfilling the Fullerton Plan policies. When funding and City staff time are available, the City should undertake a more intensive and methodical review and rewrite process.



COMPREHENSIVE CODE UPDATE PROCESS

Preparing a comprehensive zoning ordinance update is one of the most difficult but essential duties a community will ever undertake. Although the public may not pay much attention to the development of the zoning ordinance, it will eventually become the focus of much passion and concern.

The scope of substantive changes in a zoning ordinance should be determined through a series of steps. An update project starts with a review of existing regulatory and policy documents governing development and a review of “good” and “bad” representative projects. Meetings with citizens and elected officials are then scheduled to obtain information about desired changes to the existing Zoning Code. After information is collected, a thorough, multi-part analysis should then examine various aspects of the zoning ordinance. Part of the analysis should review the current zoning ordinance in relation to the Policies and determine whether zoning ordinance provisions effectively address all applicable Policies. In addition, the analysis should review current zoning ordinance provisions to determine whether they are unclear, contradictory, or unnecessary.

After determining how well the existing requirements are working, whether new land use regulatory issues have emerged in the community that are not addressed by existing requirements and need new standards, and what procedures need to be changed, augmented, or discarded, the actual drafting work begins. Frequently, an annotated outline is drawn up that is intended to serve as both an overall approach for the city to review and approve and, when this is complete, a roadmap for the code update drafting process. Several drafts of the entire zoning code are prepared and circulated to staff and committee members, if any, for comment. After discussions and revisions, a draft is prepared and submitted to the public hearing process. At the end of the process, the City Council will have a zoning code that is concise, comprehensive, and clearly illustrated and a zoning map that is accurate, legible, and visually appealing.

ZONING MAP UPDATE PROCESS

The zoning map identifies where zoning regulations apply and is currently available in an interactive GIS Format on the City’s website. When the zoning code is updated, the zoning map may have to be revised as well and the timing and level of the remapping effort is determined by the extent to which the zoning code has been revised.

There is no standard procedure for whether, when, or how to involve the community in developing a new zoning map. Therefore, the City will have to devise its own particular approach to the remapping process. If districts are merely renamed and text is cleaned up for better organization and clarity, revising the zoning map will be simple and required public input will be minimal. In all likelihood, the new zoning code and zoning map can be adopted together.

However, if the code rewrite produces extensive changes in the City’s zoning districts, a public outreach process may be necessary. Intensive public involvement will facilitate a smooth process and cultivate widespread support for the new zoning code. A potential pitfall is that there may be conflict between neighborhood groups and business organizations. Some suggested approaches to a remapping effort include the following:



- City staff works with volunteers to conduct land use surveys and neighborhood groups to create remapping proposals that are then submitted to the City Council for approval.
- City staff holds mapping-based open house events in targeted neighborhoods (i.e., where the new mixed-use districts will be implemented).
- City staff conducts lot-by-lot analysis and holds public meetings.
- Planning and land use committees review recommendations from focus groups.



B-1.2 Phases and Project Management Strategies

PHASED APPROACH TO COMPLETING THE ZONING CODE UPDATE

The work program for implementing a Zoning Code update should be organized into three phases. This will allow flexibility in carrying out the work program consistent with budget and staffing limitations. The phased approach will also allow the Downtown Core and Corridor Specific Plan (DSSCP) process to occur prior to significant zoning code changes. This is important because the community-based planning of the DCCSP will both address many of the City's commercial zoning districts and provide insight into recommendations for other areas. City staff may work on items separately or simultaneously, in-house, or with outside consultants to ensure that near-term deliverables and longer term programs meet the City's scheduling objectives.

"Phase 1" items are ordinances that do not significantly change the organization of the City's existing zoning code, only reflect recently adopted Fullerton Plan policies, or involve minor technical updates. Phase 1 ordinances can be identified, bundled, and updated; checked for any additional environmental compliance requirements; and provided to the City's elected officials for review, modification, and adoption with limited or no stakeholder input.

"Phase 2" items fall between Phase 1 and Phase 2 in complexity and necessity. They could include the development of new or amended rules and regulations or development standards. These ordinances may take more time, research, and senior staff involvement.

"Phase 3" items are the larger programs and regulations affecting the overall approach to ensure that the Zoning Code is implementing The Fullerton Plan with the fewest set of rules and regulations and is concise, comprehensive, clearly illustrated and visually appealing. In addition to ordinance preparation, the formatting and distribution mechanisms of the zoning code document itself should be significantly upgraded. Environmental review for individual Phase 3 documents may be more involved and may require evaluation for consistency with or tiering from the certified Fullerton Plan Final EIR. Wherever possible, any additional mitigation requirements can be folded into the ordinance(s) to provide a self-mitigating document.

PROJECT MANAGEMENT

This workload should be tackled by a coordinated team of City staff, adjunct staff, and technical experts charged with overseeing the successful completion of the work program within a proposed three-to-five year timeframe. This approach would require a primary Project Manager, either internal or external, to orchestrate and supervise the work of staff, technical subconsultants, and other firms that may be hired by the City for individual portions of the work program.



Under such an arrangement, the Project Manager would establish a master schedule of work products and assignments, facilitate outreach efforts, supervise the contracts of other firms, manage the assignments of their task internal task managers, review work product prior to public hearings, ensure consistency in approach and format of work product, and work closely with staff from all affected departments toward a common goal expediting the completion, review, and processing of all ordinances and programs.

It is anticipated that certain work related to the preparation of the DCCSP could inform this process which could reduce some of the workload where efforts would be otherwise duplicated.



B-1.3 Code Distribution and Usability

Fullerton Plan Policy 18.5 states “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.” To assist in the goal of making government more transparent, this Section provides several recommendations for upgrading the quality of the document formatting and distribution of the code electronically through the City’s website.

CODE DISTRIBUTION

The City Clerk is responsible for maintaining and publishing the Zoning Code. The Zoning Code is in MS-Word format. It is currently available in hard copy at the City Clerk’s office and is published online at http://www.amlegal.com/fullerton_ca/ as Title 15 of the Municipal Code through the services of American Legal Publishing Corporation, which is a commercial codifier.

While these efforts satisfy the City’s responsibility to make the Zoning Code available to the public, it is not the most effective way to do so. First, code versions provided by a commercial codifier have an awkward interface that makes it difficult for users to find necessary materials. Second, graphics or tables are not handled very well limiting the use of a printed version. Finally, a commercial codifier often updates a code weeks and even months after the adoption of changes. As a result, zoning code users always need to check with planning staff to ensure that there are no new amendments that modify the text they are reading.

The future of zoning is web-based codes. In recent years, firms have emerged that focus specifically on web architecture for zoning and development codes. Features include multi-level outlines, linkages between different sections, pop-up defined terms, linkages to The Fullerton Plan policies, and graphics, charts, diagrams, tables, and three dimensional drawings to organize and clarify the meaning of text. Even more useful is the ability to include informal, nonbinding guidance and commentaries to help the public understand the intent behind the code text.





Recommendations	Public Distribution
Document Production and Document Maintenance	Assign document production and maintenance responsibilities to the Planning Department.
MS Word and Adobe PDF	Manage the zoning code separately from the Municipal Code to allow greater flexibility with regard to layout (fonts, colors, graphics, tables, etc.) and contents (faster updates). Include a disclaimer stating that the most current code is at the City Clerk's office.
	Create Microsoft Word document with navigation aids (hyperlinked Table of Contents, hyperlinked Sections at beginning of Chapters, informative headers and footers, etc.).
	Create a basic hyperlinked PDF version of the document and post on the City's website (in whole and in parts).
Multi-Media Digital	Upgrade a basic PDF doc into a rich media format with interactive animation, videos, and audio. http://www.pdfpictures.com/
	Convert regulations into web-based code. For example, the Visual Interactive Code™ format is a digital multimedia format that dynamically integrates text, images (photographs, sketches, etc.), and even video clips to assist in explaining the regulations. A VIC can be distributed on CD-ROM and/or via the Internet. www.vicgroup.com



CODE USABILITY

Readers of a Zoning Code approach the document with several goals. They may want to skim for the general meaning of the whole document; scan quickly for specific information; or search more thoroughly to comprehend specific information. Zoning rules and regulations are not effective if people cannot find them or do not understand them. It should be easy to find the answers to basic questions – “What can I build on my property? Can I work out of my house? How many parking spaces are required for my restaurant?” Given zoning’s central role in shaping Fullerton, the Zoning Code should be logically organized, well-formatted, and easy to use.

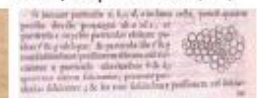
Great thinkers (Galileo, Da Vinci, Newton) embedded pictures in their writings.

compagnato con due stelle à i fianchi , creda pur V. S. ch'è stata imperfezione dello strumento, ò dell'occhio del riguardante,perche sendo la figura di Saturno così  ,come mostrano alle perfette viste i perfetti strumenti , doue manca tal perfezione apparisce così  non si distinguendo perfettamente la separazione , e figura delle tre stelle ; ma io che mille volte in diuersi tempi con eccellente strumento l'hò riguar-

Da Vinci's notes (circa 1500–1510):



Newton, Principia Mathematica (1686):





Recommendations	Code Accessibility
Add Navigation Features	User's Guide that describes how the Zoning Code is organized so a user can figure out where to start reading to obtain answers to questions.
	Table of Contents that provides descriptive Chapter and Section titles so a user can quickly navigate the document. Table entries in a digital copy should have hotlinks to enable a user to jump to corresponding areas of the document.
	Headers and Footers that allow a reader to quickly flip or scroll through pages.
	Linkage of terms to definitions
Add More Tables and Graphics	Tables are useful for listing allowed uses. By providing uses in a matrix form, consistency across zoning districts is easier to maintain and standards are easier to compare.
	Graphics illustrate standards, especially those related to building form, and make the Zoning Code easier to understand. Simple flow charts for procedures provide a helpful overview. Illustrations may include photographs, plan views, elevations, or isometric views.



LOCATION OF RELATED MATERIALS

The existing Zoning Code (Municipal Code Title 15) represents a fraction of the information necessary to build or develop in Fullerton. A variety of other documents, plans, codes, guidelines, manuals, and handbooks contain the regulations, procedures, and technical standards that may affect the site layout, design, and engineering of a project. The responsibility for maintaining these documents rests in more than one place – the City Clerk’s Office, the Planning Division, the Engineering Department, or the Parks and Recreation Department, for example. Few of these additional materials are cross-referenced from the Zoning Code itself. Many are not directly available on the Internet and can only be found in hard-copy format. This creates a bias toward local developers or their representatives, who understand the system only based on years of hard-earned knowledge. Outside applicants must take up valuable staff time simply to ensure that they have a copy of all relevant requirements. This is wasteful of both staff and applicant time. Whenever possible when updating the Zoning Code, it should identify the technical standards that an applicant must adhere to and direct the applicant to the appropriate technical specifications.



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B-1.4 Implementation Strategy Matrix

The Implementation Strategy Matrix is a series of spreadsheets that summarize key steps required to amend the Zoning Code and Zoning Map so that they are consistent with The Fullerton Plan, as required by State law. They include the following:

Sheet 1 identifies (Phase 0) those Fullerton Plan policies and actions that cannot be implemented by zoning regulations.

Sheet 2 summarizes the Phase 1 policies/actions to be implemented immediately through technical changes to the zoning code and remapping where necessary to bring certain code provisions and City obligations into compliance with State law. Minimal public outreach is expected to complete the technical changes.

Sheet 3 summarizes the Phase 2 policies/actions that can be implemented within the zoning code as currently organized. Some public outreach and research may be required to determine the scope and guide the direction of the revision effort.

Sheet 4 summarizes the Phase 3 policies/actions that will be implemented through a comprehensive zoning code update after the adoption of the Downtown Core and Corridor Specific Plan (DCCSP). This phase will address regulations for zoning districts and standards not covered by the DCCSP.

Sheet 5 indicates parcels that require rezoning in order to be in consistency with the community development type assigned to them by The Fullerton Plan.

Sheet 6 indicates changes to the zoning code that arise out of new allowed types of land use districts, new metrics for determining development density or intensity, and new types of allowed uses identified in The Fullerton Plan.

Sheet 7 indicates several actions to ensure that scenic corridor, rural street, and recreational trail standards and guidelines from the 1996 General Plan are properly incorporated into the updated land use regulatory framework.

Sheet 8 indicates state and federal statutes that address a variety of land use issues and may require revisions to the existing zoning code and other related municipal regulations (building code, noise ordinance, etc.).



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	A	B	C	D	E	F	G
1	Chapters	Goals	Policies/Actions	Policies/Actions - Titles	Phase*	Applicable Land Use Regulations	Policies and Actions - Text
2	1	2	A02.01	North Orange County Identity	0	0	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.
3	1	2	A02.02	Gateway and Wayfinding Program	0	0	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.
4	1	2	A02.03	Community Planning and Design Assistance Center	0	0	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.
5	3	4	A04.01	Collaboration with Historical Organizations	0	0	Collaborate with historical conservancies and societies serving the region (e.g. Los Angeles Conservancy, Orange County Historical Society, and California Preservation Foundation).
6	3	4	A04.02	Historic Resources Planning and Design Assistance	0	0	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.
7	3	4	A04.04	Outside Resources	0	0	Seek technical guidance and financial resources from National Trust for Historic Preservation and California Office of Historic Preservation State and Federal agencies.
8	3	4	A04.07	Federal Preservation Programs	0	0	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.
9	3	4	A04.08	Fullerton's Architectural Heritage	0	0	Encourage Fullerton Heritage and other preservation groups to create events and programming celebrating Fullerton's architectural heritage.
10	3	4	A04.12	Skilled Contractors for Retrofits	0	0	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.
11	4	5	A05.01	Improved Transit Service	0	0	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.
12	4	5	A05.02	Signal Coordination	0	0	Collaborate with Caltrans, OCTA, and neighboring cities to achieve multi-jurisdictional traffic signal coordination across city boundaries.
13	4	5	A05.03	Rail and Rapid Transit	0	0	Participate in the planning efforts for regional and inter-state rail and rapid transit projects to represent the interests of the City.
14	4	5	A05.06	Right-of-Way Deficiencies	0	0	Monitor private development projects adjacent to the street intersections/segments with substandard (deficient) right-of-way, as analyzed to accommodate multi-modal transportation infrastructure (refer to list, pg x), and facilitate dedication in accordance with the City regulations.
15	4	5	A05.08	Safe Routes to School Program	0	0	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.
16	5	6	A06.01	Development of Multi-Tiered Network of Bikeways	0	0	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.
17	5	6	A06.02	Regular Review by Bicycle Users Subcommittee	0	0	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 priority setting process to implement The Fullerton Plan with the approved list informing Capital Improvement Project planning and funding needs.
18	5	6	A06.03	Collaboration with North Orange County Cities and Agencies	0	0	Collaborate with North Orange County cities and other agencies as appropriate on short- and long-term strategies to integrate bicycle routes and networks across jurisdictional boundaries.
19	5	6	A06.04	Standards for Intersection Improvements	0	0	Establish City standards for intersection improvements which include signal systems appropriate to detect bicycles and time to facilitate safe crossing.
20	5	6	A06.05	Roadway Restoration Subsequent to Repairs	0	0	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.
21	5	6	A06.06	Pavement Management for Bikeways	0	0	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.
22	5	6	A06.07	Bikeway Signage Standards	0	0	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.
23	5	6	A06.09	Bicycle Boulevard Pilot Project	0	0	Evaluate a location for and pursue a pilot project 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.
24	6	7	A07.01	Capital Improvement Program	0	0	Utilize the Capital Improvement Program to evaluate and prioritize infrastructure maintenance, replacement and improvement.
25	8	9	A09.02	"Buy Local" Ordinance	0	0	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.
26	8	9	A09.04	Business Responsive Processes	0	0	Develop and implement processes to communicate effectively with businesses, including establishing time periods to respond to business inquiries.
27	8	10	A10.02	Marketing and Branding Campaign	0	0	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 publication that highlight local businesses and programs.
28	8	10	A10.03	Web-Based Economic Information	0	0	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 within Fullerton.
29	9	11	A11.01	Historic Preservation Promotion and Incentives	0	0	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 the distribution of promotion materials to owners of historic and potentially historic properties.
30	9	11	A11.02	Brownfield Mapping	0	0	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.
31	10	12	A12.01	Fire and Emergency Preparedness Education	0	0	Develop and deliver an in-person and on-line training and educational program for community members on fire prevention and emergency preparedness.
32	10	13	A13.01	CERT Program	0	0	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.
33	11	14	A14.01	HEAL City	0	0	Implement the Fullerton City Council's Resolution pertaining to the Healthy Eating Active Living (HEAL) Cities Campaign.
34	12	15	A15.02	Unpermitted Encroachments	0	0	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.
35	13	16	A16.01	Alliance for Arts and Culture in Education	0	0	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.
36	13	16	A16.02	Multi-Cultural Events	0	0	Expand the Fullerton Museum Center's exhibits of multi-cultural interest, creating more opportunities in the downtown area for culturally specific events such as Dia de los Muertos, Lunar New Year observances, and other events serving the City's diverse and changing population.
37	13	16	A16.03	Public Art Master Plan	0	0	Prepare a community-based a 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.
38	13	16	A16.05	New Venues	0	0	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.
39	14	17	A17.01	Communication with Education Providers	0	0	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.
40	15	18	A18.02	City Website and Public Engagement Technology	0	0	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.
41	15	18	A18.03	Engagement of Underrepresented Populations	0	0	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.
42	15	18	A18.04	Planning and Policy Engagement	0	0	Implement an outreach program to educate community members about The Fullerton Plan and engage them in sharing responsibility for its implementation.
43	15	18	A18.05	Meeting Locations	0	0	Develop and maintain an up-to-date on-line resource of public and private locations for holding meetings within Fullerton.

	A	B	C	D	E	F	G
1	Chapters	Goals	Policies/Actions	Policies/Actions - Titles	Phase*	Applicable Land Use Regulations	Policies and Actions - Text
44	15	18	A18.06	Community Involvement Program	0	0	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.
45	15	18	A18.07	City Communication Regarding Proposed Projects	0	0	Improve the format and content of the City website to maximize visibility and access to public hearing notices, agendas, staff reports, and decisions.
46	16	19	A19.01	Partnerships with Local and Regional Agencies	0	0	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.
47	16	19	A19.02	Education Programs with Local Water Districts	0	0	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.
48	16	20	A20.01	Revise Street Standards	0	0	Revise the City's street standards to allow and encourage bio-filtration systems/planters and the use of permeable pavement.
49	17	22	A22.01	GHG Inventories	0	0	Update the greenhouse gas inventory as required and track progress against target as recommended by the Climate Action Plan.
50	17	22	A22.02	Community Education Programs	0	0	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.
51	17	22	A22.03	Climate Adaptation Plan	0	0	Create a plan that identifies the impacts of climate change on the City and provides methods for adaptation.
52	18	23	A23.01	Source Separated Recycling for Multi-Family Housing	0	0	Explore the feasibility of source separated recycling for multi-family housing.
53	18	23	A23.02	Source Separated Processing for Businesses and Industries	0	0	Identify and provide services to businesses and industries whose waste stream supports source separated processing.
54	18	23	A23.03	Food-Waste Processing Facility	0	0	Explore the feasibility of a food-waste processing facility to serve the City's food-service and food-processing businesses and large institutions.
55	19	25	A25.01	Open Space Preservation with Neighboring Cities	0	0	Explore joint review and agreement with neighboring cities for approaches and practices which preserve natural open space areas of mutual concern.
56	20	26	A26.01	Flood Channel Improvements	0	0	Encourage the Orange County Flood Control Districts to make improvements to regional drainage channels to alleviate the potential for flooding within the City of Fullerton.
57	20	26	A26.07	Review and Update of Local Hazard Mitigation Plan	0	0	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 5 years, to retain eligibility for hazard mitigation and other FEMA programs, unless a disaster or other circumstances require a change to this schedule.
58	1	1	P01.01	Regional Coordination	0	0	Support regional and subregional efforts to create a strong sense of place and support the efficient use of land.
59	1	1	P01.02	Subregional Coordination	0	0	Support projects, programs and policies to promote compatibility and mutually beneficial built environments and land uses with adjacent jurisdictions and other agencies.
60	1	2	P02.01	Perceived Image and Identity	0	0	Support regional and subregional efforts to improve the public image and perception of Southern California, Orange County, and North Orange County.
61	2	3	P03.02	Income-Level Based Inventory of Units Built	0	0	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.
62	2	3	P03.10	Use Redevelopment Agency Set-Aside Funds to Facilitate the Development of Rental and Homeownership Housing	0	0	The City shall continue its obligation to allocate 20 percent of its Redevelopment Agency Set-Aside Funds for the development of affordable housing.
63	2	3	P03.11	Use of Surplus City-Owned Land for Affordable Housing Opportunity	0	0	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.
64	2	3	P03.12	Support Community Housing Development Organization (CHDO) Projects	0	0	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.
65	2	3	P03.14	Establish Comprehensive Community Outreach Strategy for Housing	0	0	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.
66	2	3	P03.18	Proactive Identification of Substandard Housing Areas	0	0	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.
67	2	3	P03.19	Affordable Housing Acquisition and Rehabilitation	0	0	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.
68	2	3	P03.20	Funding for Resident-Initiated Rehabilitation Activities	0	0	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.
69	2	3	P03.21	Proactive Code Enforcement	0	0	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.
70	2	3	P03.22	Owner-Occupied Housing Rehabilitation	0	0	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.
71	2	3	P03.23	Neighborhood-Based Community Enhancement	0	0	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.
72	2	3	P03.25	Relocation Assistance	0	0	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.
73	2	3	P03.29	Joint Participation of Employers and Housing Developers	0	0	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.
74	2	3	P03.30	Continued Monitoring and Preservation of Housing Units At-Risk of Converting to Market Rate	0	0	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.
75	2	3	P03.31	Continue Support of Regional Fair Housing Efforts	0	0	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 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.

	A	B	C	D	E	F	G
	Chapters	Goals	Policies/Actions	Policies/Actions - Titles	Phase*	Applicable Land Use Regulations	Policies and Actions - Text
1							
76	2	3	P03.34	Section 8 Rental Assistance	0	0	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.
77	2	3	P03.35	In-Kind Technical Assistance to Housing Developers	0	0	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.
78	2	3	P03.37	Homebuyer Assistance Program	0	0	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.
79	2	3	P03.38	Foreclosure Referral Program	0	0	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.
80	4	5	P05.01	Circulation Between Cities	0	0	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.
81	4	5	P05.03	Mobility Information Infrastructure	0	0	Support projects, programs, policies and regulations to utilize signage and technology to provide real-time information to users of the multi-modal transportation network.
82	4	5	P05.06	Quality Highways and Roads	0	0	Support projects, programs, policies and regulations to operate and maintain a comprehensive network of arterial highways and local roads supporting the safe and efficient movement of people, goods and services to, through and within the City.
83	4	5	P05.08	Maximization of Person-Trips	0	0	Support projects, programs, policies and regulations to plan for and implement an efficient transportation network that maximizes capacity for person-trips, not just vehicle-trips.
84	4	5	P05.09	Coordination with Schools	0	0	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.
85	5	6	P06.01	Consideration of Bicyclists	0	0	Support regional and subregional efforts to ensure bicyclists are considered when developing new or retrofitting existing transportation systems.
86	5	6	P06.02	Inter-Jurisdiction Connections	0	0	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.
87	5	6	P06.04	Bicyclist Use on All Streets	0	0	Support projects, programs, policies and regulations to recognize that every street in Fullerton is a street that a bicyclist can use.
88	5	6	P06.06	Safe Travel to Key Destinations	0	0	Support projects, programs, policies, and regulations to facilitate safe travel by bicycle to key destinations within the community and larger region.
89	5	6	P06.08	Multi-Tiered Bicycle Network	0	0	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.
90	5	6	P06.09	Intersection Safety	0	0	Support projects, programs, policies, and regulations to support the safe and efficient movement of bicyclists through and across intersections.
91	5	6	P06.10	Bicyclist Education	0	0	Support projects and programs in conjunction with local bike shops, organizations, and advocates to foster responsible ridership and break down an individual's barriers to bicycling.
92	5	6	P06.14	Design Technology and Innovation	0	0	Support projects, programs, policies, and regulations to consider bicycle friendly design using new technologies and innovative treatments.
93	6	7	P07.01	Balanced Decisionmaking	0	0	Support regional and subregional efforts to focus growth and development within areas that can be adequately served by existing and planned infrastructure systems.
94	7	8	P08.01	Noise Reduction Measures	0	0	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.
95	8	9	P09.01	Regional Coordination	0	0	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.
96	8	9	P09.02	Staff Participation in Organizations	0	0	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.
97	8	9	P09.04	Regional Economic Clusters	0	0	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.
98	8	9	P09.05	Municipal Fiscal Policy	0	0	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.
99	8	9	P09.06	Funding for New City Services	0	0	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.
100	8	9	P09.08	Technology Investments	0	0	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.
101	8	9	P09.09	Privatization of Services	0	0	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.
102	8	9	P09.10	Attractiveness to Business Investment	0	0	Support policies, programs, and regulations that sustain the provision of quality municipal services and efficient and responsive business assistance as essential tools to attract and retain businesses and employees.
103	8	9	P09.12	Fiscal Health Monitoring	0	0	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.
104	8	9	P09.13	Capital Improvements Planning	0	0	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.
105	8	9	P09.15	Assessment Districts and Business Improvement Districts	0	0	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.
106	8	9	P09.18	Fiscally Sound Development	0	0	Support projects that do not compromise the City's ability to provide quality services to its existing and future residents and businesses.
107	8	10	P10.02	Cross-Sector Alliances	0	0	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 takes advantage of the strengths and benefits of each sector through strategic alliances.
108	8	10	P10.03	Strategic Alliances	0	0	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.
109	8	10	P10.04	Regional Promotion	0	0	Support regional and subregional efforts to promote economic development in North Orange County.
110	8	10	P10.05	Culture of Innovation	0	0	Support projects and programs that foster a citywide culture of innovation that values learning, creativity, adaptability, and local entrepreneurship.
111	8	10	P10.06	Support for Educational System	0	0	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.
112	8	10	P10.08	Economic Gardening Pilot Program	0	0	Support programs to encourage Fullerton residents to become entrepreneurs and invest in new businesses with high growth potential.
113	8	10	P10.09	Business Incubators	0	0	Support projects, and programs by local banks, the U.S. Small Business Administration, non-profit organizations, colleges and universities to create business incubators, microfinance programs and other means to encourage residents to start and grow small businesses.
114	8	10	P10.10	SCE Economic Development Programs	0	0	Support policies, projects, and programs that help local businesses reduce their operating costs and manage their energy use, including those economic development incentives and initiatives by Southern California Edison, and promote such opportunities on the City's website and at the public counter of City departments.
115	8	10	P10.17	Grants for Job Creation	0	0	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.
116	9	11	P11.01	Sustainable Regional Revitalization Efforts	0	0	Support regional and subregional efforts pertaining to community revitalization that are rooted in sustainable development principles.
117	9	11	P11.02	Community-Based Revitalization	0	0	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.
118	9	11	P11.06	Assessment Districts	0	0	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.

	A	B	C	D	E	F	G
	Chapters	Goals	Policies/Actions	Policies/Actions - Titles	Phase*	Applicable Land Use Regulations	Policies and Actions - Text
1	9	11	P11.07	Redevelopment Financing	0	0	Support policies, programs, and regulations that facilitate the use of redevelopment as a financing tool for revitalization efforts that alleviate blight, stimulate private-sector investment, upgrade public infrastructure and facilities, and provide quality affordable housing.
119	9	11	P11.09	Neighborhood Revitalization Strategies	0	0	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.
120	9	11	P11.11	Public-Private Partnerships	0	0	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.
121	9	11	P11.12	Downtown Revitalization Organization	0	0	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.
122	9	11	P11.13	Funding and Financing Strategies	0	0	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.
123	10	12	P12.01	Healthy Family Development	0	0	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.
124	10	12	P12.02	Collaboration with Outside Agencies	0	0	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.
125	10	12	P12.03	Community Confidence Building	0	0	Support policies and programs that bolster productive communication and problem-solving between public safety personnel and the Fullerton community.
126	10	12	P12.04	Balance Safety Needs	0	0	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.
127	10	12	P12.06	Youth Community Safety Partnership	0	0	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.
128	10	12	P12.09	Neighborhood Safety Strategy	0	0	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.
129	10	12	P12.10	Community Involvement in Crime Prevention	0	0	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.
130	10	13	P13.01	Inter-City Coordination	0	0	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.
131	10	13	P13.02	Adequate Resources for Emergencies	0	0	Support policies and programs that ensure adequate resources are available in all areas of the City to respond to health, fire, and police emergencies.
132	10	13	P13.04	Disaster Risk Reduction	0	0	Support programs that promote greater public awareness of disaster risks, personal and business risk reduction, and personal and neighborhood emergency response.
133	10	13	P13.05	Community Emergency Preparedness	0	0	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).
134	10	13	P13.06	Inter-Department Coordination	0	0	Support policies and programs that improve the coordination of disaster-related programs within City departments.
135	10	13	P13.07	New Technologies for Fire and Police Services	0	0	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.
136	10	13	P13.08	Staff Training on Structural Risks	0	0	Support programs for ongoing staff training focused on the risks posed by older structures and infrastructure, as well as how to reduce those risks.
137	10	13	P13.10	Community Education on Emergency Preparedness	0	0	Support policies and programs to involve and educate the Fullerton community in emergency preparedness.
138	10	13	P13.11	Crime Reduction Strategies	0	0	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 plan through a range of measures including increased policing activities, neighborhood partnerships, and other innovative programs.
139	11	14	P14.01	Coordination	0	0	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.
140	11	14	P14.02	Healthy Living	0	0	Support policies, projects, programs, and regulations that result in changes to the physical environment to improve health, well-being, and physical activity.
141	11	14	P14.07	Accessible Health Service Facilities	0	0	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.
142	11	14	P14.09	Healthy Buildings	0	Title 14	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.
143	11	14	P14.10	Best Practices in City Facilities and Events	0	0	Support policies, projects, and programs that demonstrate best practices related to promoting wellness in City facilities and at City-sponsored events.
144	12	15	P15.01	North Orange County Parks and Recreation Collaboration	0	0	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.
145	12	15	P15.02	Existing Parks and Recreation Resources	0	9.12; 21.12	Support policies, projects, programs, and regulations that preserve, protect, maintain and enhance Fullerton's existing parks, recreational facilities, and trails.
146	12	15	P15.03	Access to Recreation Programs	0	0	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.
147	12	15	P15.04	Partnerships with Other Agencies	0	0	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.
148	12	15	P15.05	Partnerships with Private Ventures	0	0	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, are viewed as a public benefit, and generate revenue that supports park and recreational programs and facilities.
149	12	15	P15.06	Accessible Citywide Park System	0	0	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.
150	12	15	P15.08	Recreation Programming	0	0	Support programs that promote recreational activities that facilitate healthy and community-oriented lifestyles for Fullerton residents.
151	12	15	P15.09	Community-Based Parks and Recreation Program	0	0	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.
152	12	15	P15.11	Park Renovation Considerations	0	0	Support projects and programs for renovating or improving existing parks that consider the needs and desires of the surrounding neighborhoods and districts.
153	12	15	P15.13	Context-Sensitive Design	0	0	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.
154	12	15	P15.14	Compatibility with Adjacent Properties	0	0	Support policies and programs pertaining to public parks, recreational facilities, and trails, which interface with private property, that advance reciprocal compatibility through collaboration, programming, and design.
155	12	15	P15.15	Community Involvement	0	0	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.
156	13	16	P16.01	Arts Education	0	0	Support policies and programs that build upon Fullerton's identity as the Education Community as well as 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.
157	13	16	P16.02	Academy of the Arts	0	0	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.
158	13	16	P16.03	Existing Arts Facilities	0	0	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.
159	13	16	P16.04	Arts and Cultural Facilities	0	0	Support policies and programs that promote quality arts and cultural facilities to serve distinct but interrelated purposes.
160	13	16	P16.05	Diverse Cultural Experiences	0	0	Support programs that encourage and develop activities and events serving Fullerton's diverse and changing population with a wide variety of relevant cultural experiences.

	A	B	C	D	E	F	G
1	Chapters	Goals	Policies/Actions	Policies/Actions - Titles	Phase*	Applicable Land Use Regulations	Policies and Actions - Text
162	13	16	P16.06	Fullerton Library System	0	0	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.
163	13	16	P16.08	City Cultural Events	0	0	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.
164	13	16	P16.09	Public Art by Resident Artists	0	0	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.
165	13	16	P16.10	Community-Based Programs for Public Art	0	0	Support programs that develop and coordinate community-based efforts to create public art pieces.
166	13	16	P16.12	Muckenthaler Center	0	0	Support policies, projects, and programs that emphasize the cultural value of the Muckenthaler mansion through its educational activities for the Fullerton community and its amphitheater serving local theater companies.
167	13	16	P16.13	Fox Theater	0	0	Support policies, projects, and programs that recognize the Fox Theater for its past and potential future roles in Fullerton's arts and culture community.
168	13	16	P16.14	Fullerton Museum Center	0	0	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.
169	13	16	P16.15	Plummer Auditorium	0	0	Support policies, projects, and programs that enhance cultural programming offered at Plummer Auditorium, including hosting major performances with a regional draw.
170	14	17	P17.01	Collaboration with Education Providers	0	0	Support regional and subregional efforts to work collaboratively with education providers to achieve shared goals and coordinate efforts.
171	14	17	P17.02	Vocational Education Programs	0	0	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.
172	14	17	P17.03	Vitality of Educational Resources	0	0	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.
173	14	17	P17.04	Community Involvement	0	0	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.
174	14	17	P17.05	Access to Life-Long Learning Opportunities	0	0	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.
175	14	17	P17.06	Joint Ventures	0	0	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.
176	14	17	P17.07	Education Support Programs	0	0	Support policies and programs that continue the provision of recreation and library programs that support successful school experiences, such as programs for school readiness, tutoring, literacy, English language, and computer skills.
177	14	17	P17.08	Schools as Community Centers	0	0	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.
178	14	17	P17.09	Healthy School Environments	0	0	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.)
179	14	17	P17.11	Disadvantaged Communities	0	0	Support policies, projects and programs that address the educational and library needs of disadvantaged communities in Fullerton.
180	14	17	P17.13	Shared Facilities and Infrastructure	0	0	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.
181	14	17	P17.15	Mitigate Growth Impacts on School Facilities	0	0	Continue to mitigate the impacts of growth by assessing school impact fees and other appropriate mitigation measures.
182	14	17	P17.16	Project Impact Mitigation	0	0	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.
183	14	17	P17.17	Fullerton Library	0	0	Support policies, projects, and programs that recognize the Fullerton Library as a central element in Fullerton's citywide educational system.
184	15	18	P18.01	Regional Participation	0	0	Support programs that encourage local participation in regional planning, decision-making and activities that affect the City of Fullerton and its residents.
185	15	18	P18.02	Multi-Jurisdiction Outreach Tools	0	0	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.
186	15	18	P18.03	Opportunities for Community Involvement	0	0	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.
187	15	18	P18.04	Volunteerism and Civic Activities	0	0	Support policies and programs that support opportunities for volunteerism and engagement of community members in civic activities.
188	15	18	P18.06	Accessible Participation	0	0	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.
189	15	18	P18.07	Diverse Representation	0	0	Support policies and programs that facilitate full representation of Fullerton's diverse community on City committees and commissions.
190	15	18	P18.08	Low- or No-Cost Meeting Facilities	0	0	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.
191	15	18	P18.09	Youth Engagement	0	0	Support policies and programs that engage youth in City governance through opportunities such as internships and having youth representatives on public bodies.
192	15	18	P18.10	Noticing	0	0	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.
193	15	18	P18.11	Media	0	0	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.
194	15	18	P18.13	Self Reliance	0	0	Support policies programs, and regulations that strengthen the efforts of neighborhoods and districts to become self reliant when it comes to solving area problems.
195	15	18	P18.14	Convenient Meetings	0	0	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.
196	16	19	P19.01	Agency Coordination for Water Supplies	0	0	Support regional and subregional efforts to ensure that an adequate water supply, including groundwater, remains available.
197	16	19	P19.02	Conservation Efforts	0	0	Support regional and subregional efforts to promote water efficiency and conservation.
198	16	19	P19.03	New Technologies	0	0	Support projects, programs, policies and regulations to encourage the use of new technologies which reduce water use.
199	16	20	P20.01	Regional Watersheds	0	0	Support regional and subregional efforts to support functional and healthy watersheds.
200	17	21	P21.01	Jobs-Housing Balance	0	0	Support regional and subregional efforts to improve the alignment of housing options and employment opportunities to reduce commuting.
201	17	21	P21.02	Transportation System	0	0	Support regional and subregional efforts to promote a transportation system coordinated with air quality improvements.
202	17	21	P21.03	Inter-Jurisdictional Regulation	0	0	Support regional and subregional efforts to implement programs that regulate pollution across jurisdictions, particularly where the source is not under the City's authority.
203	17	21	P21.04	Balanced Land Use	0	0	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.
204	17	22	P22.01	Motor Vehicle-Related GHG Emissions	0	0	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.
205	17	22	P22.02	GHG Emissions from Electrical Generation	0	0	Support regional and subregional efforts to reduce greenhouse gas emissions associated with electrical generation through energy conservation strategies and alternative/renewable energy programs.
206	17	22	P22.03	GHG Emissions from Water Conveyance	0	0	Support regional and subregional efforts to reduce greenhouse gas emissions associated with water conveyance through water conservation strategies and alternative supply programs.
207	17	22	P22.04	Solid Waste-Related GHG Emissions	0	0	Support regional and subregional efforts to reduce emissions associated with solid waste through increased recycling programs and reduced waste strategies.
208	17	22	P22.05	Technology to Reduce Emissions	0	0	Support projects, programs, policies and regulations to use technology whenever feasible to minimize travel for City meetings and training.
209	18	23	P23.01	Regional Waste Management	0	0	Support regional and subregional efforts on recycling, waste reduction, and product reuse.
210	18	23	P23.02	Hazardous Waste	0	Title 13	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.
211	18	23	P23.03	Waste Reduction and Diversion	0	Title 5	Support projects, programs, policies and regulations to promote practices to reduce the amount of waste disposed in landfills.

	A	B	C	D	E	F	G
1	Chapters	Goals	Policies/Actions	Policies/Actions - Titles	Phase*	Applicable Land Use Regulations	Policies and Actions - Text
212	18	23	P23.04	Waste Stream Separation and Recycling	0	Title 5	Support projects, programs, policies and regulations to expand source separation and recycling opportunities to all households, businesses, and City operations
213	19	24	P24.01	Management and Maintenance	0	0	Support projects, programs and policies to coordinate with existing regional park districts, private sector and nonprofit institutions to manage and maintain regional open spaces.
214	19	24	P24.02	Land Trusts	0	0	Support projects, programs and policies to encourage the establishment of land trusts to help preserve significant open space within the region.
215	19	24	P24.06	Watershed Management	0	0	Support projects, programs, policies and regulations to manage open space watersheds to limit potential fire and erosion hazards.
216	19	24	P24.07	New Open Space	0	0	Support projects, programs, policies and regulations to create open space as funding and other opportunities become available.
217	19	24	P24.08	Environmentally Sensitive Areas	0	0	Support projects, programs, policies and regulations to preserve the environmentally sensitive areas of public open spaces.
218	19	24	P24.09	Passive Open Space	0	0	Support projects, programs, policies and regulations to encourage diverse environmentally sensitive passive open spaces.
219	19	24	P24.10	Trail Linkages to Open Space	0	0	Support projects, programs, policies and regulations to promote recreational trails and the bikeway system to link open spaces to public areas and neighborhoods.
220	19	24	P24.12	Environmental Impact of Support Facilities	0	0	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.
221	19	24	P24.13	Maintenance of Sensitive Areas	0	0	Support programs, policies and regulations to require maintenance of environmentally sensitive areas by qualified/trained personnel and/or contractors.
222	19	25	P25.01	Conservation of Sensitive Natural Resources	0	0	Support regional and subregional efforts to conserve habitat for sensitive species and plant communities.
223	19	25	P25.02	Waterways Preservation	0	0	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.)
224	19	25	P25.03	Comprehensive Tree Management	0	9.06	Support projects, programs, policies and regulations to comprehensively plan for, manage and promote trees throughout the City.
225	20	26	P26.01	Regional Coordination	0	0	Support projects, programs, policies and regulations to coordinate planning for and response to natural disasters with other agencies within the region.
226	4	5	P05.05	Fullerton Transportation Center	0	15.40: New	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.

	A	B	C	D	E	F	G
1	Chapters	Goals	Policies/Actions	Policies/Actions - Titles	Phase*	Applicable Land Use Regulations	Policies and Actions - Text
2	8	9	A09.03	Web-based GIS System	1	New	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.
3	4	5	A05.04	Alternative Parking Solutions	1	15.17; 15.20; 15.30; 15.40; 15.46	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.
4	4	5	A05.05	Dedications for Right-of-Way	1	Title 16	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	7	8	A08.01	Noise Ordinance	1	15.9; 15.47	Update the City's Noise Ordinance to comply with the policies of The Fullerton Plan and to address noise issues in the community.
6	11	14	A14.02	Home Based Business Ordinance	1	4.06; 15.17.030.M.	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.
7	20	26	A26.02	Project Review	1	New	Review the City's natural hazards maps (Exhibit 15 – 19) to determine potential risks to people and buildings and to develop appropriate mitigation measures to address and minimize risks.
8	20	26	A26.03	Flooding	1	New	Review on-site and off-site flood hazards for all projects located within areas subject to flooding during a 100-year storm event.
9	20	26	A26.04	Wildland Fires	1	13.19; New	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.
10	20	26	A26.05	Geologic Hazards	1	New	Require and review geologic reports prior to decisions on any project that would subject property or people to significant risks from the geologic hazards (refer to Exhibits 15 through 19). Geologic reports should describe the hazards and include mitigation measures to reduce risks to acceptable levels.
11	2	3	P03.01	Provision of Adequate Sites for Housing Development	1	15.17; 15.20; 15.30; Zoning Map	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.
12	2	3	P03.09	Amend the City of Fullerton Density Bonus Ordinance	1	New	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.
13	2	3	P03.32	Adopt Reasonable Accommodation Procedures	1	New	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.
14	2	3	P03.33	Emergency Shelters and Supportive and Transitional Housing	1	New	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 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.
15	5	6	P06.07	Development Projects	1	15.17; 15.20; 15.30; 15.40; 15.46	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.
16	5	6	P06.12	Bicycle Parking and Facilities	1	15.17; 15.20; 15.30; 15.40; 15.46	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.

	A	B	C	D	E	F	G
1	Chapters	Goals	Policies/Actions	Policies/Actions - Titles	Phase*	Applicable Land Use Regulations	Policies and Actions - Text
17	6	7	P07.02	Housing Growth	1	15.17; 15.20; 15.30; Zoning Map	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.
18	7	8	P08.02	Mobile Sources	1	15.9	Support projects, programs, policies and regulations to control and abate noise generated by mobile sources.
19	7	8	P08.03	Consideration of Noise in Land Use Decisions	1	15.9; 15.47	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.
20	7	8	P08.04	Noise Reduction Measures	1	15.9; 15.47	Support projects, programs, policies and regulations to control and abate noise generated by stationary sources.
21	7	8	P08.06	Noise Receptors	1	15.9; 15.47	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.
22	7	8	P08.07	Noise Generators	1	15.9; 15.47	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.
23	10	13	P13.09	Nuisance Enforcement	1	1.08; 5.14; 6.01; 9.06; 12.20; 13.18; 13.19; 14.03	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.
24	17	21	P21.05	Product Handling and Disposal Impacts	1	15.40;	Support projects, programs, policies and regulations to reduce impacts to air quality from the improper handling and disposal of commercial products.
25	17	21	P21.06	Construction Impacts	1	New	Support projects, programs, policies and regulations to reduce impacts to air quality caused by private and public construction projects.
26	17	21	P21.07	Development Impacts	1	8.30;	Support projects, programs, policies and regulations to reduce impacts to air quality caused by the design or operation of a site or use.
27	17	22	P22.06	GHG Emissions from Waste	1	5.14; 5.15; 5.16; 12.16	Support projects, programs, policies and regulations to reduce greenhouse gas emissions from waste through improved management of waste handling and reductions in waste generation.
28	18	23	P23.05	Recycling Centers	1	15.30; 15.40	Support projects, programs, policies and regulations to develop neighborhood-serving State-certified recycling facilities in neighborhoods and districts.
29	18	23	P23.07	Waste Management	1	15.47	Support projects, programs, policies and regulations to consider project level solid waste management needs at the site and building design stages.
30	19	25	P25.07	Mitigation of Impacts on Sensitive Areas	1	15.47	Support projects, programs, policies and regulations to consider and mitigate project level impacts to sensitive habitat areas at the site and building design stages.
31	19	25	P25.08	Mitigation of Impacts on Waterways	1	15.47	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.)
32	20	26	P26.04	Minimization of Development in High Risk Areas	1	15.27	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.
33	20	26	P26.05	Hazard Specific Development Regulations	1	New	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.

Chapters	Goals	Policies/Actions	Policies/Actions - Titles	Phase*	Applicable Land Use Regulations	
1	1	A01.07	Energy Efficient Retrofits	2	0	Prepare guidance to homeowners on energy efficient retrofits of existing dwellings.
15	18	A18.01	Improved Communications	2	0	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.
19	24	A24.02	Interdepartmental Coordination and Collaboration	2	0	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.
4	5	P05.12	Multi-Modal Traffic Analysis	2	0	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.
5	6	P06.05	Bicycling Safety and Convenience	2	15.56	Support projects, programs, policies and regulations that make bicycling safer and more convenient for all types of bicyclists.
5	6	P06.13	Design Standards	2	15.56	Support projects, programs, policies, and regulations to utilize 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.
8	9	P09.07	User Fees for Services	2	0	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.
8	10	P10.01	Cost of Living and Cost to Do Business	2	0	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.
10	13	P13.03	Disaster Hazard Reduction	2	0	Support policies, projects, programs and regulations that reduce structural and non-structural hazards to life safety, minimize property damage and resulting social, cultural and economic dislocations resulting from future disasters.
12	15	P15.07	Park-to-Population Ratio	2	0	Support projects and programs that contribute to a citywide minimum park-to-population ratio of 4 acres per 1,000 people.
12	15	P15.10	Park Dwelling Fee	2	21.12	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.
15	18	P18.12	Neighborhood Organizations and HOAs	2	0	Support policies and programs that encourage neighborhood involvement by engaging neighborhood organizations and homeowner associations (HOAs) in projects affecting their particular area.
16	20	P20.02	Urban Runoff Management	2	0	Support regional and subregional efforts to support cleaner and reduced urban runoff.
15	18	P18.05	Transparent Government	2	New (See Section B-1.3 of Zoning Update Implementation Strategy)	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.
19	25	A25.02	Community Forest Ordinance and Community Forest Management Plan	2	9.06	Update the Community Forest Ordinance and Community Forest Management Plan to include standards for tree protection and enhancement in private development.
1	1	A01.02	Collaborative Campus Planning	2	New	Collaborate with Fullerton’s vocational schools, colleges, and universities to integrate campuses into the community fabric.
1	1	A01.05	Accessory Unit Plans	2	15.17; New	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	1	A01.06	Interdepartmental Coordination and Collaboration	2	15.47	Expand interdepartmental coordination to collaborate throughout all phases of City projects.
3	4	A04.09	Signage for Historic Districts and Resources	2	15.49	As part of the citywide wayfinding plan and implementation program, include a hierarchy of entry monumentation and signage that identifies, provides boundaries to, and marks historic districts and resources.
3	4	A04.10	Establishing Landmark Districts	2	15.48	Evaluate opportunities to revise Chapter 15.48 of the Zoning Ordinance to encourage property owners to establish Landmark Districts and to remove barriers that discourage their formation.
3	4	A04.11	Guidance for Historic Retrofits	2	15.48; Title 14	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.
3	4	A04.13	State Historical Building Code	2	15.48; Title 14	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	5	A05.04	Alternative Parking Solutions	2	15.17; 15.20; 15.30; 15.40; 15.46	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	6	A06.08	Bicycle Parking and Storage Standards	2	15.17; 15.20; 15.30; 15.40; 15.46	Establish City standards for bicycle parking and storage, including specifications for racks and lockers, in public and private projects.
17	21	A21.01	NEV Accommodation	2	15.17; 15.20; 15.21; 15.30; 15.40;	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.
20	26	A26.06	Implementation of Recommended Mitigation Actions	2	13.19	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.

Chapters	Goals	Policies/Actions	Policies/Actions - Titles	Phase*	Applicable Land Use Regulations	
1	1	P01.09	Housing Choice	2	15.17; 15.20; 15.30; 15.40; Title 14	Support projects, programs, policies and regulations to create housing types consistent with market demand for housing choice.
2	3	P03.13	Review and Revise the City of Fullerton's Second Dwelling Unit Ordinance	2	15.17	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.
2	3	P03.15	Review and Revise Multi-Family Parking Requirements	2	15.17; 15.20; 15.30; 15.40; 15.56	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: 1) 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. 2) 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.
2	3	P03.27	Address Overcrowding	2	15.17	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.
2	3	P03.36	Consideration of Persons with Special Needs	2	15.17	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.
4	5	P05.16	Infrastructure for Low and Zero Emission Vehicles	2	15.30; 15.40	Support projects, programs, policies and regulations to encourage the development of private and/or public infrastructure facilitating the use of alternative fuel vehicles.
8	10	P10.13	Manufacturing Diversification	2	15.04; 15.30; 15.40	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.
8	10	P10.15	Health and Social Services Expansion	2	15.04; 15.30; 15.40	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.
10	12	P12.05	Community Preservation	2	6.01; 7.31; 15.22; 15.48; 15.49; 15.50; 15.56; 15.64	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.
20	26	P26.02	Adequate Emergency Response Infrastructure	2	New	Support projects, programs, policies and regulations to prepare to respond to natural disasters to the best of the City's ability.
1	1	P01.03	Protection and Restoration of Natural Resources	2	9.06; 15.27; 15.35; 15.48	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.
1	1	P01.05	Maintenance and Improvement of Existing Built Environment	2	6.01; 7.31; 15.22; 15.48; 15.49; 15.50; 15.56; 15.64	Support projects, programs, policies and regulations to maintain positive attributes of the built environment and seek continual improvement.
1	1	P01.06	Protection of Employment Areas	2	0	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.
1	1	P01.11	Compatibility of Design and Uses	2	New	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.
1	1	P01.12	Energy- and Resource-Efficient Design	2	New	Support projects, programs, policies and regulations to encourage energy and resource efficient practices in site and building design for private and public projects.
1	2	P02.05	Maintenance and Management	2	6.01; 7.31; 8.48; 15.22; 15.36; 15.48; 15.49; 15.50; 15.56; 15.64	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.
1	2	P02.08	Responsiveness to Context	2	New	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.

Chapters	Goals	Policies/Actions	Policies/Actions - Titles	Phase*	Applicable Land Use Regulations	
2	3	P03.26	Efficient Use of Energy Resources in Residential Development	2	Title 14	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.
4	5	P05.10	Easements and Rights-Of-Way	2	15.25; 15.27; 16.05	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.
4	5	P05.14	Fair Share of Improvements	2	21.3	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.
6	7	P07.05	Appropriate Development Scale	2	15.21; Title 16	Support projects, programs, policies and regulations to ensure that development is appropriate in scale to current and planned infrastructure capabilities.
10	12	P12.08	Airport Safety Standards	2	15.40; 15.56; 18.03	Support policies, projects, programs, and regulations that provide for safe and efficient airport operations through compliance with the Airport Master Plan and the Orange County Land Use Commission's Airport Environs Land Use Plan.
12	15	P15.16	Relationships to Development Projects	2	16.05	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.
13	16	P16.07	Community Venues	2	8.71; 15.25; 15.58	Support policies, projects, programs and regulations that facilitate the provision of venues for community groups to participate in cultural events and observances.
16	19	P19.04	Adequate Supply	2	Title 12	Support projects, programs, policies and regulations to maintain adequate quantities of water, including groundwater, available to the City now and in the future
16	19	P19.05	Water Quality	2	Title 12	Support projects, programs, policies and regulations to ensure the quality of the water supply.
16	19	P19.07	Sustainable Water Practices in New Development	2	Title 12	Support projects, programs, policies and regulations to encourage water efficient practices in site and building design for private and public projects.
16	20	P20.03	Product Handling and Disposal Impacts	2	Title 12; 15.40	Support projects, programs, policies and regulations to reduce impacts to watersheds and urban runoff from the improper handling and disposal of commercial products.
16	20	P20.04	Local Watersheds	2	Title 12	Support projects, programs, policies and regulations that support a functional and healthy watershed within neighborhoods and districts.
16	20	P20.06	Construction Impacts	2	Title 12	Support projects, programs, policies and regulations to reduce impacts to watersheds and urban runoff caused by private and public construction projects.
16	20	P20.07	Development Impacts	2	Title 12	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.
17	22	P22.07	Climate Adaptation	2	New	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.
17	22	P22.09	Development (Is this the best title?)	2	Title 16	Support projects which voluntarily desire to implement site and/or building design features exceeding minimum requirements to reduce project greenhouse gas emissions.
19	24	P24.03	Access and Use of Open Space	2	15.27	Support projects, programs, policies and regulations to increase access to and use of open space resources while respecting the natural environment.
19	24	P24.04	Accessibility for All	2	15.27	Support projects, programs, policies and regulations to ensure that, when natural topography allows, public open spaces are accessible to people of all abilities.
19	24	P24.05	Long-Range Needs	2	15.27	Support projects, programs, policies and regulations to preserve areas of open space sufficient to meet the long-range needs of the City.
19	25	P25.04	Wildlife Management	2	15.27	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.
19	25	P25.05	Managed Development	2	15.27	Support projects, programs, policies and regulations to manage development in areas containing significant or rare biological resources.
19	25	P25.06	Enhancement of Conservation Areas	2	15.27	Support projects, programs, policies and regulations to preserve and enhance established conservation areas.

	A	B	C	D	E	F	G
	Chapters	Goals	Policies/Actions	Policies/Actions - Titles	Phase*	Applicable Land Use Regulations	Policies and Actions - Text
1	3	4	A04.03	Historic Preservation Plan	3	0	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.
2	3	4	A04.06	Mills Act	3	0	Develop and implement a Mills Act program to provide a financial incentive to restore and preserve historic resources.
3	4	5	A05.07	Traffic Impact Fee Program	3	0	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.
4	8	10	A10.01	Economic Development Vision and Strategy	3	0	Support programs to prepare a community-based economic development vision and strategy that focuses on creating an innovation economy rooted in local business development and entrepreneurship.
5	12	15	A15.01	Parks and Recreation Design Guidelines	3	0	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.
6	12	15	A15.03	Focused Parks and Recreation Plan	3	0	Develop and implement a community-based Focused Parks and Recreation Plan with the express purpose of providing parks, recreational facilities, trails, and bike paths in built out and underserved areas of Fullerton.
7	2	3	P03.17	Preservation of Historic Residential Resources	3	0	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.
8	4	5	P05.07	Complete Streets	3	0	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.
9	8	10	P10.11	Support for Broadband	3	0	Support policies, projects, and programs that remove barriers to and promote the deployment and adoption of broadband internet access among residents, businesses, community organizations, and visitors.
10	9	11	P11.03	Preservation-Based Revitalization	3	0	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.
11	9	11	P11.04	Neighborhood Safety	3	0	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).
12	1	1	A01.03	Small Lot Housing	3	New	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 insure that buildings have a quality design and positive relationship to the public realm.
13	3	4	A04.14	Architectural Salvage	3	15.30; 15.40	Encourage the establishment of a business, non-profit, or co-op that collects and re-sells historic and non-historic building materials.
14	8	9	A09.01	Economic and Fiscal Impact Reports	3	15.04; New	Prepare thresholds to determine when a third-party economic and fiscal impact report is required as part of a development application.
15	14	17	A17.02	Checklist	3	New	Develop a project review checklist that includes considerations for maximizing compatibility between public and private educational institutions and nearby off-campus uses.
16							

	A	B	C	D	E	F	G
1	Chapters	Goals	Policies/Actions	Policies/Actions - Titles	Phase*	Applicable Land Use Regulations	Policies and Actions - Text
17	16	20	A20.02	Green Streets and Parking Lots	3	8.48	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.
18	1	1	P01.08	Consideration of Neighborhood Impacts	3	15.47	Support projects, programs, policies and regulations to evaluate and consider short- and long-term impacts of significant planning efforts or developments on nearby neighborhoods.
19	1	1	P01.09	Housing Choice	3	15.17; 15.20; 15.30; 15.40; Title 14	Support projects, programs, policies and regulations to create housing types consistent with market demand for housing choice.
20	1	1	P01.13	Universal Design	3	New; Title 14	Support projects, programs, policies and regulations to produce buildings and environments that are inherently accessible to people of all abilities.
21	2	3	P03.03	Expedited Processing for Extremely-Low, Very-Low, Low, and Moderate Income Housing Developments	3	15.47; New	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.
22	2	3	P03.04	Facilitate Infill Development	3	New	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).
23	2	3	P03.05	Encourage Mixed Use Development	3	15.17; 15.20; 15.30; 15.40	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, positing the sites inventory on the City's webpage, identifying and targeting specific financial resources, and reducing appropriate developments standards.
24	2	3	P03.06	Encourage Development of Housing for Extremely-Low Income Households	3	New	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.
25	2	3	P03.07	Development of Housing for Families	3	New	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.
26	2	3	P03.08	Encourage Senior Housing	3	New	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.

	A	B	C	D	E	F	G
	Chapters	Goals	Policies/Actions	Policies/Actions - Titles	Phase*	Applicable Land Use Regulations	Policies and Actions - Text
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27	2	3	P03.15	Review and Revise Multi-Family Parking Requirements	3	15.17; 15.20; 15.30; 15.40; 15.56	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: 1) 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. 2) 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.
28	2	3	P03.16	Residential Development Monitoring Program for Rezoned Sites	3	15.2	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 1.1 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 1.1 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.
29	2	3	P03.28	Provision of Amenities and Services Adjacent to Housing	3	15.17	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.
30	3	4	P04.03	Historic Resources Maintenance and Enhancement	3	15.48; 15.64	Support projects, programs, policies and regulations to promote the maintenance, restoration, and rehabilitation of historical resources.
31	3	4	P04.04	Historic Character and Sense of Place	3	15.48; 15.64	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 realm which contribute to the historic character.
32	3	4	P04.06	Responsiveness to Historic Context	3	15.48	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.
33	3	4	P04.07	Co-Benefits	3	15.48	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.
34	3	4	P04.08	Historic Building Retrofits	3	Title 14	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.
35	8	9	P09.14	Economic Activity in Public Spaces	3	15.04	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.
36	8	10	P10.07	Education Employment Sector Expansion	3	15.04; 15.30; 15.40	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.
37	8	10	P10.12	Downtown Economy Diversification	3	15.04; 15.30; 15.40	Support policies, projects, programs, and regulations that diversify the Downtown economy to create more economic activity during daytime business hours.
38	9	11	P11.10	Parking Management Program	3	15.17; 15.30; 15.40; 15.46; 15.56	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.
39	10	12	P12.12	Crime Prevention	3	15.17; 15.47	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.

	A	B	C	D	E	F	G
	Chapters	Goals	Policies/Actions	Policies/Actions - Titles	Phase*	Applicable Land Use Regulations	Policies and Actions - Text
1							
40	10	12	P12.13	Safety through Design	3	15.47	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.
41	11	14	P14.03	Farmers' Markets	3	15.04; 15.30	Support policies, projects, programs, and regulations that facilitate successful farmers' markets at appropriate and convenient locations throughout the City.
42	11	14	P14.04	Community Gardens	3	15.30;	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.
43	11	14	P14.05	Opportunities for Physical Activity	3	15.17; ; 15.20; 15.25; 15.27; 15.30; 15.35; 15.40	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.
44	15	18	P18.15	Early Notification Opportunities	3	15.76	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.
45	1	1	A01.01	Citywide Design Standards	3	New	Prepare community-based design standards as an objective reference to implement The Fullerton Plan during City review of project applications.
46	3	4	A04.05	Transfer of Development Rights	3	New	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.
47	13	16	A16.04	Downtown Arts District	3	New	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.
48	19	24	A24.01	Transfer of Development Rights	3	New	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.
49	1	1	P01.07	Development that Supports Mobility	3	8.44; 8.48; 15.30; 15.40	Support projects, programs, policies and regulations to promote a development pattern that supports a network of multi-modal transportation options.
50	1	2	P02.02	Distinctive and Memorable Places	3	New	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.
51	1	2	P02.03	Distinctive Landmarks	3	New	Support projects, programs, policies and regulations to preserve existing landmarks and encourage the creation of new landmarks that reinforce Fullerton's identity and image.
52	1	2	P02.04	Sense of Place	3	New	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.
53	1	2	P02.07	Relationship to Street	3	New	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.

	A	B	C	D	E	F	G
	Chapters	Goals	Policies/Actions	Policies/Actions - Titles	Phase*	Applicable Land Use Regulations	Policies and Actions - Text
1							
54	2	3	P03.24	Encourage Sustainability and Green Building Practices	3	Title 14	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.
55	4	5	P05.11	Integrated Land Use and Transportation	3	15.17; 15.30	Support projects, programs, policies and regulations to integrate land use and transportation planning and implementation.
56	4	5	P05.13	Development-Oriented Transit	3	15.3	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.
57	6	7	P07.03	Infrastructure Planning	3	15.21; Title 16	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.
58	9	11	P11.05	Brownfield and Grayfield Revitalization	3	New	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.
59	10	12	P12.07	Fire Code Amendments	3	Title 13	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).
60	10	12	P12.08	Airport Safety Standards	3	15.40; 15.56; 18.03	Support policies, projects, programs, and regulations that provide for safe and efficient airport operations through compliance with the Airport Master Plan and the Orange County Land Use Commission's Airport Environs Land Use Plan.
61	11	14	P14.06	Amenities Within a Walkable Distance	3	15.17; 15.20; 15.21; 15.30	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.
62	14	17	P17.10	Housing to Support Educational Facilities	3	New	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.)
63	14	17	P17.14	Revitalization Near Campuses	3	New	Support policies, projects, and programs that prioritize revitalization activity around campuses and reflect the importance of schools in the community.
64	1	1	A01.04	Focus Area Implementation	3	TBD	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.
65	1	2	A02.04	Branding and Marketing	3	TBD	Brand and market the City's focus areas to promote district identity and image.
66	9	11	A11.03	Focus Area Plans and Strategies	3	TBD	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.
67	17	21	A21.02	Car Sharing Pilot Program	3	TBD	Explore the potential for a car sharing pilot program to be implemented in one or more of the City's Focus Areas.

	A	B	C	D	E	F	G
	Chapters	Goals	Policies/Actions	Policies/Actions - Titles	Phase*	Applicable Land Use Regulations	Policies and Actions - Text
1							
68	1	1	P01.04	Connection and Integration of Uses	3	15.30; 15.40; 15.46; 15.47	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.
69	1	1	P01.10	Focus Area Planning	3	TBD	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.
70	1	2	P02.06	Focus Area Planning	3	TBD	Support projects, programs, policies and regulations to create a positive identity and distinctive image as part of community-based planning of Focus Areas.
71	3	4	P04.05	Focus Area Planning	3	TBD	Support projects, programs, policies and regulations to contribute to the preservation of historic resources as part of community-based planning of applicable Focus Areas.
72	4	5	P05.15	Neighborhood and Focus Area Connections	3	TBD	Support projects, programs, policies and regulations to connect neighborhoods via a multi-modal network to each other and to the City's Focus Areas.
73	5	6	P06.11	Neighborhood and Focus Area Connections	3	TBD	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.
74	8	9	P09.03	Hospitality Revenue	3	TBD	Support programs for attracting hotels and other visitor accommodations to key areas such as the Fullerton Transportation Center Focus Area, Harbor Gateway Focus Area, the North Harbor Corridor Focus Area, and other appropriate focus areas.
75	8	9	P09.11	Reduce Barrier to Investment	3	TBD	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.
76	8	9	P09.16	Focus Areas	3	TBD	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.
77	8	9	P09.17	Technology Infrastructure	3	TBD	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.
78	8	10	P10.14	Local Entrepreneurship in Focus Areas	3	TBD	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.
79	8	10	P10.16	Economic Strategies in Focus Areas	3	TBD	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.
80	9	11	P11.08	Focus Area Revitalization Priority	3	TBD	Support policies, projects, programs, and regulations that prioritize revitalization efforts that are within or adjacent to the City's Focus Areas.
81	10	12	P12.11	Public Safety in Focus Areas	3	TBD	Support projects, programs, policies and regulations to proactively address public safety concerns as part of community-based planning of Focus Areas.
82	11	14	P14.08	Community Health in Focus Areas	3	TBD	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.

	A	B	C	D	E	F	G
	Chapters	Goals	Policies/Actions	Policies/Actions - Titles	Phase*	Applicable Land Use Regulations	Policies and Actions - Text
1							
83	12	15	P15.12	Parks and Recreational Facilities in Focus Areas	3	TBD	Support projects, programs, policies and regulations to consider parks, recreational facilities and trails as part of community-based planning of Focus Areas.
84	13	16	P16.11	Cultural Activity and Arts in the Focus Areas	3	TBD	Support projects, programs, policies and regulations to consider cultural activities and the arts as part of community-based planning of Focus Areas.
85	14	17	P17.12	Educational Opportunities in the Focus Areas	3	TBD	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.
86	16	19	P19.06	Focus Area Planning	3	TBD	Support projects, programs, policies and regulations to evaluate ways to conserve and reduce water use as part of community-based planning of Focus Areas.
87	16	20	P20.05	Water Quality of Focus Areas	3	TBD	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.
88	17	22	P22.08	Sustainable Communities Strategies	3	TBD	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.
89	18	23	P23.06	Focus Area Waste Management	3	TBD	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.
90	19	24	P24.11	Open Space in Focus Areas	3	TBD	Support projects, programs, policies and regulations to evaluate increasing urban and natural open spaces as part of community-based planning of Focus Areas.
91	20	26	P26.03	Focus Area Planning	3	TBD	Support projects, programs, policies and regulations to consider natural hazard risks and mitigation as part of community-based planning of Focus Areas.

	A	B	C	D	E	F	G
1	APN	ADDR	Current General Plan Designation	Current Zoning District	Existing Use	Proposed Zoning District	NOTES
2	337-110-13	Elect. Substation @ Associated	GOV	R120		PL	
3	029-080-18	Sliver at Berkely adj. to 510 Dorothy	LRES	PL	slope adj to/south of R1 property at 510 Dorothy. ownership not shown in parcel data	R1	Rezone to R1
4	030-052-03	149 N PRITCHARD AVE	GOV	R3	airport property	PL	Rezone to PL
5	030-087-13	147 S. Prichard (135-157 S, Pritchard)	MRES	RG	condos - 12 units on .625 ac (-19.2 u/ac)	R3	rezone to R3 which would be consistent with all other zoning on street
6	032-190-20	807 S HIGHLAND AVE	MRES	R2	SFR on large lot	R3	front of lot is zoned R3; rear is zoned R2 Rezone rear of lot to R3, which is consistent with zoning of adj parcel at 805 and w GP
7	032-221-31	205 W WHITING AVE	MLOR	R3	SFR	R2	note: zoning map shows 201 and 205 on same parcel, assessor records show 2 parcels with separate ownership: both 201 & 205 have R3 zoning & LMDR GP. Chg zoning to R2. (Rest of block is zoned R2P, these 2 lots have no P zoning)
8	032-221-32	201 W WHITING	MLOR	R3	SFR	R2	Chg zoning to R2
9	033-054-12	244 E VALENCIA DR	LRES	R3	PART OF ELEMENTARY SCHOOL	PL	Western section of school grounds has different zoning/gp than eastern section, although occupied by same school buildings. Western section is LRES and R3.
10	269-051-09	305 N STATE COLLEGE BLVD	MLOR	OP	commercial ctr with 2 restaurants (Karma Kabob & Korean BBQ)	C1	Change GP to OFF (or change zoning to C1 and GP to COM, which would be consistent w zoning to N)
11	269-064-08	245-247 N. State College	MLOR	OP	residence on large lot	RG	change zoning to R2 or RG
12	280-031-06	Emery Park (Portion)	PRC	PRD	part of park, owned by City	PL	Change zone to PL
13	284-431-05	Rolling Hills and Maple	GOV	R110	Drainage Channel	PL	owner is Fulbrae Co 6572 Bolsa Ave - is this a govt entity? If so, Change zone to PL
14	284-431-21	Rolling Hills and Maple	GOV	R110	Drainage Channel	PL	
15	288-111-02	Gilbert / Pioneer Condos	MDR	RG	Amberwood Condos - all buildings are 2 story	R3	3 different zoning classifications on property: RG, R3, R3R Change zoning to a uniform R3 over both properties
16	288-111-03	adj. 1799 Ave. Selva	MRES	RG	Amberwood Community Swimming Pool	R3	
17	288-122-05	Coyote Hills Park	GRN	PRD	Park	PL	Change Zone to P-L and GP to Parks & Recreation (owned by City as public park) OR change zone to PL and, as above, add PL as zoning consistent with Greenbelt Concept
18	288-122-06	Coyote Hills Park	GRN	PRD	Park	PL	
19	288-122-07	Coyote Hills Park	GRN	PRD	Park	PL	
20	289-201-06	Emery Ranch and Wisteria	GRN	R3	Maison de Fleur tract, appears to have been dedicated to county	PL	owned by county part of regional park Change to GOV & PL
21	292-061-16	433 W BASTANCHURY RD	OFF	R120	Medical Office Bldg	OP	Change zone to OP
22	292-071-17	Bastanchury and Morelia NE corner	PRC	OP	Juanita Cook Greenbelt/trail	OP & PL	Easterly part of lot remains OP, westerly strip of land along Morelia is a City trail and changes to PL
23	292-084-04	PART OF 951 BASTANCHURY RD	LRES	PL	VET HOSPITAL	CG	lot has split zoning, W half = GRN and CG, E half = LRES and PL.
24	337-110-18	Elect. Substation @ Associated	GOV	NZ-Road		PL	

	A	B	C	D
1	Source	Topic	Applicable Code Provisions	Comment
2	EIR	Environmental Mitigation Measures	15.76; New	Add environmental performance standards and project application and review procedures to mitigate adverse impacts on important and sensitive resources (air, water, natural, etc.)
3	The Fullerton Plan	Table 5 - Community Development Type Density/Intensity Summary	15.30	Change to density/intensity development standards Amend floor area ratio (FAR) for central business district commercial (C-3) to conform to FAR for Downtown Mixed-Use Community Development Type Identify other zoning designations where there are different FAR considerations (for example, Industrial FAR is now .5 so look at FAR for M-P and M-G districts)
4	The Fullerton Plan	Table 5 - Community Development Type Density/Intensity Summary Exhibit 2 - Community Development Plan Understanding Density & Intensity (Pg. 121)	New	Develop zoning designations and corresponding development standards and allowable uses for two new community development types: <ul style="list-style-type: none"> • Neighborhood Center Mixed Use • Urban Center Mixed Use [Note: 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.]
5	Zoning Code	Growth management	15.30; 15.40	Delete references to Traffic Analysis Zones (TAZ) and requirements for traffic studies - These provisions implemented the 1996 General Plan and are no longer needed.
6	The Fullerton Plan	Table 4: Community Development Types	15.25	Allow quasi-public uses in P-L district Utilities are quasi-government entities and are divided into two categories... those at ground level and those underground. See definitions below. Utility Facility (Land Use). A fixed-base structure or facility serving as a junction point for transferring electric utility services from one transmission voltage to another or to local distribution and service voltages, and similar facilities for water supply and natural gas distribution. These uses include any of the following facilities that are not exempted from planning permit requirements by Government Code Section 53091: <ul style="list-style-type: none"> • electrical substations and switching stations • natural gas regulating and distribution facilities • public water system wells, treatment plants and storage tanks • telephone switching facilities • wastewater treatment plants, settling ponds and disposal fields Utility Infrastructure (Land Use). Pipelines for water, natural gas, and sewage collection and disposal; and facilities for the transmission of electrical energy for sale, including transmission lines for a public utility company. Also includes telephone, cable television and other communications transmission facilities utilizing direct physical conduits. Does not include "Utility Facility."

	A	B	C	D	E	F
1	Title	Section/Exhibit #	Title	Relevant Text	Phase	Comment
2	Resource Management	5.1	Scenic Corridors and Rural Streets Plan	Describes and maps the scenic corridor and rural streets system, and refers the reader to the Technical Appendices for the more detailed design treatments and regulations.	1	Review and determine which parts can be pulled out, revised, and adopted as guidelines or standards.
3	Resource Management	5.1	Scenic Corridors and Rural Streets Plan	Design and construction criteria, such as roadway intersection width for left-turn pockets and maintenance of pavement and drainage facilities will be in accordance with GSP-86. All other roadside maintenance remains the responsibility of the property owner to continue and promote the rural residential roadway characteristics.	1	Locate General Specific Plan-86
4	Resource Management	5.1	Scenic Corridors and Rural Streets Plan	a) Paved shoulders and asphalt beams are optional in roadway Sections A and B, as delineated in the Scenic Corridors/Rural Streets Map and GSP-86.	1	Locate General Specific Plan-86
5	Resource Management	Appendix A	Scenic Corridor Design Guidelines	Scenic corridor guidelines provide a series of special controls for land improvements fronting along scenic highways as they occur in order to ensure and maintain their value as scenic drives.	1	Revise scenic corridor guidelines and adopt by resolution as freestanding document.
6	City Council Resolution No. 9138 May 17, 2000		Recreational Trail Design Standards	Certain basic standards, allowing for flexibility and for the safety and maintenance of regional riding and hiking trails and their related facilities, should be followed.	1	Review and revise if necessary Include with zoning regulations

California Planning & Zoning Law	Government Code Topic	Government Code Section #	Potentially Affected Zoning or Municipal Code Provisions	Comments
CHAPTER 1	GENERAL PROVISIONS	65000-65010	15.04; 15.17; 15.76	
CHAPTER 2.3	LONG-RANGE TRANSPORTATION PLANNING	65070-65074		
CHAPTER 2.5	TRANSPORTATION PLANNING AND PROGRAMMING	65080-65086.5	15.56: New mixed use districts; 15.76	SB 375 - Sustainable Communities Strategy
CHAPTER 2.6	CONGESTION MANAGEMENT	65088-65089.10	15.56	
CHAPTER 2.7	PUBLIC HEARINGS	65090-65096	15.76	Confirm that procedural requirements conform to state law
CHAPTER 3	LOCAL PLANNING			
Article 1	Local Planning	65100-65107	15.76	
Article 5	Authority for and Scope of General Plans	65300-65303.4	15.72	
Article 6	Preparation, Adoption, and Amendment of the General Plan	65350-65362	15.72	
Article 8	Specific Plans	65450-65457	15.21	
Article 8.5	Transit Village Development Planning Act of 1994	65460-65460.11	15.21	
Article 10.5	Open-Space Lands	65560-65570	15.27	
Article 10.6	Housing Elements	65580-65589.8	15.17	Inclusionary units, if any - Developer can satisfy all of part of affordable housing inclusion requirements by constructing rental units Confirm that no discretionary review required for attached or multi-family development that include affordable housing
Article 10.8	Water Conservation in Landscaping	65591-65599	15.50	
Article 10.9	Water Recycling in Landscaping Act	65601-65607	15.50	
Article 14	Actions or Proceedings	65750-65763	15.72	
CHAPTER 4	ZONING REGULATIONS			
Article 1	General Provisions	65800-65804	15.76	Review hearing procedures
Article 2	Adoption of Regulations	65850-65863.13	15.04; 15.17; 15.20; 15.27; 15.30; 15.64; 15.68; 15.70; 15.72	Review regulations for adult businesses, commercial filming, second dwelling units, solar energy systems, wireless telecommunications facilities, nonconformities (including reconstruction of multi-family units destroyed in catastrophic event), manufactured homes, homing pigeons, mobile home parks, rezonings, interim ordinances temporarily prohibiting certain development in areas subject to proposed changes in zoning, and mobile home conversions. Prohibits reduction of residential density of any parcel below level set by state to determine compliance with housing element. Provides procedural requirements for amending text or rezoning
Article 2.5	Development Agreements	65864-65869.5	15.20; 15.46; 15.76	Consider new procedures for processing of development agreements
Article 2.7	Covenants for Easement	65870-65875		Consider formalizing process for creation of easements for parking, ingress, egress, emergency access, light and air access, landscaping, or open-space purposes
Article 2.9	Guidebook for Jobs-Housing Balance	65890.1-65890.5	15.46	Add criteria for mixed-use projects to allow more by right
Article 2.11	Wind Energy	65893-65899	New	Consider allowing small wind energy systems
Article 3	Administration	65900-65909.5	15.68; 15.56; 15.66; 15.76	Review provisions on appeals, variances generally and with regard to multi-family parking, enforcement, posting of performance bonds
Article 4	Open-Space Zoning	65910-65912	15.68	Required findings for approving variances in open space zones

CHAPTER 4.2	HOUSING DEVELOPMENT APPROVALS	65913-65914	15.17	Update density bonus provisions
CHAPTER 4.3	DENSITY BONUSES AND OTHER INCENTIVES	65915-65918	15.17	Update density bonus provisions
CHAPTER 4.5	REVIEW AND APPROVAL OF DEVELOPMENT PROJECTS			
Article 1	General Provisions	65920-65923.8		Review standards for processing permits to ensure compliance with the Permit Streamling Act
Article 2	Definitions	65925-65934	15.04	Review definitions to confirm that in alignment with State definitions
Article 3	Applications for Development Projects	65940-65945.7	15.76	Review standards for processing permits to ensure compliance with the Permit Streamling Act
Article 5	Approval of Development Permits	65950-65957.5	15.76	Review standards for processing permits to ensure compliance with the Permit Streamling Act
Article 5.6	Environmental Permits	65959-65959.3	Title 5: 15.40	Review definition of environmental permit
Article 6	Development Permits for Classes of Projects	65960-65964	15.76	Review procedures and conditions of approval for issuance of permits for hazardous waste facilities and wireless telecommunications facilities
CHAPTER 4.6	MITIGATION LANDS: NONPROFIT ORGANIZATIONS	65965	15.27: 15.48	Include reference to State law about criteria for authorized non-profit entity to hold interest in real property to mitigate adverse impact of development
CHAPTER 4.7	SCHOOL FACILITIES	65970-65981	15.76	Interim school facilities required for new residential development where schools have existing overcrowded conditions. Clarify that fees properly listed on City's Fee Resolution
CHAPTER 4.8	ENVIRONMENTAL IMPROVEMENT AUTHORIZATIONS	65990-65993	15.76	Confirm that appropriate conditions of approval for projects that improve an adverse environmental condition are in place
CHAPTER 4.9	PAYMENT OF FEES, CHARGES, DEDICATIONS, OR OTHER REQUIREMENTS AGAINST A DEVELOPMENT PROJECT	65995-65998	21.20	Confirm that amounts of school facility fees for residential, commercial, industrial development, including limits assessed for age-restricted housing
CHAPTER 5	FEES FOR DEVELOPMENT PROJECTS	66000-66008	21.20: Title 16	Confirm that fees and exactions are charged in proper amounts in compliance with Mitigation Fee Act or that procedures in place for right-of-way dedications
CHAPTER 6	FEES FOR DEVELOPMENT PROJECTS RECONSTRUCTED AFTER A NATURAL DISASTER	66010-66011	21.20	Fees based on new construction that exceeds substantially equivalent reconstruction of destroyed property
CHAPTER 7	FEES FOR SPECIFIC PURPOSES	66012-66014	21.20	Update descriptions of fees
CHAPTER 8	PROCEDURES FOR ADOPTING VARIOUS FEES	66016-66019	21.20	Confirm that fee setting procedures are appropriate
CHAPTER 9	PROTESTS, LEGAL ACTIONS, AND AUDITS	66020-66025	15.76: Miscellaneous throughout Zoning Code	Review and consolidate appeal provisions in one place
CHAPTER 9.3	MEDIATION AND RESOLUTION OF LAND USE DISPUTES	66030-66035	15.76	Review and consolidate appeal provisions in one place
Business and Professions				
Business and Professions Code	Massage Establishments	4600.5	15.04: 15.30: 15.55	Can't unreasonably restrict sole proprietorships operated by MTO certified personnel

Health	Health and Safety Code Topic	Health and Safety Code Section #	Potentially Affected Zoning or Municipal Code Provisions	Comments
DIVISION 25.5.	Global Warming Solutions Act of 2006	38500-38599	New	Prepare Environmental Review Procedure Regulations and Guidelines
CHAPTER 3	CALIFORNIA COMMUNITY CARE FACILITIES ACT	1566-1566.8	15.55	Review regulations to confirm compliance with State law regarding Residential Care Facilities for Six or Fewer Persons
Chapter 3.2	Residential Care Facilities for the Elderly Act	1568.0831 1569-1569.5	15.17; 15.55	Review regulations to confirm compliance with State law regarding Residential Care Facilities for Elderly - 6 or Fewer - Considered same as single-family residence. Can set separation distances.
Chapter 3.4	FAMILY DAY CARE HOMES	1597.45	15.17; 15.55	Confirm that small family day care homes allowed by right and large family day care homes allowed by right subject to reasonable standards
DIVISION 10. UNIFORM CONTROLLED SUBSTANCES ACT	Medical Marijuana Dispensaries	11362.7-11362.83	15.30; 15.40; 15.55	Allows critically ill patients to form cannabis clubs
PART 2.1	MOBILEHOME PARKS ACT	18200-18700	15.17; 15.55	Confirm that mobile homes, manufactured homes, and mobile home parks allowed with a CUP
California Public Resources	Public Resources Code Topic	Public Resources Code Section #	Potentially Affected Zoning or Municipal Code Provisions	Comments
CHAPTER 4.5	STREAMLINED ENVIRONMENTAL REVIEW	21159.28	New	Prepare Environmental Review Procedure Regulations and Guidelines
Chapter 4.2	IMPLEMENTATION OF THE SUSTAINABLE COMMUNITIES STRATEGY	21155.1-21155.2		Prepare Environmental Review Procedure Regulations and Guidelines
CHAPTER 7.5	Alquist-Priolo EARTHQUAKE FAULT ZONING Act	2621.7, 2623, 2697		Before approving residential structure or development in a seismic zone, geotechnical report required that defines and delineates any seismic hazard
CHAPTER 12	SOLAR SHADE CONTROL	25980-25986	15.55; 15.47	Add regulations for location of solar collectors and controls on trees and shrubs
California Public Utilities	Public Utilities Code	Public Utilities Code Section #	Potentially Affected Zoning or Municipal Code Provisions	Comments
DIVISION 9	Aviation - Airport Land Use Commission	21670-21679.5	15.15.72; 18.03	Confirm that review authority is evident in regulations
DIVISION 4	TELEGRAPH OR TELEPHONE CORPORATIONS	7901-7912	15.55	Cell phone towers cannot impede use of public right-of-way
California Building Code	Building Code Topic	Building Code Section #	Potentially Affected Zoning or Municipal Code Provisions	Comments
Building Code	CALGreen (Green Building Standards Code)	24 Cal Code Regs Part 11	Title 14	Align current City building code regulations with State green building standards
Building Code	Building Standards Commission	24 Cal Code Regs Part 6	Title 14	Align current City building efficiency standards with State standards
	Rating Systems	US Green Building Council	15.47	Consider point system for approving projects --Leadership in Energy and Environmental Design (LEED)
	Rating Systems	Build it Green	15.47	Consider point system for approving projects --GreenPont Rating System
	Rating Systems	California Building Industry Association	15.47	Consider point system for approving projects --California Green Builder
		Local Government Toolkit - California Air Resources Board		Review other cities ordinances and determine what approach to take in regulating GHG emissions
		State and Local Government Green Building Ordinances in California		Review other cities ordinances and determine what approach to take in regulating green building

Water Quality Code	Water Quality Topic	Water Quality Code Section #	Potentially Affected Zoning or Municipal Code Provisions	Comments
State Water Resources Control Board	Permits- National Pollution Discharge Elimination System (NPDES) Permits) Storm Water Permits	SWRCB Order #2009-0009-DWO SWRCB Order # 97-03-DWO	15.76; 12.08	Amend project application procedures as follows: Applicants for proposed projects shall submit a Water Quality Management Plan (WQMP) for City review and approval prior to a discretionary project approval or permit in compliance with the Regional Water Quality Control Board (RWQCB) requirements established by the National Pollutant Discharge Elimination System (NPDES) permits (MS4 permits) for the portion of Orange County that includes the City. Excerpts from Environmental Impact Report -- WW-1 Prior to issuance of a building permit for any future development project, the Project Applicant shall prepare an engineering study to support the adequacy of the sewer systems and submit the engineering study to the City for review and approval. Any improvements recommended in the engineering study shall be installed prior to the certificate of occupancy for the development project. WW-2 Prior to issuance of a building permit for any future development project, the Project Applicant shall provide evidence that the OCSD has sufficient transmission and treatment plant capacity to accept sewage flows from buildings for which building permits are being requested.
Constitutionally-Protected Uses	Relevant Legislation	Code Section #	Potentially Affected Zoning or Municipal Code Provisions	Comments
Adult Businesses	U.S. Constitution First Amendment	Case Law	15.30; 15.40; 15.55; 7.95	Verify that there are a sufficient # of sites available to accommodate adult business uses
Newsracks	U.S. Constitution First Amendment	Case Law	7.38	Newsracks allowed on public streets subject to certain limitations
Religious Institutions	Religious Land Use and Institutionalized Persons Act (RLUIPA) 42 USC 2000cc-2000cc-5	Case Law	15.04, 15.30	Confirm that religious institutions are allowed in the same manner as other places of assembly
Religious Institutions	Government Code 25373 and 37361	Case Law	15.30; 15.48	Noncommercial property exempt from requirements of historic preservation program
Sign regulations	U.S. Constitution First Amendment	Case Law	15.49	Verify that sign regulations are content-neutral with regard to time, place, and manner (i.e. when, where, and how a message is displayed or conveyed).
Sign regulations	Business and Professions Code CHAPTER 2.50N-PREMISES ADVERTISING DISPLAYS	5490-5499	15.49	Consider whether to amortize nonconforming signs
Sign regulations	Civil Code Division 2 Temporary Real Estate Signs	713	15.49	Review standards for allowing temporary real estate signs