



Roosevelt
FULLERTON

Final Specific Plan

December 2013

City of Fullerton PRJ13-00258

The City Council approved a revised site plan on December 17, 2013 shown as Exhibit 1: Approved Site Plan in the Appendix

FINAL FULLERTON ROOSEVELT SPECIFIC PLAN

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APPENDIX

- Exhibit 1: Approved Site Plan (as directed by City Council on December 17, 2013)*
- Conceptual Floor Plans*
- Conceptual Elevations*
- Copy of Parcel Map 90-237*
- Copy Adopting Resolutions for PRJ13-00258*

1.0 INTRODUCTION

1.1 EXECUTIVE SUMMARY

The purpose of the *Fullerton Roosevelt Specific Plan* is to implement The Fullerton Plan vision to increase the choice of affordable and desirable housing options for children, workforce families, and young professionals in Fullerton. The proposed plan includes 19 homes that integrate with the existing single-family residential neighborhood to create a welcoming street presence both on West Rosslynn Avenue and at the connection from South Roosevelt Avenue. Refer to *Figure 1.1 Illustrative Plan*.

The bungalow styled homes include extended gable ends, gentle roof pitches, aesthetically pleasing fencing, and landscaped front yard spaces. The 19 single-family homes include two different floor plans: an approximate 1,600 square foot home with 3 bedrooms plus a loft (with no options) and 2.5 bathrooms, and an approximate 1,900 square foot home with 3 bedrooms and 2.5 bathrooms, loft and a den (optional bedroom 4 and/or full bath). All homes will have 2-story massing with articulated front and rear elevations. Conceptual floor plans and elevations can be found in the Appendix. A small open space area with a bench is provided for residents. A Homeowners Association (HOA) will maintain the front yards and common areas.

1.2 SPECIFIC PLAN DOCUMENT ORGANIZATION

The *Fullerton Roosevelt Specific Plan* defines a vision and establishes standards and requirements for site development. The Specific Plan is arranged into five sections as follows:

Section 1.0 Introduction

This Section provides the purpose and intent of the Specific Plan, development overview, site location, and a summary of the existing conditions affecting the Specific Plan area, including existing City land use and zoning designations, as well as existing and surrounding development area land uses. This section also summarizes the entitlements needed for the project.

Section 2.0 Land Use Planning and Regulatory Provisions

Forming the core of the Specific Plan document, this Section presents the Land Use Plan, serves as the zoning for the development, specifies the permitted and conditionally permitted uses, and provides development standards and requirements.

Section 3.0 Infrastructure

This Section describes the transportation requirements, public services, solid waste disposal, utilities, emergency services, and school provisions.

Section 4.0 Implementation

Provisions for financing/maintenance of improvements, the process for implementation, and procedures for amending this Specific Plan are discussed.

Section 5.0 Consistency with The Fullerton Plan

Section 5.0 discusses how the Specific Plan is consistent with The Fullerton Plan goals and policies.

1.3 PURPOSE AND INTENT

The *Fullerton Roosevelt Specific Plan* will:

- Provide housing opportunities responsive to the needs of the community including housing for families.
- Create a cohesive enclave through architectural and landscape design.
- Provide a desirable community where people will want to live.
- Implement a small lot development program.
- Promote indoor/outdoor living.
- Use water-wise landscape principles.
- Provide required parking for the commercial use on the adjacent property located at 614 S. Euclid.



Figure 1.1 Illustrative Site Plan

Note: Fence location between side yards will be adjusted to accommodate waste & recycling containers and pedestrian access alongside the containers

On May 7, 2013, the City Council authorized the Community Development Department to accept an application for Specific Plan District zoning for this site as long as it implements the guidance provided by The Fullerton Plan.

Implementation of the *Fullerton Roosevelt Specific Plan* provides the parameters for a desirable, compact, small lot development. The Plan coordinates the land use, intensity, scale and aesthetic characteristics of development with the goals and policies of The Fullerton Plan.

1.4 SITE LOCATION

The *Fullerton Roosevelt Specific Plan* area is located in the City of Fullerton in northern Orange County, California. Fullerton is located 25 miles southeast of downtown Los Angeles and is bordered by the cities of La Habra and Brea on the north, La Mirada on the northwest, Buena Park on the west, Anaheim on the south, and Placentia on the east. The City consists of 22.3 square miles of land and has an estimated population of 137,481 in 2012 (California State Department of Finance). Fullerton is crossed by three major freeways. State Route 91 runs east-to-west down the length of the City south of Orangethorpe Avenue. It intersects with the Interstate 5, the Santa Ana Freeway, in the west near Magnolia Avenue and with State Route 57, the Orange Freeway, in the east near State College Boulevard. Refer to *Figure 1.2 Regional Context* and *Figure 1.3 City Context* for the general location of the project.

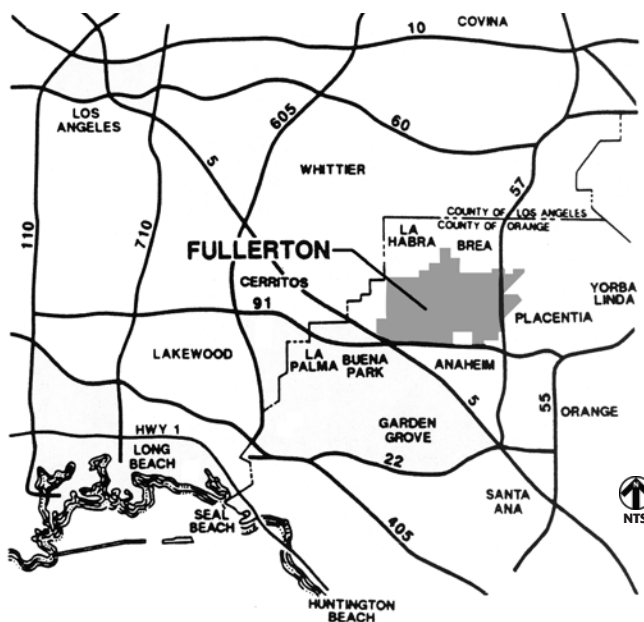
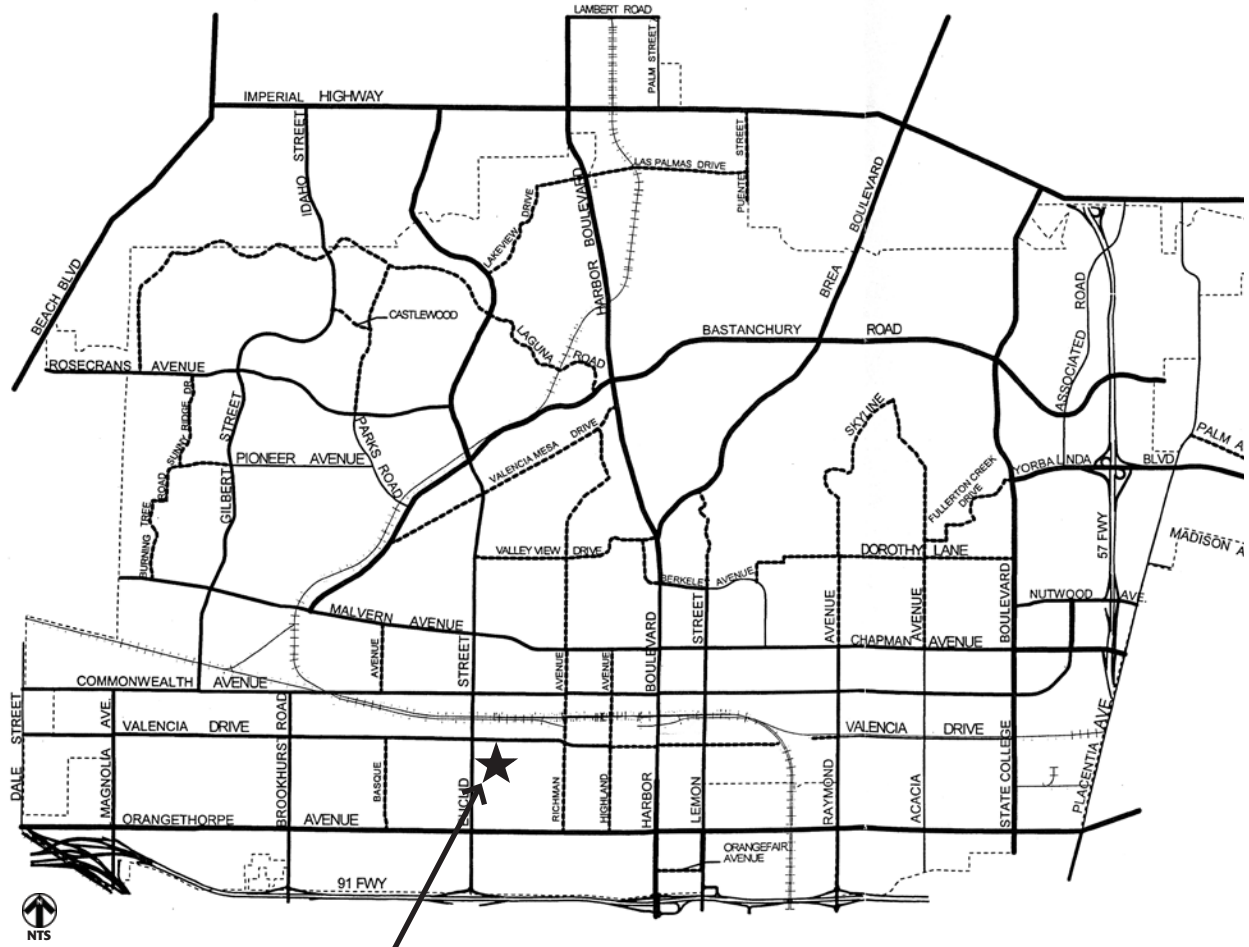


Figure 1.2 Regional Context



Fullerton Roosevelt
Specific Plan Area

Figure 1.3 City Context

The Specific Plan area is located within the City of Fullerton as shown on *Figure 1.4 Vicinity Map*. The area is currently the site of the Fullerton Redeemer Alliance Church. The Development Plan will transform the currently underutilized development site into a residential community with 19 single-family homes with a “Bungalow community” design concept. All the homes will be oriented to West Rosslynn Avenue or to the new internal Drive accessed off of South Roosevelt Avenue (refer to *Figure 1.1 Illustrative Site Plan*).

1.5 SURROUNDING LAND USES

Figure 1.4 Vicinity Map, shows the 1.8 -acre development site within its local context at 620 South Roosevelt Avenue to the east of South Euclid Street. The site is approximately one and a half miles from the Fullerton Transportation Center (Santa Fe Depot) and Downtown Fullerton and is 1.5 miles north of the 91 Freeway.

Directly to the north of the development site are detached single-family residential homes. Further north, directly across West Valencia Drive, is the California Department of Motor Vehicles. Next door to this is the Janet Evans Swim Complex and Independence Park.

To the southwest, is the Orange County Flood Control District’s (OCFCD) Fullerton Creek Channel. Across the channel is a new residential development under construction zoned Citrus Park Specific Plan District (SPD) along the east side of South Euclid Street.

To the east, is an existing detached single-family residential neighborhood with homes zoned R-1.

Directly to the west, are a Super Design Center and an auto dealership zoned C-H along the east side of South Euclid Street. Also along South Euclid Street and within walking distance of the Specific Plan area are Orange County Transportation Authority (OCTA) bus stops.

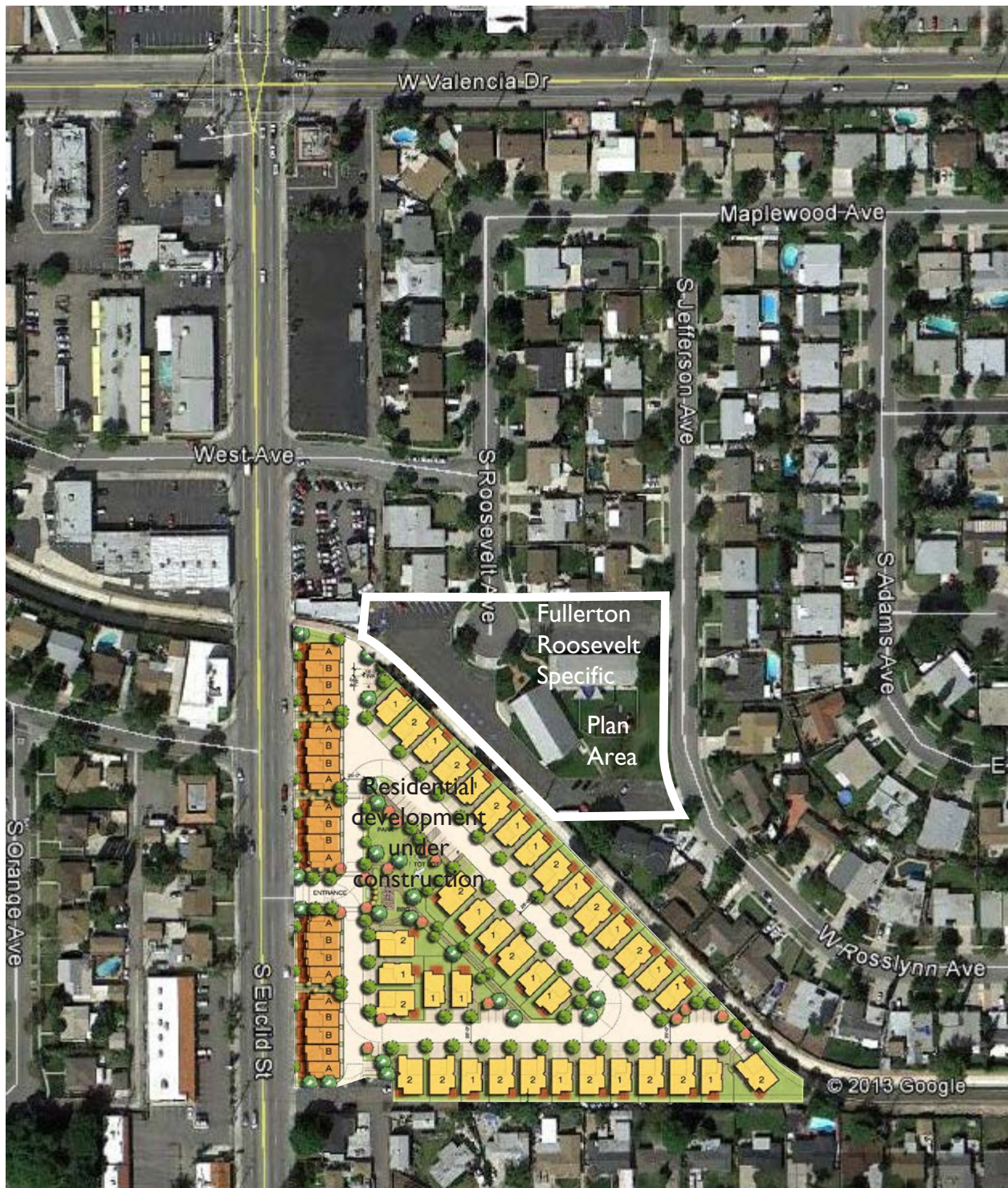


Figure 1.4 Vicinity Map

1.6 THE FULLERTON PLAN

The Fullerton Plan serves as Fullerton's General Plan pursuant to State law, but goes beyond State's General Plan Guidelines. The Fullerton Plan is the City's fundamental governance document that guides decision-making, actions, programs, and crafting of more specific polices. It embodies community values and sets general direction for achieving the Fullerton Vision. The Fullerton Plan views Fullerton as a built place, a local economy, a community of people, and a part of the natural environment. Part II of The Fullerton Plan is organized into four Master Elements:

- The Fullerton Built Environment
- The Fullerton Economy
- The Fullerton Community
- The Fullerton Natural Environment.

Each Master Element contains a combination of goals and policies to guide development within the City. Section of 5.0 of this Specific Plan describes how this Specific Plan is consistent with The Fullerton Plan applicable goals and policies.

The site is immediately to the east of Focus Area C: Orangethorpe Corridor Nodes. The development site has a current land use designation for religious institutions. The proposal includes a request for a General Plan revision to Low/Medium Density Residential that allows a Specific Plan District (SPD) zone for compact, small lot, residential development. ***Refer to Figure 1.5a The Fullerton Plan: Focus Areas and 1.5b The Fullerton Plan: Community Development Areas.***

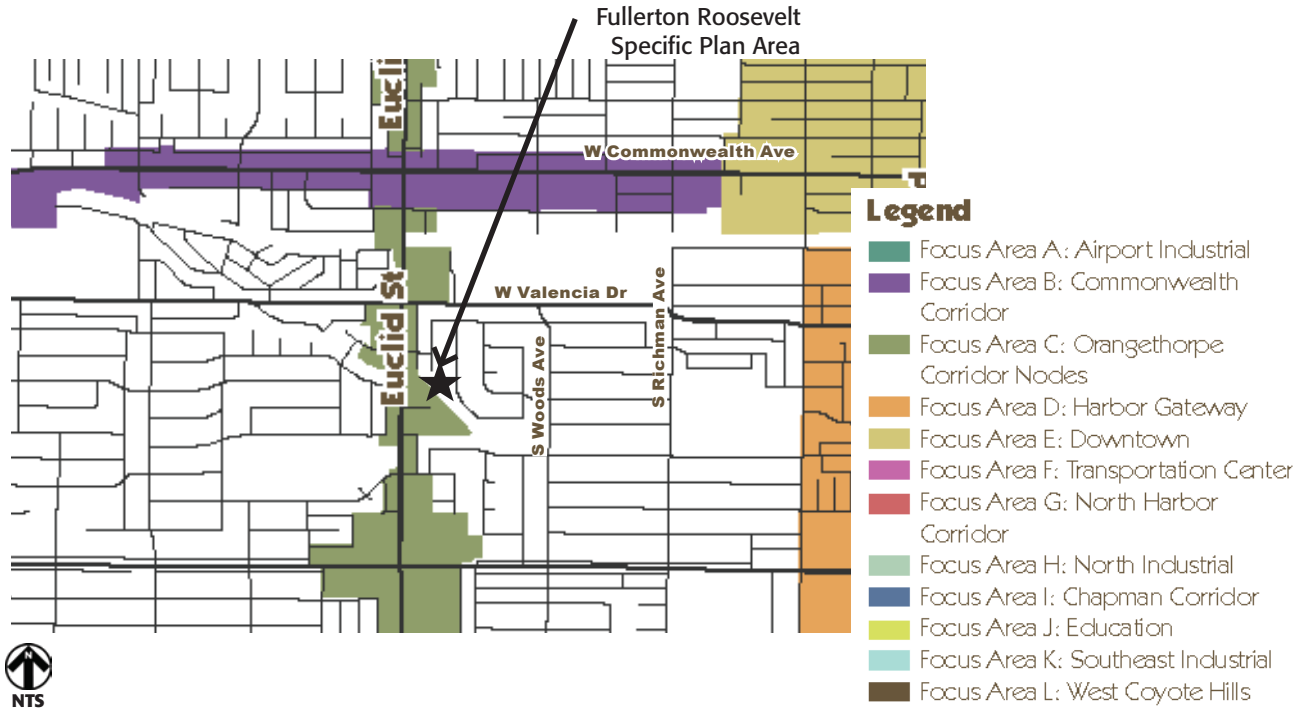


Figure 1.5a The Fullerton Plan: Focus Areas

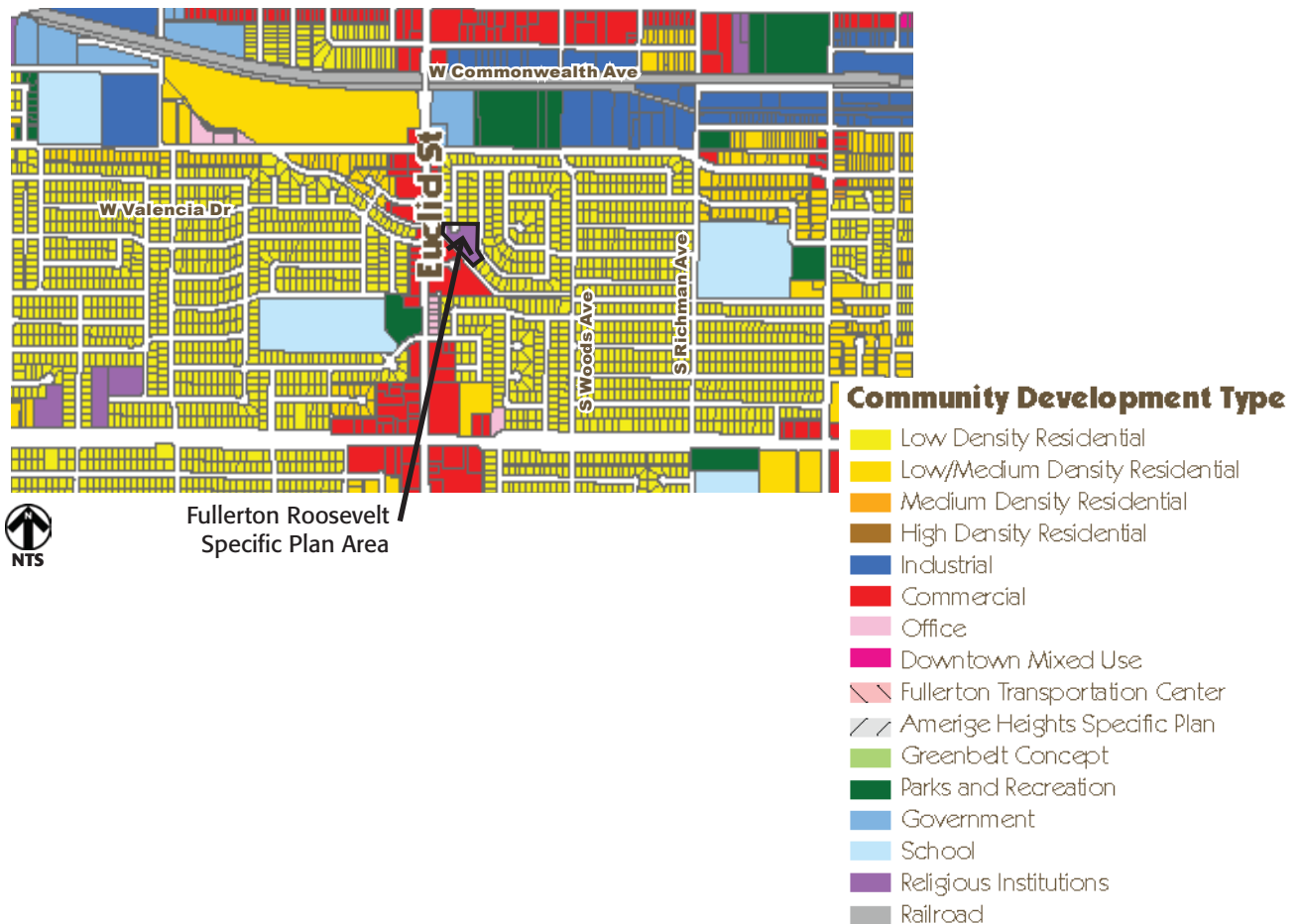


Figure 1.5b The Fullerton Plan: Community Development Areas

1.7 ZONING ORDINANCE

The City of Fullerton Zoning Ordinance is the primary tool for implementing the goals and policies of The Fullerton Plan. For this reason, the Zoning Map must be consistent with The Fullerton Plan. The Zoning Ordinance provides regulations for the logical and orderly development of the City.

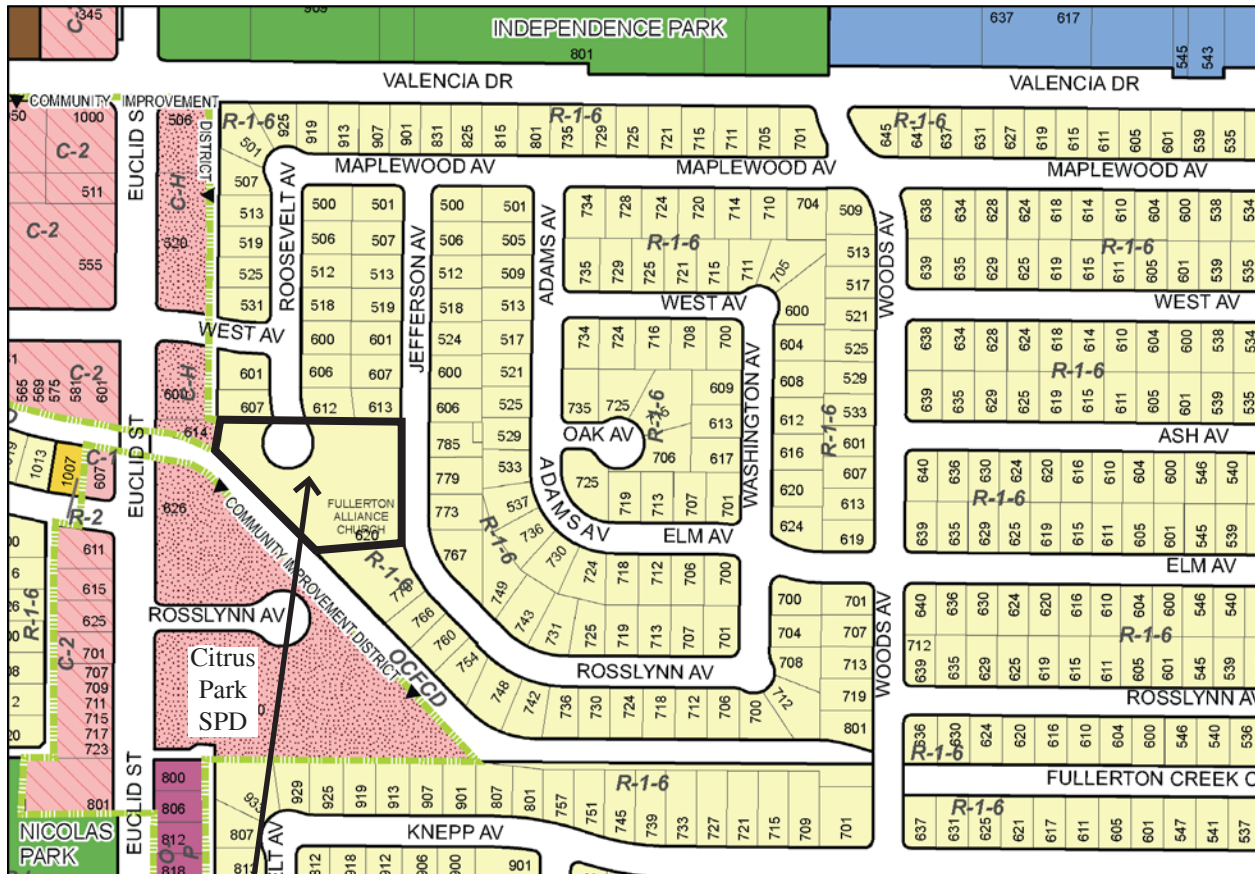
The site is currently zoned R-1 Family Residential. A zone change from the existing R-1 zoning designation to Specific Plan District (SPD) will be required in order to implement the development. The SPD designation will allow the proposed development at a density of up to 15 dwelling units per acre with specific development criteria. As previously mentioned, the City Council authorized the Community Development Department to accept an application for SPD for this site. Refer to *Figure 1.6 Existing Zoning Designations*.

The Specific Plan includes new zoning standards for the site, comprised of site specific permitted uses and development standards. This zone allows for the development of a residential bungalow community and establishes a Plan that defines that development. Where conflicts exist between the *Fullerton Roosevelt Specific Plan* and the Zoning Code, this Specific Plan will take precedence.

1.8 AUTHORITY FOR SPECIFIC PLANS

The *Fullerton Roosevelt Specific Plan* has been prepared and established under the authority granted to the City of Fullerton in accordance with the requirements of the California Government Code, Title 7, Division 1, Chapter 3, Article 8, Sections 65450 and 65457. The California Government Code authorizes cities to adopt specific plans by resolution or ordinance. A public hearing is required, after which the specific plan must be adopted by the Fullerton City Council for final approval.

The *Fullerton Roosevelt Specific Plan* is intended to be a regulatory document that serves as the zoning regulation for the property. Some elements of the development program will be enforced through conditions, covenants and restrictions (CC&Rs) established in conjunction with the subdivision map for the property.



Fullerton Roosevelt Specific Plan Area

CITY OF FULLERTON ZONING MAP

RESIDENTIAL ZONES	
R-1 ONE-FAMILY RESIDENTIAL*	R-3 LIMITED DENSITY, MULTIPLE FAMILY RESIDENTIAL
R-1P ONE-FAMILY RESIDENTIAL PRESERVATION*	R-3R RESTRICTED (SINGLE STORY) MULTIPLE RESIDENTIAL
PRD PLANNED RESIDENTIAL DEVELOPMENT	R-3P LIMITED DENSITY, MULTIPLE RESIDENTIAL PRESERVATION
R-2 TWO-FAMILY RESIDENTIAL	R-4 MEDIUM DENSITY, MULTIPLE RESIDENTIAL
R-2P TWO-FAMILY RESIDENTIAL PRESERVATION	R-5 MAXIMUM DENSITY, MULTIPLE RESIDENTIAL
R-G GARDEN-TYPE MULTIPLE RESIDENTIAL	MOBILE HOME PARK
COMMERCIAL ZONES	
O-P OFFICE PROFESSIONAL	C-3 CENTRAL BUSINESS DISTRICT COMMERCIAL
C-G COMMERCIAL GREENBELT	C-H COMMERCIAL, HIGHWAY
C-1 LIMITED COMMERCIAL	C-M COMMERCIAL, MANUFACTURING
C-2 GENERAL COMMERCIAL	
INDUSTRIAL ZONES	
I-MP MANUFACTURING PARK*	I-MG MANUFACTURING, GENERAL*
OTHER ZONES	
P-L PUBLIC LAND	O-G OIL GAS
O-S OPEN SPACE	SPD SPECIFIC PLAN DISTRICT
SPECIAL DISTRICTS AND AREAS	
ZONING BOUNDARY	HOMEOWNERS ASSOCIATION AREA (HOA)
PARKING DISTRICT BOUNDARY (PDB)	RECREATIONAL TRAIL
COMMUNITY IMPROVEMENT DISTRICT (CID)	FUEL MODIFICATION ZONE OR HABITAT EASEMENT REQUIRED
POTENTIAL LANDMARK DISTRICT (PLD)	AN OVERLAY OF WHITE DOTS INDICATES THAT GROUND FLOOR UNITS MUST BE RETAIL DUE TO SEISMIC LOANS
CENTRAL BUSINESS DISTRICT (CBD)	

Figure 1.6 Existing Zoning Designations

1.9 MAJOR SITE PLAN

The development is required to obtain a Site Plan approval that is being processed concurrently with this Specific Plan.

1.10 TENTATIVE TRACT MAP

Tentative Tract Map 17644 for condominium purposes has been prepared for 19 single-family homes. Every home will have its own exclusive use area with a private yard area(s) separated by fences/walls. All common areas outside of the private open spaces will be maintained by the HOA including the private Drives, front yard, lighting and landscape.

1.11 CEQA

The Fullerton Plan Environmental Impact Report (EIR) allows subsequent discretionary projects, such as specific plan adoption, that are consistent with the General Plan to “tier” from the program EIR. The Fullerton Plan EIR includes a monitoring and reporting program for assessing and ensuring compliance with any required mitigation measures applied to all proposed development.

Pursuant to State and local CEQA guidelines, the City of Fullerton prepared an initial study for the plan and has determined that development pursuant to the Specific Plan could result in environmental impacts, and therefore, required additional environmental review including a focused traffic study, noise study, and air quality study. The initial study identifies specific mitigation measures that would mitigate any potential impacts resulting from development implementation to below a level of significance. Consequently, a Mitigated Negative Declaration has been prepared for the Specific Plan.

2.0 LAND USE PLANNING & REGULATORY PROVISIONS

2.1 THE DEVELOPMENT PLAN

The development plan envisions a single housing type within a small lot community consisting of 19 single-family detached homes. A Tentative Tract Map for condominium purposes has been prepared. Every home will have its own private areas separated by fences/walls.

The Plan represents a change from the site's current use as the Fullerton Redeemer Alliance Church. The site plan, shown in *Figure 2.1 Conceptual Site Plan*, provides the overall vision and guide for the ultimate development of the site. The design approach takes advantage of the site's location and integrates it into the existing surrounding neighborhood. All driveways will be constructed of permeable concrete. *Table 1: Proposed Land Use Summary* presents a statistical summary of the planned development.

This Specific Plan acknowledges the existence of a private easement on Parcel 1 of Parcel Map 90-237 (commonly known as 620 S. Roosevelt, Assessor Parcel No. 031-172-24, hereafter referred to as "Parcel 1") for the exclusive use of Parcel 2 of Parcel Map 90-237 (commonly known as 614 S. Euclid Street, Assessor Parcel No. 031-172-22, hereafter referred to as "Parcel 2") for parking for the commercial building at 614 S. Euclid Street. Refer to the Appendix for a copy of Parcel Map 90-237. Unless a separate agreement is entered into between the property owner of Parcel 2, as referenced above, and the Fullerton Roosevelt Homeowners Association authorizing use of the easement for guest parking of the Specific Plan development (such as during times when the business is closed or has a demand for fewer than eight parking spaces), the easement shall remain as parking for the sole use of the commercial building. Under no circumstances shall any separate agreement reduce the level of parking below that which is required by the Fullerton Municipal Code for the commercial building on Parcel 2. A copy of the Parking Easement Agreement will be submitted to the City prior to issuance of demolition permits.

Anything not addressed in this Specific Plan will revert to the provision of the Zoning Code for the R-1 zone as applicable.

Table 1: Proposed Land Use Summary

Land Use Description	Total Dwelling Units	Minimum Unit Square Footage	Bedrooms	Baths	Coverage ¹	Gross Acres	Gross Density
Plan 1 Single Family Residence or (SFR)	11	1,600	3	2.5	15.6%		
Plan 2 Single Family Residence or (SFR)	8	1,900	3 + Loft + Den/ Opt. Bedroom	2.5/ Opt 3	13.4%		
Total	19				29.0%	1.79	10.6 Homes / Acre
1. Percentage of site covered by buildings (measured within the exterior walls)							

There are two condominium unit ("lot") sizes for the detached single-family homes. One condominium unit size is typically 38 feet x 62 feet (2,356 square feet). The other condominium unit size is typically 55 feet x 55 feet (3,025 square feet). The wider condominium unit size provides a transition to the existing neighborhood.

2.1.2 Circulation

Vehicles will access the internally oriented homes of the community from South Roosevelt Avenue through a private Drive that also leads to the individual garages (refer to *Figure 2.1 Conceptual Site Plan*). The remaining homes front onto West Rosslenn Avenue and will have direct access to their individual garages from the street. The pedestrian entries face either West Rosslenn Avenue or the private internal drive. The entries are accessible through front porches. All the wet and dry utilities are located either within the private Drive or in West Rosslenn Avenue.

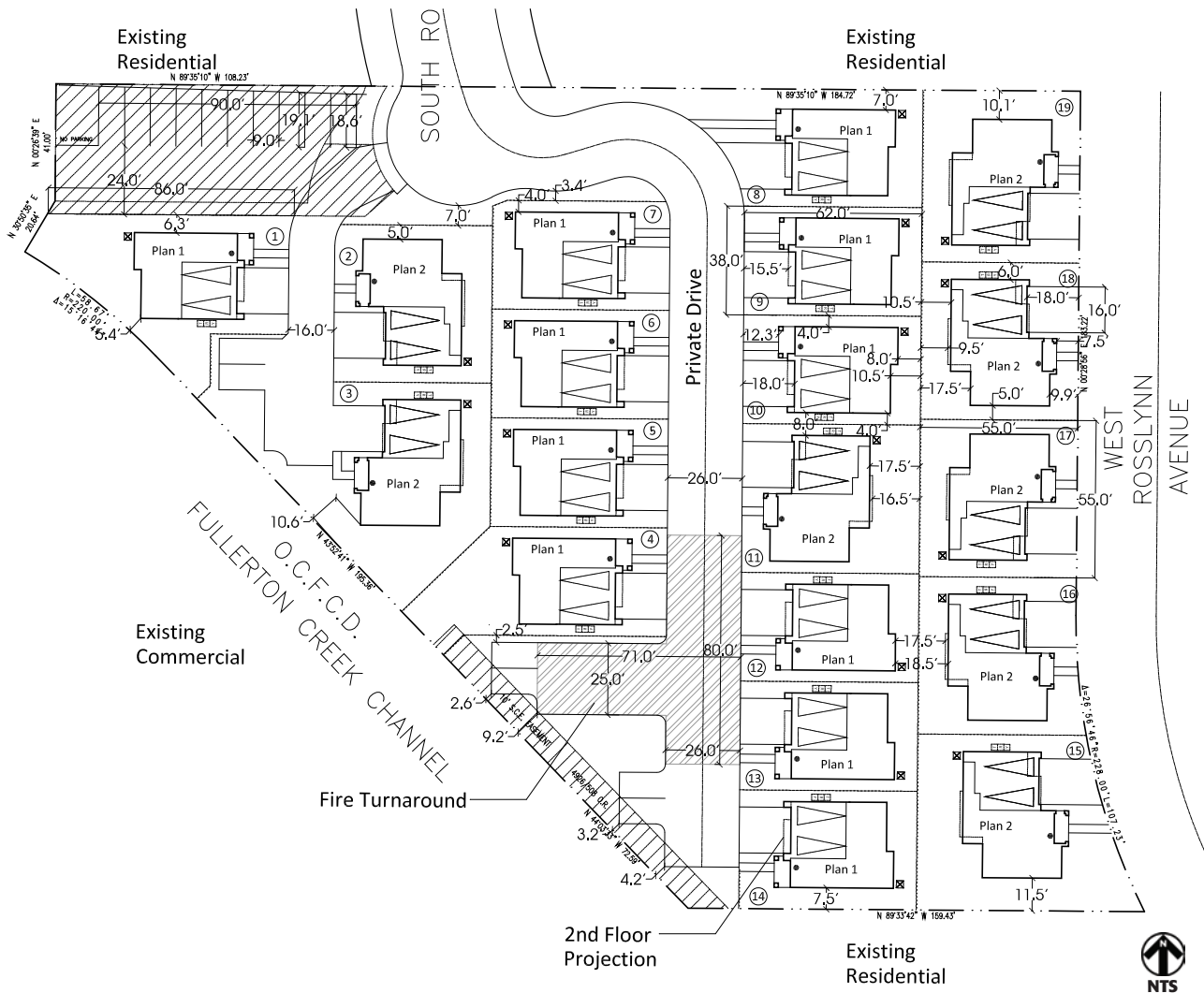


Figure 2.1 Conceptual Site Plan

Note: Fence location between side yards will be adjusted to accommodate waste & recycling containers and pedestrian access alongside the containers

2.2 LAND USE REGULATIONS

This Specific Plan incorporates a single-family residential housing type. At build-out, the maximum density will be up to 15 units per acre. In order to accommodate this compact bungalow development, specific site planning and design strategies have been developed for this concept.

2.2.1 Permitted Uses

The following uses are permitted:

- Single-family dwellings (SFR)
- Accessory Buildings and Structures such as patio covers, sheds, or fireplaces in the rear yard only that comply with Section 15.17.030.I of the City of Fullerton Municipal Code
- Domestic Animals that comply with Section 15.17.030.J.1a.(iii.), 15.17.030.J.1b, and 15.17.030.J.2 of the City of Fullerton Municipal Code
- Garage Sales that comply with Section 15.17.030.L of the City of Fullerton Municipal Code
- Home Based Businesses that comply with Section 15.17.030.M of the City of Fullerton Municipal Code
- Renting of Rooms that comply with Section 15.17.030.O of the City of Fullerton Municipal Code

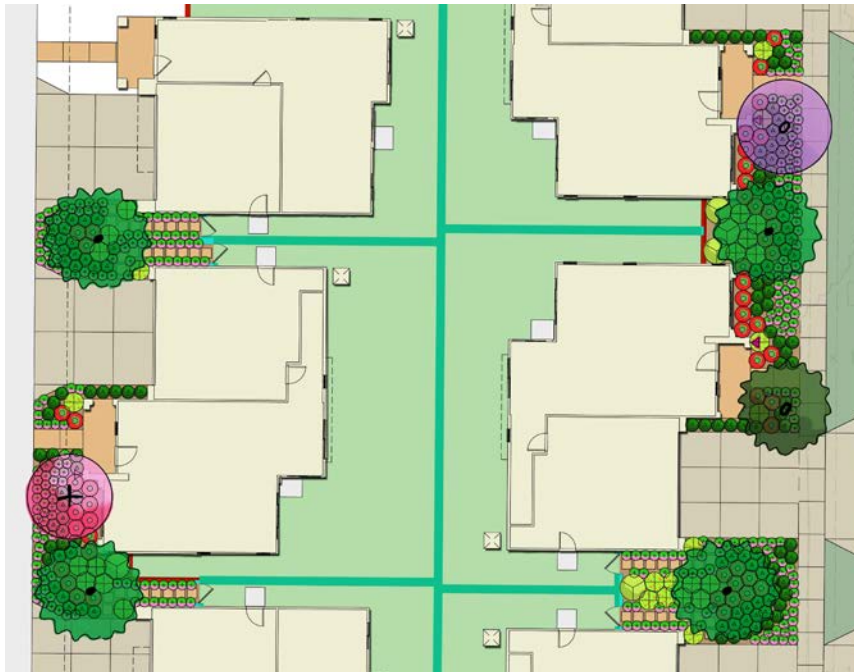
2.2.2 Development Regulations

The 19 single-family homes are plotted in a conventional configuration with garages and entries accessed from the internal private Drive or West Rosslynn Avenue. All homes have private rear yards. Refer to *Table 2 Development Regulations* for development requirements.

Special Design Considerations

The front yard setback shall have a colorful landscape scheme consisting of trees, shrubs and low groundcover. No building additions, porches, or covered patios may be added in the front yard after the development is completed.

Space will be provided for three trash and recycling containers (one 64-gallon each for trash, recycling, and green waste) in the private side yard. Air conditioning condensers shall only be located in the rear yard. The condensers shall comply with the noise requirements of FMC Section 15.90. Refer to *Figure 2.2 Conceptual Front Yard Landscape Plan* for landscape details.



PLANTING LEGEND

Symbol	Type/Form	Suggestions
SHRUBS		
⊙	Foundation	4'-6' High
⊕	Midground	3'-4' High
⊗	Foreground	2'-3' High
⊖	Accent	18"-2' High
⊙	Ground Cover	2"-18" High
▽	Vines	



⊙ Foundation 4'-6' High



⊕ Midground 3'-4' High



⊗ Foreground 2'-3' High



⊖ Accent 18"-2' High



⊙ Ground Cover 2"-18" High

Note: Fence location between side yards will be adjusted to accommodate waste & recycling containers and pedestrian access alongside the containers

Figure 2.2 Conceptual Front Yard Landscape Plan

Table 2: Development Regulations

Setbacks¹	Minimums
Front ²	
Living (1st Floor)	10.5 feet
Living (Porch)	7.5 feet
Living (2nd Floor)	9 feet
Garage	18 feet
Side (1st and 2nd Floor) ³	
Adjacent to Site Boundary	5 feet
Between Living Areas	8 feet*
Rear (1st and 2nd Floor)	
Adjacent to Site Boundary	5 feet
Between Living Areas	17 feet
Heights	Maximums
Buildings (Measured Finished Grade to Ridgeline) ⁴	2 stories, 35 feet
Wall/Fence in Front Setback ⁵	Up to 18 inches
Wall/Fence Along Site Boundary ⁵	6 feet maximum
Wall/Fence Between Homes ⁵	Up to 6 feet high
Retaining Walls	Up to 1 foot high
Private Open Space	Minimums
Private Open Space Per Home	250 square feet with a minimum dimension of 8 feet.
Parking	Minimums
See Section 2.2.3.	
<p>¹ Eaves are permitted to encroach in all setback areas up to 24 inches.</p> <p>² Measured from Drive curb face.</p> <p>³ The building separation area shall be utilized for landscaping, walking paths and access to the rear yard.</p> <p>⁴ Satellite antennae and unit venting components permitted to exceed the height limitation by a maximum of 3 feet.</p> <p>⁵ Wall/fence heights measured from the adjacent ground elevation or from the top of the retaining wall to the top of the wall/fence. Refer to <i>Figure 2.6 Wall/Fence Plan</i>.</p> <p>* The City Council added condition #6 on December 17, 2013 stating: "Applicant shall modify Specific Plan provisions pertaining to side yards to assure adequate area is provided to accommodate waste and recycling containers and pedestrian access alongside the containers. This modification shall be approved by the Community Development Director." Refer to Exhibit 1: Approved Site Plan in the Appendix for the approved plan.</p>	

2.2.3 Parking Regulations

The Plan 1 home includes an attached garage with interior dimensions of 19 feet by 19 feet. The Plan 2 home will include an attached garage with interior dimensions of 20 feet by 20 feet. Each detached single-family home will have a permeable driveway capable of parking two cars with a dimension of 16 feet x 18 feet. An additional 4 guest parking spaces are provided on the site accessed from the private Drive. While Plan 2 of the single-family homes allows for a fourth bedroom option, no additional guest parking is required because overall, there are at least four parking spaces per dwelling unit. Refer to *Table 3 Required Parking Standard*.

Table 3: Required Parking Standard

Requirement	Total Spaces
Garage Parking (2/Home)	38
Driveway Parking (2/Home)	38
Guest Parking	6
Total Spaces on the Site	82
Spaces/Unit	4.32

All garage doors shall be roll-up doors. Storage shelves and bicycle hooks will be provided in each garage.

As previously discussed, an agreement with the owner of the property at 614 S. Euclid Street that allows shared parking adjacent to this Specific Plan in addition to the requirements in *Table 3: Required Parking Standard* will be submitted to the City.

The head-in guest parking stalls have a typical dimension of 9 feet x 18 feet with a 1-foot overhang into a 2-foot wide landscape area. Refer to *Figure 2.1 Conceptual Site Plan* for parking space locations.

2.3 ACCESS AND CIRCULATION

One vehicular ingress and egress access point is provided directly from South Roosevelt Avenue. The 5 homes that front onto West Rosslynn Avenue receive access from that public street. The development shall be un gated.

Internal vehicle circulation shall be provided by a 26-foot wide Drive, allowing two-way traffic. Parking will not be permitted along the internal Drive. Guest parking stalls will be accessible from the Drive. The Drive exceeds City of Fullerton Fire Department standards for access. A fire turnaround is provided at the end of the private Drive and meets the Fullerton Fire Department’s standard for a hammerhead. Refer to *Figure 2.3 Fire Circulation Plan*.

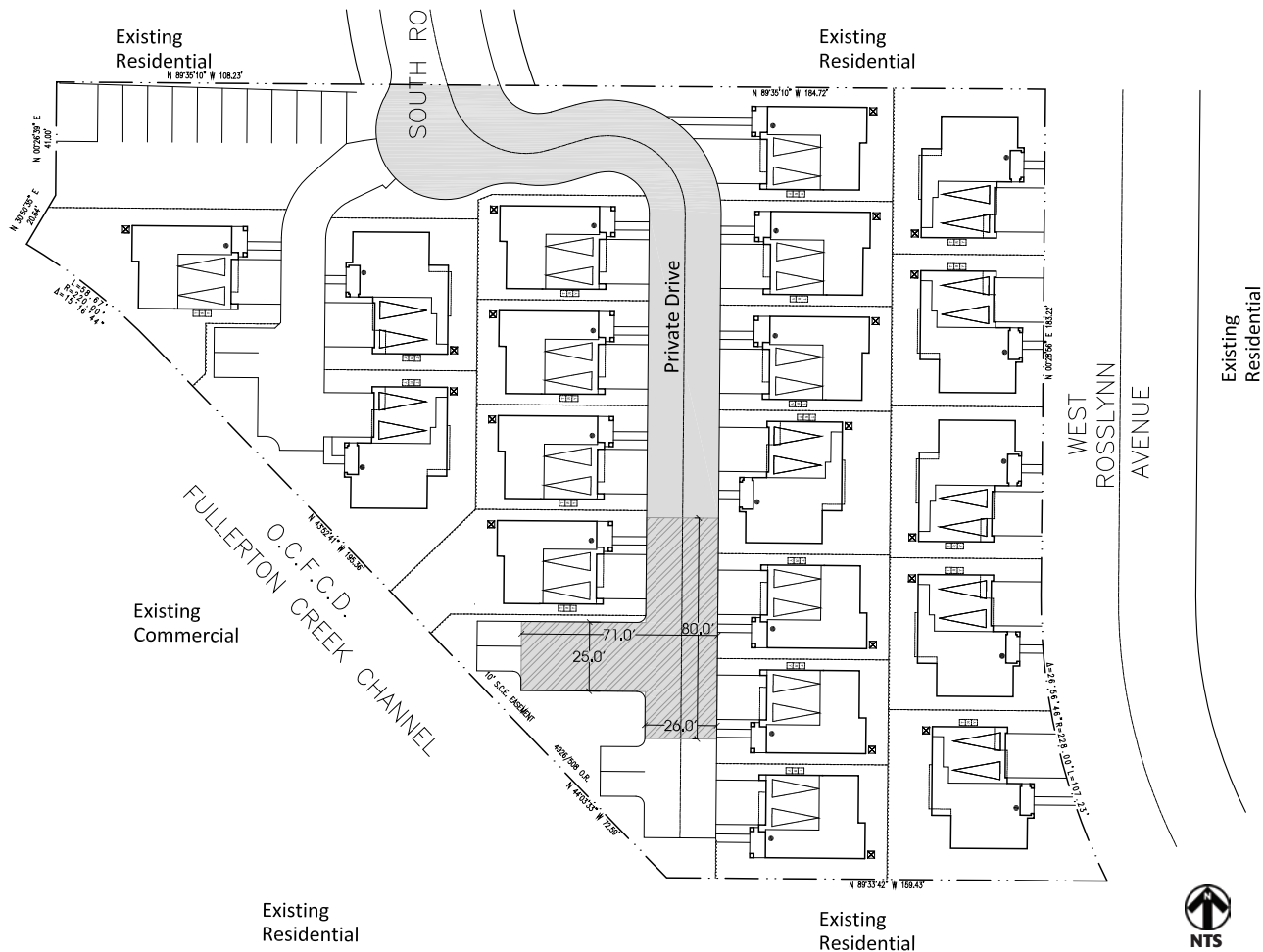
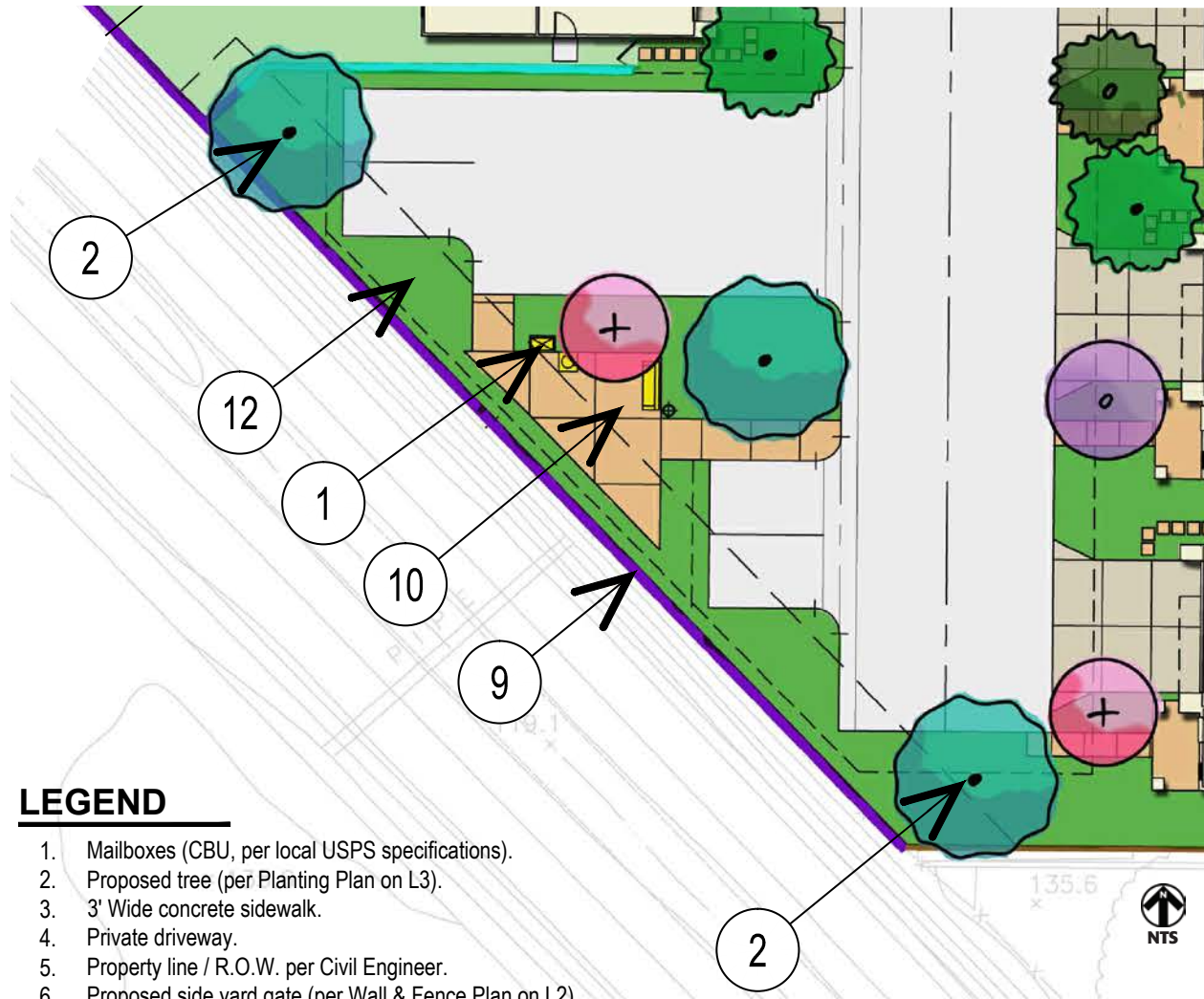


Figure 2.3 Fire Circulation Plan

Note: Fence location between side yards will be adjusted to accommodate waste & recycling containers and pedestrian access alongside the containers

2.4 OPEN SPACE

The community is provided with one common open space area of approximately 750 square feet. Included within the open space is a triangular-shaped concrete area, a community mailbox, a metal bench, and matching trash receptacle. The HOA will maintain the open space area. Refer to *Figure 2.4 Conceptual Open Space Plan*.



LEGEND

1. Mailboxes (CBU, per local USPS specifications).
2. Proposed tree (per Planting Plan on L3).
3. 3' Wide concrete sidewalk.
4. Private driveway.
5. Property line / R.O.W. per Civil Engineer.
6. Proposed side yard gate (per Wall & Fence Plan on L2).
7. Existing concrete sidewalk and parkway, to remain.
8. Proposed pilaster (per Wall & Fence Plan on L2).
9. Proposed wall / fence (per Wall & Fence Plan on L2).
10. Open space with bench & trash receptacle.
11. AC unit, per Architect.
12. S.C.E. Easement.
13. Existing wall, to remain.
14. Project sign wall.
15. Private yard.
16. 6" wide concrete mow curb.

Figure 2.4 Conceptual Open Space Plan

2.5 LANDSCAPE AND LIGHTING

The landscape plan shall consider climate appropriate landscape and irrigation systems. The HOA will maintain the landscape and irrigation located in the common areas and front yards. Private home owners will maintain side and rear yard landscape. Refer to *Figure 2.5 Conceptual Landscape Plan*.

The landscape plan includes a colorful landscape design along the front yards providing a massing transition to the street. A mix of flowering and evergreen street trees will further enhance the articulated architecture and neighborhood street scene.

Water-wise landscape principles shall be utilized in the plant design including a low percentage of water-thirsty plants, smart irrigation controllers, drip irrigation and bark mulch to slow evapotranspiration and weed germination. All landscape shall comply with Chapter 15.50 of the Fullerton Municipal Code. The CC&Rs shall include information about the required water usage for the private patios/or private areas.

Decorative common area lighting of landscape elements, such as community sign and specimen trees, shall be provided in the common areas. The lighting will meet City of Fullerton safety standards and will be maintained by the HOA.



Figure 2.5 Conceptual Landscape Plan

Note: Fence location between side yards will be adjusted to accommodate waste & recycling containers and pedestrian access alongside the containers

2.5.1 Wall and Fences

There are a number of different wall/fence types located in this community. The site boundary walls shall be of masonry construction with a maximum height of 6 feet. In areas with retaining walls, the maximum height of the wall will be measured from the high side of the wall. Where needed the retaining walls will be 1-foot high or less. The fences between homes may be wood or vinyl and can be up to six feet high. Tubular steel, wood, or vinyl fences are proposed along the channel edge to provide additional views from the site or to provide privacy for the homeowner. Refer to *Figure 2.6 Conceptual Wall/Fence Materials* and *Figure 2.7 Conceptual Wall/Fence Plan*. Any new wall or fence shall complement the architecture of the adjacent home and must be approved by the HOA.



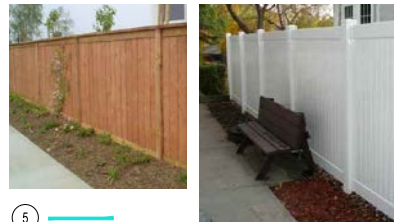
② Precision Block Pilaster with CMU Cap



③ Precision Block Wall with CMU Cap



④ Split Face Block Wall with CMU Cap



⑤ Privacy Fence Wood or Vinyl



⑥ Channel Fence Metal, Wood or Vinyl



⑦ Wood Side Yard Gate

Figure 2.6 Conceptual Wall/Fence Materials

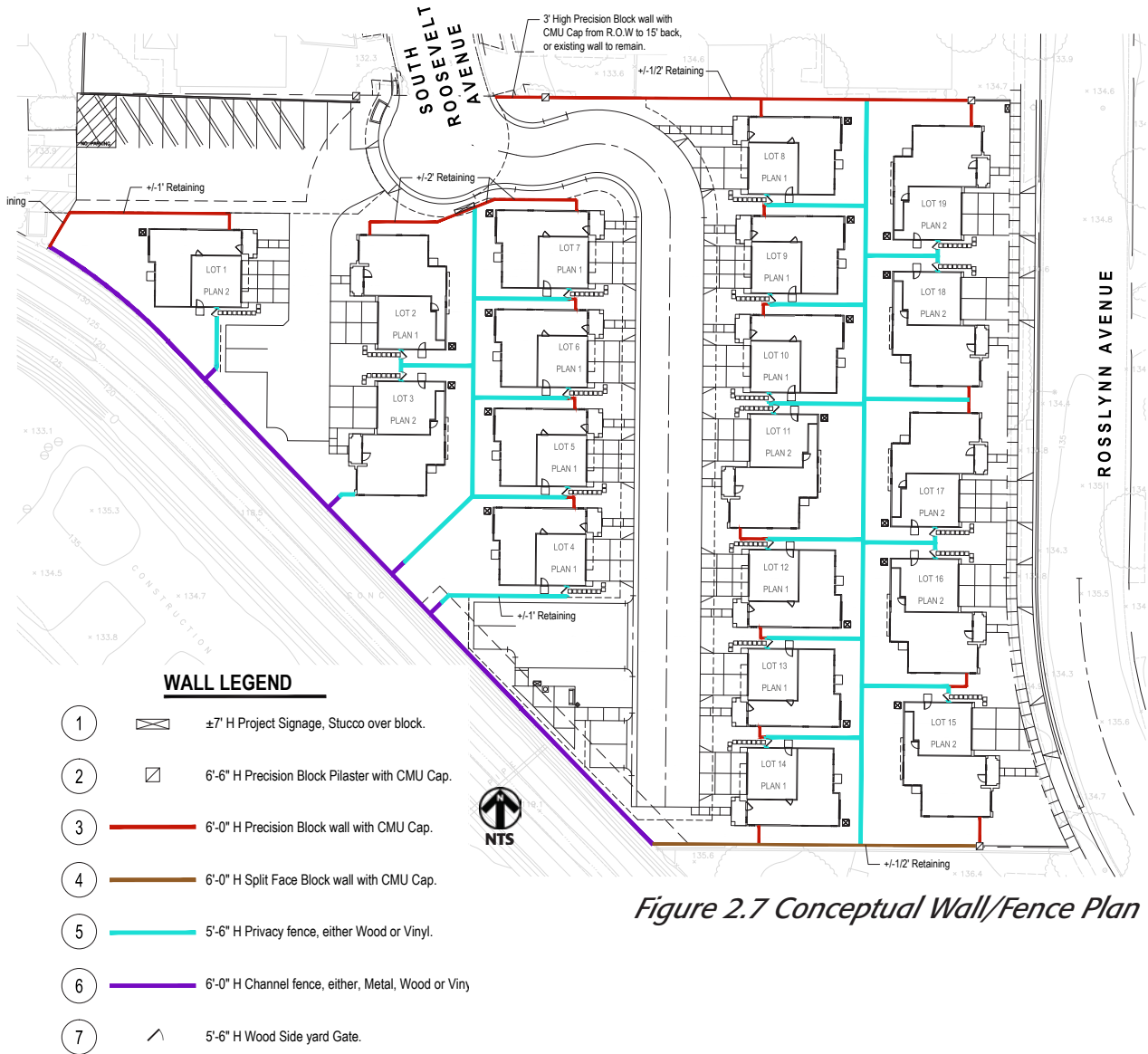


Figure 2.7 Conceptual Wall/Fence Plan

Note: Fence location between side yards will be adjusted to accommodate waste & recycling containers and pedestrian access alongside the containers

2.6 SUSTAINABILITY

By its design, this infill development will be sustainable because of its location and compact design. All the homes will be constructed to USGBC's LEED for Homes certified standard. These standards provide for lower energy use and water consumption, healthier homes, and lower impacts on resources. The homes will be designed to achieve at least 15% better than 2013 Title 24 energy standards. Low-flow water fixtures, tankless water heaters, Energy Star appliances will be provided. The landscape will be climate appropriate and designed for low water consumption with limited turf and drip irrigation maintained by the HOA.

2.7 ADDITIONS OR ALTERATIONS OF HOMES

Any alteration to the homes shall be approved by the HOA prior to submittal to the Community Development Department including conversion of the dens to bedrooms and half baths to full baths in Plan 2, or any change to the exterior facade. The Director of Community Development shall review and approve the alteration if it can be determined that the alteration meets the intent of the *Fullerton Roosevelt Specific Plan*.

3.0 INFRASTRUCTURE

3.1 TRANSPORTATION

Developing this community in an existing urban environment creates alternative mobility opportunities beyond the private automobile. From a transportation point of view, the main objective of the Specific Plan is to establish an in-fill residential community that will improve transportation efficiencies and in the process, reduce the number of private vehicle trips. The community is accessed from South Euclid Street, a Primary Arterial Highway with four travel lanes and a right-of-way width of 80 feet. The site is located roughly one and a half miles from the Fullerton Transportation Center, home to one of the busiest train station in Orange County, providing access to Amtrak and Metrolink rail services, the Orange County Transportation Agency (OCTA) bus system, private taxi service, and secure bicycle storage. Additional OCTA bus routes and stops are located within walking distance of the project on Euclid Avenue, Harbor Boulevard, and Orangethorpe Avenue. Jobs and services are also within walking distance. Refer to *Figure 3.1 Transportation Plan* for information about bus routes, trails and circulation systems.

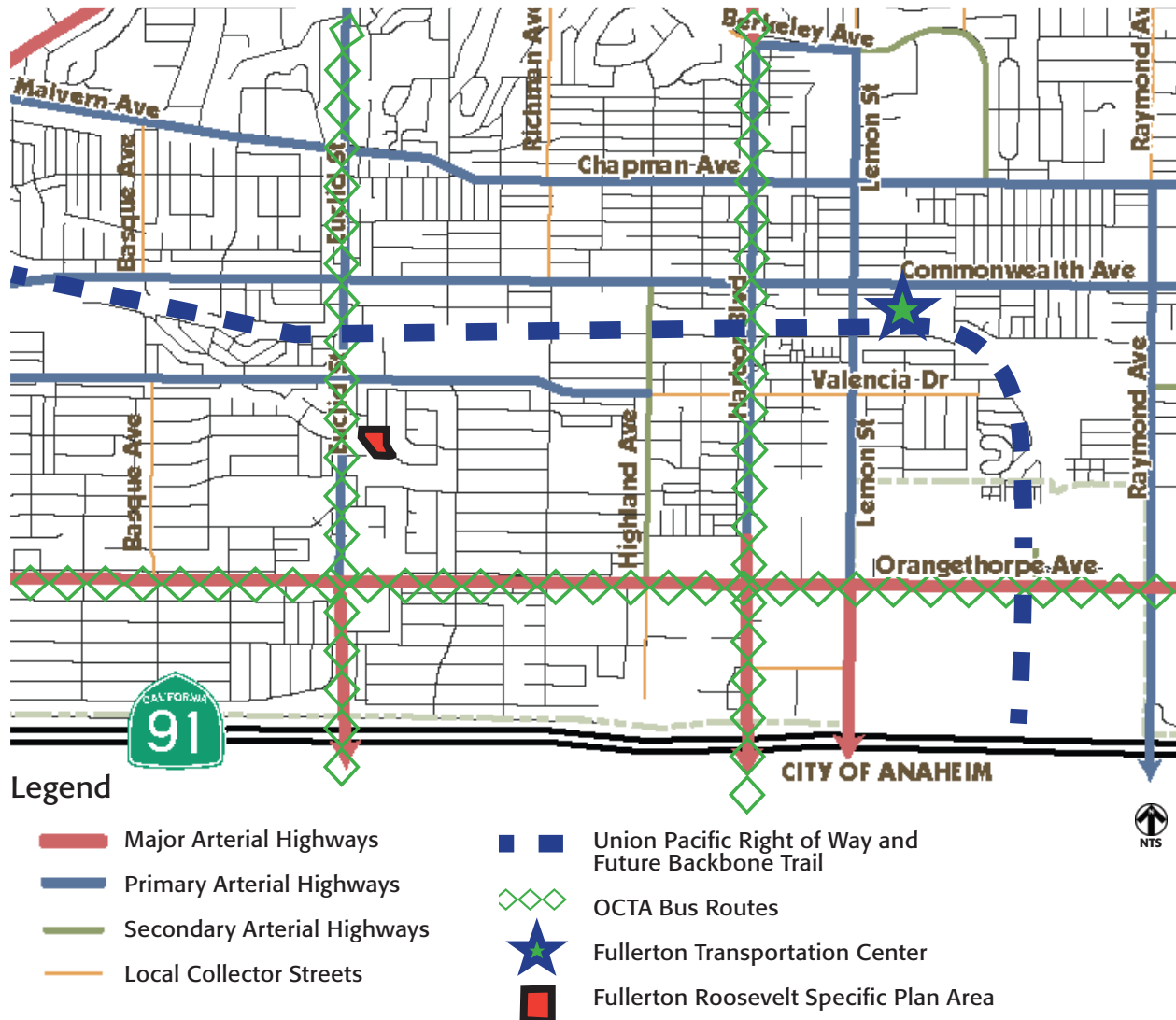


Figure 3.1 Regional Transportation Plan

As previously discussed, access to the homes on site will be from South Roosevelt Avenue or West Rossllyn Avenue, both of which provide enough space for two-way traffic. The internal vehicle circulation will be provided by a 26-foot wide Drive, allowing two-way traffic. The internal private Drive dead ends and a hammerhead is provided that meets the Fullerton Fire Department requirements, refer to **Figure 2.3 Fire Circulation Plan**. Parking will not be permitted along the internal Drive. Guest parking stalls will be accessible from the private Drive. The private Drive exceeds City of Fullerton Fire Department standards for access. Refer to **Figure 3.2 Preliminary Grading and Storm Drainage Plan** for Drive location.

3.2 GRADING

A preliminary grading plan that satisfies the infrastructure requirements of the development is shown on **Figure 3.2 Preliminary Grading and Storm Drainage Plan**. The site is relatively flat and currently slopes to South Roosevelt Avenue. The grading concept proposes minor retaining walls one-foot high or less along the project perimeter to allow for proper drainage of the site to maintain the grade of adjacent properties (refer to **Figure 3.2 Preliminary Grading and Storm Drainage Plan**).

3.2.1 Drainage

There is no existing underground storm drain system along the property frontage within South Roosevelt Avenue or West Rossllyn Avenue. All site drainage will flow along the surface of the internal Drive and in proposed private area drain lines and be collected into infiltration drywells or similar treatment systems. Runoff flows that are not infiltrated, will be collected in a proposed private catch basin near the connection to South Roosevelt Avenue and be routed to a proposed new connection to the Orange County Flood Control District (O.C.F.C.D.) Fullerton Creek Channel. Secondary overflow into South Roosevelt Avenue will provide relief in a major storm and keep that drainage in the existing drainage basin. The drainage system will meet the requirements of a Water Quality Management Plan (WQMP) to be approved by the City of Fullerton. The storms drains will be maintained by the HOA. Proposed storm drains will be constructed in the locations depicted on **Figure 3.2 Preliminary Grading and Storm Drainage Plan**.



Figure 3.2 Preliminary Grading and Storm Drainage Plan

Note: Fence location between side yards will be adjusted to accommodate waste & recycling containers and pedestrian access alongside the containers

3.3 PUBLIC SERVICES

3.3.1 Water

Water for this site will be supplied by the City of Fullerton Water Utility. Units 15 through 19 will connect to the existing City 6" water main in West Rosslynn Avenue. An extension of the existing water system in South Roosevelt Avenue will be provided in the internal Drive to serve the remaining units. The developer will generate water improvement plans that will conform to City standards and submit them to the City for plan check and approval. The water system is proposed to be publicly maintained.

Proposed water lines will be constructed in locations as depicted on *Figure 3.3 Preliminary Utility Plan*.

3.3.2 Sewer

A proposed private sewer system will be located in the internal Drive and connected to an existing 8-inch public sewer main located in South Roosevelt Avenue. The gravity system eventually flows into the Orange County Sanitation District sewer lines that take the sewage to a treatment plant. The developer will engineer a plan that conforms to City standards and submit to the City for plan check and approval. This internal sewer system is proposed to be privately maintained. Units 15 through 19 will be served by an existing 8" sewer main in West Rosslynn Avenue which will need to be extended Southerly to reach Units 15 and 16.

Proposed sewer lines to serve the planned development will be constructed in locations depicted on *Figure 3.3 Preliminary Utility Plan*.

3.3.3 Solid Waste Disposal

It is the responsibility of each homeowner to start service for solid waste collection. Each home will be provided with enough space within their private yards to store individual trash and recycling bins. On a designated day, MG Disposal will collect solid waste and take it to their disposal facilities. The CC&Rs will require homeowners of lots 1-3 to place their trash bins along the cul-de-sac north of lot 2 for collection on the designated day.

3.3.4 Utilities

Southern California Edison provides electricity to the site. The existing overhead lines along the Fullerton Relief Channel will remain. Edison transformers will be located above ground as per Edison requirements. This above ground transformer will likely be placed in between the front yards of residential units. Where feasible, they will locate the transformers within the common areas.

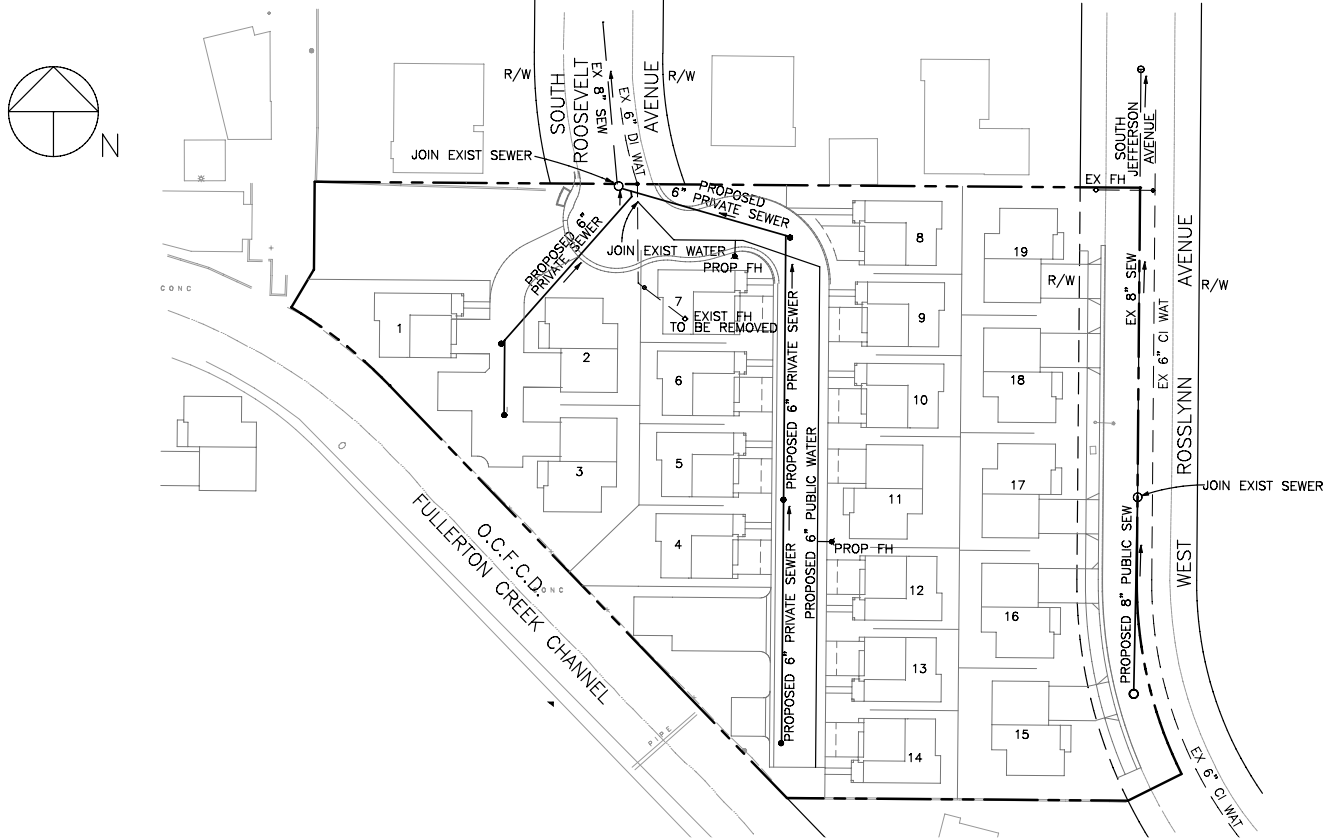


Figure 3.3 Preliminary Utility Plan

Note: Fence location between side yards will be adjusted to accommodate waste & recycling containers and pedestrian access alongside the containers

The Southern California Gas Company provides natural gas service to the site. Although not yet designed, gas pressure regulators will be placed within common areas. However, individual gas meters will be placed in the side yards of each home.

AT&T provides telephone service; and television cable will be provided by Time Warner for this community. It is anticipated that electric, gas, telephone, and cable services to the proposed development will be provided through extension of existing facilities within the proposed project.

All service providers will be granted an easement to access and maintain their infrastructure on site. All easements will be non-exclusive in nature, which opens up the opportunity for other service providers to serve the site in the future. Increased competition between service providers may result in cost savings to the end user.

All on-site dry utilities will be provided through underground infrastructure.

3.3.5 Emergency Services

The site will be served by the Fullerton Fire Department and the City of Fullerton Police Department. The site is near the police station located at 237 West Commonwealth Avenue. The site complies with all fire department access requirements. The site is located between two fire stations, Station 1 (Headquarters) at 312 East Commonwealth Avenue and Station 2 at 1732 West Valencia Drive.

3.3.6 Schools

The site is located in both the Fullerton Joint Union High School District and the Fullerton School District. The Fullerton School District provides services to elementary and junior high schools. It is anticipated that elementary and junior high school students living in this community will attend Richman Elementary School and Nicolas Junior High School, respectively. Both schools are walking distance from the site.

It is anticipated that high school students living in this community will attend Fullerton High School.

4.0 IMPLEMENTATION & ADMINISTRATION

4.1 FINANCING AND MAINTENANCE OF IMPROVEMENTS

The financing and maintenance plan for the *Fullerton Roosevelt Specific Plan* will ensure the timely completion of public facilities, utilities, and other necessary capital improvements as well as the proper maintenance of these facilities. There are numerous methods for financing the improvements necessary to complete this Specific Plan, and a few financing mechanisms will be utilized.

Upon acquisition of permits, it shall be the responsibility of the developer to pay for all improvements associated with this Specific Plan and all other approvals related with this plan as described in **Table 6: Financing and Maintenance Plan**.

The developer shall establish a homeowner's association (HOA) for the long-term maintenance of items on site not maintained by the City of Fullerton. The City of Fullerton will have an easement over the internal circulation system for access and maintenance of on-site water facilities which will be maintained by the City. The City easement will also be utilized for emergency services and trash collection. All sewer facilities located in the private Drive (between curb faces) shall be maintained by the HOA.

The HOA will also maintain the on-site storm drain, lighting, and landscape and irrigation systems located on the common lots as defined by the Tentative map.

Private areas to be maintained by the Homeowner include areas located behind fences and walls. The front yard areas which are open to the street are to be HOA maintained. Any revisions to front yard landscaping must be approved by the HOA.

Table 4: Financing and Maintenance Plan indicates the parties responsible for construction, financing, and maintaining the public improvements proposed by the Specific Plan.

Table 4: Financing and Maintenance Plan

Service or Facility	Party(ies) Executing Construction	Party(ies) Financing Construction	Party(ies) Responsible for Operation and Maintenance
Sewer and Storm Drainage Facilities	Developer	Developer	Homeowners Association
On-Site Water	City of Fullerton	Developer	City of Fullerton
Off-site Water Facilities	City of Fullerton	Developer	City of Fullerton
Residential Streetscape	Developer	Developer	Homeowners Association
Common Area Improvements	Developer	Developer	Homeowners Association
Private Area Improvements	Homeowner	Homeowner	Homeowner

4.2 PROJECT CONSTRUCTION PHASING

All infrastructure within the project boundary will be installed in one phase at project start. These improvements include rough grading, storm drain, water, sewer, dry utilities, and street improvements.

Home construction will include approximately two to three phases. Starts will be based on sales of homes in the previous phase. It is unclear at this time how many phases there will be. The number of phases and number of units in phases may be altered from time to time.

4.3 SPECIFIC PLAN AMENDMENT PROCEDURES

This Specific Plan may be amended using the same process by which it was approved. Proposed modifications to the Specific Plan that would substantially alter its intent will be considered amendments to be processed pursuant to Government Code Section 65453. Minor modifications may be approved by the Director of Community Development when determined to be consistent with the intent of this Specific Plan.

In the event that the *Fullerton Roosevelt Specific Plan* is not clear in its intent, authority shall be given to the Community Development Director to interpret the Plan.

5.0 GENERAL PLAN CONSISTENCY

The Fullerton Plan serves as Fullerton's General Plan pursuant to State law, but goes beyond State's General Plan Guidelines. The Fullerton Plan is the City's fundamental governance document that guides decision-making, actions programs, and crafting of more specific polices. It embodies community values and sets general direction for achieving the Fullerton Vision. The Fullerton Plan views Fullerton as a built place, a local economy, a community of people, and a part of the natural environment. Part II of The Fullerton Plan is organized into four Master Elements:

- The Fullerton Built Environment
- The Fullerton Economy
- The Fullerton Community
- The Fullerton Natural Environment.

The purpose of this chapter is to ensure that the *Fullerton Roosevelt Specific Plan* is consistent with the goals and policies of The Fullerton Plan, as amended, as required per Government Code Section 65454. A general discussion of how the Specific Plan conforms to the pertinent goals and policies identified in The Fullerton Plan is provided herein. Only those goals and policies that apply to or have relevance to the *Fullerton Roosevelt Specific Plan* are discussed.

MASTER ELEMENT A: THE FULLERTON BUILT ENVIRONMENT

Goal 1: Resilient and vital neighborhoods and districts

P1.11 Compatibility of Design and Uses

This infill project promotes positive design relationships and use compatibility with adjacent built environments and land uses, including the public realm through its adjacency to South Euclid Street and the services and stores provided there. This new residential infill community will expand the existing detached residential land uses and create a cohesive and complete neighborhood.

P1.12 Energy- and Resource-Efficient Design

All the homes will be constructed to USGBC's LEED for Homes certified standards. Homes will be designed with efficiency in mind, and include such features as tankless water heaters, Energy Star appliances, drought tolerant landscape with limited turf, and drip irrigation systems.

Goal 2: A positive identity and distinctive image***P2.4 Sense of Place***

By drawing on the existing neighborhood character, this infill project provides a seamless transition between the old and the new and adds to the identity of this community.

P2.8 Responsiveness to Context

This infill project provides a good transition between the existing commercial on South Euclid Street and the surrounding neighborhood. The architecture draws its context from Fullerton examples in the area, contributing to the neighborhood's historic identity.

Goal 3: A supply of safe housing ranging in cost and type to meet the needs of all segments of the community.***3.4 Facilitate Infill Development***

This project is an infill development that will provide new housing options for children, workforce families and young professionals and allow entry level and first move-up home ownership opportunities.

3.7 Development of Housing for Families

All the homes within this development will have at least three bedrooms, Some of the homes have options for a fourth bedroom providing new detached single-family housing opportunities for families.

3.24 Encourage Sustainability and Green Building Practices

All the homes will be constructed to LEED for Homes certified standards.

3.26 Efficient Use of Energy Resources in Residential Development

Homes within the project will exceed Title-24 energy standards by 15% and will incorporate energy efficient features such as tankless water heaters, energy star appliances, drought tolerant landscape, limited turf areas, and water efficient irrigation.

3.28 Provision of Amenities and Services Adjacent to Housing

Since this development is located on an infill site the following amenities and services are located nearby: parks, open space, retail, educational facilities, trails, and transit opportunities. Independence Park, in particular, offers a wide range of amenities and opportunities for its residents, including FAST Swim Team/Lessons, Skate Park, Tot Lot, Boys and Girls Club, and landscaped recreational open space. Retail is offered along the Euclid Street corridor. Downtown Fullerton is approximately one and a half miles from the site.

Goal 6: A bicycle-friendly city where bicycling is a safe and convenient alternative to motorized transportation and a recreational opportunity for people of all ages and abilities.**P6.12 Bicycle Parking and Facilities**

Hooks will be provided in the two-car private garages allow to for storage of bicycles for residents. Class II Bike Lanes are provided along West Valencia Drive to the north.

Goal 7: Growth and development aligned with infrastructure capabilities.**P7.5 Appropriate Development Scale**

The project was designed at a slightly higher density than the homes in the surrounding neighborhood, but this is appropriate given the commercial uses to the west. The development will create a buffer/transition between the commercial use and existing neighborhood.

GOAL 8: Protection from the adverse effects of noise.**P8.6 Noise Receptors**

A noise study will be conducted to verify required wall heights adjacent to noise producing sources.

MASTER ELEMENT B: THE FULLERTON ECONOMY

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

P9.17 Fiscally Sound Development

New and innovative housing opportunities will attract families who are economically stable and will contribute to the community and local economy within the City of Fullerton. Impact fees from the development will help offset the costs of local services needed for this community. The interior streets and landscape will be privately maintained, further reducing the impact of this project on City resources.

MASTER ELEMENT C: THE FULLERTON COMMUNITY

Goal 12: Proactively addressing public safety concerns.

P12.13 Safety through Design

New residential in this neighborhood will change the character of the existing church site. The new residents will be unified through their HOA and be more able react to safety incidents.

Goal 14: An environment with opportunities for community health and wellbeing.

P14.6 Amenities within a Walkable Distance

The following amenities and services are located within a walkable distance: parks, open space, retail, educational facilities, trails, and transit opportunities. Independence Park, in particular, offers a wide range of amenities and opportunities for its residents, including FAST Swim Team/Lessons, Skate Park, Tot Lot, Boys and Girls Club, and landscaped recreational open space. Retail is offered along the Euclid Street corridor. Downtown Fullerton is approximately one and a half miles from the site.

P14.9 Healthy Buildings

All the homes will be constructed to LEED for Homes standards.

MASTER ELEMENT D: THE FULLERTON NATURAL COMMUNITY

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

P15.16 Relationships to Development Projects

This development is located near Independence Park located across West Valencia Drive. This park offers a wide range of amenities and opportunities for its residents, including FAST Swim Team/Lessons, Skate Park, Tot Lot, Boys and Girls Club, and landscaped recreational open space. Residents can access the park along South Euclid Street and West Valencia Drive sidewalks, or along South Jefferson, Maplewood, and South Woods Avenues. To the north of the site is the planned rail trail that can be accessed from Independence Park.

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

P17.16 Project Impact Mitigation

This project has been coordinated with the school districts and the required development fees will be paid.

Goal 19: An adequate, safe, and reliable water supply.

P19.7 Sustainable Water Practices in New Development

All the homes will be constructed to LEED for Homes standards.

Goal 20: A healthy watershed and clean urban runoff.

P20.6 Construction Impacts

The site will be protected during construction through the use of stormwater BMPs, which will prevent sediment from leaving the site. All driveways will be permeable concrete.

P20.7 Development Impacts

The development has been designed with dry well infiltration to treat and minimize stormwater flows from the community. The proposed water-efficient irrigation system will minimize the amount of runoff from the landscape areas.

Goal 21: Protection and improvement of air quality.***P21.6 Construction Impacts***

During construction, required BMPs will be utilized that reduce the amount of dust in the air. Emissions from construction vehicles will meet current California requirements.

P21.7 Development Impacts

All the homes will be constructed to LEED for Homes standards.

Goal 22: Participation in regional efforts to address climate change and its local impacts.***P22.9 Development***

All the homes will be constructed to LEED for Homes standards.

Goal 23: Safe and efficient management of waste.***P23.7 Waste Management***

At least 50% of demolition and construction waste will be diverted from landfills during the construction of this project.

APPENDIX

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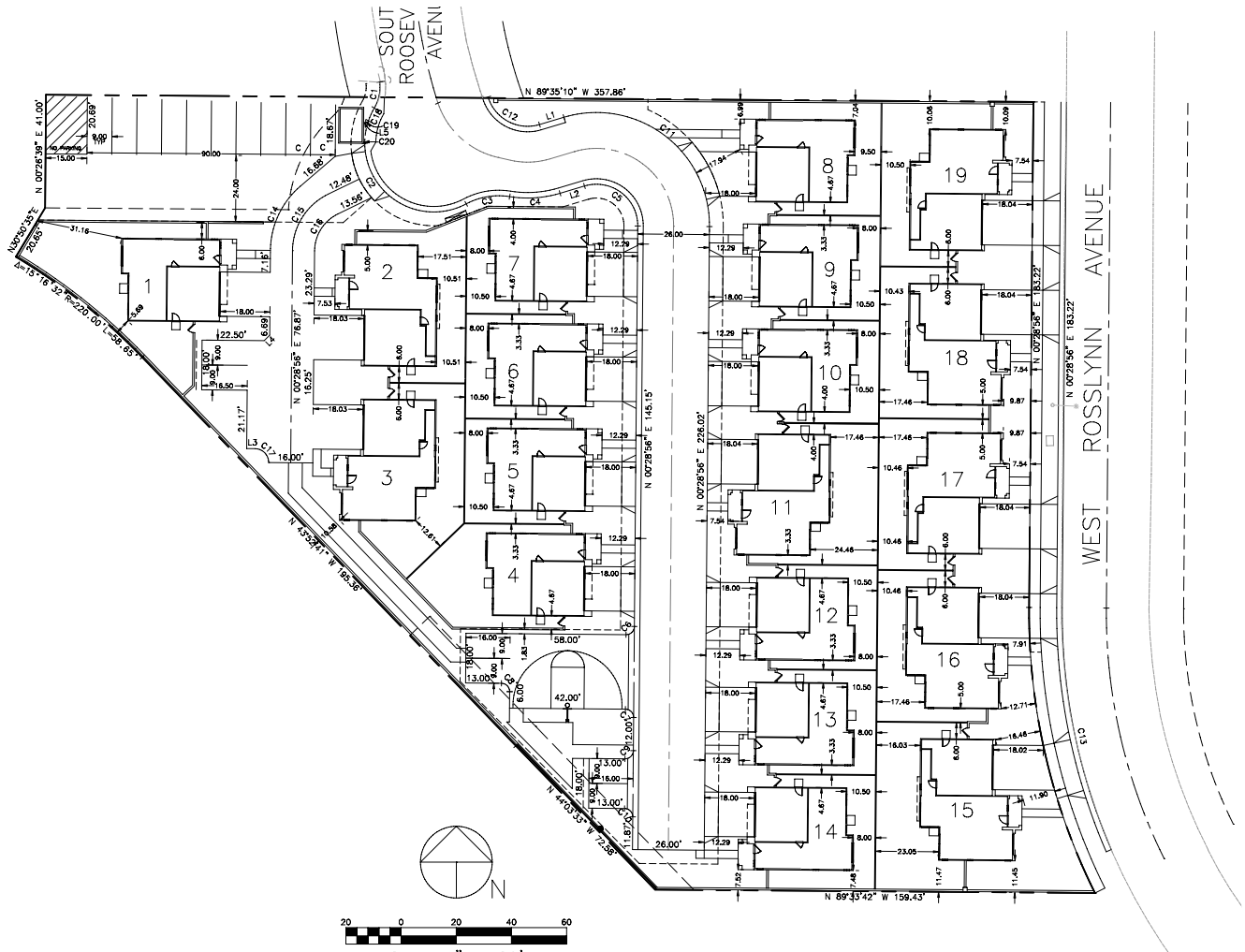
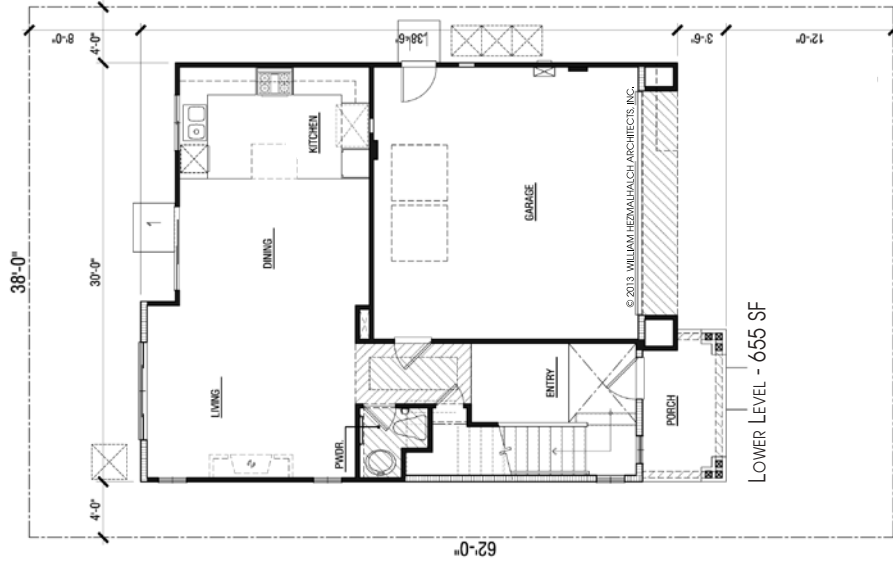
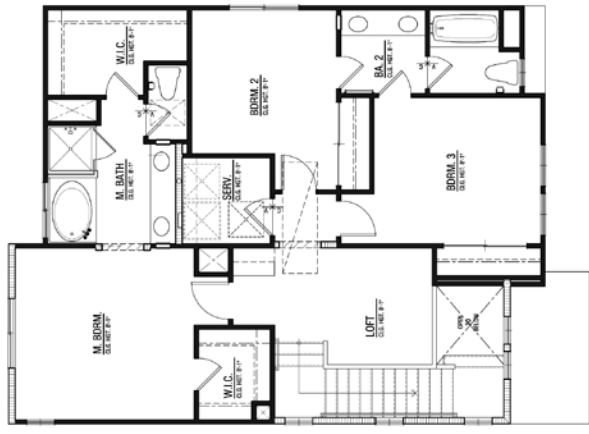


Exhibit 1: City Council Approved Site Plan

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Note: Fence location between side yards will be adjusted to accommodate waste & recycling containers and pedestrian access alongside the containers



1,625 SF
 3 Bdrm/ Loft / 2.5 Bath
 2 Car Garage
 Plan 1 - Floor Plan



Fullerton - Roosevelt
 Fullerton CA
 The Olson Co.





Plan 1A



Plan 1B

Plan 1 - Front Elevations



10/15/13

20/23/18

Fullerton - Roosevelt
Fullerton CA
The Olson Co.

WILLIAM HEZMAHALCH
ARCHITECTS, INC.
2000 ROOSEVELT AVENUE, SUITE 200, SANTA ANA, CA 92705-5043
949 251 0887 www.wheharchitects.com fax 949 251 1533

Sheet Number

A-2





Plan 1B - Exterior Elevations

Fullerton - Roosevelt
 Fullerton CA
 The Olson Co.

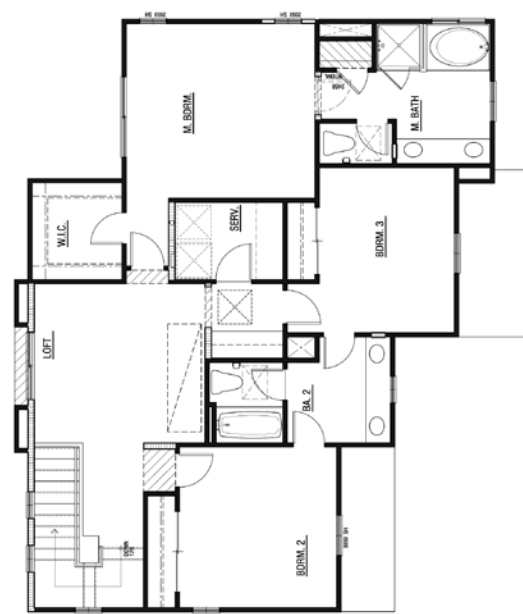
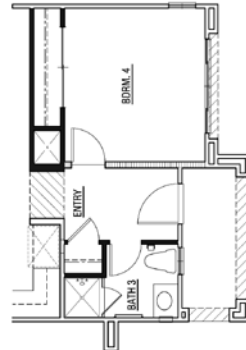
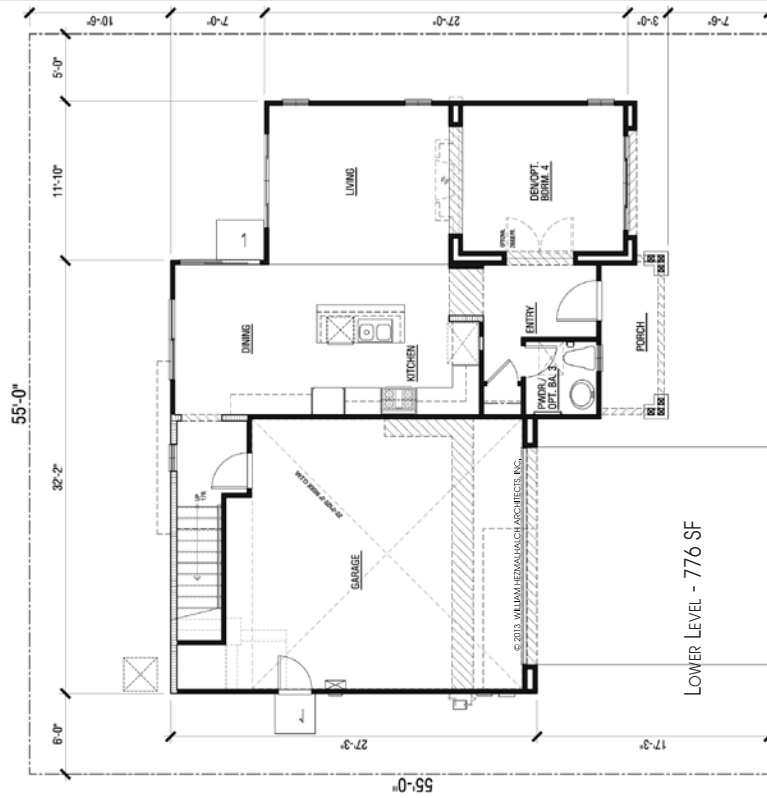


10/15/13

20/2/18

WILLIAM HEZMAHLACH ARCHITECTS, INC.
 200 REDHILL AVENUE, SUITE 205, SAN ANTONIO, TEXAS 78241
 787 251 8887 www.hezmah.com Tel: 787 251 1025

Sheet Number
A-3



1,952 SF
 3 Bdrm/ 2.5 Bath / Loft
 Den / Opt. Bdrm 4 and Full Bath
 2 Car Garage
 Plan 2 - Floor Plan

Note: Fence location between side yards will be adjusted to accommodate waste & recycling containers and pedestrian access alongside the containers

Sheet Number
A-4

Fullerton - Roosevelt
 Fullerton CA
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Plan 2B



Plan 2A

Plan 2 - Front Elevations

Sheet Number
A-5



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10-16-13
2012318



Plan 2A - Exterior Elevations

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10/15/13

20/12/18

WILLIAM HEZMAHALCH
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 2000 REDHILL AVENUE, SUITE 200, SAN ANTONIO, TEXAS 78248
 TEL: 214.596.1000 FAX: 214.596.1002

Sheet Number

A-6



COPY OF PARCEL MAP 90-237

SHEET 1 OF 2 SHEETS
& PARCELS
1.979 ACRES

DATE OF SURVEY: FEBRUARY 1, 1994
BLOCK _____ MODULE _____

PARCEL MAP NO. 90-237

IN THE CITY OF FULLERTON, COUNTY OF ORANGE
STATE OF CALIFORNIA

BEING A SUBDIVISION OF LOT 8 OF TRACT NO. 2640 AS SHOWN ON A MAP RECORDED IN BOOK 120, PAGES 16 AND 17 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY, CALIFORNIA.

CATHERINE A. CONNEN

L.S. 5414

ACCEPTED AND FILED AT THE
REQUEST OF

DATE _____
TIME _____ FEE \$ _____
INSTRUMENT # _____
BOOK _____ PAGE _____
LEE A. BRANCH
COUNTY RECORDER
BY _____
DEPUTY

OWNERSHIP CERTIFICATE

WE, THE UNDERSIGNED, BEING ALL PARTIES HAVING ANY RECORD TITLE INTEREST IN THE LAND COVERED BY THIS MAP, DO HEREBY CONSENT TO THE PREPARATION AND RECORDED OF SAID MAP, AS SHOWN WITHIN THE DISTINGUISHED BORDER LINE. I, WE HEREBY RELEASE AND RELINQUISH TO THE CITY OF FULLERTON: ALL VEHICULAR ACCESS RIGHTS TO SOUTH EUCLID STREET, AS SHOWN ON THE MAP.

SOUTH PACIFIC DISTRICT OF THE CHRISTIAN AND MISSIONARY ALLIANCE, A CORPORATION.

Bill S. Yachm
BILL S. YACHM,
PRESIDENT

James Pedersen
JAMES PEDERSEN,
SECRETARY



SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES AT THE REQUEST OF SOUTH PACIFIC DISTRICT OF THE CHRISTIAN AND MISSIONARY ALLIANCE IN FEBRUARY 1, 1994. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED;

AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

Catherine A. Connan
CATHERINE A. CONNEN L.S. 5414
MY REGISTRATION EXPIRES 9-30-96

CITY ENGINEER'S STATEMENT

THIS MAP CONFORMS WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE. I ALSO HEREBY CERTIFY THAT THE CITY OF FULLERTON HAS APPROVED SUBJECT MAP PURSUANT TO THE PROVISIONS OF SECTION 66436 (a)(3)(A) OF THE SUBDIVISION MAP ACT.
DATED THIS _____ DAY OF _____, 1995.

Robert E. Hodson R.E. 27939
ROBERT E. HODSON R.E. 27939
DIRECTOR OF ENGINEERING
CITY OF FULLERTON
MY REGISTRATION EXPIRES 3-31-98

COUNTY SURVEYOR'S STATEMENT

THIS MAP IS ACCEPTABLE FOR RECORDATION THIS _____ DAY OF _____, 1995.

John Canas
JOHN CANAS
COUNTY SURVEYOR

COUNTY TREASURER-TAX COLLECTOR'S CERTIFICATE

STATE OF CALIFORNIA) SS
COUNTY OF ORANGE)
I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF MY OFFICE THERE ARE NO LIENS AGAINST THE LAND COVERED BY THIS MAP OR ANY PART THEREOF FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES NOT YET PAYABLE. AND DO ALSO CERTIFY TO THE RECORDER OF ORANGE COUNTY THAT THE PROVISIONS OF THE SUBDIVISION MAP ACT HAVE BEEN COMPLIED WITH REGARDING DEPOSITS TO SECURE THE PAYMENT OF TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES ON THE LAND COVERED BY THIS MAP.
DATED THIS _____ DAY OF _____, 1995.

Robert L. Citron
ROBERT L. CITRON BY DEPUTY TREASURER-TAX COLLECTOR

STATE OF CALIFORNIA) SS
COUNTY OF ORANGE) RIVERSIDE

ON THIS 13TH DAY OF DECEMBER 1994, BEFORE ME _____ GEORGIA S. BROWN, A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY APPEARED BILL S. YACHM AND JAMES PEDERSEN PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY REQUESTED THE SAME IN THEIR AUTHORIZED CAPACITIES AND THAT BY THEIR SIGNATURES ON THE INSTRUMENT THE PERSONS OR THE ENTITY UPON BEHALF OF WHICH THE PERSONS ACTED EXECUTED THE INSTRUMENT.

WITNESS MY HAND.

Georgia S. Brown
NOTARY PUBLIC IN AND FOR SAID STATE

MY PRINCIPAL PLACE OF BUSINESS IS IN RIVERSIDE COUNTY. MY COMMISSION EXPIRES SEPT. 27, 1996.

GEORGIA S. BROWN

CITY ENGINEER'S DEDICATION ACCEPTANCE CERTIFICATE

STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS
CITY OF FULLERTON)

PURSUANT TO THE AUTHORITY CONFERRED UPON ME BY THE RESOLUTION OF GENERAL AUTHORITY NO. 8345, ADOPTED BY THE FULLERTON CITY COUNCIL ON FEBRUARY 4, 1992, I, ROBERT E. HODSON, DIRECTOR OF ENGINEERING OF THE CITY OF FULLERTON, DO HEREBY ACCEPT ON BEHALF OF THE CITY OF FULLERTON:

1. ALL VEHICULAR ACCESS RIGHTS TO SOUTH EUCLID STREET, AS RELEASED AND RELINQUISHED.

CITY CLERK'S CERTIFICATE

STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS
CITY OF FULLERTON)

I HEREBY ATTEST TO THE AUTHENTICITY OF THE ABOVE SIGNATURE OF THE DIRECTOR OF ENGINEERING AND TO THE ADOPTION OF THE SAID RESOLUTION OF HIS GENERAL AUTHORITY TO SO ACT AND CERTIFY THAT SAID AUTHORITY HAS NOT BEEN REVOKED OR CHANGED BY ANY SUBSEQUENT RESOLUTION OR ORDER OF THE FULLERTON CITY COUNCIL.

DATED THIS _____ DAY OF _____, 19__.

Annie M. York
ANNIE M. YORK
FULLERTON CITY CLERK

IMPROVEMENT CERTIFICATE

PURSUANT TO THE PROVISIONS OF SECTION 66411.1 OF THE SUBDIVISION MAP ACT, NOTICE IS HEREBY GIVEN THAT CERTAIN IMPROVEMENTS ARE REQUIRED TO BE CONSTRUCTED IN CONJUNCTION WITH THE DEVELOPMENT OR FURTHER DIVISION OF THE PARCELS SHOWN HEREON THESE IMPROVEMENTS ARE DESIGNATED AS:

1. REPAIR OF PORTIONS OF THE SIDEWALK AND CURB AND GUTTER ALONG THE SOUTH EUCLID STREET, SOUTH ROOSEVELT AVENUE AND WEST ROOSEVELT AVENUE DRIVEWAYS.
2. REPAIR OF THREE DRIVEWAY APPROACHES ALONG THE SOUTH ROOSEVELT AVENUE DRIVEWAY.
3. REPAIR OF A PORTION OF THE PARKING AREA AND RESTRIPING OF ACCESS AREA.
4. INSTALLATION OF ONE NEW STREET LIGHT AND UPGRADING OF ONE EXISTING STREET LIGHT WITH A HIGH PRESSURE SODIUM VAPOR LUMINAIRE.

BASIS OF BEARINGS

THE BEARING N036°20'W FOR THE CENTERLINE OF SOUTH EUCLID STREET AS SHOWN ON TRACT NO. 2640 RECORDED IN BOOK 120 PAGES 16 AND 17 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

SIGNATURE OMISSIONS

PURSUANT TO THE PROVISIONS OF SECTION 66436 (a)(3)(A) AND (C) OF THE SUBDIVISION MAP ACT, THE FOLLOWING SIGNATURES HAVE BEEN OMITTED:

SOUTHERN CALIFORNIA EDISON COMPANY, HOLDER OF AN EASEMENT FOR PUBLIC UTILITY PURPOSES RECORDED OCTOBER 14, 1959 IN BOOK 4926 PAGE 508 OF OFFICIAL RECORDS.

LAS VEGAS LAND AND WATER COMPANY, OWNER OF MINERAL RIGHTS AS RESERVED IN DEED RECORDED JULY 19, 1937 IN BOOK 689 PAGE 530 OF OFFICIAL RECORDS.

SHEET 2 OF 2 SHEETS
2 PARCELS
1.979 ACRES
DATE OF SURVEY: FEBRUARY 1, 1994
SCALE: 1" = 50'

PARCEL MAP NO. 90-237

IN THE CITY OF FULLERTON, COUNTY OF ORANGE
STATE OF CALIFORNIA

CATHERINE A. CONNEN

LS 5414

MONUMENT NOTES:

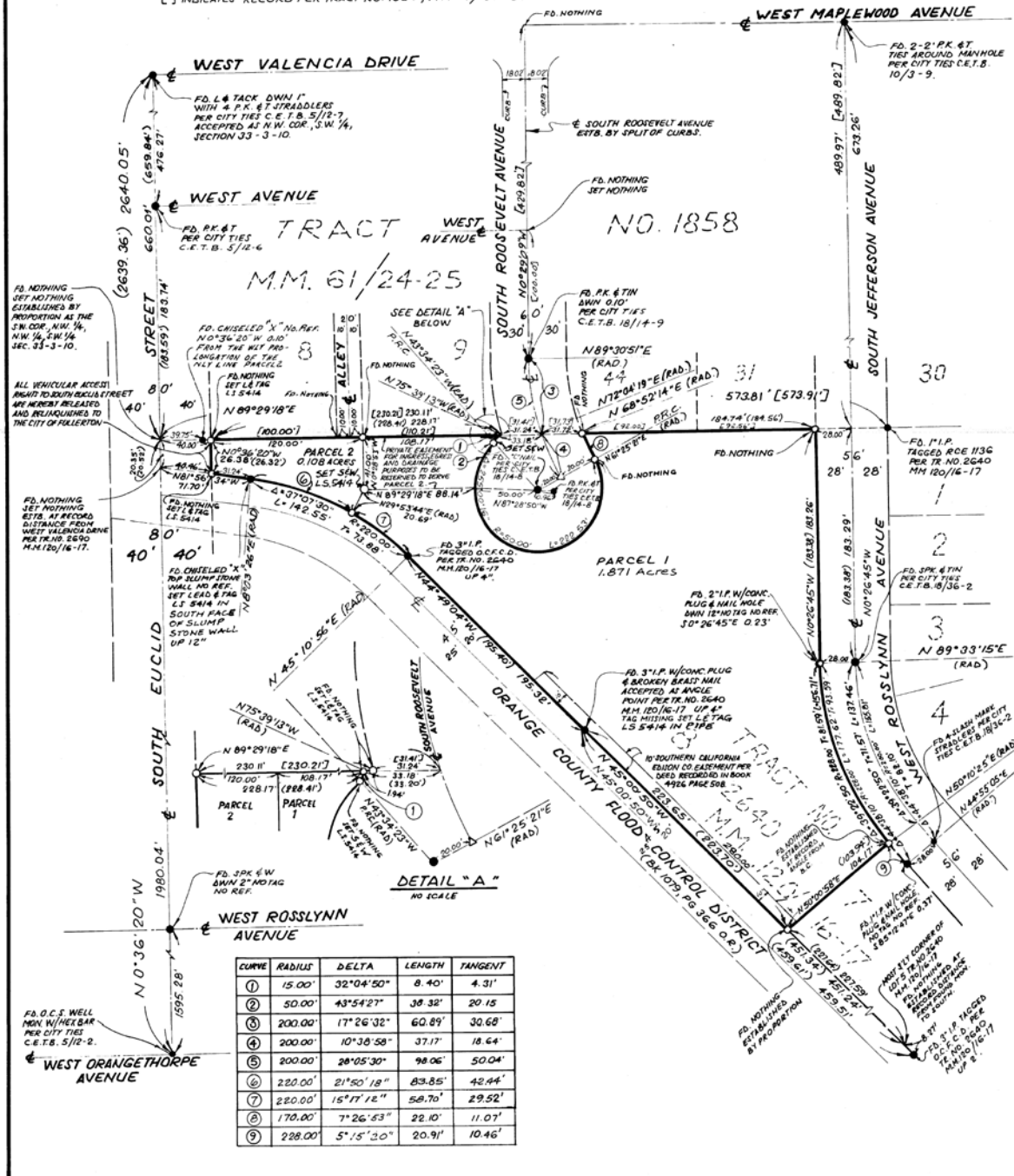
- INDICATES SET I.P. TAGGED LS 5414 FLUSH UNLESS OTHERWISE NOTED.
- INDICATES FD, MONUMENT AS NOTED.
- △ INDICATES SET S & W STAMPED LS 5414 TIES TO SAID MONUMENT SHALL BE MADE AND COPIES OF SAID TIES FURNISHED TO THE CITY DIRECTOR PRIOR TO THE RELEASE OF THE IMPROVEMENT BONDS.

RECORD DATA NOTES

- () INDICATES RECORD PER TRACT NO. 2640, MM 120/16-17.
- [] INDICATES RECORD PER TRACT NO. 1858, MM 61/24-25.

BASIS OF BEARINGS

THE BEARINGS N0°36'20"W FOR THE CENTERLINE OF SOUTH EUCLID STREET AS SHOWN ON TRACT NO. 2640 RECORDED IN BOOK 120 PAGE 16 AND 17 OF MISCELLANEOUS MAPS RECORD OF ORANGE COUNTY CALIFORNIA WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.



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**COPY OF ADOPTING RESOLUTIONS
FOR PRJ13-00258**

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RESOLUTION NO. 2013-72

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FULLERTON, CALIFORNIA, APPROVING GENERAL PLAN REVISION LRP13-00024 TO CHANGE THE COMMUNITY DEVELOPMENT TYPE OF A 1.79 ACRE SITE FROM "RELIGIOUS USE" TO "LOW-MEDIUM DENSITY RESIDENTIAL" FOR PROPERTY LOCATED AT THE TERMINUS OF S. ROOSEVELT AVENUE

PRJ13-00258
GENERAL PLAN REVISION LRP13-00024

APPLICANT: OLSON URBAN HOUSING LLC
PROPERTY OWNER: SOUTH PACIFIC DISTRICT OF THE
CHRISTIAN & MISSIONARY ALLIANCE

THE CITY COUNCIL OF THE CITY OF FULLERTON HEREBY RESOLVES AS FOLLOWS:

1. That an application was filed to consider a General Plan Revision to change the land use designation of property located at 620 S. Roosevelt Avenue, more specifically described as:

Assessor's Parcel No. 031-172-24

2. That the Planning Commission and City Council, after due notice thereof, duly held public hearings on said application.

3. That a Mitigated Negative Declaration was prepared and adopted for this project in conformance with applicable provisions of the California Environmental Quality Act to identify the project's potential adverse environmental effects and mitigation measures to reduce such impacts to a level that is less than significant.

4. That the City Council of the City of Fullerton does hereby APPROVE General Plan Revision LRP13-00024 to change the land use designation of 1.79 acre property located at 620 S. Roosevelt from "Religious Use" to "Low-Medium Density Residential".

5. That the facts and findings for approval of said General Plan Revision are as follows:

- 1) The proposed "Low-Medium Density Residential" Community Development Type is consistent with the proposed project densities. The project further supports the policies of The Fullerton Plan Including:

Policy 3.4 - Facilitate Infill Development:

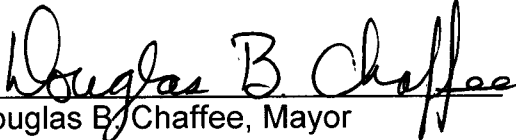
The proposed development replaces a vacated commercial site with infill residential development.

Policy 3.7 - Development of Housing for Families:

The project provides for-sale housing for families with its three and four bedroom floor plans; Plan 2 creates a bedroom suite that can be supportive of multi-generational families.

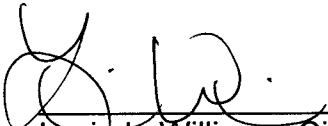
- 2) Zoning Amendment LRP13-00025 changes the zoning of the subject site from R-1-6 (Single Family Residential, 6,000 SF minimum lot size) to SPD (Specific Plan District), with the proposed Specific Plan providing for low-medium density residential development of the property, thereby creating consistency between zoning and The Fullerton Plan.

ADOPTED BY THE FULLERTON CITY COUNCIL on December 17, 2013.



Douglas B. Chaffee, Mayor

ATTEST:



Lucinda Williams, City Clerk

December 19, 2013
Date

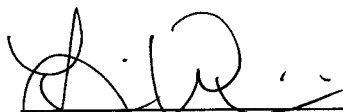
City of Fullerton
RESOLUTION CERTIFICATION

STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS
CITY OF FULLERTON)

RESOLUTION NO. **2013-72**

I, Lucinda Williams, City Clerk and ex-officio Clerk of the City Council of the City of Fullerton, California, hereby certify that the whole number of the members of the City Council of the City of Fullerton is five; and that the City Council adopted the above and foregoing **Resolution No. 2013-72** at a regular meeting of the City Council held on the **December 17, 2013** by the following vote:

COUNCIL MEMBER AYES:	Chaffee, Sebourn, Whitaker, Flory, Fitzgerald
COUNCIL MEMBER NOES:	None
COUNCIL MEMBER ABSTAINED:	None
COUNCIL MEMBER ABSENT:	None



Lucinda Williams, MMC
City Clerk

RESOLUTION NO. 2013-73

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FULLERTON, CALIFORNIA, APPROVING TENTATIVE TRACT MAP 17644 TO SUBDIVIDE A 1.79 ACRE SITE FOR CONDOMINIUM PURPOSES, MAJOR SITE PLAN ZON13-00046 FOR SITE, ARCHITECTURAL AND LANDSCAPE CONCEPT PLANS FOR RESIDENTIAL DEVELOPMENT CONSISTING OF 19 SINGLE FAMILY RESIDENTIAL UNITS AND SPECIFIC PLAN LRP13-00026 LOCATED AT THE TERMINUS OF S. ROOSEVELT AVENUE

PRJ13-00258
TENTATIVE TRACT MAP 17644
MAJOR SITE PLAN ZON13-00046
ROOSEVELT FULLERTON SPECIFIC PLAN LRP13-00026

APPLICANT: OLSON URBAN HOUSING, LLC
PROPERTY OWNER: SOUTH PACIFIC DISTRICT OF THE
CHRISTIAN & MISSIONARY ALLIANCE

THE CITY COUNCIL OF THE CITY OF FULLERTON HEREBY RESOLVES AS FOLLOWS:

1. That an application was filed to consider subdivision of a 1.79 acre property for condominium purposes, site, architectural and landscape concept plans and a Specific Plan for a new residential development on property located at 620 S. Roosevelt Avenue more specifically described as:

Assessor's Parcel No. 031-173-24

2. That the Planning Commission and City Council, after due notice thereof, duly held public hearings on said applications.

3. That a Mitigated Negative Declaration (MND) was prepared and is hereby adopted for this project in conformance with applicable provisions of the California Environmental Quality Act to identify the project's potential adverse environmental effects and mitigation measures to reduce such impacts to a level that is less than significant.

4. That the City is the "Lead Agency" for the project evaluated in the MND;

5. That the City has independently reviewed and analyzed the MND, and it reflects the independent judgment of the City;

6. That the project has been conditioned to comply with mitigation measures and regulatory requirements as identified in the MND;

7. That a Mitigation Monitoring Program and Reporting (MMRP, designating responsibility and anticipated timing for the implementation of mitigation measures, has been prepared for the project. The MMRP is considered part of the record of proceedings for the project;

8. That the City provided a 20-day public review period which ended on December 4, 2013, during which time no comments were received with regard to the environmental impact analysis.

9. That the City Council of the City of Fullerton does hereby APPROVE Tentative Tract Map 17644, Major Site Plan ZON13-000046 and Roosevelt Fullerton Specific Plan LRP13-00026 subject to the conditions of approval listed below and in the attached Engineering Letter dated November 20, 2013 (Attachment 1), plus the mitigation measures and standard conditions contained incorporated herein.

Conditions:

1. The project shall be in substantial conformance with the plans, descriptions, and statements provided by the applicant, except to the extent that the plans or designs are modified by the Planning Commission and City Council.
2. The project approval is subject to compliance with the Engineering Letter for PRJ13-00258, dated November 20, 2013 (Attachment 1).
3. The project shall comply with applicable mitigation measures (MM) and standard conditions (SC) from the project Mitigated Negative Declaration, as identified below:

I. AESTHETICS

SC-1: All project lighting shall be shielded to prevent lighting overspill into adjacent residential and public rights of way and shall comply with applicable City code requirements.

III. AIR QUALITY

SC-2: The project applicant shall demonstrate compliance with SCAQMD Rule 403, regarding fugitive dust from construction, as required by the City.

SC-3: The project applicant shall demonstrate compliance with SCAQMD Rule 402, regarding nuisance odor, as required by the City.

SC-4: The project applicant shall demonstrate compliance with SCAQMD Rules 431.1

and 431.2, regarding the use of low sulfur fuel for stationary construction equipment.

SC-5: The project applicant shall demonstrate compliance with SCAQMD Rule 1108, regarding limitations on ROG content in asphalt.

SC-6: The project applicant shall demonstrate compliance with SCAQMD Rule 1113, regarding limitations on ROG content in architectural coatings.

SC-7: The project applicant shall demonstrate compliance with SCAQMD Rule 1143, regarding limitations on ROG content in consumer paint thinners and multipurpose solvents.

SC-8: The project applicant shall demonstrate compliance with Title 24 energy-efficient design requirements as well as the provision of window glazing, wall insulation, and efficient ventilation methods in accordance with the requirements of the Uniform Building Code.

V. CULTURAL RESOURCES

MM CR-1: If potential archaeological resources are uncovered during grading, the applicant shall be required to halt work in the immediate area of the find, inform the Community Development Department immediately and retain a qualified professional archaeologist acceptable to the City to examine the material to determine whether it is a "unique cultural resource" as defined in Section 21083.2 (g) of the State CEQA Statutes. If this determination is positive, the scientifically consequential information shall be fully recovered by the archaeologist. Work may continue outside the area of the find. However, no further work shall occur in the immediate location of the find until all information recovery has been completed and a report concerning same filed with the City, South Central Coastal Information Center at California State University, Fullerton, and representatives on the Native American Contact list. The City Community Development Director or designee shall ensure compliance.

MM CR-2: If any human remains are encountered during any future ground-disturbing activities onsite, the applicant shall halt work in the immediate area of the find and contact the Orange County Coroner and the City of Fullerton Community Development and Police Department. Pending direction from the Coroner and/or City, the applicant shall be responsible for ensuring that the Native American Heritage Commission (NAHC) and representatives on the Native American Contact list are contacted, and in turn that the NAHC contacts the most appropriate Most Likely Descendants (MLD). Treatment of the remains shall be conducted as directed by the City's Director of Community Development, pursuant to Coroner and MLD recommendations. The Community Development Department shall ensure compliance.

VI. GEOLOGY AND SOILS

SC-9: Prior to issuance of a grading permit, the project applicant shall provide a geotechnical study for review and approval by the City, and demonstrate compliance with the requirements of the approved geotechnical report and California Building Code.

SC-10: Prior to issuance of a grading permit, a Storm Water Pollution and Prevention Plan (SWPPP) shall be prepared by the project applicant and submitted to the City of Fullerton for approval. The SWPPP shall establish BMPs in order to reduce sedimentation and erosion. The City of Fullerton shall ensure that the requirements of the SWPPP are defined on permit plan cover sheets as either general or special notes. These plans shall also comply with the Water Quality Ordinance adopted by the City (FMC Chapter 12.18).

VIII. HAZARDS AND HAZARDOUS MATERIALS

SC-11: The project shall comply with all applicable Federal, State, and local regulations pertaining to the use of toxic and/or hazardous materials.

SC-12: The project shall comply with all City regulations regarding weed abatement.

MM HAZ-1: Prior to issuance of any demolition permit, the applicant shall retain a licensed environmental consultant to prepare asbestos and lead based paint survey. Should any potential contaminants be found, they shall be removed by a licensed environmental consultant.

MM HAZ-2: Prior to issuance of any certificate of occupancy, the applicant shall mark the hammerhead area as a "no-parking" area in a manner acceptable to the City Traffic Engineer, and shall ensure that the "no-parking" designation is maintained for the duration of the project.

X. HYDROLOGY AND WATER QUALITY

SC-13: Prior to issuance of a grading permit, the project applicant shall demonstrate compliance with the National Pollution Discharge Elimination System (NPDES) requirements for storm water quality and with applicable regulations pertaining to surface water quality per the State Water Resources Control Board (SWRCB), including compliance with FMC § 12.18.030 regarding compliance with DAMP, and the approved project WQMP and SWPPP.

XII. NOISE

SC-14: The facility and its uses shall comply with applicable noise standards as set forth in FMC §15.90.

SC-15: All on-site construction equipment shall have properly operating mufflers and applicant should utilize the quietest equipment available.

XIV. PUBLIC SERVICES

SC-17: The project shall comply with all applicable provisions of Section 13.20 of the City Fire Code, and the California Fire Code.

SC-18: The project applicant shall pay the applicable statutory school fees imposed by the affected school districts at the time of development.

SC-19: The project applicant shall pay the applicable statutory park dwelling fees, traffic impact mitigation and Orange County sanitation fees at the time of building permit issuance

XVI. TRANSPORTATION/TRAFFIC

SC-20: The proposed project shall adhere to all applicable City General Plan policies regarding compliance with County CMP.

SC-21: Prior to issuance of any demolition, grading or building permit, the project applicant shall provide for City review and approval a traffic control/management plan that shall specify times that particular travel lanes cannot be blocked and shall provide details regarding detours and the placement of traffic control and warning devices such as signs, lights, barricades, cones, flaggers, etc.

XVI. UTILITIES AND SERVICE SYSTEMS

SC-22: The project shall comply with policies to control urban runoff in compliance with the County DAMP and RWQCB pursuant to FMC §12.18.030.

SC-23: The project applicant shall provide utility plans for review and approval of the City Engineer which demonstrate that water and wastewater facilities are adequate to meet projected water service demands, and are constructed in accordance with City standards.

SC-24: The project shall comply with all applicable waste recycling programs established by the City.

4. Applicant and owner are responsible for ensuring that information contained in construction drawings is consistent among architectural, structural, grading, electrical, mechanical, plumbing, fire, utility and public improvement plans as well as other construction drawings. This responsibility may be transferred by the Applicant/Property Owner to the Project Architect. While the City aims to correct inconsistencies, they are the ultimate responsibility of the Applicant/Property Owner/Project Architect to remedy, up to and including completion of construction revisions prior to receiving final occupancy approvals.
5. Prior to recordation of the final map, developer shall submit documents for the review and approval by the Directors of Engineering and Community Development establishing a Homeowners' Association (HOA) to implement and enforce Covenants, Conditions and Restrictions (CC&R's) for the joint ownership and maintenance of the common parking, circulation and open space areas within the tract. The City Attorney and Directors of Engineering and Community Development will review the proposed HOA CC&R's for adequacy and completeness.
6. Applicant shall modify Specific Plan provisions pertaining to side yards to assure adequate area is provided to accommodate waste and recycling containers and pedestrian access alongside the containers. This modification shall be approved by the Community Development Director and incorporated into Specific Plan prior to issuance of grading or building permits.
7. The Project HOA CC&Rs shall include the following specific provisions:
 - Garages shall be maintained for parking and that 19' feet (wide) by 19' (deep) shall remain clear for vehicle parking in the garage.
 - Trash containers for Condominium Units 1-3 shall be placed in the cul-de-sac on the assigned trash pick-up day.
8. Garages shall be equipped with hanging storage or shelving units to provide for storage in the garage and to maintain the garage for parking of vehicles.
9. A private easement exists on and over Parcel 1 of Parcel Map 90-237 (commonly known as 620 S. Roosevelt, Assessor Parcel No. 031-172-24, hereafter referred to as "Parcel 1") for the exclusive use and benefit of Parcel 2 of Parcel Map 90-237 (commonly known as 614 S. Euclid Street, Assessor Parcel No.031-172-22, hereafter referred to as "Parcel 2") for a minimum of 8 parking spaces for the employees and customers of the commercial building at 614 S. Euclid Street. Unless a separate agreement is entered into between the property owner of Parcel 2, as referenced above, and the Fullerton Roosevelt Homeowners Association authorizing use of the easement for guest parking of the Specific Plan development on Parcel 1 (such as during times when the business is closed or has a demand for

fewer than eight parking spaces), the easement shall remain as parking for the sole use of the commercial building on Parcel 2. Under no circumstances shall any separate agreement reduce the level of parking below that which is required by the Fullerton Municipal Code for the commercial building on Parcel 2.

10. The private easement on Parcel 1 of Parcel Map 90-237 (commonly known as 620 S. Roosevelt, Assessor Parcel No. 031-172-24) for ingress, egress, and drainage purposes to serve Parcel 2 shall not be altered or removed without prior written approval by the Director of Community Development.
11. All new ground and roof mounted electrical and mechanical equipment and duct-work shall be enclosed within the structure or screened from the adjacent properties and public rights of way. Equipment and venting shall be located and directed to minimize noise and aesthetic impacts on adjacent properties and on project residents, including outdoor common space areas.
12. Applicant shall prepare final landscape plans for common areas and front yards to include use of water efficient plant materials in accordance with Chapter 15.50 of the FMC, and shall be subject to review and approval by the Community Development Director.
13. Applicant shall install street trees on Rosslyn Ave. per Master Plan of Street Trees with tree wells per the city standard specifications of City Landscape coordinator. Irrigation shall be connected to the on-site irrigation system.
14. Applicant shall provide a materials manual documenting the building materials and architectural details including, but not limited to windows, doors, garage doors, roofing and exterior lighting for review and approval by the Community Development Director, prior to the issuance of building permits. Manual shall include cut sheets and/or manufacturer's brochures for details (and samples if required). The review shall verify consistency with the approved plans and representations made by the applicant.
15. The applicant shall agree to indemnify, hold harmless, and defend the City of Fullerton, its officers, agents and employees, from any and all liability or claims that may be brought against the City arising out of its approval of this Tract Map, save and except that caused by the City's active negligence.
16. Tract design shall utilize crime prevention through environmental design (CPTED) concepts to enhance security, and discourage loitering and graffiti. This may include interior street lighting for vehicular and pedestrian safety, visibility into the pocket park and other means as approved by the Community Development Director.

17. Landscaping and walls/fencing at the project entry shall not limit sight distance of vehicles and pedestrians entering and exiting the site. Landscaping within and along the edges of the pocket park shall allow for visibility between people utilizing the park and those parking and/or driving by.
18. Developer shall submit construction plans to the Community Development Department for review and issuance of building permit(s). Construction plans shall comply with Fullerton Building Codes, as adopted and in effect at time of plan submittal. Building codes in effect, including local amendments, until January 1, 2011: 2010 California Building Code ('10 CBC); 2010 California Plumbing Code ('10 CPC); 2010 California Mechanical Code ('10 CMC); 2010 California Electrical Code ('10 CEC); 2010 California Residential Code (10' CRC); 2010 California Energy Code ('10 Energy); and 2010 California Green Building Standards Code (10' CGBSC).

For plans submitted after January 1, 2014, the following building codes will be in effect: 2014 California Building Code ('13 CBC); 2013 California Plumbing Code ('13 CPC); 2013 California Mechanical Code ('13 CMC); 2013 California Electrical Code ('13 CEC); 2013 California Residential Code (13' CRC); 2013 California Energy Code ('13 Energy); and 2013 California Green Building Standards Code (13' CGBSC).

10. That the facts and findings for approval of said Tentative Tract Map, Major Site Plan and Roosevelt Fullerton Specific Plan are found and declared to be as follows:

Tentative Tract Map:

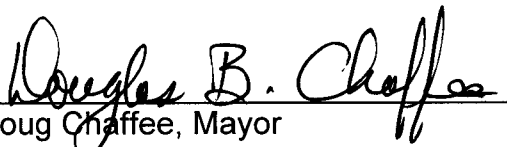
- 1) The proposed subdivision, together with the provisions for its design and improvement, is consistent with The Fullerton Plan and proposed Roosevelt Fullerton Specific Plan.
- 2) The site is flat and physically suitable for the type of development at the proposed density.
- 3) The design of the subdivision and type of improvements will maintain or reconfigure easements when necessary for public access and services, abandon those easements no longer needed, and dedicate new easements as needed to provide for public access and services through the proposed subdivision.

Major Site Plan and Adoption of a Specific Plan:

Pursuant to Fullerton Municipal Code 15.47,

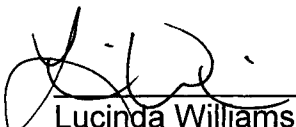
1. The project design is compatible with surrounding development and neighborhoods.
2. The project provides for safe and adequate vehicular and pedestrian circulation, both on- and off-site.
3. City services are available and adequate to serve the project.
4. The project has been designed to fully mitigate or substantially minimize adverse environmental effects.

ADOPTED BY THE FULLERTON CITY COUNCIL on December 17, 2013.



Doug Chaffee, Mayor

ATTEST:



Lucinda Williams, City Clerk

December 19, 2013
Date



ENGINEERING DEPARTMENT

303 West Commonwealth Avenue, Fullerton, California 92832-1775

Telephone * 714.738.6845

Fax * 714.738.3115

Website * www.cityoffullerton.com

Item No. 2

November 20, 2013

Honorable Planning Commission
City Hall
City of Fullerton

Subject: PRJ13-00258
TTM 17644
Roosevelt Fullerton
620 S. Roosevelt Avenue

The Roosevelt Fullerton Specific Plan project is located at the terminus of Roosevelt Avenue east of Euclid Street and south of Valencia Drive.

The existing 1.79-acre site is currently occupied by Fullerton Redeemer Alliance Church with two buildings, parking lot, and playground.

The Roosevelt Fullerton Specific Plan project proposes to file Tract Map No. 17644 for condominium purposes that will provide for 19 detached single-family homes and common areas including private drives.

The Roosevelt Fullerton Specific Plan project, including Tentative Tract Map No. 17644, has been reviewed by the Engineering staff. If approved, the approval should be contingent upon compliance with the conditions included in this report.

GENERAL ENGINEERING CONDITIONS

All work in the public right-of-way shall be constructed in accordance with the Standard Plans and Standard Specifications for Public Works Construction, latest edition. This includes supplements thereto and City of Fullerton Standard Drawings.

1. Separate plans shall be prepared for applicable public improvements, which will include any of the following: streets, water, storm drain, sewer and street lighting systems. The plans shall be submitted to the Engineering Department for review, approval and issuance of separate Engineering Department's permits, as applicable.

2. Engineering Department permits shall be obtained prior to undertaking any grading or construction work of any type within the public right-of-way.
3. All ADA access ramps shall be constructed in accordance with the latest City of Fullerton and State standards, including embedded in concrete truncated domes.
4. During site improvement, all deliveries to the project site that are overweight or oversize require a transportation (haul route) permit from the Engineering Department.
5. Prior to issuance of a grading permit, the Developer shall submit a Construction Traffic Management Plan to the City of Fullerton Engineering Department for review and approval.
6. The Developer shall provide and maintain all necessary flag persons, barricades, delineators, signs, flashers and any other safety equipment as set forth in the latest edition of the State of California, Manual of Uniform Traffic Control Devices or as required by the Engineering Department Permit requirements to ensure safe passage of pedestrian and vehicular traffic.
7. Any controlling survey monumentation (property lines, tract lines, street centerline, etc.) which are at risk of being destroyed or disturbed during the course of this project must be preserved in accordance with Section 8771(b) of the California Business and Professions Code (Professional Land Surveyor's Act). Pre-construction field ties, along with the preparation and filing of the required Corner Records or Record of Survey with the County of Orange, shall be accomplished by or under the direction of a licensed surveyor or civil engineer authorized to practice land surveying. Copies of said records shall be furnished to the City Engineer for review and approval, prior to issuance of any onsite or offsite construction permits. Any monuments disturbed or destroyed by this project must be reset and post-construction Corner Records or Record of Survey filed with the County of Orange. A copy of recorded documents shall be submitted to the City Engineer for review and approval prior to issuance of Certificate of Final Occupancy on the last home within the tract.
8. The Developer shall identify the location of all existing utilities during the preliminary design phase and include them in the plans.
9. All underground utilities within construction limits shall be potholed prior to starting any construction.
10. All private streets including street profiles, cross-section, concrete improvements, access ramps (if required by Federal and State ADA and accessibility laws), striping and signage shall be constructed in accordance with City of Fullerton's Standard Plans and shall comply with City's requirements.

11. Any existing street improvements that are disturbed and removed from the site shall be disposed of in a legal manner.
12. All landscape plans shall be designed in such a manner so as not to interfere with safe traffic sight distance.
13. Prior to final acceptance, the owner shall file a set of as-built drawings with the Public Works Department for work performed within the public right-of-way.
14. Any reasonable improvement plan revisions specified by the Director of Public Works shall be installed prior to issuance of the Certificate of Final Occupancy on the first home within the tract.

ACCESS AND CIRCULATION

1. Onsite circulation is provided by a 26-foot wide private drive that presents a continuation of public portion of Roosevelt Avenue. The said private drive will lead to garages of fourteen homes located on site. No on-street parking will be provided along said private drive.
2. Five homes are fronting Rosslynn Avenue and will have direct access from this street.
3. The private streets shall be designed and constructed in accordance with the City of Fullerton Standards. Pavement structural section shall be designed in accordance with Soils Investigation Report prepared by a Registered Civil Engineer, but shall have a minimum thickness of 4-inch asphalt concrete on 6-inch aggregate base. Final street design shall provide for adequate turning radii, to accommodate all passenger and service vehicle turning movements such that wheels will not track over curbs and/or access ramps, where provided. Street design is subject to the review and approval of the Director of Public Works.
4. The minimum street grade for any new street shall comply with FMC Chapter 16.05.
5. Street names for all of the streets shall be submitted to the Director of Public Works for review and approval prior to recordation of the Final Map.

PROJECT FRONTAGE IMPROVEMENTS

1. The damaged curb and gutter on Rosslynn Avenue along the project frontage shall be replaced. Extent of removal and replacement of damaged curb and gutter along project's frontage on Rosslynn Avenue will be determined by City's Engineering Inspector in the field.

2. Five new driveway approaches on Rosslyn Avenue shall be constructed in accordance with City Standard No.121.
3. Existing concrete sidewalk shall be removed and reconstructed with new concrete sidewalk per City Standard No.
4. The landscaped portion of public parkway shall be improved with drought tolerant planting material and trees in accordance with City of Fullerton Landscape Ordinance (FMC 15.50) and the Master Plan of Street Trees.
5. Irrigation of all planting areas located within the public right-of-way shall be an extension of onsite irrigation and shall be owned and maintained by the project.
6. Remove 3-inch of existing asphalt concrete paving over the easterly half of Rosslynn Avenue and construct 3-inch of new asphalt concrete pavement along the project's frontage.
7. Grind and overlay 2-inch of asphalt concrete pavement over Roosevelt Avenue from the northerly property line to the intersection with West Avenue (beginning of curb return at the southwest corner of said intersection).
8. The existing street lights located on Roosevelt Avenue south of West Avenue and on Rosslynn Avenue are on the high voltage system. A separate 120V-240V multi-circuit service shall be provided for these lights, including installation of two new metered panels in City's standard switch cabinets. The location of new services shall be coordinated with SCE and the City.
9. The existing luminaires shall be removed and replaced with City-approved LED luminaires (Cooper Navion, GE Evolve, or Leotek) that produce lighting photometrics similar to existing.
10. A street lighting plan shall be submitted to the Public Works Department for review and approval.

UTILITIES

1. According to Section 16.05.060, all proposed utilities that provide direct service to the subject property, including electric and all telecommunication systems shall be installed underground; all existing facilities providing direct service to the development shall be installed underground.

DRAINAGE

1. The project is adjacent to the Orange county Flood Control District (OCFCD) Fullerton Creek channel along its westerly property line. While the property is not located in FEMA designated Special Flood Hazard zone that would trigger special design requirements for this development, OCFCD identified the Fullerton Creek Channel as being deficient in a 100-year flood occurrence.
2. To ensure that the project design eliminates flood hazard from 100-year storm, the applicant shall perform a 100-year storm Hydrology Study that will address OCFCD facility's deficiencies.
3. The project proposes to connect on-site drainage system to Fullerton Creek Channel. The applicant shall obtain a permit for this connection from the OCFCD prior to issuance of grading permits for the project.
4. All drainage facilities on site and off site shall be designed by a registered civil engineer based upon hydrologic and hydraulic studies and calculations to be submitted for review and approval by the Director of Engineering and Building Official. The system shall be designed in accordance with the most recent OCEMA manual. All storm drains constructed within the public right-of-way or other public easements shall be a minimum 18 inches in diameter reinforced concrete pipe (RCP) constructed in accordance with City Standards. Trenching and backfill shall be in accordance with City Standards.
5. All water quality requirements for the National Pollutant Discharge Elimination System (NPDES) Storm Water Program shall be compliant with the latest regulations and guidance documents. Permits and guidance documents include, but are not limited to State Water Resources Control Board Order No. 2009-0009-DWQ, NPDES No. CAS000002, California Regional Water Quality Control Board – Santa Ana Region Order No. R8-2009-0030, NPDES No. CAS618030, County of Orange Drainage Area Management Plan (DAMP) (latest edition), County of Orange 2011 Model Water Quality Management Plan (WQMP), County of Orange Technical Guidance Document, and the City of Fullerton's Local Implementation Plan (latest edition). Note: a Preliminary WQMP was reviewed and conceptually approved by the City in July 2011. A Final WQMP shall be prepared based on that approved Preliminary WQMP, unless the project is materially changed during the approval process. In the latter case, the WQMP must comply with the latest editions of the DAMP, Model WQMP and Technical Guidance Document.
6. The proposed site development shall not result in the increase of storm water run-off and flow intensity to the adjacent private properties and City right-of-way. No surface runoff will be permitted across sidewalks and driveway approaches.
7. Proposed on-site storm drain facilities that exclusively serve the proposed development shall be privately owned and maintained.

SEWER

1. The project proposes to connect the on-site sewer system to the existing 8-inch city's sewer main located in Roosevelt Avenue.
2. Five units located along Rosslynn Avenue will be connected to the existing 8-inch sewer main located in this street.
3. The 8-inch sewer main located in Rosslynn Avenue shall be extended southerly as needed to provide for lateral sewer connections for units 15 and 16.
4. City standard sewer manholes shall be installed at the point of connection of private 6-inch sewer to the existing 8-inch sewer on Roosevelt Avenue and at the southerly end of the new segment of 8-inch sewer on Rosslynn Avenue.
5. The Developer submitted a Limited Sewer Study for the proposed project, which was reviewed and analyzed based on the City of Fullerton Sewer Model. Analysis showed the project will not cause any new deficiencies in the downstream sewer system. However, according to the City of Fullerton Sewer Master Plan dated October 2009, the 12-inch sewer main located downstream of the project on Valencia drive between Basque Avenue and Locust Drive is identified as deficient and is included as a future Sewer Capital Improvement Project (CIP) in the Sewer Master Plan (Project 9). Although the existing sewer line in Valencia Drive is deficient without the project, approximately 2.2% increase in sewage generation from the proposed development will contribute to existing deficiencies of subject segment of the sewer main. The Developer shall contribute the project's fair share of the cost of CIP Project 9.
6. In accordance with City of Fullerton Sewer Master Plan, the estimated total cost for the CIP Project 9 is \$1.5 Million. Based of the estimated incremental development flow, the project contribution to Project 9 shall be 2.2% of the project's total cost which is \$33,000. Said amount shall be paid prior to issuance of building permits.
7. Proposed on-site sewer system shall be designed and constructed in accordance with the City of Fullerton Standards.
8. Proposed on-site sewer system exclusively serving the proposed development shall be privately owned and maintained.

WATER

1. The project proposes to install a new water main system on site connecting to the existing 6-inch water main on Roosevelt Avenue.

2. Five units on Rossllyn Avenue shall be connected to existing 6-inch water main located in this street.
3. The Developer shall submit a hydraulic analysis for the proposed distribution mains to ensure that they are able to support the demand of the proposed development. The analysis shall include pipeline velocities during maximum hour demand and the minimum water pressure at each lot. The Developer shall also provide hydraulic calculations to properly size the new meters. All proposed and existing hydrants must meet Fire Department minimum required flow (City of Fullerton's Water Rates, Rules, and Regulations, Rule 15.A and 15.B).
4. Distribution mains shall be a minimum 8-inch in diameter Ductile Iron Pipe.
5. New domestic fire sprinkler water meters shall be installed per City Standard Nos. 601 and 606 including the requirement for meter box assemblies used behind rolled curbs.
6. Engineering calculations and plans shall be provided by a California Registered Civil Engineer. The final alignment, line sizing, meter sizing, backflow devices, irrigation meters, abandonments, and fire hydrant locations shall be subject to the approval of the City's Water System Manager. The system shall be designed in conformance with City of Fullerton Water Utility Specifications and Fire Department requirements.

ABANDONMENT OF ROOSEVELT AVENUE

The project proposes the abandonment of the existing cul-de-sac at the terminus of Roosevelt Avenue, which will be extended into the site as a private street. This segment was dedicated to the City of Fullerton for street purposes in 1958 and if abandoned, will revert to the underlying ownership of the parcel.

The Public Works Department reviewed the proposed abandonment and concluded that it has merit based on the following facts:

1. Cul-de-sac portion of Roosevelt Avenue has been serving as access mainly for the existing church facilities situated on the subject site that will be demolished as a part of the project.
2. A private easement exists on the site granting parking and access rights to a commercial development adjacent to the northwest corner of the Specific Plan. The easement will be extended to the proposed private street/entry way as needed to continue providing access to said commercial development.

3. The project proposes to utilize a portion of the abandoned cul-de-sac for a 25-foot radius entry way that will also serve as a new terminus for Roosevelt Avenue. A public access easement will be dedicated over this portion of the private street. The entry way shall be delineated with an enhanced pavement which will provide a separation between public street right-of-way and the private street.
4. Exclusive easements will be dedicated to the respective utility owners over the abandoned portion of Roosevelt Avenue. Utilities that may be in conflict with the proposed development will be relocated in accordance with the utility company's requirements within the new utility easements.
5. The street will not be needed for general public use.
6. The abandonment process shall comply with Chapter 16.08 of the Fullerton Municipal Code.
7. Pursuant to Section 66499.20 ½ and Section 66434 (g) of the Subdivision Map Act, Roosevelt Avenue shall be abandoned on the Final Map.

DEDICATIONS

1. An easement for public service, police patrol, emergency vehicle access, fire protection, refuse collection, and water line systems shall be dedicated to the City of Fullerton over all private streets on the Final Map.
2. A public access easement shall be dedicated over 25-radius entry way.
3. All public utility and other private easements shall be depicted on the Final Map.

FINAL MAP

1. After acceptance of the Tentative Tract Map, the Developer shall submit a Final Map to the City of Fullerton for review and approval.
2. The Final Map shall be prepared by a Registered Land Surveyor or Registered Civil Engineer authorized to practice land surveying in the State of California in accordance with the Subdivision Map Act.
3. The Final Map shall be recorded with the County of Orange Recorder's Office. Two copies of the recorded map and a digital copy are to be submitted to the Engineering Department prior to issuance of building permits, except that building permits may be issued for up to three model homes prior to recordation.

PERMITS, BONDS, AND CASH

1. All of the above improvements, studies, designs, plans, calculations, and other requirements shall be installed, provided, and supplied by the Developer in accordance with City and State Codes, Policies, and Requirements at no cost to the City. All work shall comply with City Standards and Specifications and with the City of Fullerton Municipal Codes.
2. Prior to recordation of Final Map or the issuance of building permits, all of the above public and private improvements, including the street, water, storm drain, and sewer, shall be guaranteed to be installed by the execution of a subdivision agreement secured by sufficient bonds or sureties for both Faithful Performance and Labor and Materials as required by the State Subdivision Map Act and in a form approved by the City Attorney.
3. In addition, all cash fees and deposits shall be collected by the City prior to the recordation of the Final Map or issuance of any building permits.
4. Engineering Department expenses including overhead for plan check, inspection, review, processing, and recordation of the Final Map, will be charged against the reimbursable account created for the project. The initial \$10,000 shall be deposited with the Engineering Department concurrently with the first review submittal of the Final Map and/or public improvement plans. Any amount remaining in the account after completion of the project will be refunded to the project. If the amount deposited is insufficient to complete the plan and map check review process, or to fund the Engineering Department's inspection services during construction, additional deposit(s) will be required as necessary to obtain City approval of the Final Map, public improvement plans, and/or final acceptance of installed public improvements.
5. Engineering Department fees were discussed in detail with the applicant including the fact the plan and map check fees may vary depending on the completeness and accuracy of public improvement plans and the Final Map submitted for review, and the design engineer/surveyor's responsiveness to the City's comments.

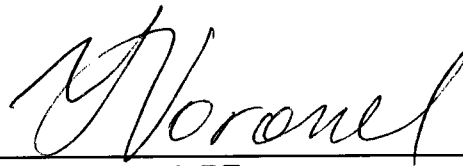
COVENANTS, CONDITIONS AND RESTRICTIONS

1. The on-site landscaping, irrigation, and maintenance of private facilities are all amenities which are essential to this type of development and the comfort and well being of future residents and homeowners. Therefore, the documents, covenants, conditions, restrictions, and by-laws (CC&Rs) of the Home Owner's Association shall be submitted to the Directors of Community Development and Engineering Departments for review and approval prior to the recordation of the Final Map.

2. All items as described elsewhere in this report or contained in the conditions of approval for this project shall be included in the CC&Rs and Home Owner's Association papers.
3. The Home Owner's Association shall be responsible for the maintenance of on-site storm drains, sewers, street lighting, hardscape improvements, landscaping, and irrigation within this development.

ENGINEERING FINDINGS

A finding is hereby made that the design of the subdivision as proposed and the type of improvements proposed will not conflict with easements of record, or those established by court judgment acquired by the public at large, for access through or use of property within the proposed subdivision; or if such easements exist, that alternate easements for access or for use will be provided and that these easements will be substantially equivalent to ones previously acquired by the public.



Yelena Voronel, PE
Senior Civil Engineer

YV/LS

cc: Don Hoppe, Director of Engineering

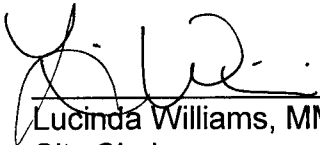
City of Fullerton
RESOLUTION CERTIFICATION

STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS
CITY OF FULLERTON)

RESOLUTION NO. **2013-73**

I, Lucinda Williams, City Clerk and ex-officio Clerk of the City Council of the City of Fullerton, California, hereby certify that the whole number of the members of the City Council of the City of Fullerton is five; and that the City Council adopted the above and foregoing **Resolution No. 2013-73** at a regular meeting of the City Council held on the **December 17, 2013** by the following vote:

COUNCIL MEMBER AYES:	Chaffee, Sebourn, Whitaker, Flory, Fitzgerald
COUNCIL MEMBER NOES:	None
COUNCIL MEMBER ABSTAINED:	None
COUNCIL MEMBER ABSENT:	None



Lucinda Williams, MMC
City Clerk

RESOLUTION NO. 2013-74

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FULLERTON, CALIFORNIA, DECLARING ITS INTENTION TO ABANDON THE CUL-DE-SAC LOCATED AT THE TERMINUS OF S. ROOSEVELT AVENUE

PRJ13-00258
ABANDONMENT SUB13-00004

APPLICANT: OLSON URBAN HOUSING LLC
PROPERTY OWNER: SOUTH PACIFIC DISTRICT OF THE
CHRISTIAN & MISSIONARY ALLIANCE

THE CITY COUNCIL OF THE CITY OF FULLERTON HEREBY RESOLVES AS FOLLOWS:

1. The Fullerton Planning Commission duly adopted its Resolution No. PC 2013-34 on December 4, 2013, and thereby recommended to the Fullerton City Council the abandonment of the cul-de-sac located at the terminus of S. Roosevelt Avenue, in the City of Fullerton, County of Orange, further described as:

As described and shown on Exhibit "A", attached hereto and by reference made a part hereof.

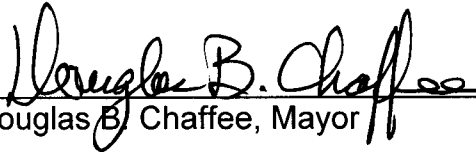
2. The Fullerton City Council hereby declares that it intends to consider the abandonment and vacation of said cul-de-sac under the proceedings provided by the provisions of Part 3, Division 9, of the Streets and Highways Code of the State of California, as said appears to be unnecessary for present or prospective public use.

3. NOTICE IS HEREBY GIVEN that on January 21, 2014, at 6:30 p.m. in the Council Chamber of the Fullerton City Hall, the Fullerton City Council will hear the evidence offered by all persons interested in the proposed abandonment and vacation of a said cul-de-sac.

4. The Fullerton City Clerk shall cause this Resolution to be published in the manner prescribed by law.

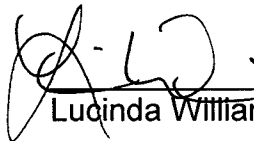
5. The Fullerton Director of Community Development shall cause notices of said proposed abandonment and vacation to be posted conspicuously along the line of said property proposed to be abandoned and vacated in the manner prescribed by law at least two weeks before said hearing, and that said notices shall state the adoption of this Resolution and the time and place of said hearing.

ADOPTED BY THE FULLERTON CITY COUNCIL on December 17, 2013.



Douglas B. Chaffee, Mayor

ATTEST:



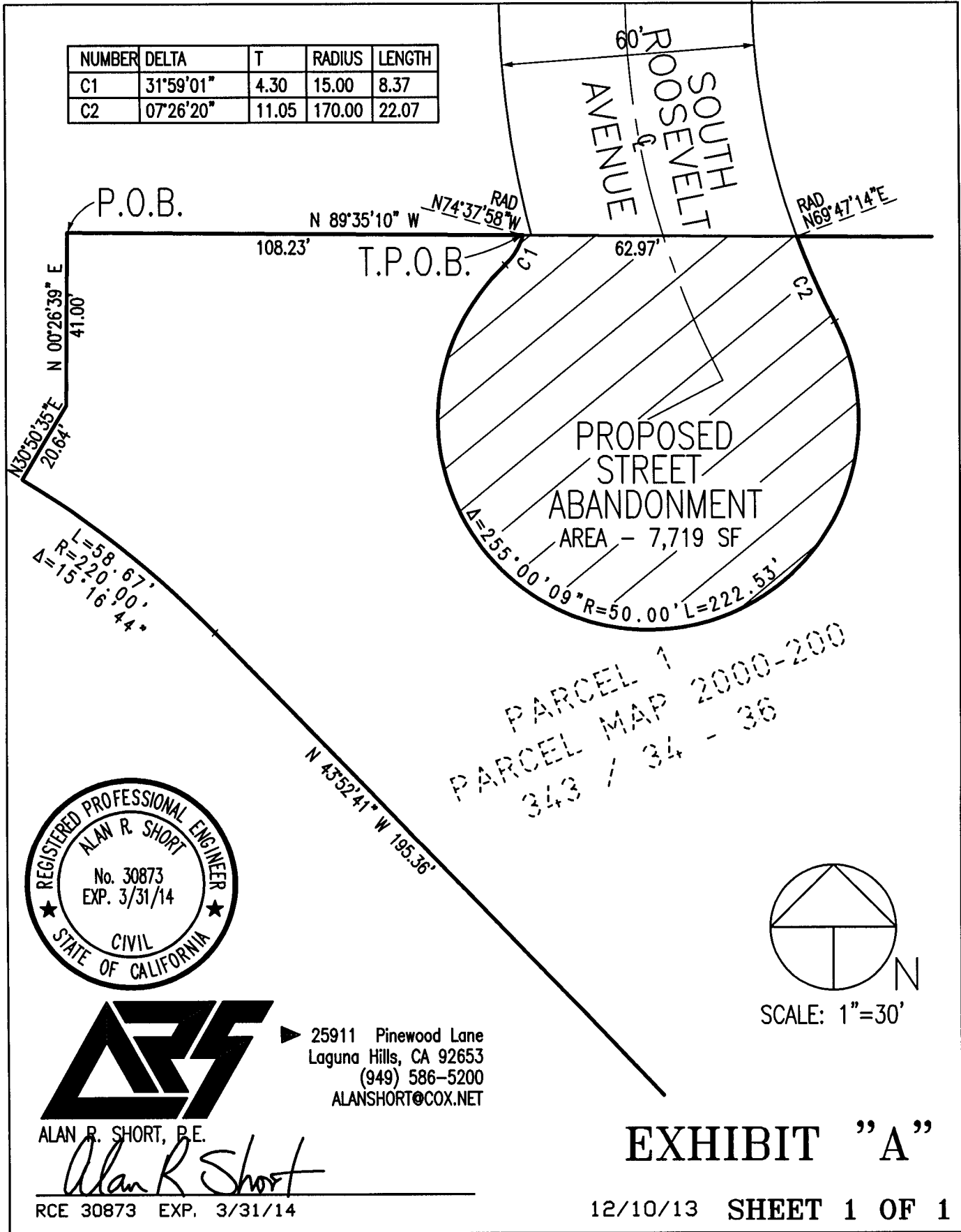
Lucinda Williams, City Clerk

December 19, 2013
Date

Attachment:

Exhibit A - Proposed Street Abandonment

NUMBER	DELTA	T	RADIUS	LENGTH
C1	31°59'01"	4.30	15.00	8.37
C2	07°26'20"	11.05	170.00	22.07



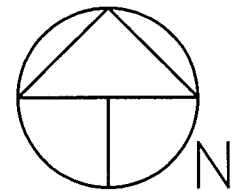
25911 Pinewood Lane
Laguna Hills, CA 92653
(949) 586-5200
ALANSHORT@COX.NET

ALAN R. SHORT, P.E.

Alan R. Short

RCE 30873 EXP. 3/31/14

PARCEL 1
PARCEL MAP 2000-200
343 / 34 - 36



SCALE: 1"=30'

EXHIBIT "A"

12/10/13 SHEET 1 OF 1

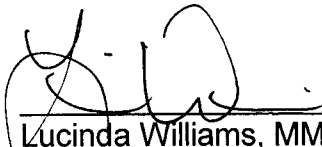
City of Fullerton
RESOLUTION CERTIFICATION

STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS
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RESOLUTION NO. **2013-74**

I, Lucinda Williams, City Clerk and ex-officio Clerk of the City Council of the City of Fullerton, California, hereby certify that the whole number of the members of the City Council of the City of Fullerton is five; and that the City Council adopted the above and foregoing **Resolution No. 2013-74** at a regular meeting of the City Council held on the **December 17, 2013** by the following vote:

COUNCIL MEMBER AYES:	Chaffee, Sebourn, Whitaker, Flory, Fitzgerald
COUNCIL MEMBER NOES:	None
COUNCIL MEMBER ABSTAINED:	None
COUNCIL MEMBER ABSENT:	None



Lucinda Williams, MMC
City Clerk