



## Section 1: Introduction

### A. Introduction

The Housing Element of the General Plan identifies and analyzes existing and projected housing needs and contains the official policies for the preservation, conservation, rehabilitation, and production of housing in the City of Fullerton (City). This Housing Element covers the Planning Period from October 2013 through October 2021.

### B. Purpose and Content

The Housing Element addresses housing opportunities for current and future Fullerton residents and provides the primary policy guidance for local decision making related to housing. The Housing Element is the only General Plan Element that requires review by the State of California.

The Housing Element provides a detailed analysis of the City's demographic, economic, and housing characteristics as required by State law. The Housing Element also evaluates the City's progress in implementing the 2008-2014 policy program and actions related to housing production, preservation, conservation, and rehabilitation. Based on community housing needs, available resources, housing constraints/opportunities, and analysis of past performance, the Housing Element identifies goals, objectives, and action programs that address existing and projected housing needs in Fullerton.

The California State Legislature has identified the attainment of a decent home and suitable living environment for every Californian as a State-wide goal. Local planning programs play a critical part in achieving this goal. Therefore, the Legislature mandates that all cities and counties prepare a Housing Element as part of their comprehensive General Plans.

### C. State Law and Local Planning

#### 1. Consistency with State Law

The Housing Element is one of the seven Elements of the General Plan required by State law (Sections 65580 to 65589.89 of the California Government Code). Each jurisdiction's Housing Element must contain "an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, and scheduled program actions for the preservation, improvement, and development of housing." The Housing Element plans for the provision of housing for all segments of the City's population.

Section 65583 of the Government Code sets forth specific requirements regarding the scope and content of each Housing Element. Table 1-1 summarizes these requirements and identifies the applicable sections of the Housing Element where these requirements are addressed.

**Table 1-1  
State Housing Element Requirements**

| <b>Required Housing Element Component</b>  | <b>Reference</b> |
|--|------------------|
| <b>A. Housing Needs Assessment</b>   |                  |
| 1. Analysis of population trends in Fullerton in relation to countywide trends   | Section 2        |
| 2. Analysis of employment trends in Fullerton in relation to regional trends   | Section 2        |
| 3. Projections and quantification of Fullerton's existing and projected housing needs for all income groups  | Section 2        |
| 4. Analysis and documentation of the City's housing characteristics, including:  | Section 2        |
| a. Level of housing cost compared to ability to pay  | Section 2        |
| b. Overcrowding  | Section 2        |
| c. Housing stock condition   | Section 2        |
| 5. An inventory of land suitable for residential development including vacant sites and having redevelopment potential and an analysis of the relationship of zoning, public facilities, and services to these sites | Appendix B       |
| 6. Analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels  | Section 3        |
| 7. Analysis of potential and actual non-governmental constraints upon the maintenance, improvement, or development of housing for all income levels  | Section 3        |
| 8. Analysis of special housing needs: elderly, persons with disabilities, large families, farm workers, and female-headed households   | Section 2        |
| 9. Analysis of housing needs for families and persons in need of emergency shelter   | Section 2        |
| 10. Analysis of opportunities for energy conservation with respect to residential development  | Section 3        |
| 11. Analysis of assisted housing developments that are eligible to change from lower income housing during the next 10 years   | Appendix B       |



Table 1-1 (continued)  
State Housing Element Requirements

| Required Housing Element Component   | Reference  |
|--|------------|
| <b>B. Goals and Policies</b>   |            |
| 12. Identification of goals, quantified objectives, and policies relative to maintenance, improvement, and development of housing  | Section 4  |
| <b>C. Implementation Program</b>   |            |
| 13. Identify adequate sites which will be made available through appropriate action with required public services and facilities for a variety of housing types for all income levels  | Appendix B |
| 14. Programs to assist in the development of adequate housing to meet the needs of lower and moderate income households  | Section 4  |
| 15. Address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing   | Section 4  |
| 16. Remove constraints to, or provide reasonable accommodations for housing, for persons with disabilities   | Section 4  |
| 17. Conserve and improve the condition of the existing affordable housing stock in Fullerton   | Section 4  |
| 18. Promote housing opportunities for all persons  | Section 4  |
| 19. Identify programs to address the potential conversion of assisted housing development to market-rate housing   | Appendix B |
| 20. Identify program to identify zone(s) where emergency shelters are permitted without a conditional use or other discretionary permit and with the capacity to meet the needs of individuals and persons needing emergency shelter | Section 4  |

2. General Plan Consistency

The California Government Code (Section 65300.5) requires internal consistency among the Elements of the General Plan. The General Plan Elements shall provide an integrated, internally consistent, and compatible statement of policy. The City of Fullerton has reviewed the other Elements of the General Plan and determined that the Housing Element is internally consistent. When any General Plan Element is proposed in the future, the City will conduct a review to determine whether any corresponding amendments to other elements are necessary to ensure consistency.

3. Relationship to Other Plans and Programs

The Housing Element identifies goals, objectives, policies, and actions for the 2013-2021 planning period that directly address existing and future housing needs in Fullerton. City plans and programs work to implement the goals, objectives, and policies of the Housing Element. These include the City’s Municipal Code, Specific Plans, and various housing programs. The

City also prepares a Consolidated Plan every five years that identifies the City's overall housing and community development needs and market conditions, establishes priorities and outlines strategies to address these priorities based on anticipated federal entitlement funding. Annual Action Plans are developed each year to supplement the Consolidated Plan, and reports on the prior year's programs and projects through the Consolidated Annual Performance and Evaluation Report (CAPER). The Consolidated Plan and Annual Action Plans address many of the goals, policies, and programs of the General Plan Housing Element.

#### **D. Housing Element Organization**

The Housing Element is organized in two parts, the Housing Policy Plan and the Housing Element Technical Report. The Housing Policy Plan details specific policies and programs the City will carry out over the planning period to address Fullerton's housing goals, while the Technical Report includes detailed background information regarding the Housing Element update process, demographic characteristics, housing needs, resources and constraints.

Supporting background material is included in the following appendices in the Technical Report:

- Appendix A: Review of 2008-2013 Housing Element Performance
- Appendix B: Residential Land Resources
- Appendix C: Analysis of Housing At Risk of Conversion
- Appendix D: Glossary of Housing Terms

#### **E. Citizen Participation**

The Housing Element was developed through the combined efforts of City staff and consultants, the Planning Commission, and the City Council. Citizen input was received through public workshops and public hearings conducted by the Planning Commission and the City Council. Notices for these workshops and hearings were published in the local newspaper, on the City's website and prominently posted at City Hall and other public facilities. The following housing stakeholders and organizations involved in the development of housing or representing the interests of lower-income and special needs households were invited to participate in the Housing Element update process:

- Buch, Amy - Orange County Health Care Agency
- Fullerton Joint Union High School District
- Fullerton School District
- Harvey, Teresa – Chamber of Commerce
- Hess, Scott
- Jamboree Housing
- Kennedy, Rusty - OC Human Relation
- Kennedy, Sharon – The Observer
- Kerze, Jacqui – Regional Center of Orange County
- Larson, Scott - Homeaid
- Long, Patti – Mercy House



- Mazzenga Avellaneda, Maria – Pathways of Hope
- OC Housing Trust
- OC Partnership
- OC Community Housing Corporation
- OC Communities Organized for Responsible Development
- Ponsi, Lou – Fullerton Tribune
- Public Law Center
- Reekstin, John – The Olson Company
- Roper, Karen – OC Community Services
- Shull, Barbara – Fair Housing Foundation
- Tang, Linda – Kennedy Commission
- ULI – Orange County
- Victor Cao – BIA

The following public workshops and meetings were held during the course of the Housing Element update process.

- June 26, 2013 public workshop
- September 11, 2013 Planning Commission hearing
- October 15, 2013 City Council hearing

Table 1-2 summarizes comments raised at the public workshop and how those comments have been addressed in the Housing Element.

**Table 1-2  
Public Comments Summary**

| Comment  | Response   |
|--|--|
| <p>The relationship between health and housing policy should be considered.</p>  | <p>Policies established in The Fullerton Plan and the Housing Element further public health goals in several ways. Sustainability is a key policy objective consistent with statewide goals to reduce greenhouse gas emissions and encourage alternative modes of transportation such as walking and bicycling. The mixed-use and transit-oriented development patterns reflected in The Fullerton Plan and the Fullerton Transportation Center Specific Plan directly support policy objectives regarding improved health. (Policy Actions 2.8, 3.1)</p>  |
| <p>Stronger, proactive code enforcement is needed to prevent deterioration of existing neighborhoods.</p>  | <p>The City is continuing to carry out code enforcement, although the loss of redevelopment funding and budget reductions make this more challenging. (Policy Action 2.5)</p>  |
| <p>Overcrowding is affected by housing affordability.</p>  | <p>The Housing Element addresses the issue of overcrowding by facilitating affordable housing development and focusing new housing development near transit, which can reduce the costs of private automobile ownership and use. (Section 2: C.2)</p>  |
| <p>Historic properties should be protected.</p>  | <p>The City actively protects historic properties. For example, the Fullerton Transportation Center Specific Plan includes policies for review and protection of such buildings. (Policy Action 2.1)</p>   |
| <p>More housing is needed for persons with developmental disabilities. The Regional Center of Orange County provides assistance to approximately 17,500 persons with developmental disabilities countywide, of which 734 live in Fullerton.</p> <p>Military veterans are returning from war with new types of disabilities.</p> <p>St. Jude Hospital has established a Brain Injury Network to help coordinate services for adult survivors of traumatic brain injury. Its purpose is to demonstrate the effectiveness of a coordinated service approach assisting persons with a traumatic brain injury to attain access into gainful employment, appropriate community reintegration programs, and accessible or affordable housing.</p> | <p>The Housing Element analyzes the needs of persons with disabilities (Section 2:C.4.d) and ensures compliance with state and federal accessibility standards (Policy Action 4.7), compliance with SB 2, and the Reasonable Accommodation ordinance (Policy Action 4.3). The City also participates in the Section 8 rental assistance program administered by the Orange County Housing Authority (Policy Action 4.5). Additional funding to support new affordable supportive housing is dependent primarily on state and federal grants, which are beyond the City's control. The state's elimination of redevelopment agencies has resulted in a significant loss of funding for affordable and supportive housing.</p> |
| <p>What is the relationship between the Housing Element and the study currently underway for Downtown Core and Corridor Specific Plan (DCCSP)?</p>   | <p>The purpose of the DCCSP Study is to implement The Fullerton Vision (Part 1 of The Fullerton Plan). The DCCSP will study nine of the twelve Focus Areas identified in the Vision and is intended to help meet the objectives established in the Vision Plan. The DCCSP study area encompasses most of the commercial corridors in the City, and will allow for mixed use (residential and commercial) zoning and development in many of those areas. This will increase the sites available for new housing.</p>  |
| <p>Are there any City-owned properties that could be devoted to affordable housing?</p>  | <p>Prior to its dissolution, the redevelopment agency acquired several properties for affordable housing development. The City is in the</p>   |



|  |   |
|--|---|
|  | <p>process of considering a master plan for the acquired properties which are located in the same neighborhood but are non-contiguous. Acquisition of a few additional properties would allow assemblage of a larger site which could be more efficiently developed. Preliminary discussions are taking place to determine how the properties can be used to best advantage for creation of affordable housing.</p> |
| <p>Does the City allow payment of in-lieu fees for affordable housing?</p> | <p>The City does not have a universal inclusionary housing policy, therefore in-lieu fees are not required.</p>   |

Comments received through the public review process are reflected throughout the Housing Policy Plan and Technical Report.



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## Section 12: Housing Needs Analysis

### A. INTRODUCTION

When preparing the Housing Element, the City of Fullerton must evaluate both existing and future housing needs for all income groups.

This section analyzes demographic and housing characteristics that influence the demand for and availability of housing. The analyses form the foundation to establish programs and policies that address identified housing needs. Housing needs are identified by income, tenure, and special needs groups. Finally, the City's projected housing growth needs based on the 2014-2021 Regional Housing Needs Assessment (RHNA) are examined.

Primary data sources referenced include the U.S. Census, the California Department of Finance (DOF), the Southern California Association of Governments (SCAG) and other relevant data sources. These sources are the most reliable for assessing existing conditions and provide a basis for comparison of historical data and forecasting. Census data used in the analysis include both decennial data (i.e., the tabulation of 100 percent of American households conducted every 10 years) and American Community Survey (ACS) data. The ACS is a continuous ongoing survey of households that provides an opportunity to track changes that occur between the decennial Census counts. The ACS is not as statistically accurate as the decennial census but helps to illustrate recent trends in the community.

### B. COMMUNITY PROFILE

#### 1. Population Trends and Characteristics

Housing needs in Fullerton are influenced by population and employment trends. This section provides a summary of the population trends and the age and racial/ethnic composition of the City.

##### a. Historical, Existing and Forecast Growth

The City of Fullerton is one of 34 cities within Orange County. The Department of Finance estimates Orange County's population was 3,055,792 in 2012, ranking as the third largest county in the State. Orange County was the second largest county in California in 2000 with 2,846,289 residents. Overall, the County has experienced rapid population growth over the last two decades. From 1990 to 2000, the population increased by 18.1 percent. From 2000 to 2012, the County population increased by 7.4 percent (see Table 2-1).

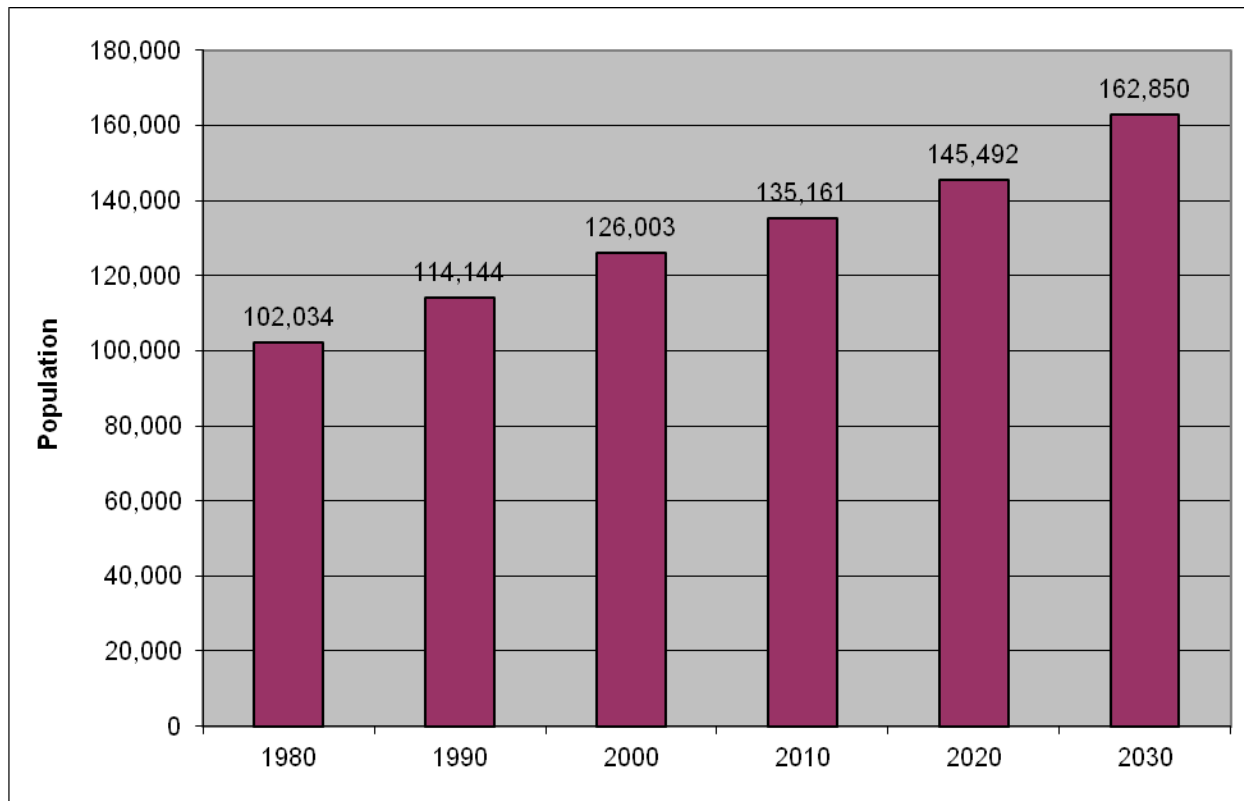
According to recent Census data, Fullerton experienced an 11.1 percent increase from 1990 to 2000 and an 8.4 percent increase between 2000 and 2012 (see Table 2-1).

**Table 2-1  
Population Trends 1990-2012**

|               | 1990      | 2000      | 2012      | Growth<br>1990-2000 | Growth<br>2000-2012 |
|---------------|-----------|-----------|-----------|---------------------|---------------------|
| Fullerton     | 114,144   | 126,803   | 137,481   | 11.1%               | 8.4%                |
| Orange County | 2,410,556 | 2,846,289 | 3,055,792 | 18.1%               | 7.4%                |

Source: U.S. Census, California Dept. of Finance Table E-5 (2012)

**Figure 2-1  
City of Fullerton  
Population Growth 1980-2030**



Source: U.S. Census and CSUF Center for Demographic Research, 2012

**b. Age Composition**

Housing needs are influenced by the age characteristics of the population. Different age groups require different accommodations based on lifestyle, family type, income level, and housing preference. Table 2-2 provides a comparison of the city’s and county’s population by age group in 2010. This table shows that the age distribution of the city’s population is very similar to Orange County as a whole. However, the median age of the city’s population (34.8) is 1.4 years younger than the overall county’s median age (36.2).

**Table 2-2  
Age Distribution  
Fullerton vs. Orange County**

| Age Group         | Fullerton      |             | Orange County    |             |
|-------------------|----------------|-------------|------------------|-------------|
|                   | Persons        | %           | Persons          | %           |
| Under 5 years     | 7,975          | 6%          | 191,691          | 6%          |
| 5 to 9 years      | 8,511          | 6%          | 198,769          | 7%          |
| 10 to 14 years    | 9,105          | 7%          | 210,195          | 7%          |
| 15 to 19 years    | 11,263         | 8%          | 227,689          | 8%          |
| 20 to 24 years    | 12,226         | 9%          | 213,601          | 7%          |
| 25 to 29 years    | 10,225         | 8%          | 215,362          | 7%          |
| 30 to 34 years    | 8,654          | 6%          | 198,166          | 7%          |
| 35 to 39 years    | 9,230          | 7%          | 213,605          | 7%          |
| 40 to 44 years    | 9,655          | 7%          | 225,438          | 7%          |
| 45 to 49 years    | 9,930          | 7%          | 230,596          | 8%          |
| 50 to 54 years    | 9,416          | 7%          | 213,589          | 7%          |
| 55 to 59 years    | 7,243          | 5%          | 175,127          | 6%          |
| 60 to 64 years    | 5,876          | 4%          | 146,727          | 5%          |
| 65 to 69 years    | 4,405          | 3%          | 107,421          | 4%          |
| 70 to 74 years    | 3,457          | 3%          | 80,033           | 3%          |
| 75 to 79 years    | 2,913          | 2%          | 63,133           | 2%          |
| 80 to 84 years    | 2,493          | 2%          | 49,570           | 2%          |
| 85 years and over | 2,584          | 2%          | 49,520           | 2%          |
| <b>Total</b>      | <b>135,161</b> | <b>100%</b> | <b>3,010,232</b> | <b>100%</b> |
| <b>Median age</b> | <b>34.8</b>    |             | <b>36.2</b>      |             |

Source: 2010 Census, Table DP-1

**c. Race and Ethnicity**

Fullerton residents are predominantly comprised of three racial/ethnic groups: non-Hispanic White, Hispanic and Asian. In 2010, 38 percent of Fullerton residents were non-Hispanic White and 34 percent were of Hispanic origin. The Asian population was the third largest ethnic group in the City with 23 percent of the population (see Table 2-3).

**Table 2-3  
Race/Ethnicity  
Fullerton vs. Orange County**

| Racial/Ethnic Group               | Fullerton      |             | Orange County    |             |
|-----------------------------------|----------------|-------------|------------------|-------------|
|                                   | Persons        | %           | Persons          | %           |
| Not Hispanic or Latino            | 88,660         | 66%         | 1,997,259        | 66%         |
| -White                            | 51,656         | 38%         | 1,328,499        | 44%         |
| -Black or African American        | 2,791          | 2%          | 44,000           | 1%          |
| -American Indian/Alaska Native    | 251            | 0.2%        | 6,216            | 0.2%        |
| -Asian                            | 30,486         | 23%         | 532,477          | 18%         |
| -Native Hawaiian/Pacific Islander | 270            | 0.2%        | 8,357            | 0.3%        |
| -Other races or 2+ races          | 3,206          | 2%          | 77,710           | 3%          |
| Hispanic or Latino (any race)     | 46,501         | 34%         | 1,012,973        | 34%         |
| <b>Total</b>                      | <b>135,161</b> | <b>100%</b> | <b>3,010,232</b> | <b>100%</b> |

Source: 2010 Census, Table DP-1

**2. Employment Trends**

Current employment and projected job growth have a significant influence on housing needs during this planning period. Table 2-4 shows that the city had a workforce of 69,860 persons, or 67 percent of the working-age population, as reported in recent Census data. This table shows that the characteristics of the city’s population are very similar to those countywide with an identical proportion of the working-age population in the labor force (67 percent).



Table 2-4  
Labor Force  
Fullerton vs. Orange County

| Labor Force Status           | Fullerton |       | Orange County |      |
|------------------------------|-----------|-------|---------------|------|
|                              | Persons   | %     | Persons       | %    |
| Population 16 years and over | 104,319   | 100%  | 2,315,782     | 100% |
| In labor force               | 69,860    | 67%   | 1,559,264     | 67%  |
| Civilian labor force         | 69,813    | 67%   | 1,556,696     | 67%  |
| Employed                     | 64,575    | 62%   | 1,442,008     | 62%  |
| Unemployed                   | 5,238     | 5%    | 114,688       | 5%   |
| Armed Forces                 | 47        | 0.05% | 2,568         | 0.1% |
| Not in labor force           | 34,459    | 33%   | 756,518       | 33%  |

Source: Census 2006-2010 ACS, Table DP3

As shown in Table 2-5, approximately 40 percent of Fullerton residents were employed in management and professional occupations. A significant percentage (29 percent) were employed in sales and office-related occupations. A relatively low percentage of workers (14 percent) were employed in service-related occupations such as waiters, waitresses and beauticians. Blue collar occupations such as machine operators, assemblers, farming, transportation, handlers and laborers comprised 17 percent of the workforce.

Table 2-5  
Employment by Occupation

| Occupation   | Fullerton |      |
|--|-----------|------|
|  | Persons   | %    |
| Civilian employed population 16 years and over               | 64,575    | 100% |
| Management, business, science, and arts occupations          | 25,955    | 40%  |
| Service occupations  | 9,111     | 14%  |
| Sales and office occupations                                 | 18,470    | 29%  |
| Natural resources, construction, and maintenance occupations | 4,291     | 7%   |
| Production, transportation, and material moving occupations  | 6,748     | 10%  |

Source: U.S. Census 2006-2010 ACS, Table DP3

As shown in Table 2-86, Fullerton's labor force increased from 65,400 in 2000 to an estimated 71,900 in 2012. According to the California Employment Development Department, the unemployment rate in Fullerton for 2012 was 8.5 percent. The unemployment rate for Fullerton was higher than the County's unemployment rate of 7.6 percent in 2012.

**Table 2-86**  
City of Fullerton  
Labor Force Trends 2000-2012

| Year | Labor Force | Employment | Unemployment | Unemployment Rate |
|------|-------------|------------|--------------|-------------------|
| 2000 | 65,400      | 62,800     | 2,600        | 4.0%              |
| 2001 | 66,900      | 63,900     | 3,000        | 4.5%              |
| 2002 | 67,900      | 64,100     | 3,800        | 5.6%              |
| 2003 | 68,900      | 65,200     | 3,700        | 5.4%              |
| 2004 | 69,700      | 66,400     | 3,300        | 4.8%              |
| 2005 | 70,300      | 67,300     | 3,000        | 4.3%              |
| 2006 | 70,800      | 68,100     | 2,700        | 3.8%              |
| 2007 | 71,100      | 68,000     | 3,100        | 4.4%              |
| 2008 | 71,700      | 67,500     | 4,300        | 5.9%              |
| 2009 | 70,800      | 63,700     | 7,000        | 9.9%              |
| 2010 | 71,000      | 63,400     | 7,500        | 10.6%             |
| 2011 | 71,200      | 64,200     | 7,000        | 9.8%              |
| 2012 | 71,900      | 65,800     | 6,100        | 8.5%              |

Source: State of California Employment Development Department (EDD), 2013

According to recent Census data, 74 percent of employed Fullerton residents worked in Orange County, and approximately 22 percent of all workers were employed within the city limits (Table 2-~~XX7~~).

**Table 2-~~XX7~~**  
Job Location for Fullerton Residents

| Workplace Location                 | %     |
|------------------------------------|-------|
| Worked in state of residence       | 99.6% |
| Worked in county of residence      | 74.1% |
| Worked in place of residence       | 22.1% |
| Worked outside county of residence | 25.6% |
| Worked outside state of residence  | 0.4%  |

Source: Census 2006-2010 ACS, Table S0801

### 3. Household Characteristics

This section describes Fullerton's household characteristics. Household characteristics are important indicators of the type and size of housing needed in a city. The U.S. Census Bureau defines a household as all persons living in a single housing unit, whether or not they are related. One person living alone is considered a household, as is a group of unrelated people living in a single housing unit. Persons in group quarters, such as dormitories, retirement or



convalescent homes, or other group living situations are included in population totals but are not considered households. The U.S. Census Bureau defines a family as related persons living within a single housing unit.

**a. Household Formation and Composition**

Table 2-~~XX~~8 provides a comparison of households by type for the city and Orange County as a whole as reported in the 2010 Census. Family households comprised approximately 69 percent of all households in the city, which is 2 percent below the county with 71 percent. The household composition of the city is similar to that of the county with no greater than a 3 percent difference in each reported category. The city’s average household size (2.91) is slightly less than Orange County as a whole (2.99).

**Table 2-~~XX~~8  
Household Composition  
Fullerton vs. Orange County**

| Household Type                                | Fullerton     |             | Orange County  |             |
|---|---------------|-------------|----------------|-------------|
|   | Households    | %           | Households     | %           |
| <b>Family households:</b>                     | 31,247        | 69%         | 708,491        | 71%         |
| Husband-wife family                           | 23,240        | 51%         | 538,268        | 54%         |
| With own children under 18 years              | 10,932        | 24%         | 258,719        | 26%         |
| Male householder, no wife present             | 2,505         | 6%          | 54,615         | 6%          |
| With own children under 18 years              | 986           | 2%          | 22,972         | 2%          |
| Female householder, no husband present        | 5,502         | 12%         | 115,608        | 12%         |
| With own children under 18 years              | 2,503         | 6%          | 53,896         | 5%          |
| <b>Nonfamily households:</b>                  | 14,144        | 31%         | 284,290        | 29%         |
| Householder living alone                      | 9,771         | 22%         | 207,849        | 21%         |
| Households with individuals under 18 years    | 16,155        | 36%         | 375,387        | 38%         |
| Households with individuals 65 years and over | 11,082        | 24%         | 252,420        | 25%         |
| <b>Total households</b>                       | <b>45,391</b> | <b>100%</b> | <b>992,781</b> | <b>100%</b> |
| <b>Average household size</b>                 | <b>2.91</b>   |             | <b>2.99</b>    |             |

Source: 2010 Census, Table DP-1

**b. Household Income**

The federal Department of Housing and Urban Development (HUD) generates an annual median family income for the purpose of determining program eligibility. The 2013 Median Family Income (MFI) for all jurisdictions in Orange County was reported as \$87,200.

The State of California uses five income categories to determine housing affordability. These categories are as follows:

- Extremely-low income: 30 percent or less of the median income;
- Very-low income: 31 percent to 50 percent of the median income;
- Low income: 51 percent to 80 percent of the median income;
- Moderate income: 81 percent to 120 percent of the median income; and,
- Above-moderate income: greater than 120 percent of the median income.

Income categories are adjusted for family size. Table 2-~~xx~~9 shows the income limits for each income category based on household size, as reported by the California Department of Housing and Community Development for Orange County.

**Table 2-~~xx~~9**  
**2013 Income Limits by Category and Family Size - Orange County**

| Income Category | Number of Persons In Family |           |           |                |           |           |           |           |
|-----------------|-----------------------------|-----------|-----------|----------------|-----------|-----------|-----------|-----------|
|                 | 1 Persons                   | 2 Persons | 3 Persons | 4 Person       | 5 Persons | 6 Persons | 7 Persons | 8 Persons |
| Extremely Low   | 20,250                      | 23,150    | 26,050    | <b>28,900</b>  | 31,250    | 33,550    | 35,850    | 38,150    |
| Very-Low        | 33,750                      | 38,550    | 43,350    | <b>48,150</b>  | 52,050    | 55,900    | 59,750    | 63,600    |
| Low             | 53,950                      | 61,650    | 69,350    | <b>77,050</b>  | 83,250    | 89,400    | 95,550    | 101,750   |
| Median          | 61,050                      | 69,750    | 78,500    | <b>87,200</b>  | 94,200    | 101,150   | 108,150   | 115,100   |
| Moderate        | 73,250                      | 83,700    | 94,200    | <b>104,650</b> | 113,000   | 121,400   | 129,750   | 138,150   |

*Source: State of California, Department of Housing and Community Development-Division of Housing Policy Development, 2/13/2013.*

Recent Census ACS data provide estimates of household income distribution (Table 2-~~xx~~10).

**Table 2-~~xx~~10**  
**Households Distribution by Income Category**

| Income Category | % of Households |
|-----------------|-----------------|
| Extremely Low   | 14.5%           |
| Very Low        | 12.9%           |
| Low             | 16.9%           |
| Moderate        | 18.9%           |
| Above Moderate  | 36.9%           |

Source: SCAG based on 2005-09 ACS





Household income is a primary factor affecting housing needs in a community. According to recent Census data, the median household income for the City of Fullerton was \$69,432, approximately 7 percent lower than the Orange County median of \$74,344 (Table 2-~~XX11~~).

**Table 2-~~XX11~~**  
**Median Income**  
**Fullerton vs. Orange County**

| Jurisdiction  | Median Income | % of County Median Income |
|---------------|---------------|---------------------------|
| Fullerton     | \$69,432      | 93%                       |
| Orange County | \$74,344      | 100%                      |

Source: U.S. Census, 2007-2011 ACS, Table DP-3

Extremely Low Income Households

Extremely-low income (“ELI”) households are defined as households with income less than 30 percent of the MFI, which is approximately \$28,900 for a 4-person household in Orange County. The provisions of Government Code Section 65583 (a)(1) require quantification and analysis of existing and projected housing needs of ELI households. As noted in ~~Table 2-xx~~ above previously, recent Census data estimated that approximately 14.5 percent of Fullerton households were within the ELI category. As noted later in this chapter in the discussion of overpayment, approximately 92 percent of owner households and 94 percent of renter households were reported to be overpaying for housing (i.e., more than 30 percent of gross income for housing expenses). ELI households often have other housing problems such as overcrowding due to insufficient incomes to afford large enough dwellings.

**4. Housing Inventory & Market Conditions**

This section describes the housing stock and market conditions in the City of Fullerton.

**a. Housing Stock Profile**

As of 2012, the housing stock in Fullerton was comprised mostly of single-family homes, representing approximately 61 percent of total housing units. Multi-family units were the second largest group with approximately 37 percent of the total. Table 2-~~XX12~~ provides a breakdown of the housing stock by type along with growth trends for the city compared to the county as a whole for the period 2000-2012.

Table 2-~~XX12~~  
Housing by Type  
Fullerton vs. Orange County

| Structure Type       | 2000    |      | 2012      |      | Growth |      |
|----------------------|---------|------|-----------|------|--------|------|
|                      | Units   | %    | Units     | %    | Units  | %    |
| <b>Fullerton</b>     |         |      |           |      |        |      |
| Single-family        | 26,213  | 59%  | 29,127    | 61%  | 2,914  | 91%  |
| Multi-family         | 17,637  | 39%  | 17,956    | 37%  | 319    | 10%  |
| Mobile homes         | 921     | 2.1% | 879       | 1.8% | -42    | -1%  |
| Total units          | 44,771  | 100% | 47,962    | 100% | 3,191  | 100% |
| <b>Orange County</b> |         |      |           |      |        |      |
| Single-family        | 614,359 | 63%  | 663,030   | 63%  | 48,671 | 59%  |
| Multi-family         | 322,675 | 33%  | 355,807   | 34%  | 33,132 | 40%  |
| Mobile homes         | 32,450  | 3%   | 33,524    | 3%   | 1,074  | 1%   |
| Total units          | 969,484 | 100% | 1,052,361 | 100% | 82,877 | 100% |

Source: Cal. Dept. of Finance, Tables E-5 & E-8

Between 2000 and 2012, single-family homes represented 91 percent of all units added to the city's housing stock, far outpacing the construction of multi-family units (10 percent). For the county as a whole, the growth of single-family units (59 percent) also exceeded multi-family development (40 percent).

## b. Tenure and Vacancy

Approximately 51 percent of Fullerton's housing units were owner-occupied, and 43 percent of the units were renter-occupied in 2010. As shown in Table 2-~~XX13~~, the percentage of owner-occupied units in Fullerton was approximately 5 percent lower than Orange County as a whole.

Housing vacancy rates are also shown in Table 2-~~XX13~~. The table shows that vacancy rates in the city were higher for rental units (7 percent) than for-sale units (1.1 percent). The rental vacancy rate for the county as a whole was lower than the city, at 5.9 percent, while the vacancy rate of for-sale housing was slightly higher at 1.4 percent. Rental vacancy rates in the 2 percent range indicate nearly full occupancy and contribute to upward pressures on rents.



Table 2-~~XX~~13  
Household Tenure  
Fullerton vs. Orange County

| Housing Type                                    | Fullerton |      | Orange County |      |
|---|-----------|------|---------------|------|
|   | Units     | %    | Units         | %    |
| <b>Occupied housing units</b>                   | 45,391    | 95%  | 992,781       | 95%  |
| Owner-occupied housing units                    | 24,600    | 51%  | 588,313       | 56%  |
| Average household size of owner-occupied units  | 2.97      |      | 2.98          |      |
| Renter-occupied housing units                   | 20,791    | 43%  | 404,468       | 39%  |
| Average household size of renter-occupied units | 2.84      |      | 3.00          |      |
| <b>Vacant housing units</b>                     | 2,478     | 5%   | 56,126        | 5%   |
| For rent  | 1560      | 3%   | 25,254        | 2%   |
| Rented, not occupied                            | 55        | 0.1% | 1,327         | 0.1% |
| For sale only                                   | 268       | 1%   | 8,434         | 1%   |
| Sold, not occupied                              | 101       | 0.2% | 2,096         | 0.2% |
| For seasonal, recreational, or occasional use   | 146       | 0.3% | 10,806        | 1%   |
| All other vacants                               | 348       | 1%   | 8,209         | 1%   |
| Homeowner vacancy rate (%)                      | 1.1       |      | 1.4           |      |
| Rental vacancy rate (%)                         | 7.0       |      | 5.9           |      |
| <b>Total housing units</b>                      | 47,869    | 100% | 1,048,907     | 100% |

Source: 2010 Census, Table DP-1

**c. Age of Housing Stock**

The age of a housing unit is often an indicator of housing conditions. In general, housing that is 30 years or older may exhibit need for repairs based on the useful life of materials. Housing units built before 1970 are the most likely to need rehabilitation and to have lead-based paint in deteriorated condition. Lead-based paint becomes hazardous to children under age six and to pregnant women when it peels off walls or is pulverized by windows and doors opening and closing.

Housing over 50 years old is considered aged and is more likely to exhibit a need for major repairs. Additionally, older units in the city’s housing stock may not be built to current building standards for fire and earthquake safety.

Table 2-~~XX~~14 categorizes the City’s housing units by the year of construction. The table shows that about 77 percent of Fullerton's housing units were constructed prior to 1980, and about thirty-two percent of the City’s housing units were constructed prior to 1960.

**Table 2-~~XX14~~**  
**Age of Housing Stock**  
**Fullerton vs. Orange County**

| Year Built            | Fullerton |      | Orange County |      |
|-----------------------|-----------|------|---------------|------|
|                       | Units     | %    | Units         | %    |
| Built 2005 or later   | 621       | 1%   | 21,184        | 2%   |
| Built 2000 to 2004    | 3,203     | 7%   | 63,957        | 6%   |
| Built 1990 to 1999    | 2,634     | 5%   | 120,798       | 12%  |
| Built 1980 to 1989    | 4,104     | 9%   | 167,031       | 16%  |
| Built 1970 to 1979    | 11,549    | 24%  | 262,455       | 25%  |
| Built 1960 to 1969    | 9,978     | 21%  | 215,213       | 21%  |
| Built 1950 to 1959    | 11,616    | 24%  | 138,061       | 13%  |
| Built 1940 to 1949    | 1,670     | 3%   | 26,745        | 3%   |
| Built 1939 or earlier | 2,581     | 5%   | 26,810        | 3%   |
| Total units           | 47,956    | 100% | 1,042,254     | 100% |

Source: Census 2006-2010 ACS, Table DP-4

#### d. Housing Conditions

The City's Community Preservation division has identified neighborhoods with concentrated numbers of substandard units and has focused proactive code enforcement in these areas. Table 2-~~3014~~ lists the areas and the estimated number of substandard units in each. In total, the City estimates there are 228 substandard units in these areas that would benefit from rehabilitation activities.

**Table 2-~~3015~~**  
**City of Fullerton**  
**Estimated Substandard Units**

| Location   | Estimated Substandard Units |
|--|-----------------------------|
| 300 & 400 blocks of W. Valencia and West Ave. and 500 block of Ford Ave. | 100                         |
| 2300 block of Iris Court   | 48                          |
| 2300 block of Roberta Ave.   | 36                          |
| 1201 S. Gilbert St.  | 44                          |

Source: City of Fullerton Community Preservation, 2013

#### e. Housing Costs and Affordability



This section evaluates housing cost and affordability in Fullerton.

i. Home Prices

As shown in Table 2-~~xx~~16, the median sale price for single-family homes in Fullerton ranged from \$339,000 to \$552,000 depending on zip code in 2012. Median prices for condos ranged from \$180,000 to \$326,000. These median sales prices were generally lower in most zip codes than for the county as a whole.

Table 2-~~xx~~16  
Median Home Sales Prices - 2012  
Fullerton vs. Orange County

| Area       | Zip   | Median Price |           |
|------------|-------|--------------|-----------|
|            |       | SFD          | Condo     |
| Countywide |       | \$500,000    | \$287,000 |
| Fullerton  | 92831 | \$450,000    | \$217,000 |
| Fullerton  | 92832 | \$339,000    | \$180,000 |
| Fullerton  | 92833 | \$390,000    | \$326,000 |
| Fullerton  | 92835 | \$552,000    | \$197,000 |

Source: DataQuick, 2013

ii. Rental Rates

According to the apartment research firm RealFacts, rents in Orange County reached an all-time high in 2012 with a countywide average of \$1,604. In the wake of the financial crisis of 2008-2009 average rents in Orange County declined from \$1,603 in 2008 to \$1,473 in early 2010, but growing demand has allowed the market to fully recover those temporary losses. Real estate professionals expect rents to continue rising in the near future as growing demand exceeds the pace of new apartment construction.

iii. Affordability Gap Analysis

The costs of homeownership and renting can be compared to a household's ability to pay for housing. Housing affordability is defined as paying no more than 30 percent of the household income on housing expenses. Table 2-~~xx~~17 summarizes affordable rents and purchase prices by income categories based on the 2013 median income of \$87,200 for Orange County.

Table 2-~~xx~~17  
Affordable Housing Costs – Orange County

| 2013 County Median Income =<br>\$87,200   | Annual<br>Income<br>Limits | Affordable<br>Monthly<br>Rent | Affordable<br>Price (est.) |
|---|----------------------------|-------------------------------|----------------------------|
| Extremely Low (<30%)  | \$28,900                   | \$723                         | --                         |
| Very Low (31-50%)   | \$48,150                   | \$1,204                       | --                         |
| Low (51-80%)  | \$77,050                   | \$1,926                       | \$260,000                  |
| Moderate (81-120%)  | \$104,650                  | \$2,616                       | \$400,000                  |
| Above moderate (120%+)  | \$104,650+                 | \$2,616+                      | \$400,000+                 |
| <i>Assumptions:</i><br>-Based on a family of 4<br>-30% of gross income for rent or Principal/Interest/Taxes/Insurance<br>-10% down payment, 4.5% interest, 1.25% taxes & insurance, \$200 HOA dues<br>Source: Cal. HCD; J.H. Douglas & Associates |                            |                               |                            |

Based on 2012 sales data, lower-income households may be able to find affordable condos in some areas of the city. Some single-family homes may be affordable at the moderate-income level. However, in 2013 sales prices have begun to rise as Orange County’s economy continues to recover from the recession and the inventory of homes for sale remains low compared to demand.

When market rents are compared to the amount lower-income households can afford to pay, it is clear that very-low- and extremely-low-income households have a difficult time finding housing without overpaying. The gap between average rents and affordable rent for 4-person families at the very-low-income level is about \$400 per month, while the gap at the extremely-low-income level is \$881 per month. However, at the low-income and moderate-income levels, households are much more likely to find affordable rental units.

**C. HOUSING NEEDS**

This section provides an overview of existing housing needs in Fullerton. It focuses on four categories:

- Housing need resulting from households overpaying for housing;
- Housing need resulting from overcrowding;
- Housing need resulting from population growth and demolition or conversion of existing housing;
- Housing needs of special needs groups such as elderly persons, large households, persons with disabilities, female-headed households, homeless persons, and farm workers.

**1. Households Overpaying for Housing**



Overpayment is defined as households paying more than 30 percent of their gross income on housing related expenses. This includes rent or mortgage payments and utilities. High housing costs can cause households to spend a disproportionate percentage of their income on housing. This may result in rent or repayment problems, deferred maintenance or overcrowding.

According to recent HUD data, 52 percent of all households in Fullerton experience overpayment. Among owner-occupied households, approximately 41 percent experience overpayment. Of the renter-occupied households, approximately 65 percent experience overpayment. Some owner households choose to allocate a higher percentage of their disposable monthly income on housing costs because this allocation is justified in light of investment qualities of ownership. Overpayment is most prevalent for lower-income households, with 64 percent of lower-income owners and 85 percent of lower-income renters overpaying.

Table 2-~~xx~~18  
Overpayment by Tenure and Income Category

| Income Category                              | Owners       |              | Renters       |              |
|--|--------------|--------------|---------------|--------------|
|  | Households   | Percent      | Households    | Percent      |
| Extremely low households                     | 570          |              | 2,815         |              |
| Households overpaying                        | 525          | 92.1%        | 2,635         | 93.6%        |
| Very low households                          | 3,020        |              | 6,400         |              |
| Households overpaying                        | 1,845        | 61.1%        | 6,250         | 97.7%        |
| Low households                               | 3,555        |              | 4,300         |              |
| Households overpaying                        | 2,170        | 61.0%        | 2,535         | 59.0%        |
| <b>Subtotal: All lower-income households</b> | <b>7,145</b> |              | <b>13,515</b> |              |
| <b>Subtotal: Households overpaying</b>       | <b>4,540</b> | <b>63.5%</b> | <b>11,420</b> | <b>84.5%</b> |
| Moderate households                          | 5,450        |              | 3,770         |              |
| Households overpaying                        | 2,865        | 52.6%        | 1,340         | 35.5%        |
| Above moderate households                    | 11,755       |              | 3,090         |              |
| Households overpaying                        | 2,680        | 22.8%        | 545           | 17.6%        |

Source: U.S. Department of Housing and Urban Development, CHAS, based on the 2006-2008 ACS. Table 15.

## 2. Overcrowding

Overcrowding is defined as households having an average of more than one person per room (excluding bathrooms, kitchen, hallway, and closet space). Severe overcrowding occurs when there are more than 1.5 occupants per room. Overcrowding can affect public facilities and services, reduce the quality of the physical environment, and create conditions that contribute to deterioration of the housing stock.

Table 2-~~xx~~19 summarizes recent Census estimates of overcrowding in Fullerton compared to the county as a whole. Approximately 4 percent of Fullerton's owner households and about 18 percent of renter households were reported to be overcrowded. Countywide, approximately percent of owner households and 17 percent of renter households are overcrowded.

**Table 2-~~XX~~19**  
**Overcrowding**  
**Fullerton vs. Orange County**

| Occupants per Room    | Fullerton |      | Orange County |      |
|-----------------------|-----------|------|---------------|------|
|                       | Units     | %    | Units         | %    |
| Owner occupied units  | 24,527    | 100% | 599,032       | 100% |
| 1.01 to 1.50          | 739       | 3%   | 18,297        | 3%   |
| 1.51 to 2.00          | 94        | 0.4% | 4,962         | 1%   |
| 2.01 or more          | 44        | 0.2% | 1,527         | 0.3% |
| Renter occupied units | 20,975    | 100% | 385,471       | 100% |
| 1.01 to 1.50          | 2065      | 10%  | 38,874        | 10%  |
| 1.51 to 2.00          | 1220      | 6%   | 18,709        | 5%   |
| 2.01 or more          | 334       | 2%   | 7,508         | 2%   |

Source: Census 2006-2010 ACS, Table B25014

### 3. 2014-2021 Growth Needs

SCAG is responsible for allocating housing needs to each jurisdiction in its region, including Fullerton, through the Regional Housing Needs Assessment<sup>1</sup> (RHNA) process. A local jurisdiction’s “fair share” of regional housing need is the number of additional housing units that would need to be constructed in the jurisdiction to accommodate the growth forecast in the number of households, to replace expected demolitions and conversion of housing units to non-housing uses, and to achieve a future vacancy rate that allows for healthy functioning of the housing market. The RHNA allocation is divided into four income categories: very-low, low, moderate, and above-moderate. The allocation is further adjusted to avoid an overconcentration of lower income households in any one jurisdiction. The City must also plan for the needs of extremely-low income households. The allocation for extremely-low income households is a subset of the very-low-income RHNA category, and is assumed to be 50 percent of the very-low income share. Table 2-~~40~~20 shows the RHNA allocation for the City of Fullerton for the 2014-2021 projection period.

<sup>1</sup> <http://rtpscs.scag.ca.gov/Pages/Regional-Housing-Needs-Assessment.aspx/index.htm>





**Table 2-4020**  
**City of Fullerton**  
**Regional Housing Needs Assessment, 2014-2021**

|                        | <b>Total Construction Need</b> | <b>Very-low Income</b> | <b>Low Income</b> | <b>Moderate Income</b> | <b>Above-moderate Income</b> |
|------------------------|--------------------------------|------------------------|-------------------|------------------------|------------------------------|
| <b>Number of Units</b> | 1,841                          | 411 <sup>1</sup>       | 299               | 337                    | 794                          |

Notes:

<sup>1</sup> Regional housing needs allocation for extremely-low income units is 206 units (assumed 50% of the very-low income share).

Source: Regional Housing Needs Assessment, SCAG 2012

#### 4. Special Needs Groups

Certain segments of the population have more difficulty in finding decent, affordable housing due to special needs. This section identifies the needs for elderly persons, large households, female-headed households, persons with disabilities, homeless persons, and farmworkers.

##### a. Elderly Persons

Elderly persons are considered a special needs group because they are more likely to have fixed incomes and often have special needs related to housing location and construction. Because of limited mobility, elderly persons typically need to have access to public facilities (e.g., medical and shopping) and public transit. In terms of housing construction, elderly persons may need ramps, handrails, elevators, lower cabinets and counters, and special security devices to allow for greater self-protection.

According to recent Census data, approximately 28 percent of owner households and 8 percent of renter households had a householder age 65 or older (Table 2-4421).

Table 2-~~XX21~~  
Elderly Households by Tenure -  
Fullerton

| Householder Age   | Owner      |      | Renter     |      |
|-------------------|------------|------|------------|------|
|                   | Households | %    | Households | %    |
| Under 65 years    | 17,571     | 72%  | 19,382     | 92%  |
| 65 to 74 years    | 3,250      | 13%  | 643        | 3%   |
| 75 to 84 years    | 2,754      | 11%  | 574        | 3%   |
| 85 years and over | 952        | 4%   | 376        | 2%   |
| Total Households  | 24,527     | 100% | 20,975     | 100% |

Source: U.S. Census 2006-2010 ACS, Table B25007

There are a number of senior housing developments within Fullerton. There are three developments/facilities that are specifically for lower-income senior households:

- Amerige Villa Apartments (100 1-bedroom units, extremely-low income)
- Fullerton Residential Manor (97 studio units, board and care)
- Klimpel Manor (59 1-bedroom units, households earning less than 45 percent of the median income).

Fullerton also has many assisted and independent living facilities which provide both housing and services to seniors.

To further encourage the development of senior housing, the City has included a policy action in the Housing Policy Plan.

## b. Large Households

Large households are defined as having five or more persons living within the same household. Large households are considered a special needs group because they require larger units with more bedrooms than do smaller households. According to recent Census data, there were 5,882 households in Fullerton with at least five persons, representing approximately 13 percent of the total households in the City. As seen in Table 2-~~XX22~~, the proportion of large households was the same (13 percent) for both renter- and owner-occupied households.

**Table 2-~~XX~~Household~~22~~ Household Size by Tenure**

| Householder Age         | Owner         |             | Renter        |             |
|-------------------------|---------------|-------------|---------------|-------------|
|                         | Households    | %           | Households    | %           |
| 1 person                | 4,480         | 18%         | 5,710         | 27%         |
| 2 persons               | 7,988         | 33%         | 5,870         | 28%         |
| 3 persons               | 4,342         | 18%         | 3,583         | 17%         |
| 4 persons               | 4,602         | 19%         | 3,045         | 15%         |
| 5 persons               | 1,730         | 7%          | 1,724         | 8%          |
| 6 persons               | 929           | 4%          | 641           | 3%          |
| 7 persons or more       | 456           | 2%          | 402           | 2%          |
| <b>Total Households</b> | <b>24,527</b> | <b>100%</b> | <b>20,975</b> | <b>100%</b> |

Source: U.S. Census 2006-2010 ACS, Table B25009

To encourage the development of housing with larger bedroom counts and appropriately sized for families, the City has included a policy action in the Housing Policy Plan.

**c. Female-Headed Households**

Female-headed households are a special needs group due to comparatively low rates of homeownership, lower incomes, and higher poverty rates experienced by this group. According to recent Census data, there were 4,960 female-headed households –in Fullerton. Female-headed households represented about 9 percent of owner households and about 13 percent of renter households.

**Table 2-~~XX~~23 Households Type by Tenure**

| Household Type                         | Owner         |             | Renter        |             |
|--|---------------|-------------|---------------|-------------|
|  | Households    | %           | Households    | %           |
| Married couple family                  | 16,214        | 66%         | 7,998         | 38%         |
| Male householder, no wife present      | 902           | 4%          | 1,298         | 6%          |
| Female householder, no husband present | 2,231         | 9%          | 2,729         | 13%         |
| Non-family households                  | 5,180         | 21%         | 8,950         | 43%         |
| <b>Total Households</b>                | <b>24,527</b> | <b>100%</b> | <b>20,975</b> | <b>100%</b> |

Source: U.S. Census 2006-2010 ACS, Table B11012

Resources to assist female-headed households generally include Section 8 Vouchers and other forms of public assistance. However, this type of assistance is limited. In addition, female-

headed households with incomes slightly more than the upper qualifying limit for public assistance may still have difficulty finding suitable housing.

**d. Persons with Disabilities**

Access and affordability are the two major housing needs for persons with disabilities. Access, both within the home and to/from the site, is important for persons with disabilities. This often requires specially designed dwelling units. Additionally, housing near public facilities and public transit is important for this special needs group.

According to recent ACS estimates (Table 2-xx24), a relatively small proportion of working-age persons in Fullerton reported a disability. In the 18-64 age group, less than 3 percent reported any type of disability. Of those aged 65 and over, disabilities were much more prevalent. The most common reported disabilities among seniors included ambulatory difficulties (18 percent), independent living difficulties (14 percent) and hearing difficulty (15 percent). Housing opportunities for those with disabilities can be maximized through housing assistance programs and providing universal design features such as widened doorways, ramps, lowered countertops, single-level units and ground floor units.

Table 2-xx24  
Disabilities by Age Group

| Disability by Age                     | Persons | Percent |
|---------------------------------------|---------|---------|
| Under Age 5 - total persons           | 8,793   | --      |
| With a hearing difficulty             | 0       | 0.0%    |
| With a vision difficulty              | 0       | 0.0%    |
| Age 5 to 17 - total persons           | 23,591  |         |
| With a hearing difficulty             | 128     | 0.5%    |
| With a vision difficulty              | 85      | 0.4%    |
| With a cognitive difficulty           | 684     | 2.9%    |
| With an ambulatory difficulty         | 20      | 0.1%    |
| With a self-care difficulty           | 264     | 1.1%    |
| Age 18 to 64 - total persons          | 86,998  |         |
| With a hearing difficulty             | 1109    | 1.3%    |
| With a vision difficulty              | 1,153   | 1.3%    |
| With a cognitive difficulty           | 2159    | 2.5%    |
| With an ambulatory difficulty         | 2402    | 2.8%    |
| With a self-care difficulty           | 1,067   | 1.2%    |
| With an independent living difficulty | 2,162   | 2.5%    |
| Age 65 and over* - total persons      | 15,450  |         |
| With a hearing difficulty             | 2271    | 14.7%   |
| With a vision difficulty              | 794     | 5.1%    |



|                                       |      |       |
|---------------------------------------|------|-------|
| With a cognitive difficulty           | 1324 | 8.6%  |
| With an ambulatory difficulty         | 2831 | 18.3% |
| With a self-care difficulty           | 1188 | 7.7%  |
| With an independent living difficulty | 2114 | 13.7% |

Source: U.S. Census, 2009-2011 ACS Table S1810

Note: Totals may exceed 100% due to multiple disabilities per person

The City provides Handicap Modification Grants to qualified households to offset the cost remodeling their existing homes to accommodate household members with disabilities. Other monetary resources include Section 8 Vouchers and other public assistance.

There are two income-restricted housing developments serving persons with disabilities in the City. Casa Maria Del Rio is a 25-unit rental housing complex for very-low-income households with disabilities which was developed by the Rehabilitation Institute of Orange County. It was completed in 1997 and will remain affordable until 2096. In addition, the Harbor View Terrace Apartments were developed to assist 25 very-low-income persons with severe brain injuries. The units were developed in 1997 and will remain affordable until 2096.

**Developmentally Disabled**

As defined by federal law, “developmental disability” means a severe, chronic disability of an individual that:

- Is attributable to a mental or physical impairment or combination of mental and physical impairments;
- Is manifested before the individual attains age 22;
- Is likely to continue indefinitely;
- Results in substantial functional limitations in three or more of the following areas of major life activity: a) self-care; b) receptive and expressive language; c) learning; d) mobility; e) self-direction; f) capacity for independent living; or g) economic self-sufficiency;
- Reflects the individual’s need for a combination and sequence of special, interdisciplinary, or generic services, individualized supports, or other forms of assistance that are of lifelong or extended duration and are individually planned and coordinated.

The Census does not record developmental disabilities. According to the U.S. Administration on Developmental Disabilities, an accepted estimate of the percentage of the population that can be defined as developmentally disabled is 1.5 percent. Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood,

the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

The State Department of Developmental Services (DDS) currently provides community-based services to approximately 243,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities. The Regional Center of Orange County (RCOC) is one of 21 regional centers in the State of California that provides point of entry to services for people with developmental disabilities. The RCOC is a private, non-profit community agency that contracts with local businesses to offer a wide range of services to individuals with developmental disabilities and their families.

Any resident of Orange County who has a developmental disability that originated before age 18 is eligible for services. Services are offered to people with developmental disabilities based on Individual Program Plans and may include: Adult day programs; advocacy; assessment/consultation; behavior management programs; diagnosis and evaluation; independent living services; infant development programs; information and referrals; mobility training; prenatal diagnosis; residential care; respite care; physical and occupational therapy; transportation; consumer, family vendor training; and vocational training. RCOC also coordinates the state-mandated Early Start program, which provides services for children under age three who have or are at substantial risk of having a developmental disability. The RCOC currently serves approximately 17,000 individuals. Of those, approximately 388 individuals reside in Fullerton.

The mission of the Dayle McIntosh Center is to advance the empowerment, equality, integration and full participation of people with disabilities in the community. The Center is not a residential program, but instead promotes the full integration of disabled persons into the community. Dayle McIntosh Center is a consumer-driven organization serving all disabilities. Its staff and board are composed of over 50% of people with disabilities. Its two offices service over 500,000 people in Orange County and surrounding areas with disabilities. The Center's main office is located in Garden Grove, approximately 7 miles south of Fullerton.

#### e. Homeless Population and Transitional Housing

Enumeration of the homeless population is difficult because of the transient nature of this population and the existence of the "hidden homeless" or persons that move around in temporary housing situations. -

To estimate the number of homeless in the city an analysis of existing studies/estimates was utilized ~~and different organizations and agencies were consulted.~~ The County of Orange Housing and Community Services Department undertakes a biannual "Point-in-Time" survey of the homeless population as part of its application for homeless assistance grant funds to HUD. The most recent Point-in-Time survey ~~for which results are available~~ (January ~~2011~~2013) estimated that there were approximately ~~6,939~~6,939,251 homeless persons ~~in Orange County~~ at the

time of the survey, of which ~~2,667,573~~ were sheltered and ~~4,2721,678~~ were unsheltered<sup>2</sup>. The 2013 homeless count represented a continuing decline in the number of homeless persons in Orange County, down 39% from 2011 and down 49% from 2009. The survey did not estimate the total homeless population by jurisdiction, however the City of Fullerton represents approximately 4.6% of the total county population (see Table 2-1). Assuming a ~~homeless distribution of homelessness~~ similar to the general population, the estimated number of homeless persons in Fullerton at any point in time would be approximately ~~319 persons. This number is similar to a recent Police Department estimate of 300 homeless persons in Fullerton. While it is very difficult to accurately determine the homeless population, a 196 persons.~~ A sample of 610 homeless persons interviewed during the 2011 Point in Time study were asked where they lived just prior to becoming homeless. Of the 610 survey respondents, 25 (4.1%) reported Fullerton as their last city of residence. This percentage is consistent with the city's proportion of total county population, therefore ~~319~~196 persons is assumed to be a reasonable current estimate of the total homeless population in Fullerton.

It should be noted that the previous Housing Element estimated the City's homeless population based on the 2007 Point in Time survey and was based on the total "incidents of homelessness episodes" during a one-year period. Using this method, the previous Housing Element estimated the City's homeless population to be 1,113 persons on an annual basis. The 2013 estimate of 196 homeless persons is considered to be a more appropriate method of determining the need for shelter beds because it is based on the number of persons who are homeless on any particular night rather than a cumulative total of all persons who may experience homelessness over the course of a year.

Senate Bill (SB) 2 of 2007 requires that jurisdictions quantify the need for emergency shelter and determine whether existing facilities are adequate to serve the need. An emergency shelter is defined as "housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay." If adequate existing facilities are not available, the law requires jurisdictions to identify areas where new facilities are permitted "by-right" (i.e., without requiring discretionary approval such as a use permit). As noted in Chapter 3 the City's Zoning Code allows emergency shelters in compliance with SB 2.

The County of Orange reports that there were 387 year-round emergency shelter beds, 1,990 year-round transitional housing beds and 1,690 permanent supportive housing beds in the county in 2012. There are currently one emergency shelter (the Fullerton armory) and three transitional shelters located in Fullerton. These facilities provide a total of 240 beds.

#### f. Farm Workers

Farm workers are defined as persons whose primary income is earned through seasonal agricultural work. Recent Census data reported that approximately 208 persons, or 0.3 percent

<sup>2</sup> ~~2011 Orange County Homeless Census and Survey Comprehensive Report, Applied Survey Research, 2011~~  
[http://www.pointintimeoc.org/2013\\_pit\\_forum.pdf](http://www.pointintimeoc.org/2013_pit_forum.pdf)



of Fullerton's labor force, were employed in agriculture or related industries such as forestry, fishing, hunting and mining. Since there are no large-scale agricultural operations in Fullerton, there is not a significant need for farm worker housing.



## Section 3: Resources and Constraints Analysis

### A. Resources

#### 1. Land Resources for Housing Development

Section 65583(a)(3) of the *Government Code* requires Housing Elements to contain an “inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites.” A detailed inventory of residential development sites is provided in Appendix B. The results of this analysis are summarized in Table 3-1 below. The table shows that the City’s land inventory for potential residential development is more than sufficient to accommodate the RHNA in all income categories for this projection period.

Table 3-1  
Land Inventory Summary

|   | Income Category |            |            |
|---|-----------------|------------|------------|
|   | Lower           | Mod        | Above      |
| • <u>Approved and Pending Projects (Table B-3)</u>                      | <u>112</u>      | <u>1</u>   | <u>863</u> |
| • Vacant <del>sites (Appendix B, Sites</del> (Table B- <del>xx4</del> ) | <u>70</u>       |            | <u>29</u>  |
| • Underutilized <del>FTCSP Sites (Appendix B, (Table B-xx5)</del>       | <u>958</u>      |            |            |
| • <u>Underutilized Residential Sites – (Table B-6)</u>                  |                 | <u>823</u> |            |
| • Total <del>Capacity</del> <u>Potential Residential Development</u>    | <u>1,140</u>    | <u>824</u> | <u>892</u> |
| • RHNA (2014-2021)  | <u>710</u>      | <u>337</u> | <u>794</u> |
| • Adequate Capacity?  | Yes             | Yes        | Yes        |

Source: City of Fullerton-~~Community Development Department~~, 2013

A discussion of public facilities and infrastructure needed to serve future development is contained in Section B of this chapter. There are currently no known service limitations that would preclude the level of development described in the RHNA, although developers will be required to pay fees or construct public improvements prior to or concurrent with development. Additionally, while some of the RHNA sites may have environmental constraints such as steep slopes or geotechnical issues, the level of development described in the RHNA reflects anticipated development yield given feasible methods for addressing such constraints.

#### 2. Financial and Administrative Resources

##### a. Community Development Block Grant (CDBG) and HOME Program

The City of Fullerton is an “entitlement city” that is eligible to receive federal housing funds directly from the Department of Housing and Urban Development (HUD). CDBG and HOME

Program funds are the largest source of federal funding for housing and housing related activities in Fullerton.

CDBG funds can be used for the following activities:

- Acquisition
- Rehabilitation
- Home Buyer Assistance
- Economic Development
- Homeless Assistance
- Public Services
- Public Improvements
- Rent Subsidies

HOME funds can be used for the following activities:

- New Construction
- Acquisition
- Rehabilitation
- Home Buyer Assistance
- Rental Assistance

### **b. City of Fullerton Successor Agency**

In June 2011, Governor Jerry Brown signed the FY 2011-12 State Budget including several budget trailer bills. Specifically, one “trailer” bill attached to the Budget, Assembly Bill X1 26 (AB 26), affected Redevelopment Agencies statewide. AB 26, known as the “Dissolution Act”, immediately suspended all new redevelopment activities and incurrence of indebtedness and dissolved redevelopment agencies effective October 1, 2011. In response to the passage of AB 26, the California Redevelopment Association and League of California Cities filed a lawsuit challenging the validity and constitutionality of AB 26. On December 29, 2011, the California Supreme Court issued its ruling on California Redevelopment Association v Matosantos, which upheld AB 26 and dissolved all of the redevelopment agencies in California effective February 1, 2012.

As the Governor’s plan to dissolve Redevelopment came to fruition, the City Council passed a resolution on January 10, 2012, to have the City serve as the Successor Agency to the Fullerton Redevelopment Agency (Agency). Pursuant to Health and Safety Code Section 34176, the City was also given the option to retain all of the housing assets and functions of the former Fullerton Redevelopment Agency. On January 17, 2012, City Council approved Resolution No. 2012-07 to this effect. In June 2012, Assembly Bill 1484 was passed by the State Legislature and signed by Governor Brown. Assembly Bill 1484 added new requirements to the redevelopment dissolution process, including agencies needing to receive a “finding of completion” to move forward with former redevelopment housing projects/existing obligations, which can occur after preparing due diligence review audits approved by the Department of Finance that determine the amount of funds to be remitted to the State. The City has met all of the requirements of



Assembly Bill 1484, including the remittance of \$7.6 million in former Agency housing funds to be distributed to all affected taxing entities, and was issued a finding of completion in May 2013.

### **3. Resources for Energy and Resource Conservation**

#### **a. City Energy and Resource Conservation Programs**

The City continues to promote energy conservation efforts in the construction of new housing and the rehabilitation of older units. Energy conservation serves to reduce energy costs, and therefore overall housing costs. The City's Energy and Resource Management Committee acts as an advisory body to the City Council on matters related to energy and resource recovery. The Committee meets monthly to review and advise on the City's current programs as well as project proposals that affect energy and resource usage in the City. The Committee acts only in an advisory capacity and does not approve or disapprove projects. The Committee has explored programs such as the US Mayors' Climate Protection Agreement.

The Fullerton Municipal Code and The Fullerton Plan allow for residential development patterns that incorporate energy and resource conservation principles. The City's Planned Residential Development (PRD) zone utilizes flexible development standards that permit smaller individual lots and clustering of dwelling units, which in turn facilitates the conservation of natural terrain and other site features. The City also allows for mixed-use development in the C-3 zone and through the development of specific plans. Concentrating higher density housing in close proximity to transportation, services and employment centers may reduce the need for the use of private automobiles, encourages the use of public transit, and reduces fuel consumption. The City also reviews project proposals for passive solar design through building siting in the Site Plan Review and Development Project Review processes.

The City's Building Division reviews construction drawings for compliance with Title 24 of the California Administrative Code. Compliance with Title 24 of the California Administrative Code on the use of energy efficient appliances and insulation has reduced energy demand stemming from new residential development.

All new or replacement development in the City (with the exception of single-family dwellings in the R-1, R-1P, R-2, and R-2P zones) are required to submit landscape plans for review and approval. In 2009 the City adopted new standards for landscaping and irrigation to promote energy and water efficiency (Municipal Code Chapter 15.50). The standards include the following provisions:

A. Each landscaped area shall be located, designed and material selected such that at any time, including at maturity, it maximizes summer shade and winter solar gain and does not, interfere with visibility, access, building integrity, or utility infrastructure.

B. Each landscaped area shall be designed to minimize disruption to existing mature landscaping that is in good, healthy condition, and every effort shall be made to retain and incorporate said landscaping into the overall landscape theme.

C. Each landscaped area shall include a combination of materials compatible with the shape, topography and soil conditions of the site, as well as the architectural characteristics of the structure(s) on the site.

D. Each landscaped area shall use native and appropriate non-native plants adapted to site conditions, climate, and design intent to support biodiversity, reduced pesticide use, and water conservation, with particular avoidance of the use of invasive plant species defined by the California Invasive Plant Council.

E. Each landscaped area shall be designed with an efficient irrigation system that waters only targeted areas when needed in relation to soil and climatic conditions.

F. Each landscaped area shall be installed in accordance with approved landscape and irrigation plans.

G. Each landscaped area shall be regularly maintained following installation to reach and retain a healthy, established growing condition.

### **b. Collaborative Efforts for Energy and Water Conservation**

Southern California Edison, which provides electricity service in the City of Fullerton, offers public information and technical assistance to developers and homeowners regarding energy conservation. Southern California Edison also provides incentives for energy efficient new construction and home improvements. Owners of existing homes can receive monetary incentives for purchasing Energy Star qualified appliances or making other energy-saving improvements such as installing a whole-house fan in the attic.

The City also supports various water conservation efforts being implemented by the Metropolitan Water District and the Municipal Water District of Orange County under the SoCal Water \$mart Program. These programs include the Clothes Washer Rebate Program, the Smart Timer Rebate Program, the Toilet Rebate Program, the Rotating Nozzles Rebate Program, and the Synthetic Turf Rebate Program. All programs promote water use efficiency and offer financial rebates to households who install water efficient appliances and fixtures. Information on water conservation programs is provided by the City through the Engineering Department and on the City's website<sup>1</sup>.

In addition to its current programs, the City may consider the following to encourage energy and resources conservation:

- Promote the utility rebate programs described below through informational materials at City Hall, on the City's website, and at other public locations;
- The Fullerton Plan vision plan identifies 12 focus areas in which change in land uses is desired, promoting mixed-use and higher density development within close proximity to commercial areas to reduce private automobile usage;

<sup>1</sup> [http://www.cityoffullerton.com/depts/engineering/water\\_system\\_management\\_n\\_supply/conservation\\_program/default.asp](http://www.cityoffullerton.com/depts/engineering/water_system_management_n_supply/conservation_program/default.asp)



- Provide educational materials and technical assistance regarding energy conservation and green building; and,
- Encourage green building and energy conservation techniques in City-sponsored rehabilitation and new construction of affordable housing.

One of the more recent strategies in building energy efficient homes is the use and adoption of green building guidelines and programs by cities and developers. Some of the more popular programs within the housing industry include:

- U.S. Green Building Council's LEED green building program(s),
- Build it Green's Green Point Rated program,
- National Association of Home Builders Model Green Home Building program,
- U.S. Environmental Protection Agency's Energy Star® for Homes program, and
- Building Industry Institute's California Green Builder program.

Many of these programs have been designed to reduce the impacts associated with the construction and operation of residential buildings through reductions in energy and water use, use of innovative technologies, reduced maintenance costs, and improved occupant satisfaction. These programs and other programs similar to these have been applied to numerous single- and multi-family residential projects throughout California and nationwide.



**B. Constraints**

**1. Governmental Constraints**

Governmental constraints are policies, standards, requirements, and actions imposed by various levels of government upon land and housing use and development. These constraints may include building codes, land use controls, growth management measures, development fees, processing and permit procedures, and site improvement costs. State and federal agencies play a role in the imposition of governmental constraints, however these agencies are beyond the influence of local government. Therefore the focus of this analysis is on the constraints that may result from local government policies and actions.

**Land Use Controls**

Land use controls include General Plan policies, zoning designations (and the resulting use restrictions, development standards, and permit processing requirements), and development fees.

**General Plan**

Every city in California must have a General Plan, which establishes policy guidelines for all development within the City. A General Plan is the foundation of all land use controls in a jurisdiction. The Land Use Element of a General Plan identifies the location, distribution, and density of the land uses within the City and expresses residential densities in terms of dwelling units per acre. The Fullerton General Plan was comprehensively updated in 2012, and uses a distinctive set of terms in place of the typical nomenclature assigned to general plans. The Fullerton General Plan is called “The Fullerton Plan”, land use designations are referred to as “Community Development Types” and the element containing the required content of a Land Use Element is called the “Community Development and Design” Element. The Fullerton Plan’s Community Development and Design Element identifies five residential Community Development Types plus three mixed use Community Development Types which allow for residential uses. Table 3-2 summarizes the Community Development Types and their associated acreages and density ranges.

**Table 3-2  
General Plan  
Residential Community Development Types**

| <b>Designation</b> | <b>Allowable Uses</b>   | <b>Density Range</b> |
|--------------------|---|----------------------|
| Low Density        | Conventional single-family, detached dwellings, and Planned Residential Developments.   | 0-6.0 du/ac          |
| Low/Medium Density | Multiple-unit attached dwellings including duplexes, townhouses, condominiums, and mobile home parks; and Planned Residential Developments. | 6.1-15.0 du/ac       |
| Medium Density     | Multiple-unit attached dwellings including duplexes, garden apartments, and multi-family attached dwellings                                 | 15.1-28.0 du/ac      |
| High Density       | Multi-family attached dwellings   | Over 28.0 du/ac      |



**Table 3-2  
General Plan  
Residential Community Development Types**

| Designation                   | Allowable Uses   | Density Range     |
|-------------------------------|--|-------------------|
| Downtown Mixed Use            | <ul style="list-style-type: none"> <li>Office, retail and service uses</li> <li>Attached dwellings</li> <li>Gathering places such as plazas, courtyards, or parks</li> <li>Compatible public, quasi-public and special uses</li> </ul> | 30-60 du/ac       |
| Neighborhood Center Mixed Use | <ul style="list-style-type: none"> <li>Retail, service, office, and/or residential uses</li> <li>Gathering places such as plazas, courtyards, or parks</li> <li>Compatible public, quasi-public, and special uses</li> </ul>           | 16-60 du/ac       |
| Urban Center Mixed Use        | <ul style="list-style-type: none"> <li>Retail, service, office, and/or residential uses</li> <li>Gathering places such as plazas, courtyards, or parks</li> <li>Compatible public, quasi-public, and special uses</li> </ul>           | 30-80 du/ac       |
| Greenbelt Concept             | Detached single-family dwellings on lots of varying sizes, clusters of detached single-family dwellings, and clusters of multi-family attached dwellings   | Average 3.0 du/ac |

Source: The Fullerton Plan 2012

Depending on land costs, certain densities are needed to make a housing project economically feasible. The following densities required to accommodate construction affordable to specific income levels are generally accepted by HCD:

- Very-low and Low Income: 30 dwelling units per acre minimum
- Moderate Income: 11-30 dwelling units per acre minimum
- Above-moderate Income: Up to 11 dwelling units per acre

**Zoning Code**

The Zoning Code is the primary tool for implementing The Fullerton Plan. It is designed to protect and promote public health, safety, and welfare. Fullerton's residential zoning designations control both the use and development on a parcel level and regulate residential development.

Provision for a Variety of Housing Types

This section describes how the City's zoning regulations accommodate a full range of housing types. Table 3-34 summarizes the single-family residential zoning designations and their requirements. Table 3-45 summarizes the multi-family residential designations and requirements. Tables 3-56 and 3-67 further review lot coverage and building setback requirements.

Single-family housing. Table 3-23 summarizes the types of housing permitted in each zone. The single-family residential zones are R-1 and R-1P (single-family residential preservation). Single-family, detached units are permitted by-right in all of the residential zones, except in R-MH zones.



Multi-family housing. The City has different types of multiple-family residential zones: R-2, R-2P (two-family residential preservation), R-G (garden-type multiple-family residential), R-3R (restricted multiple-family residential), R-3P (multiple-family residential preservation), R-3, R-4, R-5, and R-MH (Mobile Home Park). Two-family residential homes are allowed in all two-family residential zones and multi-family residential zones. Multi-family developments are allowed by right in all multi-family residential zones, except in two-family residential zones and R-MH zones.

Manufactured housing. Manufactured housing meeting the requirements of Section 65852.3 of the California Government Code may be placed only on a permanent foundation on an otherwise vacant lot with a ~~zone of R-1-6,000 or R-1-7,200~~ single-family zoning designation, provided all standards and requirements of the zone are met. In addition, manufactured homes shall have exterior siding extending to the ground or to the top of a solid foundation and consisting of materials found by the Director of Community Development to be those customarily utilized in conventionally built single-family dwelling. Manufactured homes shall have a shingled, pitched roof (at least 2 to 12), with at least 12-inch eave overhangs.

Mobile homes. Mobile homes are permitted within a mobile home park or in the R-1 zone, with the same requirements as manufactured housing.



**Table 3-3  
Permitted Uses**

| Zone         | Single-Family   | Two-Family | Multi-Family | Manufactured Housing | Mobile Home | Emergency Shelters | Transitional & Supportive Housing | Small Group Home <sup>1</sup> | Large Group Home <sup>2</sup> | Small Residential Care Facility | Large Residential Care Facility | Retirement Complex | SRO |
|--------------|---|------------|--------------|----------------------|-------------|--------------------|-----------------------------------|-------------------------------|-------------------------------|---------------------------------|---------------------------------|--------------------|-----|
| R-1/<br>R1-P | X   |            |              | X                    | X           |                    | X                                 | X                             | CUP                           | X                               |                                 | CUP                |     |
| R-2/<br>R-2P | X   | X          |              |                      |             |                    | X                                 | X                             | CUP                           | X                               |                                 | CUP                |     |
| R-G          | X   | X          | X            |                      |             |                    | X                                 | X                             | CUP                           | X                               |                                 | CUP                |     |
| R-3R         | X   | X          | X            |                      |             |                    | X                                 | X                             | CUP                           | X                               |                                 | CUP                |     |
| R-3/<br>R-3P | X   | X          | X            |                      |             |                    | X                                 | X                             | CUP                           | X                               | CUP                             | CUP                |     |
| R-4          | X   | X          | X            |                      |             |                    | X                                 | X                             | CUP                           | X                               | CUP                             | CUP                |     |
| R-5          | X   | X          | X            |                      |             |                    | X                                 | X                             | CUP                           | X                               | CUP                             | CUP                |     |
| R-MH         |   |            |              |                      | X           |                    |                                   |                               |                               |                                 |                                 |                    |     |
| PRD          |   |            |              |                      |             |                    |                                   |                               |                               |                                 |                                 |                    |     |
| O-P          |   |            |              |                      |             |                    |                                   |                               |                               |                                 |                                 | CUP                |     |
| C-1          |   |            |              |                      |             |                    |                                   |                               |                               | CUP                             | CUP                             | CUP                |     |
| C-2          |   |            |              |                      |             |                    |                                   |                               |                               | CUP                             | CUP                             |                    | CUP |
| C-3          | Housing permitted as part of a mixed use development. |            |              |                      |             |                    |                                   |                               |                               | CUP                             | CUP                             |                    | CUP |
| C-H          |   |            |              |                      |             |                    |                                   |                               |                               | CUP                             | CUP                             |                    | CUP |
| C-M          |   |            |              |                      |             | X                  |                                   |                               |                               | CUP                             | CUP                             |                    |     |
| M-P          |   |            |              |                      |             | X                  |                                   |                               |                               |                                 |                                 |                    |     |
| M-G          |   |            |              |                      |             | X                  |                                   |                               |                               |                                 |                                 |                    |     |

Notes:

X=Use permitted by right., CUP= Use permitted with a Conditional Use Permit, A blank space denotes that the use is not permitted.

<sup>1</sup> "Small group home" means any family home, group care facility or similar facility as determined by the Director of the State Department of Social Services that is licensed to shelter and care for six or fewer persons in a dwelling, providing 24-hour non-medical services, supervision or assistance essential for sustaining the activities of daily living or for the protection of the individual. Such facilities require state licensing.

<sup>2</sup> "Large group home" means any family home, group housing arrangement or similar residential care facility as determined by the Director of the State Department of Social Services that is licensed to shelter and care for more than six persons, providing 24-hour non-medical services, supervision or assistance essential for sustaining the activities of daily living or for the protection of the individual. Such facilities require state licensing.

Source: City of Fullerton Municipal Code, Title 15

**Table 3-4  
Summary of Single-Family Residential Zoning Requirements**

| Zone | Minimum Lot Area (Sq. Ft.)   | Maximum Lot Coverage | Minimum Lot Area Per Unit (Sq. Ft.) | Maximum Building Height  | Minimum Front Yard (Ft.) | Minimum Interior Side Yard (Ft.) | Minimum Street Side Yard (Ft.) | Minimum Rear Yard (Ft.) |
|------|--|----------------------|-------------------------------------|--|--------------------------|----------------------------------|--------------------------------|-------------------------|
| R-1  | No new lot shall be created which is less in area than the minimum lot size indicated on the City's official Zoning Map for the area in which it is located <sup>1</sup> | Refer to Table 3-5   | Refer to Table 3-5                  | One-story – 20 ft. above natural grade<br><br>Two-story – 30 ft. above natural grade | Refer to Table 3-6       | Refer to Table 3-6               | Refer to Table 3-6             | Refer to Table 3-6      |
| R-1P | No new lot shall be created which is less in area than the minimum lot size indicated on the City's official Zoning Map for the area in which it is located <sup>1</sup> | Refer to Table 3-5   | Refer to Table 3-5                  | One-story – 20 ft. above natural grade<br><br>Two-story – 30 ft. above natural grade | Refer to Table 3-6       | Refer to Table 3-6               | Refer to Table 3-6             | Refer to Table 3-6      |

Note:

<sup>1</sup> Or when lots are consolidated, or when subterranean parking is used.

Source: City of Fullerton Municipal Code, Chapter 15.17

**Table 3-5  
Summary of Multiple-Family Residential Zoning Requirements**

| Zone | Minimum Lot Area (Sq. Ft.) | Maximum Lot Coverage | Minimum Lot Area Per Unit (Sq. Ft.) | Density (DU/Acre) | Maximum Building Height  | Minimum Front Yard (Ft.) | Minimum Interior Side Yard (Ft.)   | Minimum Street Side Yard (Ft.) | Minimum Rear Yard Through Lot (Ft.) |
|------|----------------------------|----------------------|-------------------------------------|-------------------|--|--------------------------|--|--------------------------------|-------------------------------------|
| R-2  | 6,000 for new lots         | Refer to Table 3-5   | Refer to Table 3-5                  | 2 units/lot       | One-story – 20 ft. above natural grade<br>Two-story – 30 ft. above natural grade                                       | Refer to Table 3-6       | Refer to Table 3-6   | Refer to Table 3-6             | Refer to Table 3-6                  |
| R-2P | 6,000 for new lots         | Refer to Table 3-5   | Refer to Table 3-5                  | 2 units/lot       | One-story – 20 ft. above natural grade<br>Two-story – 30 ft. above natural grade                                       | Refer to Table 3-6       | Refer to Table 3-6   | Refer to Table 3-6             | Refer to Table 3-6                  |
| R-G  | 7,200                      | 60%                  | 3,600                               | 12.1              | 20 ft./ 1 story if within 50 ft. of R-1 property; 30 ft./ 2 stories if 50-100 ft. of R-1 property; unlimited otherwise | 15                       | Depends on window type, building height, and the type of room where the window is located. | 15                             | 15                                  |
| R-3R | 8,800                      | 60%                  | 2,200                               | 19.8              | Same as R-G  | 15                       | Same as R-G  | 15                             | 15                                  |

**Table 3-5  
Summary of Multiple-Family Residential Zoning Requirements**

| Zone | Minimum Lot Area (Sq. Ft.) | Maximum Lot Coverage | Minimum Lot Area Per Unit (Sq. Ft.)   | Density (DU/Acre) | Maximum Building Height | Minimum Front Yard (Ft.) | Minimum Interior Side Yard (Ft.) | Minimum Street Side Yard (Ft.) | Minimum Rear Yard Through Lot (Ft.) |
|------|----------------------------|----------------------|---|-------------------|-------------------------|--------------------------|----------------------------------|--------------------------------|-------------------------------------|
| R-3P | 10,000                     | 60%                  | 1,600 for bachelor unit <sup>1</sup> , increasing by 100 s.f. per bedroom to 1,900 s.f. for 3+ bedroom unit | 27.2              | Same as R-G             | 15                       | Same as R-G                      | 15                             | 15                                  |
| R-3  | 10,000                     | 60%                  | Same as R-3P  | 27.2              | Same as R-G             | 15                       | Same as R-G                      | 15                             | 15                                  |
| R-4  | 20,000                     | 60%                  | 1,150   | 37.9              | Same as R-G             | 15                       | Same as R-G                      | 15                             | 15                                  |
| R-5  | 30,000                     | 60%                  | N/A   | Unlimited         | Same as R-G             | 15                       | Same as R-G                      | 15                             | 15                                  |
| R-MH | 5 acres                    | 70%                  | 4,000   | 10.9              | 35 ft.                  | 15                       | 10                               | 15                             | 15                                  |

Note:

<sup>1</sup> Except as provided in Title 16 of the Fullerton Municipal Code.

Source: City of Fullerton Municipal Code, Chapter 15.17

**Table 3-6  
Lot Coverage and Floor Area Ratio Requirements**

| Zone                   | Maximum Lot Coverage | Maximum Floor Area Ratio (FAR) |
|------------------------|----------------------|--------------------------------|
| R-1 (7,200 or less)    | 60%                  | 50%                            |
| R-1 (7,200- 10,000)    | 55%                  | 45%                            |
| R-1 (10,000- 20,000)   | 50%                  | 35%                            |
| R-1 (20,000 and above) | 45%                  | 30%                            |
| R-2                    | 60%                  | --                             |

Source: City of Fullerton Municipal Code, Chapter 15.17

**Table 3-7  
Building Setbacks for R-1, R1-P, R-2 and R-2P Zones**

|   | R-1 (7,200 or under) (ft.) | R-1 (7,200 – 10,000) (ft.) | R-1 (10,000 – 20,000) (ft.) | R-1 (20,000 and over) (ft.) | R-1P (ft.)            | R-2 and R-2P (ft.)    |
|---|----------------------------|----------------------------|-----------------------------|-----------------------------|-----------------------|-----------------------|
| <b>Along a public street:</b>                                   |                            |                            |                             |                             |                       |                       |
| Front yard  | 15                         | 20                         | 25                          | 35                          | 20 <sup>1</sup>       | 15                    |
| Side yard   | 5                          | 5                          | 5                           | 5                           | 5                     | 5                     |
| Rear yard (through lot)   | See Note <sup>2</sup>      | See Note <sup>2</sup>      | See Note <sup>2</sup>       | See Note <sup>2</sup>       | See Note <sup>2</sup> | See Note <sup>2</sup> |
| <b>Along a public alley or flood control channel:</b>           |                            |                            |                             |                             |                       |                       |
| Rear yard (first-story)   | 0                          | 0                          | 0                           | 0                           | 0                     | 0                     |
| Rear yard (second-story)  | 0                          | 0                          | 0                           | 0                           | 0                     | 2.5                   |
| <b>Along another property line (i.e. an interior lot line):</b> |                            |                            |                             |                             |                       |                       |
| Side yard   | 5                          | 5                          | 7                           | 10                          | 5                     | Total of 10 feet      |
| Rear yard (first-story)   | 15                         | 15                         | 20                          | 25                          | 15                    | 0                     |
| Rear yard (second-story)  | 20                         | 20                         | 25                          | 30                          | 20                    | 0                     |

Notes:

<sup>1</sup> In the R-1P zone, proposals requesting a front setback less than the predominant setback on the street shall be subject to approval by the Landmarks Commission as a Development Project.

<sup>2</sup> The front yard setback required by the underlying zone shall apply on both street frontages of a through lot, except that fences no more than eight feet in height, non-habitable buildings, and detached accessory structures are permitted at the rear yard property line of a through lot that has an R-1, R-1P, R-2 or R-2P zone, when all vehicular access rights on that street frontage side have been dedicated to the City or have been restricted by parcel map, site plan, or tract map.

Source: City of Fullerton Municipal Code, Chapter 15.17

The maximum potential size and density of residential development is primarily determined by the number of units permitted on the parcel(s), the maximum lot coverage and/or maximum FAR. The R-1 and R1-P zones allow one single family dwelling unit per legal parcel. The R-2 and R2-P zones allow two dwelling units per legal parcel. The R-G, R-3, R-3R, R-3P, R-4, R-5, and R-MH zones allow multiple dwelling units per legal parcel, provided that the parcel size meets the required minimum lot area per dwelling unit. Although the Zoning Ordinance does not specify minimum or maximum densities in the residential zones, the minimum lot area per dwelling unit in effect sets the maximum permitted densities.

The maximum permitted building heights provide flexibility for residential development. Development in the R-1 and R-2 zones can be up to 2 stories, 30 feet in height. Development in the R-MH zone can be up to 35 feet in height. Development in the other residential zones does not have a maximum height requirement unless it is within 100 feet of a residential zone.

Table 3-78 summarizes the parking requirements for residential uses. Parking requirements are determined by the housing type (single-family versus multi-family), the zone, and the number of bedrooms in each unit. The Director of Community Development may modify the parking requirements for residential units provided in a City-sponsored project.

Multi-family development in the R-G, R-3R, R-3, R-3P and R-4 zones requires between 1 ¼ and 2 garage spaces per unit based on the number of bedrooms in addition to open guest parking. The requirement for spaces within a garage may be a constraint, as it means that garages must be factored into the cost of the project. In the R-5 zone, garages are not required.

**Table 3-78  
Residential Parking Requirements**

| Single-Family Residence in the R-1, R-1P, R-2 and R-2P Zones                          |  |
|---|--|
| Built before June, 1963 and less than 5 bedrooms                                      | 1 car garage   |
| Built after June, 1963 and less than 5 bedrooms                                       | 2 car garage   |
| 5 or more bedrooms in the R-1-6 to R-1-9 zones, inclusive, and the R-2 and R-2P zones | 3 parking spaces (not within the front yard setback) including 2 garage spaces and 1 open space  |
| 5 or more bedrooms in the R-1-10 and higher zones                                     | 3 garage spaces  |
| Any R-1P zone   | Same as R-1 zone, except that half of the requirement can be uncovered (but not in the front yard setback)   |
| Duplex Project in the R-2 and R-2P Zones  |  |
| R-2 zone (per unit)   | 2 car garage plus one space if 5 or more bedrooms  |
| R-2P zone (per unit)  | Same as R-2 zone, except that half of the requirement can be uncovered (but not within the front yard setback)   |
| Multiple-Family Residential Zones   |  |
| R-G, R-3R, R-3, R-3P and R-4 zones (per unit)   | No bedrooms (studio): 1 ¼ garage spaces plus ½ space open guest parking;<br>1 bedroom: 1 ½ garage spaces plus ½ space open guest parking;<br>2 bedrooms: 1 ¾ garage spaces plus ¾ space open guest parking;<br>3 or more bedrooms: 2 garage spaces plus 1 space open guest parking |



**Table 3-78**  
**Residential Parking Requirements**

|          |   |
|----------|---|
| R-5 zone | No bedrooms (studio): 1 ¾ spaces, open or covered, per dwelling unit<br>1 bedroom: 2 spaces, open or covered, per dwelling unit<br>2 bedrooms: 2 ½ spaces, open or covered, per dwelling unit<br>3 or more bedrooms: 3 spaces, open or covered, per dwelling unit |
|----------|---|

Source: City of Fullerton Municipal Code, Chapter 15.17

The City has analyzed the impacts that the development standards including maximum lot coverage and FAR, minimum unit sizes, parking requirements, and maximum building height have on the ability for a project to achieve maximum permitted densities. Based on an analysis of recently constructed and approved projects in Fullerton, the City has found that these development standards and their cumulative effects do not negatively impact the supply and affordability of housing.

**2. Density Bonus Ordinance**

As an incentive to encourage the construction of low-cost housing the City has adopted a Density Bonus for Affordable Housing (Section 15.17.120 of the Municipal Code). The City grants a density bonus of up to 35 percent, plus other incentives, when an applicant for five or more housing units agrees to set aside at least 5 percent of the units for very-low-income households, or 10 percent of the units for low-income households, or 10 percent of condominium units for moderate-income households, or for senior citizen developments. These provisions are consistent with current state law.

**3. Senior Housing**

Small residential care facilities for seniors over 60 years old, which care for up to six people, are permitted by right in all residential zones. Larger residential care facilities are allowed with conditional use permits in R-3, R-3P, R-4, and R-5 zones. Residential care facilities for seniors are allowed with conditional use permits in all commercial zones. The Zoning Code specifies six different types of retirement complexes, each of which is permitted in at least two residential zones with a conditional use permit. For instance, while a complex of detached cluster units may be permitted in lower density zones, a mid/high-rise retirement hotel is permitted with a conditional use permit only in R-4 and R-5 zones. The denser types of developments are allowed in the O-P (office professional) and C-1 (limited commercial) zones, subject to conditional use permits.

Residential care facilities and retirement complexes must meet requirements for height, lot coverage, density, open space, and parking. In addition, these developments are encouraged to have a residential character and an arrangement of buildings compatible with surrounding development types.



## 4. Emergency Shelters, Transitional Housing and Supportive Housing

### Emergency Shelters

State Housing Law requires that cities identify sites that are adequately zoned for homeless shelters, transitional housing and supportive housing. Additionally, cities must not unduly discourage or deter these uses. The Municipal Code allows emergency shelters and multi-service centers by-right in designated portions of the M-P (Manufacturing Park), M-G (Manufacturing General) and C-M (Commercial Manufacturing) zones subject to the following criteria and standards:

- Maximum of 50 beds
- Off-street parking at a rate of one space per 15 beds, plus one space per each staff person
- Secured bicycle parking
- Screened waiting and intake area
- Maximum 6 months length of stay within any 12-month period
- Minimum 250-foot separation between emergency shelters or multi-service centers
- Site Management Plan identifying hours of operation, services to be provided, staffing, security and communications procedures

Emergency shelters and multi-service centers are permitted in those portions of the M-P, M-G and C-M zones that are located at least 1,320 feet from areas designated in The Fullerton Plan for residential use, accredited school or public park. These areas are clustered in two areas of the city: the Northern Industrial Area and the Southeast Industrial Area- [\(see Appendix B, Exhibits B-3a through B-3d\)](#). Eligible sites include 61 parcels encompassing a total of 69 acres and ranging in size from approximately 0.1 to 35 acres. These parcels include vacant and underutilized sites that are sufficient to accommodate the City's unmet need for emergency shelters. [To ensure that these development standards and procedures continue to provide adequate sites for emergency shelters throughout the planning period commensurate with the City's identified needs, Policy Action 4.4 includes a component to evaluate the appropriateness and continued availability of suitable parcels as part of the annual review of Housing Element implementation.](#)

Emergency shelters and multi-service centers that are approved subject to a multi-jurisdictional agreement are permitted by-right even if they do not strictly comply with applicable development standards. Other emergency shelters and multi-service centers that do not comply with applicable standards may be approved subject to a conditional use permit. Emergency shelters with up to 12 beds are also permitted as an accessory use to religious institutions.

### Transitional and Supportive Housing

*Transitional Housing* is defined as rental housing operated under program requirements that call for the termination of assistance and recirculation of assisted units to other eligible program recipients at some predetermined future point in time, which shall be no less than a six month period.

*Supportive Housing* is defined as housing with no limit on length of stay, that is occupied by the target population and that provides a significant level of onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community. *Target population* means adults with low-income having one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health conditions, or individuals eligible for services provided under the Lanterman Developmental Disabilities Services Act ( Division 4. 5 ( commencing with Section 4500) of the Welfare and Institutions Code) and may, among other populations, include families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, or homeless people.

The Municipal Code permits transitional and supportive housing in all residential zones subject to the same standards and procedures as apply to other residential uses of the same type in the same zone, in conformance with state law. In addition, transitional and supportive housing facilities that do not comply with all development standards may be permitted subject to a conditional use permit. In order to ensure that transitional and supportive housing are permitted uses in any zone where residential uses are permitted subject only to the same standards and procedures as apply to other residential uses of the same type in the same zone, Policy Action 4.4 in the Housing Plan includes a component to review the Municipal Code and if necessary initiate an amendment to ensure that City regulations are in conformance with state law.

## 5. Single Room Occupancy Units

Single Room Occupancy (SRO) units provide an opportunity to meet the needs of very-low-income persons and households. The City of Fullerton defines a SRO Unit as a living unit within an SRO residential hotel consistent with Section 17958.1 of the California Health and Safety Code, which is rented to the same person for a period of more than 30 consecutive days at a rate at or below 30 percent of the monthly median income adjusted for a household size of one, as defined by the U.S. Department of Housing and Urban Development for the Standard Metropolitan Statistical Area of Anaheim - Santa Ana - Garden Grove. SRO residential hotels may be located in General Commercial (C-2), Central Business District Commercial (C-3), and Commercial, Highway (C-H) zones, subject to a conditional use permit.

The Director of Community Development must approve a management plan for SRO residential hotels and they must meet development standards, including minimum unit size, a minimum five-foot setback to any window, minimum interior common area, access to public transportation, parking requirements, provision of shower/bath and laundry facilities, and safety features.

## 6. Housing for Persons with Disabilities

Pursuant to State law, cities are required to analyze potential and actual constraints to the development, maintenance and improvement of housing for persons with disabilities and demonstrate local efforts to remove governmental constraints that hinder meeting the need for housing for persons with disabilities within the city. The US Census Bureau defines persons with disabilities as those with a long-lasting physical, mental or emotional condition. This condition

can make it difficult for a person to do activities such as walking, climbing stairs, dressing, bathing, learning, or remembering. This condition may also impede a person from being able to work at a job or business or to go outside the home unaccompanied.

The City addresses two types of housing for persons with disabilities in its Zoning Code: small group homes and large group homes. “Small group home” means any family home, group care facility or similar facility as determined by the Director of the State Department of Social Services that is licensed to shelter and care for six or fewer persons in a dwelling, providing 24-hour non-medical services, supervision or assistance essential for sustaining the activities of daily living or for the protection of the individual. “Large group home” means any family home, group housing arrangement or similar residential care facility as determined by the Director of the State Department of Social Services that is licensed to shelter and care for more than six persons, providing 24-hour non-medical services, supervision or assistance essential for sustaining the activities of daily living or for the protection of the individual.

The City defines a “Family” as an individual or two or more persons living together as a relatively permanent bona fide housekeeping unit in a domestic relationship based upon birth, marriage or other domestic bond of social, economic and psychological commitments to each other as distinguished from a group occupying a boarding house, lodging house, club, dormitory, fraternity, sorority, hotel, motel, retirement complex or rehabilitation facility.

Small group homes are permitted by-right and without discretionary approvals in all of the residential zones except for the R-MH zone. These projects are reviewed administratively by City staff through the building permit plan check process. Large group homes are permitted, subject to a conditional use permit, in all residential zones except for the R-MH zone. Large group homes can also be located in the Office Professional (O-P) and Limited Commercial (C-1) zones with a conditional use permit.

Large group homes must comply with specific standards and requirements outlined in the Zoning Code. These standards and requirements are:

- Lot coverage shall not exceed 50 percent in zones R-1 through R-3R. For all other zones, coverage shall not exceed 60 percent.
- The allowable number of units shall vary depending on the particular zone in which the proposed use will be located. Two beds are equivalent to one room which is equivalent to one unit. The allowable density is shown in Table 3-89.

**Table 3-89**  
**Allowable Density for Large Group Homes**

| Zone                          | Du/Acre |
|-------------------------------|---------|
| R-1-20,000 and above          | 5.6     |
| R-1-10,000 through R-1-15,000 | 7.6     |
| R-1-6,000 through R-1-9,000   | 10.2    |
| R-2/R-2P                      | 14.0    |
| R-G                           | 15.2    |
| R-3R                          | 24.8    |



Table 3-89

Allowable Density for Large Group Homes

| Zone                | Du/Acre   |
|---------------------|---|
| R-3/R-3P            | 33.8  |
| R-4                 | 46.2  |
| R-5                 | Unlimited   |
| PRD                 | Established by general or specific plan designation of the site |
| Any Commercial Zone | 33.8  |

Source: City of Fullerton Municipal Code, Ch. 15

- Usable open space must be provided on a per unit basis. Two beds are equivalent to one room which is equivalent to one unit. The usable open space requirements are shown in Table 3-910. Indoor common recreational areas may contribute up to one third of the useable open space requirements.

Table 3-910

Usable Open Space Requirements for Large Group Homes

| Zone                          | Usable Open Space per Unit                                      |
|-------------------------------|---|
| R-1-20,000 and above          | 800 sq. ft  |
| R-1-10,000 through R-1-15,000 | 700 sq. ft  |
| R-1-6,000 through R-1-9,000   | 600 sq. ft  |
| R-2/R-2P                      | 400 sq. ft  |
| R-G                           | 400 sq. ft  |
| R-3R                          | 400 sq. ft  |
| R-3/R-3P                      | 300 sq. ft  |
| R-4                           | 300 sq. ft  |
| R-5                           | 200 sq. ft  |
| PRD                           | Established by general or specific plan designation of the site |
| Any Commercial Zone           | 300 sq. ft  |

Source: City of Fullerton Municipal Code, Ch. 15

- The demand for parking will vary depending on the clientele and type of operation of the facility. The parking requirement shall be determined on a case-by-case basis as part of the review of the Conditional Use Permit.

The City allows for flexibility in location and design of the group homes. The City's standards and requirements for density and open space are consistent with what is required of other development within the same zones. There are no maximum concentration or siting requirements for large group homes. The City also provides flexible parking requirements by only requiring what is needed to accommodate the facility on a case-by-case basis.



The Municipal Code also includes procedures for reviewing requests for reasonable accommodation from persons with disabilities in order to provide relief to Code regulations and permitting procedures that may interfere with the use and enjoyment of the home.

**c. Building Codes and Enforcement**

Building and safety codes are adopted to preserve public health and safety and ensure the construction of safe and decent housing. These codes and standards also have the potential to increase the cost of housing construction or maintenance.

**Building Codes**

The City of Fullerton has adopted the 2010 California Building Code (Code), which establishes construction standards for all residential buildings. The City amends the Code as needed to further define requirements based on the unique local conditions. The Code is designed to protect the public health, safety, and welfare of Fullerton’s residents. Code enforcement in the City is performed both proactively and on a complaint basis.

**Fair Housing and Americans with Disabilities Act**

The federal Fair Housing Act of 1998 (FHA) and the Americans with Disabilities Act (ADA) are federal laws intended to assist in providing safe and accessible housing. ADA provisions include requirements for a minimum percentage of units in new developments to be fully accessible for persons with physical disabilities. Compliance with these regulations may increase the cost of housing construction as well as the cost of rehabilitating older units, which may be required to comply with current codes. However, the enforcement of ADA requirements is not at the discretion of the City, but is mandated under federal law.

**d. Development Fees**

Various development and permit fees are charged by the City and other agencies to cover administrative processing costs associated with development. These fees ensure quality development and the provision of adequate services. Often times, development fees are passed through to renters and homeowners in the price/rent of housing; thus, affecting the affordability of housing.

Table 3-1411 summarizes the total typical fees for both single-family and multi-family projects. The fees for the typical single-family project are based on a 2,000-square-foot, 4-bedroom single-family detached dwelling unit. The fees for the typical multi-family project are based on a 1,000-square-foot, 2-bedroom unit in a 4-unit apartment project. Due to economies of scale, the fees per unit in a multi-family project are reduced as the number of units increases.

**Table 3-1411  
Total Typical Fees**

| Single Family Dwelling <sup>1</sup> | Estimated Fee (per unit)                      |
|-------------------------------------|---|
| Building Permit                     | \$3,648.00 (includes plan check fee of \$723) |
| Plumbing                            | \$150.00                                      |
| Electrical                          | \$175.00                                      |

|  |                                 |
|--|---------------------------------|
| Mechanical                               | \$105.57                        |
| Sanitation                               | \$3,976.00                      |
| Park Facilities                          | \$10,600.00                     |
| School Facilities                        | \$6,400.00                      |
| Traffic Impact Mitigation                | \$325.50                        |
| <b>Total</b>                             | <b>\$25,380.07</b>              |
| <b>Multi-Family Dwelling<sup>2</sup></b> | <b>Estimated Fee (per unit)</b> |
| Minor Site Plan                          | \$291.20 (\$1164.80 total)      |
| Document Imaging Fee                     | \$24.75 (\$99.00 total)         |
| County Recorder's Fee                    | \$10.75 (\$43.00 total)         |
| Building Permit                          | \$912.00                        |
| Plumbing                                 | \$126.50                        |
| Electrical                               | \$116.75                        |
| Mechanical                               | \$69.75                         |
| Sanitation                               | \$2,705.00                      |
| Park Facilities                          | \$10,600.00                     |
| School Facilities <sup>3</sup>           | \$3,200.00                      |
| Traffic Impact Mitigation                | \$195.30                        |
| <b>Total</b>                             | <b>\$18,252.00</b>              |

Notes:

<sup>1</sup> Based on a 4-bedroom single-family house with 2,000 square feet not requiring review by SRC, PC, RDRC, or CC.

<sup>2</sup> Based on a 4-unit apartment project not requiring review by PC, RDRC, or CC.

<sup>3</sup> Based on 2-bedroom units with an average of 1,000 square feet per unit, 4,000 square feet total.

Source: City of Fullerton

**e. Local Processing and Permit Procedures**

Delays in development and building permit processing can lead to considerable holding costs that may affect the price of housing. The City of Fullerton's requirements and process for development review are based on the complexity of the project and the type of entitlement. Residential projects in the R-1 (single-family) and R-2 (two-family) zones are exempt from discretionary review, so long as the project is not proposing deviations from the Zoning Code and is not within a historic neighborhood. These projects can be submitted to the Community Development Department for plan check and building permits.

**Multi-family Projects and Site Plan Review**

Multi-family projects require Site Plan Review by either the Zoning Administrator (ZA) or Planning Commission (PC). The Zoning Administrator is the approving body for Minor Site Plan applications while Major Site Plans require approval by the Planning Commission. Chapter 15.47 of the Zoning Ordinance specifies whether a project requires a Minor Site Plan review or Major Site Plan review. A residential project with 6 or fewer units is typically considered a Minor Site Plan. Site Plan Review is required to ensure compliance with the development standards found in the City's Municipal Code. The Municipal Code outlines the following criteria by which as project proposal is reviewed during Site Plan Review:

### **General:**

1. Creating a development that is pleasant in character and is harmonious with the past development of Fullerton.
2. Minimizing the disruption of existing natural features such as trees and other vegetation and natural ground forms.
3. Illustrating a design compatibility with the desired developing character of the surrounding area.
4. Recognizing views, climate and the nature of outside activities in the design of exterior spaces.
5. Preserving public views and scenic vistas from unreasonable encroachment.

### **Buffering:**

1. Screening exterior trash and storage areas and service yards from view of nearby streets and adjacent structures in a manner that is compatible with building site design.
2. Minimizing noise within the project as well as noise created by the proposed project (traffic, air conditioning, use, etc.) that may negatively impact the surrounding area.

### **Grading:**

1. Blending any proposed grading with the contours of adjacent properties.
2. Ensuring that all on-site drainage patterns will occur on or through areas designed to serve this function.

### **Circulation:**

1. Creating traffic patterns that minimize impacts on surrounding properties and streets and accommodate emergency vehicles.
2. Creating circulation systems that avoid conflicts between vehicular, bicycle and pedestrian traffic.
3. Ensuring that the proposed project accommodates individuals with physical disabilities, via the provision of conveniently located handicapped parking stalls, ramps and the like.

### **Building/site planning relationships:**

1. Siting buildings so as to avoid crowding and to allow for a functional use of the space between buildings.
2. Siting buildings so as to consider shadows, changing climatic conditions, noise impacts as well as respecting the terrain and other circumstances favorable to the use of passive solar devices.
3. Designing and/or screening all rooftop mechanical and electrical equipment as an integral part of the building design.

### **Landscaping:**

1. Designing landscaping to create a pleasing appearance from both within and off the site.
2. Ensuring that landscaping accommodates adequate sight distances for motorists and pedestrians entering and exiting the site and does not interfere with circulation effectiveness.

3. Providing landscaping adjacent to and within parking areas in order to screen vehicles from view and minimize the expansive appearance of parking areas.
4. Ensuring that all landscaping and its corresponding irrigation systems will conform to Section 15.56.140 of the Municipal Code.

### **b. Development Projects**

A proposal for new construction, rehabilitation, or remodeling of buildings within a Historic Preservation District is considered a Development Project. Interior modifications to existing buildings are excluded as a Development Project. Multi-family projects within preservation zones are reviewed as Development Projects and do not undergo a separate Site Plan Review. The Design Review Committee (DRC) is the approving body for Minor Development Projects. The DRC reviews Major Development Projects and makes recommendations to the Planning Commission. The Director of Community Development determines whether a Development Project is a Minor Project or a Major Project based on specific criteria found in the Zoning Ordinance. Typically, a residential project with 6 or fewer units is considered a Minor Development Project. The Municipal Code outlines the following criteria by which a Development Project is reviewed:

#### **General:**

1. Creating a development that is pleasant in character and is harmonious with the past development of Fullerton.
2. Minimizing the disruption of existing natural features such as trees and other vegetation and natural ground forms.
3. Illustrating a design compatibility with the desired developing character of the surrounding area.
4. Recognizing views, climate and the nature of outside activities in the design of exterior spaces.
5. Preserving public views and scenic vistas from unreasonable encroachment.

#### **Buffering:**

1. Screening exterior trash and storage areas and service yards from view of nearby streets and adjacent structures in a manner that is compatible with building site design.
2. Minimizing noise within the project as well as noise created by the proposed project (traffic, air conditioning, use, etc.) that may negatively impact the surrounding area.

#### **Grading:**

1. Blending any proposed grading with the contours of adjacent properties.
2. Ensuring that all on-site drainage patterns will occur on or through areas designed to serve this function.

#### **Circulation:**

1. Creating traffic patterns that minimize impacts on surrounding properties and streets and accommodate emergency vehicles.



2. Creating circulation systems that avoid conflicts between vehicular, bicycle and pedestrian traffic.
3. Ensuring that the proposed project accommodates individuals with physical disabilities, via the provision of conveniently located handicapped parking stalls, ramps and the like.

### **Building/site planning relationships:**

1. Siting buildings so as to avoid crowding and to allow for a functional use of the space between buildings.
2. Siting buildings so as to consider shadows, changing climatic conditions, noise impacts as well as respecting the terrain and other circumstances favorable to the use of passive solar devices.
3. Designing and/or screening all rooftop mechanical and electrical equipment as an integral part of the building design.

### **Landscaping:**

1. Designing landscaping to create a pleasing appearance from both within and off the site.
2. Ensuring that landscaping accommodates adequate sight distances for motorists and pedestrians entering and exiting the site and does not interfere with circulation effectiveness.
3. Providing landscaping adjacent to and within parking areas in order to screen vehicles from view and minimize the expansive appearance of parking areas.
4. Ensuring that all landscaping and its corresponding irrigation systems will conform to Section 15.56.140 of the Municipal.

### **Building design:**

1. Creating a design compatible with the desired developing character of the neighboring area. Design compatibility includes harmonious building style, form, size, color and material.
2. Coordinating exterior building design on all elevations with regard to color, materials, architectural form and detailing to achieve design harmony and continuity.
3. Limiting the number of materials on the exterior face of the building.
4. Designing and/or screening all rooftop mechanical and electrical equipment as an integral part of the building design.
5. Utilizing landscaping to complement building elevations.
6. Providing dense landscaping to screen unattractive views and features such as storage areas, trash enclosures, transformers, and other elements that do not contribute to the enhancement of the surroundings.

### **Signage:**

1. Relating all signs to their surroundings in terms of size, shape, color, texture and lighting so that they are complementary to the overall design of the building and are not in visual competition with other conforming signs in the area.
2. Ensuring that the signing is in scale with the building and its surroundings, conveys its message legibly and clearly, is vandal-proof and weather-resistant, and if lighted, not unnecessarily bright.

3. Arranging any external spot or floodlighting so that the light source is screened from direct view, that the light is directed against the sign and does not shine into adjacent property, and that the light does not blind motorists or pedestrians.
4. Planting shrubs around the base of any freestanding sign to integrate the sign with the ground plane and screen out any low-level floodlights. Ground signs should be low profile.
5. Avoiding the use of struts, braces, or guy wires to support the sign structure.

### Design Guidelines and Review

Fullerton has developed design guidelines for three areas within the City: the Central Business District, the Pico-Carhart Rural Street Overlay, and the Residential Preservations Zones (R-1P, R-2P, and R-3P). The City has found these areas to have specific design and aesthetic concerns due to their unique character. Residential projects in these areas are reviewed for compliance with the design guidelines, which were developed to ensure consistent review for design and aesthetic compatibility within these established neighborhoods.

Projects within the Pico-Carhart Rural Street Overlay are reviewed for compliance with the established design guidelines by Community Development staff during plan check. Projects which do not meet the design guidelines may be referred to DRC.

Projects with the Central Business District and the Preservation Zones are reviewed by DRC for compliance with the applicable design guidelines.

### e

The City has four discretionary review bodies: Zoning Administrator, Design Review Committee (DRC), Planning Commission (PC), and City Council. In addition, a Development Coordinating Staff Committee (DCSC), comprised of City Staff from Engineering, Community Development, Fire, and other departments with interests in development, works to streamline the development review and approval process by coordinating the technical review of development projects.

#### i. — Zoning Administrator

The Zoning Administrator is a management-level staff person authorized by the Community Development Director to review and decide on Zoning Adjustment applications for minor code deviations as defined by the Zoning Ordinance, and also on Minor Development Projects and Minor Site Plans. This process allows for discretionary review of smaller projects while providing for a faster turnaround due to fewer steps in the process.

#### Design Review Committee

The DRC reviews Minor and Major Development Projects involving construction in a Preservation Zone, Potential Landmark District or modifications to a recognized historic building. Projects not falling into these categories are not reviewed by DRC and are not subject to design review (with the exception of projects within the Pico-Carhart Rural Street Overlay and the Central Business District as discussed previously). The City finds that design review by the DRC is necessary for the areas outlined above due to their sensitive nature and/or historic value. Based on the large number of single-family and multi-family projects approved and constructed



in these areas, the City does not find design review to be a constraint towards housing development. DRC is the approving body for Minor Development Projects and reviews and makes recommendations to the Planning Commission on Major Development Projects.

**Planning Commission**

The Planning Commission is the approving body for Major Site Plans, Variances, Conditional Use Permits, Major Development Projects, and Parcel Maps. Planning Commission reviews and makes recommendations on all projects where the City Council is the approving body.

**City Council**

The City Council is the approving body for zone changes, tract maps, and General Plan Amendments. The City Council also hears any appeals to Planning Commission decisions.

**Development Processing Time**

Table 3-~~15~~<sup>12</sup> summarizes the local development processing time for the City. Projects not requiring Site Plan Review, Development Project Review, a Conditional Use Permit, Variance, Zone Change, General Plan Amendment, Environmental Documentation, or Subdivision can be submitted directly for plan check and building permit issuance. The initial plan check takes approximately two weeks. The applicant also has the option of requesting expedited plan check, for an extra fee. Table 3-~~16~~<sup>13</sup> outlines the typical processing timeframes by project type.

**Table 3-~~xx~~<sup>12</sup>**  
**Local Development Processing Time, City of Fullerton**

| Item   | Approximate Length of Time from Submittal to Public Hearing  |
|--|--|
| Conditional Use Permit   | 30 days  |
| Site Plan Review – Minor   | 2 weeks  |
| Site Plan Review – Major   | 30 days  |
| Development Project Review – Minor                                   | 3 weeks  |
| Development Project Review – Major                                   | 30 days  |
| Parcel Map   | 30 days  |
| Tentative Tract Map  | 3 months   |
| Variance   | 30 days  |
| Zoning Amendments or Zone Change                                     | 3 months   |
| General Plan Amendment   | 3 months   |
| CEQA review – Negative Declaration or Mitigated Negative Declaration | Adds 4 weeks to processes above (note: Minor Development Projects and Minor Site Plans do not require CEQA review) |
| CEQA review - EIR  | Minimum 4 months, due to State-mandated notification procedures  |

Source: City of Fullerton, 2013

Table 3-~~xx~~13

Typical Processing Timeframes by Project Type

| Project Type   | Estimated Typical Timeframe |
|--|-----------------------------|
| Single-family Dwelling <sup>1</sup>                  | 2 weeks                     |
| Subdivision <sup>2</sup>                             | 3 months                    |
| Multi-family Dwelling ( $\leq 6$ units) <sup>3</sup> | 4 weeks                     |
| Multi-family Dwelling ( $> 6$ units) <sup>4</sup>    | 3.5 months                  |

Notes:

<sup>1</sup> Assumes the proposed project does not require review by ZA, DRC, PC, or CC

<sup>2</sup> Assumes a Tentative Tract Map is required.

<sup>3</sup> Assumes a Minor Site Plan Review and plan check is required.

<sup>4</sup> Assumes a Major Site Plan, Environmental Documentation, and plan check is required.

Source: City of Fullerton, 2013

**f. Environmental and Infrastructure Constraints**

Environmental hazards affecting housing units include geologic and seismic conditions, which provide the greatest threat to the built environment. The following hazards may impact future development of residential units in the City.

**Environmental Constraints**

**Seismic Hazards**

Similar to most southern California cities, Fullerton is located within an area considered to be seismically active. Eight faults could potentially cause damage to the City. Only one, the Norwalk Fault, actually traverses the City. All other faults that could result in earthshaking and damage in Fullerton are: the Whittier-Elsinore fault, the Newport-Inglewood fault, the Sierra Madre-San Fernando-Santa Susana fault, the Palos Verdes fault, the San Jacinto fault, and the San Andreas fault (south and central).

**Landslides**

Landslides often occur during or after strong earthquakes. Areas subject to seismically induced landslides are limited to the steeper portions of the East and West Coyote Hills. The probability of seismically induced bedrock landslides occurring elsewhere is low. Additionally, small soil slips can occur throughout the Coyote Hills. Adequate plans for the prevention of the landslides in the Coyote Hills have been made in the Grading and Development Guidelines sections of the Specific Plans.

**Flooding**

Floodplain studies have been performed for Fullerton as part of the National Flood Insurance Program. There are areas in the 100-year flood zone that can create a hazardous condition in the City. The 100-year flood zone areas are generally adjacent to creeks and channels within the City; however, there are some small, scattered areas in the southern portion of the City subject to flooding hazards.

Several major watercourses and dam facilities provide protection against major flood flows from runoff generated in watershed north and east of the City. Smaller drainage facilities that drain into the major channels and reservoirs are the responsibility of the City for construction, operation and maintenance. For the most part, the existing local drainage facilities within the City have capacity to carry floods from storms of less than a 10-year interval. The construction of the Commonwealth/State College Storm Drain project has removed the threat of flooding from major portions of the eastern section of the City.

### **Toxic and Hazardous Wastes**

There are a number of land uses within the City that handle hazardous materials. The Fire Department is responsible for safety inspections of commercial buildings as well as environmental protection responsibilities. The Fire Department has actively collected hazardous materials information from approximately 300 businesses that meet the threshold disclosure requirements. This program also includes the administration of underground storage tank regulations.

### **Fire Hazards**

The City continues to address the need to defend persons and property from urban and wildland fires. Because Fullerton's climate includes long periods of hot-dry weather combined with high-velocity desert winds, the potential exists for large, spreading fires. While not considered to have significant areas subject to wildland fire hazard, the City does have large, undeveloped oil lands that are generally covered with grass and light brush. Firebreaks are maintained throughout these areas. The City's Community Preservation Division also actively enforces the City's weed abatement ordinance.

The Fullerton Fire Department provides fire protection. Firefighting operations include six fire stations, with a total of 10 pieces of apparatus, including nine fire engines and one aerial ladder truck. Emergency medical services are integrated within the firefighting force—three of the six pumpers are equipped with required paramedic equipment and staffed with four personnel, including two certified mobile intensive care paramedics.

### **Noise**

Residential land uses are generally considered to be the most sensitive to loud noises. Noise within the City originates from either stationary or mobile sources. Stationary sources include noise generators such as the airport, industrial and construction activities, air conditioning/refrigeration units, and home appliances. Many stationary noise sources are typically accepted as part of the ambient or background noise level. Mobile noise sources are typically transportation-related and include aircrafts, trains, automobiles, trucks, buses, motorcycles, and off-road vehicles.

Motor vehicles are the single largest source of continuous noise in the City. Major roadways carry appreciable volumes of both truck and commuter traffic. Residential zones adjacent to these roadways in the City are affected by motor vehicle noise. Other transportation sources in the City that contribute to noise levels include the Metrolink, Burlington Northern & Santa Fe

(BNSF) and Union Pacific (UP) railroad trains and aircraft accessing the Fullerton Municipal Airport.

### **g. Infrastructure Constraints**

#### Water

Water for Fullerton's service area is derived from both underground and imported sources. Underground supply comes from wells located in the Orange County Groundwater Basin. Fullerton is a member agency of the Metropolitan Water District of Southern California (MWD), which delivers imported water to the service area. The City's water system has over 420 miles of transmission and distribution mains, 15 reservoirs with a capacity of 89.5 million gallons, 12 pumping stations, and 11 active wells. According to the City's 2010 Urban Water Management Plan, total water use is expected to increase by 18 percent in the next 25 years. Fullerton will continue to meet its future demands with groundwater supplies and imported water.

#### Sewer

The City of Fullerton's sewer system consists of trunk lines, main lines, and laterals. The larger trunk lines are owned and maintained by the Sanitation District of Orange County (SDOC); the remaining trunk lines and main lines are the responsibility of the City's Engineering Department. Developers are required to install lateral lines (the lines that go between structures and the main line), and in some cases, the main lines, in conjunction with new construction. The City's Drainage Master Plan identifies ultimate capacity requirements and potential deficiencies to be corrected. The report has identified eleven high priority areas with sewer deficiencies. The City continues the development of site plan standards that require developers to install sewer facilities as well as the issuance of sewer permits and inspection of completed sewer hookups. This is supported by periodic review of the sewer relief facility priority list and construction of relief sewers in a logical, priority-oriented sequence.

### **Inclusionary Housing Requirements**

The City of Fullerton, in accordance with California Community Redevelopment Law, previously required the production of affordable housing based on activities in the redevelopment areas. With the dissolution of the Redevelopment Agency, those inclusionary requirements are no longer in effect. Affordable housing units produced in the past under the inclusionary requirements are subject to deed restrictions that require continued affordability throughout the term of the restriction.

### **On- and Off-Site Improvements**

On and off-site improvements may be required in conjunction with development based on the location of the project and existing infrastructure. Dedication and construction of streets, alleys and other public easements and improvements may be required to maintain public safety and convenience.



The City’s standards and requirements for streets, sidewalks, parkway trees and other site improvements are found in the Municipal Code. Table 3-~~xx~~14 summarizes the City’s standards for roadway and right-of-way widths.

Table 3-~~xx~~14  
Roadway and Right-of-Way Widths

| Street Type                                       | Right-of-Way Width | Roadway Width |
|---|--------------------|---------------|
| Local residential (without sidewalks)             | 50’ minimum        | 36’ minimum   |
| Local   | 54’-60’            | 36’-40’       |
| Local collector                                   | 60’-84’            | 40’ minimum   |
| Secondary and primary arterials (without parking) | 80’-100’           | 64’-84’       |
| Primary and major arterials (without parking)     | 100’ minimum       | 84’           |

Source: City of Fullerton, 2013

Concrete sidewalks must be installed on both sides of all arterial highways and through streets, except where special conditions, such as hillside development, slopes, single-loaded streets or a rural neighborhood atmosphere makes such sidewalk construction impractical or undesirable. Widths shall be designated by the City Engineer, but shall not be less than four feet wide, clear of obstructions, in single-family residential areas and five feet wide in multiple-residential zones.

Street lights are required on all streets. The lighting system shall be constructed to City standards and shall be City-owned and operated. Private streets and common areas within planned residential and planned unit developments and within condominium projects shall be improved with street and area lighting systems, which shall be privately owned and operated systems designed to City standards or Edison-owned systems, as approved by the City Engineer.

Parkway trees are required along all streets and highways. The trees shall be installed in the manner and shall conform to the size and species specified by the City Engineer. In full-width sidewalks, tree wells shall be provided. On streets adjacent to industrial, manufacturing or planned residential zones, parkway trees may not be required, provided they are replaced by trees or other suitable landscaping planted on adjacent properties in conjunction with on-site landscaping.

Construction, modification or upgrading of traffic signals and appurtenances may be required as a condition of the approval of any subdivision, land division, use or building permit, if the additional traffic generated by the tract or development, the safety of the traveling public, the increased use of the streets or other circumstances require the construction.

New subdivisions may be required to dedicate land for public facilities such as schools, parks, libraries, fire stations or other public uses based on the land requirements for such facilities in the adopted Specific Plan or General Plan.

The on- and off-site improvements required by the City are necessary to adequately provide the infrastructure and public facilities that support housing development. These requirements ensure public safety and health is not jeopardized by increased development and do not unduly hinder housing development.

## B. NON-GOVERNMENTAL CONSTRAINTS

### 1. Land Prices

Land costs influence the cost of housing. Land prices are determined by a number of factors, most important of which are land availability and permitted development density. As land becomes less available, the price of land increases. The price of land also increases as the number of units permitted on each lot increases. In Orange County, undeveloped land is limited, and combined with a rapidly growing population, land prices have in turn increased.

Throughout the City, the land values fluctuate significantly based on site and neighborhood characteristics. Based on recent land transactions and appraisals, vacant residential land averages \$35 to \$50 per square foot.

### 2. Construction Costs

Construction cost is affected by the price of materials, labor, development standards and general market conditions. The City has no influence over materials and labor costs, and the building codes and development standards in Fullerton are not substantially different than most other cities in Orange County. Construction costs for materials and labor have increased at a slightly higher pace than the general rate of inflation according to the Construction Industry Research Board. Typical residential construction cost is estimated to be \$100-140 per square foot for standard quality development.

### 3. Financing

Mortgage interest rates have a large influence over the affordability of housing. Higher interest rates increase a homebuyer's monthly payment and decrease the range of housing that a household can afford.

The recent crisis in the mortgage industry has affected the availability of real estate loans, although the long-term effects are unpredictable. The credit "crunch" resulted when "sub-prime" lenders made it possible for families who could not qualify for standard mortgages to become home owners even though they might not have had the credit history and income to support repayment of the loans. The problem typically occurred with adjustable rate mortgages (ARMs) after the initial fixed interest rate period expired (often two to three years) and the interest rate converted to market. Because ARMs often offer "teaser" initial interest rates well below market for the first few years, monthly payments may increase by several hundred dollars when the



loan adjusts to market rate. When property values were increasing, as was the case from 2000 to 2006, homeowners had the option of refinancing to a new loan when the initial rate expired. However, after the real estate crash of 2008, homeowners often owed more than the value of their home, making refinancing impossible. As a result of these conditions, there was a significant rise in foreclosure rates, and changes in mortgage underwriting standards has made it much more difficult to obtain financing. It is likely that the credit tightening will have greater impacts on low-income families than other segments of the community.

Table 3-xx15 shows 2011 loan application data by income category for Orange County. It is not surprising that the percentage of loan application denials is highest for the very-low income (less than 50 percent of the MFI) category with 25 percent.

| Income Group | Total Applications | Loans Originated | Applications Denied | Percentage Denied |
|--------------|--------------------|------------------|---------------------|-------------------|
| < 50% MFI    | 324                | 153              | 80                  | 24.7%             |
| 50-79% MFI   | 1,681              | 1,037            | 278                 | 16.5%             |
| 80-99% MFI   | 1,428              | 960              | 185                 | 13.0%             |
| 100-119% MFI | 1,126              | 772              | 136                 | 12.1%             |
| >= 120% MFI  | 3,240              | 2,269            | 375                 | 11.6%             |
| <b>Total</b> | <b>7,927</b>       | <b>5,269</b>     | <b>1,070</b>        | <b>13.5%</b>      |

Source: Federal Financial Institutions Examination Council, HMDA Data, 2011

## Section 3: Resources and Constraints Analysis

### A. Resources

#### 1. Land Resources for Housing Development

Section 65583(a)(3) of the *Government Code* requires Housing Elements to contain an “inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites.” A detailed inventory of residential development sites is provided in Appendix B. The results of this analysis are summarized in Table 3-1 below. The table shows that the City’s land inventory for potential residential development is more than sufficient to accommodate the RHNA in all income categories for this projection period.

Table 3-1  
Land Inventory Summary

|  | Income Category |            |            |
|--|-----------------|------------|------------|
|  | Lower           | Mod        | Above      |
| • <u>Approved and Pending Projects (Table B-3)</u>                                       | <u>112</u>      | <u>1</u>   | <u>863</u> |
| • Vacant <del>sites (Appendix B, Sites</del> (Table B- <del>xx4</del> )                  | <u>70</u>       |            | <u>29</u>  |
| • Underutilized <u>FTCSP Sites</u> ( <del>Appendix B, -</del> (Table B- <del>xx5</del> ) | <u>958</u>      |            |            |
| • <u>Underutilized Residential Sites – (Table B-6)</u>                                   |                 | <u>823</u> |            |
| • Total <del>Capacity</del> <u>Potential Residential Development</u>                     | <u>1,140</u>    | <u>824</u> | <u>892</u> |
| • RHNA (2014-2021)   | <u>710</u>      | <u>337</u> | <u>794</u> |
| • Adequate Capacity?   | Yes             | Yes        | Yes        |

Source: City of Fullerton-~~Community Development Department~~, 2013

A discussion of public facilities and infrastructure needed to serve future development is contained in Section B of this chapter. There are currently no known service limitations that would preclude the level of development described in the RHNA, although developers will be required to pay fees or construct public improvements prior to or concurrent with development. Additionally, while some of the RHNA sites may have environmental constraints such as steep slopes or geotechnical issues, the level of development described in the RHNA reflects anticipated development yield given feasible methods for addressing such constraints.

#### 2. Financial and Administrative Resources

##### a. Community Development Block Grant (CDBG) and HOME Program

The City of Fullerton is an “entitlement city” that is eligible to receive federal housing funds directly from the Department of Housing and Urban Development (HUD). CDBG and HOME

Program funds are the largest source of federal funding for housing and housing related activities in Fullerton.

CDBG funds can be used for the following activities:

- Acquisition
- Rehabilitation
- Home Buyer Assistance
- Economic Development
- Homeless Assistance
- Public Services
- Public Improvements
- Rent Subsidies

HOME funds can be used for the following activities:

- New Construction
- Acquisition
- Rehabilitation
- Home Buyer Assistance
- Rental Assistance

### **b. City of Fullerton Successor Agency**

In June 2011, Governor Jerry Brown signed the FY 2011-12 State Budget including several budget trailer bills. Specifically, one “trailer” bill attached to the Budget, Assembly Bill X1 26 (AB 26), affected Redevelopment Agencies statewide. AB 26, known as the “Dissolution Act”, immediately suspended all new redevelopment activities and incurrence of indebtedness and dissolved redevelopment agencies effective October 1, 2011. In response to the passage of AB 26, the California Redevelopment Association and League of California Cities filed a lawsuit challenging the validity and constitutionality of AB 26. On December 29, 2011, the California Supreme Court issued its ruling on California Redevelopment Association v Matosantos, which upheld AB 26 and dissolved all of the redevelopment agencies in California effective February 1, 2012.

As the Governor’s plan to dissolve Redevelopment came to fruition, the City Council passed a resolution on January 10, 2012, to have the City serve as the Successor Agency to the Fullerton Redevelopment Agency (Agency). Pursuant to Health and Safety Code Section 34176, the City was also given the option to retain all of the housing assets and functions of the former Fullerton Redevelopment Agency. On January 17, 2012, City Council approved Resolution No. 2012-07 to this effect. In June 2012, Assembly Bill 1484 was passed by the State Legislature and signed by Governor Brown. Assembly Bill 1484 added new requirements to the redevelopment dissolution process, including agencies needing to receive a “finding of completion” to move forward with former redevelopment housing projects/existing obligations, which can occur after preparing due diligence review audits approved by the Department of Finance that determine the amount of funds to be remitted to the State. The City has met all of the requirements of



Assembly Bill 1484, including the remittance of \$7.6 million in former Agency housing funds to be distributed to all affected taxing entities, and was issued a finding of completion in May 2013.

### **3. Resources for Energy and Resource Conservation**

#### **a. City Energy and Resource Conservation Programs**

The City continues to promote energy conservation efforts in the construction of new housing and the rehabilitation of older units. Energy conservation serves to reduce energy costs, and therefore overall housing costs. The City's Energy and Resource Management Committee acts as an advisory body to the City Council on matters related to energy and resource recovery. The Committee meets monthly to review and advise on the City's current programs as well as project proposals that affect energy and resource usage in the City. The Committee acts only in an advisory capacity and does not approve or disapprove projects. The Committee has explored programs such as the US Mayors' Climate Protection Agreement.

The Fullerton Municipal Code and The Fullerton Plan allow for residential development patterns that incorporate energy and resource conservation principles. The City's Planned Residential Development (PRD) zone utilizes flexible development standards that permit smaller individual lots and clustering of dwelling units, which in turn facilitates the conservation of natural terrain and other site features. The City also allows for mixed-use development in the C-3 zone and through the development of specific plans. Concentrating higher density housing in close proximity to transportation, services and employment centers may reduce the need for the use of private automobiles, encourages the use of public transit, and reduces fuel consumption. The City also reviews project proposals for passive solar design through building siting in the Site Plan Review and Development Project Review processes.

The City's Building Division reviews construction drawings for compliance with Title 24 of the California Administrative Code. Compliance with Title 24 of the California Administrative Code on the use of energy efficient appliances and insulation has reduced energy demand stemming from new residential development.

All new or replacement development in the City (with the exception of single-family dwellings in the R-1, R-1P, R-2, and R-2P zones) are required to submit landscape plans for review and approval. In 2009 the City adopted new standards for landscaping and irrigation to promote energy and water efficiency (Municipal Code Chapter 15.50). The standards include the following provisions:

A. Each landscaped area shall be located, designed and material selected such that at any time, including at maturity, it maximizes summer shade and winter solar gain and does not, interfere with visibility, access, building integrity, or utility infrastructure.

B. Each landscaped area shall be designed to minimize disruption to existing mature landscaping that is in good, healthy condition, and every effort shall be made to retain and incorporate said landscaping into the overall landscape theme.



C. Each landscaped area shall include a combination of materials compatible with the shape, topography and soil conditions of the site, as well as the architectural characteristics of the structure(s) on the site.

D. Each landscaped area shall use native and appropriate non-native plants adapted to site conditions, climate, and design intent to support biodiversity, reduced pesticide use, and water conservation, with particular avoidance of the use of invasive plant species defined by the California Invasive Plant Council.

E. Each landscaped area shall be designed with an efficient irrigation system that waters only targeted areas when needed in relation to soil and climatic conditions.

F. Each landscaped area shall be installed in accordance with approved landscape and irrigation plans.

G. Each landscaped area shall be regularly maintained following installation to reach and retain a healthy, established growing condition.

### **b. Collaborative Efforts for Energy and Water Conservation**

Southern California Edison, which provides electricity service in the City of Fullerton, offers public information and technical assistance to developers and homeowners regarding energy conservation. Southern California Edison also provides incentives for energy efficient new construction and home improvements. Owners of existing homes can receive monetary incentives for purchasing Energy Star qualified appliances or making other energy-saving improvements such as installing a whole-house fan in the attic.

The City also supports various water conservation efforts being implemented by the Metropolitan Water District and the Municipal Water District of Orange County under the SoCal Water \$mart Program. These programs include the Clothes Washer Rebate Program, the Smart Timer Rebate Program, the Toilet Rebate Program, the Rotating Nozzles Rebate Program, and the Synthetic Turf Rebate Program. All programs promote water use efficiency and offer financial rebates to households who install water efficient appliances and fixtures. Information on water conservation programs is provided by the City through the Engineering Department and on the City's website<sup>1</sup>.

In addition to its current programs, the City may consider the following to encourage energy and resources conservation:

- Promote the utility rebate programs described below through informational materials at City Hall, on the City's website, and at other public locations;
- The Fullerton Plan vision plan identifies 12 focus areas in which change in land uses is desired, promoting mixed-use and higher density development within close proximity to commercial areas to reduce private automobile usage;

<sup>1</sup> [http://www.cityoffullerton.com/depts/engineering/water\\_system\\_management\\_n\\_supply/conservation\\_program/default.asp](http://www.cityoffullerton.com/depts/engineering/water_system_management_n_supply/conservation_program/default.asp)



- Provide educational materials and technical assistance regarding energy conservation and green building; and,
- Encourage green building and energy conservation techniques in City-sponsored rehabilitation and new construction of affordable housing.

One of the more recent strategies in building energy efficient homes is the use and adoption of green building guidelines and programs by cities and developers. Some of the more popular programs within the housing industry include:

- U.S. Green Building Council's LEED green building program(s),
- Build it Green's Green Point Rated program,
- National Association of Home Builders Model Green Home Building program,
- U.S. Environmental Protection Agency's Energy Star® for Homes program, and
- Building Industry Institute's California Green Builder program.

Many of these programs have been designed to reduce the impacts associated with the construction and operation of residential buildings through reductions in energy and water use, use of innovative technologies, reduced maintenance costs, and improved occupant satisfaction. These programs and other programs similar to these have been applied to numerous single- and multi-family residential projects throughout California and nationwide.



**B. Constraints**

**1. Governmental Constraints**

Governmental constraints are policies, standards, requirements, and actions imposed by various levels of government upon land and housing use and development. These constraints may include building codes, land use controls, growth management measures, development fees, processing and permit procedures, and site improvement costs. State and federal agencies play a role in the imposition of governmental constraints, however these agencies are beyond the influence of local government. Therefore the focus of this analysis is on the constraints that may result from local government policies and actions.

**Land Use Controls**

Land use controls include General Plan policies, zoning designations (and the resulting use restrictions, development standards, and permit processing requirements), and development fees.

**General Plan**

Every city in California must have a General Plan, which establishes policy guidelines for all development within the City. A General Plan is the foundation of all land use controls in a jurisdiction. The Land Use Element of a General Plan identifies the location, distribution, and density of the land uses within the City and expresses residential densities in terms of dwelling units per acre. The Fullerton General Plan was comprehensively updated in 2012, and uses a distinctive set of terms in place of the typical nomenclature assigned to general plans. The Fullerton General Plan is called “The Fullerton Plan”, land use designations are referred to as “Community Development Types” and the element containing the required content of a Land Use Element is called the “Community Development and Design” Element. The Fullerton Plan’s Community Development and Design Element identifies five residential Community Development Types plus three mixed use Community Development Types which allow for residential uses. Table 3-2 summarizes the Community Development Types and their associated acreages and density ranges.

**Table 3-2  
General Plan  
Residential Community Development Types**

| <b>Designation</b> | <b>Allowable Uses</b>   | <b>Density Range</b> |
|--------------------|---|----------------------|
| Low Density        | Conventional single-family, detached dwellings, and Planned Residential Developments.   | 0-6.0 du/ac          |
| Low/Medium Density | Multiple-unit attached dwellings including duplexes, townhouses, condominiums, and mobile home parks; and Planned Residential Developments. | 6.1-15.0 du/ac       |
| Medium Density     | Multiple-unit attached dwellings including duplexes, garden apartments, and multi-family attached dwellings                                 | 15.1-28.0 du/ac      |
| High Density       | Multi-family attached dwellings   | Over 28.0 du/ac      |



**Table 3-2  
General Plan  
Residential Community Development Types**

| Designation                   | Allowable Uses   | Density Range     |
|-------------------------------|--|-------------------|
| Downtown Mixed Use            | <ul style="list-style-type: none"> <li>• Office, retail and service uses</li> <li>• Attached dwellings</li> <li>• Gathering places such as plazas, courtyards, or parks</li> <li>• Compatible public, quasi-public and special uses</li> </ul> | 30-60 du/ac       |
| Neighborhood Center Mixed Use | <ul style="list-style-type: none"> <li>• Retail, service, office, and/or residential uses</li> <li>• Gathering places such as plazas, courtyards, or parks</li> <li>• Compatible public, quasi-public, and special uses</li> </ul>             | 16-60 du/ac       |
| Urban Center Mixed Use        | <ul style="list-style-type: none"> <li>• Retail, service, office, and/or residential uses</li> <li>• Gathering places such as plazas, courtyards, or parks</li> <li>• Compatible public, quasi-public, and special uses</li> </ul>             | 30-80 du/ac       |
| Greenbelt Concept             | Detached single-family dwellings on lots of varying sizes, clusters of detached single-family dwellings, and clusters of multi-family attached dwellings   | Average 3.0 du/ac |

Source: The Fullerton Plan 2012

Depending on land costs, certain densities are needed to make a housing project economically feasible. The following densities required to accommodate construction affordable to specific income levels are generally accepted by HCD:

- Very-low and Low Income: 30 dwelling units per acre minimum
- Moderate Income: 11-30 dwelling units per acre minimum
- Above-moderate Income: Up to 11 dwelling units per acre

**Zoning Code**

The Zoning Code is the primary tool for implementing The Fullerton Plan. It is designed to protect and promote public health, safety, and welfare. Fullerton's residential zoning designations control both the use and development on a parcel level and regulate residential development.

Provision for a Variety of Housing Types

This section describes how the City's zoning regulations accommodate a full range of housing types. Table 3-34 summarizes the single-family residential zoning designations and their requirements. Table 3-45 summarizes the multi-family residential designations and requirements. Tables 3-56 and 3-67 further review lot coverage and building setback requirements.

Single-family housing. Table 3-23 summarizes the types of housing permitted in each zone. The single-family residential zones are R-1 and R-1P (single-family residential preservation). Single-family, detached units are permitted by-right in all of the residential zones, except in R-MH zones.





Multi-family housing. The City has different types of multiple-family residential zones: R-2, R-2P (two-family residential preservation), R-G (garden-type multiple-family residential), R-3R (restricted multiple-family residential), R-3P (multiple-family residential preservation), R-3, R-4, R-5, and R-MH (Mobile Home Park). Two-family residential homes are allowed in all two-family residential zones and multi-family residential zones. Multi-family developments are allowed by right in all multi-family residential zones, except in two-family residential zones and R-MH zones.

Manufactured housing. Manufactured housing meeting the requirements of Section 65852.3 of the California Government Code may be placed only on a permanent foundation on an otherwise vacant lot with a ~~zone of R-1-6,000 or R-1-7,200~~ single-family zoning designation, provided all standards and requirements of the zone are met. In addition, manufactured homes shall have exterior siding extending to the ground or to the top of a solid foundation and consisting of materials found by the Director of Community Development to be those customarily utilized in conventionally built single-family dwelling. Manufactured homes shall have a shingled, pitched roof (at least 2 to 12), with at least 12-inch eave overhangs.

Mobile homes. Mobile homes are permitted within a mobile home park or in the R-1 zone, with the same requirements as manufactured housing.

**Table 3-3  
Permitted Uses**

| Zone         | Single-Family   | Two-Family | Multi-Family | Manufactured Housing | Mobile Home | Emergency Shelters | Transitional & Supportive Housing | Small Group Home <sup>1</sup> | Large Group Home <sup>2</sup> | Small Residential Care Facility | Large Residential Care Facility | Retirement Complex | SRO |
|--------------|---|------------|--------------|----------------------|-------------|--------------------|-----------------------------------|-------------------------------|-------------------------------|---------------------------------|---------------------------------|--------------------|-----|
| R-1/<br>R1-P | X   |            |              | X                    | X           |                    | X                                 | X                             | CUP                           | X                               |                                 | CUP                |     |
| R-2/<br>R-2P | X   | X          |              |                      |             |                    | X                                 | X                             | CUP                           | X                               |                                 | CUP                |     |
| R-G          | X   | X          | X            |                      |             |                    | X                                 | X                             | CUP                           | X                               |                                 | CUP                |     |
| R-3R         | X   | X          | X            |                      |             |                    | X                                 | X                             | CUP                           | X                               |                                 | CUP                |     |
| R-3/<br>R-3P | X   | X          | X            |                      |             |                    | X                                 | X                             | CUP                           | X                               | CUP                             | CUP                |     |
| R-4          | X   | X          | X            |                      |             |                    | X                                 | X                             | CUP                           | X                               | CUP                             | CUP                |     |
| R-5          | X   | X          | X            |                      |             |                    | X                                 | X                             | CUP                           | X                               | CUP                             | CUP                |     |
| R-MH         |   |            |              |                      | X           |                    |                                   |                               |                               |                                 |                                 |                    |     |
| PRD          |   |            |              |                      |             |                    |                                   |                               |                               |                                 |                                 |                    |     |
| O-P          |   |            |              |                      |             |                    |                                   |                               |                               |                                 |                                 | CUP                |     |
| C-1          |   |            |              |                      |             |                    |                                   |                               |                               | CUP                             | CUP                             | CUP                |     |
| C-2          |   |            |              |                      |             |                    |                                   |                               |                               | CUP                             | CUP                             |                    | CUP |
| C-3          | Housing permitted as part of a mixed use development. |            |              |                      |             |                    |                                   |                               |                               | CUP                             | CUP                             |                    | CUP |
| C-H          |   |            |              |                      |             |                    |                                   |                               |                               | CUP                             | CUP                             |                    | CUP |
| C-M          |   |            |              |                      |             | X                  |                                   |                               |                               | CUP                             | CUP                             |                    |     |
| M-P          |   |            |              |                      |             | X                  |                                   |                               |                               |                                 |                                 |                    |     |
| M-G          |   |            |              |                      |             | X                  |                                   |                               |                               |                                 |                                 |                    |     |

Notes:

X=Use permitted by right., CUP= Use permitted with a Conditional Use Permit, A blank space denotes that the use is not permitted.

<sup>1</sup> "Small group home" means any family home, group care facility or similar facility as determined by the Director of the State Department of Social Services that is licensed to shelter and care for six or fewer persons in a dwelling, providing 24-hour non-medical services, supervision or assistance essential for sustaining the activities of daily living or for the protection of the individual. Such facilities require state licensing.

<sup>2</sup> "Large group home" means any family home, group housing arrangement or similar residential care facility as determined by the Director of the State Department of Social Services that is licensed to shelter and care for more than six persons, providing 24-hour non-medical services, supervision or assistance essential for sustaining the activities of daily living or for the protection of the individual. Such facilities require state licensing.

Source: City of Fullerton Municipal Code, Title 15

**Table 3-4  
Summary of Single-Family Residential Zoning Requirements**

| Zone | Minimum Lot Area (Sq. Ft.)   | Maximum Lot Coverage | Minimum Lot Area Per Unit (Sq. Ft.) | Maximum Building Height  | Minimum Front Yard (Ft.) | Minimum Interior Side Yard (Ft.) | Minimum Street Side Yard (Ft.) | Minimum Rear Yard (Ft.) |
|------|--|----------------------|-------------------------------------|--|--------------------------|----------------------------------|--------------------------------|-------------------------|
| R-1  | No new lot shall be created which is less in area than the minimum lot size indicated on the City's official Zoning Map for the area in which it is located <sup>1</sup> | Refer to Table 3-5   | Refer to Table 3-5                  | One-story – 20 ft. above natural grade<br><br>Two-story – 30 ft. above natural grade | Refer to Table 3-6       | Refer to Table 3-6               | Refer to Table 3-6             | Refer to Table 3-6      |
| R-1P | No new lot shall be created which is less in area than the minimum lot size indicated on the City's official Zoning Map for the area in which it is located <sup>1</sup> | Refer to Table 3-5   | Refer to Table 3-5                  | One-story – 20 ft. above natural grade<br><br>Two-story – 30 ft. above natural grade | Refer to Table 3-6       | Refer to Table 3-6               | Refer to Table 3-6             | Refer to Table 3-6      |

Note:

<sup>1</sup> Or when lots are consolidated, or when subterranean parking is used.

Source: City of Fullerton Municipal Code, Chapter 15.17

**Table 3-5  
Summary of Multiple-Family Residential Zoning Requirements**

| Zone | Minimum Lot Area (Sq. Ft.) | Maximum Lot Coverage | Minimum Lot Area Per Unit (Sq. Ft.) | Density (DU/Acre) | Maximum Building Height  | Minimum Front Yard (Ft.) | Minimum Interior Side Yard (Ft.)   | Minimum Street Side Yard (Ft.) | Minimum Rear Yard Through Lot (Ft.) |
|------|----------------------------|----------------------|-------------------------------------|-------------------|--|--------------------------|--|--------------------------------|-------------------------------------|
| R-2  | 6,000 for new lots         | Refer to Table 3-5   | Refer to Table 3-5                  | 2 units/lot       | One-story – 20 ft. above natural grade<br>Two-story – 30 ft. above natural grade                                       | Refer to Table 3-6       | Refer to Table 3-6   | Refer to Table 3-6             | Refer to Table 3-6                  |
| R-2P | 6,000 for new lots         | Refer to Table 3-5   | Refer to Table 3-5                  | 2 units/lot       | One-story – 20 ft. above natural grade<br>Two-story – 30 ft. above natural grade                                       | Refer to Table 3-6       | Refer to Table 3-6   | Refer to Table 3-6             | Refer to Table 3-6                  |
| R-G  | 7,200                      | 60%                  | 3,600                               | 12.1              | 20 ft./ 1 story if within 50 ft. of R-1 property; 30 ft./ 2 stories if 50-100 ft. of R-1 property; unlimited otherwise | 15                       | Depends on window type, building height, and the type of room where the window is located. | 15                             | 15                                  |
| R-3R | 8,800                      | 60%                  | 2,200                               | 19.8              | Same as R-G  | 15                       | Same as R-G  | 15                             | 15                                  |

**Table 3-5  
Summary of Multiple-Family Residential Zoning Requirements**

| Zone | Minimum Lot Area (Sq. Ft.) | Maximum Lot Coverage | Minimum Lot Area Per Unit (Sq. Ft.)   | Density (DU/Acre) | Maximum Building Height | Minimum Front Yard (Ft.) | Minimum Interior Side Yard (Ft.) | Minimum Street Side Yard (Ft.) | Minimum Rear Yard Through Lot (Ft.) |
|------|----------------------------|----------------------|---|-------------------|-------------------------|--------------------------|----------------------------------|--------------------------------|-------------------------------------|
| R-3P | 10,000                     | 60%                  | 1,600 for bachelor unit <sup>1</sup> , increasing by 100 s.f. per bedroom to 1,900 s.f. for 3+ bedroom unit | 27.2              | Same as R-G             | 15                       | Same as R-G                      | 15                             | 15                                  |
| R-3  | 10,000                     | 60%                  | Same as R-3P  | 27.2              | Same as R-G             | 15                       | Same as R-G                      | 15                             | 15                                  |
| R-4  | 20,000                     | 60%                  | 1,150   | 37.9              | Same as R-G             | 15                       | Same as R-G                      | 15                             | 15                                  |
| R-5  | 30,000                     | 60%                  | N/A   | Unlimited         | Same as R-G             | 15                       | Same as R-G                      | 15                             | 15                                  |
| R-MH | 5 acres                    | 70%                  | 4,000   | 10.9              | 35 ft.                  | 15                       | 10                               | 15                             | 15                                  |

Note:

<sup>1</sup> Except as provided in Title 16 of the Fullerton Municipal Code.

Source: City of Fullerton Municipal Code, Chapter 15.17

**Table 3-6  
Lot Coverage and Floor Area Ratio Requirements**

| Zone                   | Maximum Lot Coverage | Maximum Floor Area Ratio (FAR) |
|------------------------|----------------------|--------------------------------|
| R-1 (7,200 or less)    | 60%                  | 50%                            |
| R-1 (7,200- 10,000)    | 55%                  | 45%                            |
| R-1 (10,000- 20,000)   | 50%                  | 35%                            |
| R-1 (20,000 and above) | 45%                  | 30%                            |
| R-2                    | 60%                  | --                             |

Source: City of Fullerton Municipal Code, Chapter 15.17

**Table 3-7  
Building Setbacks for R-1, R1-P, R-2 and R-2P Zones**

|   | R-1 (7,200 or under) (ft.) | R-1 (7,200 – 10,000) (ft.) | R-1 (10,000 – 20,000) (ft.) | R-1 (20,000 and over) (ft.) | R-1P (ft.)            | R-2 and R-2P (ft.)    |
|---|----------------------------|----------------------------|-----------------------------|-----------------------------|-----------------------|-----------------------|
| <b>Along a public street:</b>                                   |                            |                            |                             |                             |                       |                       |
| Front yard  | 15                         | 20                         | 25                          | 35                          | 20 <sup>1</sup>       | 15                    |
| Side yard   | 5                          | 5                          | 5                           | 5                           | 5                     | 5                     |
| Rear yard (through lot)   | See Note <sup>2</sup>      | See Note <sup>2</sup>      | See Note <sup>2</sup>       | See Note <sup>2</sup>       | See Note <sup>2</sup> | See Note <sup>2</sup> |
| <b>Along a public alley or flood control channel:</b>           |                            |                            |                             |                             |                       |                       |
| Rear yard (first-story)   | 0                          | 0                          | 0                           | 0                           | 0                     | 0                     |
| Rear yard (second-story)  | 0                          | 0                          | 0                           | 0                           | 0                     | 2.5                   |
| <b>Along another property line (i.e. an interior lot line):</b> |                            |                            |                             |                             |                       |                       |
| Side yard   | 5                          | 5                          | 7                           | 10                          | 5                     | Total of 10 feet      |
| Rear yard (first-story)   | 15                         | 15                         | 20                          | 25                          | 15                    | 0                     |
| Rear yard (second-story)  | 20                         | 20                         | 25                          | 30                          | 20                    | 0                     |

Notes:

<sup>1</sup> In the R-1P zone, proposals requesting a front setback less than the predominant setback on the street shall be subject to approval by the Landmarks Commission as a Development Project.

<sup>2</sup> The front yard setback required by the underlying zone shall apply on both street frontages of a through lot, except that fences no more than eight feet in height, non-habitable buildings, and detached accessory structures are permitted at the rear yard property line of a through lot that has an R-1, R-1P, R-2 or R-2P zone, when all vehicular access rights on that street frontage side have been dedicated to the City or have been restricted by parcel map, site plan, or tract map.

Source: City of Fullerton Municipal Code, Chapter 15.17

The maximum potential size and density of residential development is primarily determined by the number of units permitted on the parcel(s), the maximum lot coverage and/or maximum FAR. The R-1 and R1-P zones allow one single family dwelling unit per legal parcel. The R-2 and R2-P zones allow two dwelling units per legal parcel. The R-G, R-3, R-3R, R-3P, R-4, R-5, and R-MH zones allow multiple dwelling units per legal parcel, provided that the parcel size meets the required minimum lot area per dwelling unit. Although the Zoning Ordinance does not specify minimum or maximum densities in the residential zones, the minimum lot area per dwelling unit in effect sets the maximum permitted densities.

The maximum permitted building heights provide flexibility for residential development. Development in the R-1 and R-2 zones can be up to 2 stories, 30 feet in height. Development in the R-MH zone can be up to 35 feet in height. Development in the other residential zones does not have a maximum height requirement unless it is within 100 feet of a residential zone.

Table 3-78 summarizes the parking requirements for residential uses. Parking requirements are determined by the housing type (single-family versus multi-family), the zone, and the number of bedrooms in each unit. The Director of Community Development may modify the parking requirements for residential units provided in a City-sponsored project.

Multi-family development in the R-G, R-3R, R-3, R-3P and R-4 zones requires between 1 ¼ and 2 garage spaces per unit based on the number of bedrooms in addition to open guest parking. The requirement for spaces within a garage may be a constraint, as it means that garages must be factored into the cost of the project. In the R-5 zone, garages are not required.

**Table 3-78  
Residential Parking Requirements**

| Single-Family Residence in the R-1, R-1P, R-2 and R-2P Zones                          |  |
|---|--|
| Built before June, 1963 and less than 5 bedrooms                                      | 1 car garage   |
| Built after June, 1963 and less than 5 bedrooms                                       | 2 car garage   |
| 5 or more bedrooms in the R-1-6 to R-1-9 zones, inclusive, and the R-2 and R-2P zones | 3 parking spaces (not within the front yard setback) including 2 garage spaces and 1 open space  |
| 5 or more bedrooms in the R-1-10 and higher zones                                     | 3 garage spaces  |
| Any R-1P zone   | Same as R-1 zone, except that half of the requirement can be uncovered (but not in the front yard setback)   |
| Duplex Project in the R-2 and R-2P Zones  |  |
| R-2 zone (per unit)   | 2 car garage plus one space if 5 or more bedrooms  |
| R-2P zone (per unit)  | Same as R-2 zone, except that half of the requirement can be uncovered (but not within the front yard setback)   |
| Multiple-Family Residential Zones   |  |
| R-G, R-3R, R-3, R-3P and R-4 zones (per unit)   | No bedrooms (studio): 1 ¼ garage spaces plus ½ space open guest parking;<br>1 bedroom: 1 ½ garage spaces plus ½ space open guest parking;<br>2 bedrooms: 1 ¾ garage spaces plus ¾ space open guest parking;<br>3 or more bedrooms: 2 garage spaces plus 1 space open guest parking |





**Table 3-78**  
**Residential Parking Requirements**

|          |   |
|----------|---|
| R-5 zone | No bedrooms (studio): 1 ¾ spaces, open or covered, per dwelling unit<br>1 bedroom: 2 spaces, open or covered, per dwelling unit<br>2 bedrooms: 2 ½ spaces, open or covered, per dwelling unit<br>3 or more bedrooms: 3 spaces, open or covered, per dwelling unit |
|----------|---|

Source: City of Fullerton Municipal Code, Chapter 15.17

The City has analyzed the impacts that the development standards including maximum lot coverage and FAR, minimum unit sizes, parking requirements, and maximum building height have on the ability for a project to achieve maximum permitted densities. Based on an analysis of recently constructed and approved projects in Fullerton, the City has found that these development standards and their cumulative effects do not negatively impact the supply and affordability of housing.

**2. Density Bonus Ordinance**

As an incentive to encourage the construction of low-cost housing the City has adopted a Density Bonus for Affordable Housing (Section 15.17.120 of the Municipal Code). The City grants a density bonus of up to 35 percent, plus other incentives, when an applicant for five or more housing units agrees to set aside at least 5 percent of the units for very-low-income households, or 10 percent of the units for low-income households, or 10 percent of condominium units for moderate-income households, or for senior citizen developments. These provisions are consistent with current state law.

**3. Senior Housing**

Small residential care facilities for seniors over 60 years old, which care for up to six people, are permitted by right in all residential zones. Larger residential care facilities are allowed with conditional use permits in R-3, R-3P, R-4, and R-5 zones. Residential care facilities for seniors are allowed with conditional use permits in all commercial zones. The Zoning Code specifies six different types of retirement complexes, each of which is permitted in at least two residential zones with a conditional use permit. For instance, while a complex of detached cluster units may be permitted in lower density zones, a mid/high-rise retirement hotel is permitted with a conditional use permit only in R-4 and R-5 zones. The denser types of developments are allowed in the O-P (office professional) and C-1 (limited commercial) zones, subject to conditional use permits.

Residential care facilities and retirement complexes must meet requirements for height, lot coverage, density, open space, and parking. In addition, these developments are encouraged to have a residential character and an arrangement of buildings compatible with surrounding development types.

## 4. Emergency Shelters, Transitional Housing and Supportive Housing

### Emergency Shelters

State Housing Law requires that cities identify sites that are adequately zoned for homeless shelters, transitional housing and supportive housing. Additionally, cities must not unduly discourage or deter these uses. The Municipal Code allows emergency shelters and multi-service centers by-right in designated portions of the M-P (Manufacturing Park), M-G (Manufacturing General) and C-M (Commercial Manufacturing) zones subject to the following criteria and standards:

- Maximum of 50 beds
- Off-street parking at a rate of one space per 15 beds, plus one space per each staff person
- Secured bicycle parking
- Screened waiting and intake area
- Maximum 6 months length of stay within any 12-month period
- Minimum 250-foot separation between emergency shelters or multi-service centers
- Site Management Plan identifying hours of operation, services to be provided, staffing, security and communications procedures

Emergency shelters and multi-service centers are permitted in those portions of the M-P, M-G and C-M zones that are located at least 1,320 feet from areas designated in The Fullerton Plan for residential use, accredited school or public park. These areas are clustered in two areas of the city: the Northern Industrial Area and the Southeast Industrial Area- [\(see Appendix B, Exhibits B-3a through B-3d\)](#). Eligible sites include 61 parcels encompassing a total of 69 acres and ranging in size from approximately 0.1 to 35 acres. These parcels include vacant and underutilized sites that are sufficient to accommodate the City's unmet need for emergency shelters. [To ensure that these development standards and procedures continue to provide adequate sites for emergency shelters throughout the planning period commensurate with the City's identified needs, Policy Action 4.4 includes a component to evaluate the appropriateness and continued availability of suitable parcels as part of the annual review of Housing Element implementation.](#)

Emergency shelters and multi-service centers that are approved subject to a multi-jurisdictional agreement are permitted by-right even if they do not strictly comply with applicable development standards. Other emergency shelters and multi-service centers that do not comply with applicable standards may be approved subject to a conditional use permit. Emergency shelters with up to 12 beds are also permitted as an accessory use to religious institutions.

### Transitional and Supportive Housing

*Transitional Housing* is defined as rental housing operated under program requirements that call for the termination of assistance and recirculation of assisted units to other eligible program recipients at some predetermined future point in time, which shall be no less than a six month period.

*Supportive Housing* is defined as housing with no limit on length of stay, that is occupied by the target population and that provides a significant level of onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community. *Target population* means adults with low-income having one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health conditions, or individuals eligible for services provided under the Lanterman Developmental Disabilities Services Act ( Division 4. 5 ( commencing with Section 4500) of the Welfare and Institutions Code) and may, among other populations, include families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, or homeless people.

The Municipal Code permits transitional and supportive housing in all residential zones subject to the same standards and procedures as apply to other residential uses of the same type in the same zone, in conformance with state law. In addition, transitional and supportive housing facilities that do not comply with all development standards may be permitted subject to a conditional use permit. In order to ensure that transitional and supportive housing are permitted uses in any zone where residential uses are permitted subject only to the same standards and procedures as apply to other residential uses of the same type in the same zone, Policy Action 4.4 in the Housing Plan includes a component to review the Municipal Code and if necessary initiate an amendment to ensure that City regulations are in conformance with state law.

## 5. Single Room Occupancy Units

Single Room Occupancy (SRO) units provide an opportunity to meet the needs of very-low-income persons and households. The City of Fullerton defines a SRO Unit as a living unit within an SRO residential hotel consistent with Section 17958.1 of the California Health and Safety Code, which is rented to the same person for a period of more than 30 consecutive days at a rate at or below 30 percent of the monthly median income adjusted for a household size of one, as defined by the U.S. Department of Housing and Urban Development for the Standard Metropolitan Statistical Area of Anaheim - Santa Ana - Garden Grove. SRO residential hotels may be located in General Commercial (C-2), Central Business District Commercial (C-3), and Commercial, Highway (C-H) zones, subject to a conditional use permit.

The Director of Community Development must approve a management plan for SRO residential hotels and they must meet development standards, including minimum unit size, a minimum five-foot setback to any window, minimum interior common area, access to public transportation, parking requirements, provision of shower/bath and laundry facilities, and safety features.

## 6. Housing for Persons with Disabilities

Pursuant to State law, cities are required to analyze potential and actual constraints to the development, maintenance and improvement of housing for persons with disabilities and demonstrate local efforts to remove governmental constraints that hinder meeting the need for housing for persons with disabilities within the city. The US Census Bureau defines persons with disabilities as those with a long-lasting physical, mental or emotional condition. This condition

can make it difficult for a person to do activities such as walking, climbing stairs, dressing, bathing, learning, or remembering. This condition may also impede a person from being able to work at a job or business or to go outside the home unaccompanied.

The City addresses two types of housing for persons with disabilities in its Zoning Code: small group homes and large group homes. “Small group home” means any family home, group care facility or similar facility as determined by the Director of the State Department of Social Services that is licensed to shelter and care for six or fewer persons in a dwelling, providing 24-hour non-medical services, supervision or assistance essential for sustaining the activities of daily living or for the protection of the individual. “Large group home” means any family home, group housing arrangement or similar residential care facility as determined by the Director of the State Department of Social Services that is licensed to shelter and care for more than six persons, providing 24-hour non-medical services, supervision or assistance essential for sustaining the activities of daily living or for the protection of the individual.

The City defines a “Family” as an individual or two or more persons living together as a relatively permanent bona fide housekeeping unit in a domestic relationship based upon birth, marriage or other domestic bond of social, economic and psychological commitments to each other as distinguished from a group occupying a boarding house, lodging house, club, dormitory, fraternity, sorority, hotel, motel, retirement complex or rehabilitation facility.

Small group homes are permitted by-right and without discretionary approvals in all of the residential zones except for the R-MH zone. These projects are reviewed administratively by City staff through the building permit plan check process. Large group homes are permitted, subject to a conditional use permit, in all residential zones except for the R-MH zone. Large group homes can also be located in the Office Professional (O-P) and Limited Commercial (C-1) zones with a conditional use permit.

Large group homes must comply with specific standards and requirements outlined in the Zoning Code. These standards and requirements are:

- Lot coverage shall not exceed 50 percent in zones R-1 through R-3R. For all other zones, coverage shall not exceed 60 percent.
- The allowable number of units shall vary depending on the particular zone in which the proposed use will be located. Two beds are equivalent to one room which is equivalent to one unit. The allowable density is shown in Table 3-89.

Table 3-89

Allowable Density for Large Group Homes

| Zone                          | Du/Acre |
|-------------------------------|---------|
| R-1-20,000 and above          | 5.6     |
| R-1-10,000 through R-1-15,000 | 7.6     |
| R-1-6,000 through R-1-9,000   | 10.2    |
| R-2/R-2P                      | 14.0    |
| R-G                           | 15.2    |
| R-3R                          | 24.8    |



Table 3-89

Allowable Density for Large Group Homes

| Zone                | Du/Acre   |
|---------------------|---|
| R-3/R-3P            | 33.8  |
| R-4                 | 46.2  |
| R-5                 | Unlimited   |
| PRD                 | Established by general or specific plan designation of the site |
| Any Commercial Zone | 33.8  |

Source: City of Fullerton Municipal Code, Ch. 15

- Usable open space must be provided on a per unit basis. Two beds are equivalent to one room which is equivalent to one unit. The usable open space requirements are shown in Table 3-910. Indoor common recreational areas may contribute up to one third of the useable open space requirements.

Table 3-910

Usable Open Space Requirements for Large Group Homes

| Zone                          | Usable Open Space per Unit                                      |
|-------------------------------|---|
| R-1-20,000 and above          | 800 sq. ft  |
| R-1-10,000 through R-1-15,000 | 700 sq. ft  |
| R-1-6,000 through R-1-9,000   | 600 sq. ft  |
| R-2/R-2P                      | 400 sq. ft  |
| R-G                           | 400 sq. ft  |
| R-3R                          | 400 sq. ft  |
| R-3/R-3P                      | 300 sq. ft  |
| R-4                           | 300 sq. ft  |
| R-5                           | 200 sq. ft  |
| PRD                           | Established by general or specific plan designation of the site |
| Any Commercial Zone           | 300 sq. ft  |

Source: City of Fullerton Municipal Code, Ch. 15

- The demand for parking will vary depending on the clientele and type of operation of the facility. The parking requirement shall be determined on a case-by-case basis as part of the review of the Conditional Use Permit.

The City allows for flexibility in location and design of the group homes. The City's standards and requirements for density and open space are consistent with what is required of other development within the same zones. There are no maximum concentration or siting requirements for large group homes. The City also provides flexible parking requirements by only requiring what is needed to accommodate the facility on a case-by-case basis.



The Municipal Code also includes procedures for reviewing requests for reasonable accommodation from persons with disabilities in order to provide relief to Code regulations and permitting procedures that may interfere with the use and enjoyment of the home.

**c. Building Codes and Enforcement**

Building and safety codes are adopted to preserve public health and safety and ensure the construction of safe and decent housing. These codes and standards also have the potential to increase the cost of housing construction or maintenance.

**Building Codes**

The City of Fullerton has adopted the 2010 California Building Code (Code), which establishes construction standards for all residential buildings. The City amends the Code as needed to further define requirements based on the unique local conditions. The Code is designed to protect the public health, safety, and welfare of Fullerton’s residents. Code enforcement in the City is performed both proactively and on a complaint basis.

**Fair Housing and Americans with Disabilities Act**

The federal Fair Housing Act of 1998 (FHA) and the Americans with Disabilities Act (ADA) are federal laws intended to assist in providing safe and accessible housing. ADA provisions include requirements for a minimum percentage of units in new developments to be fully accessible for persons with physical disabilities. Compliance with these regulations may increase the cost of housing construction as well as the cost of rehabilitating older units, which may be required to comply with current codes. However, the enforcement of ADA requirements is not at the discretion of the City, but is mandated under federal law.

**d. Development Fees**

Various development and permit fees are charged by the City and other agencies to cover administrative processing costs associated with development. These fees ensure quality development and the provision of adequate services. Often times, development fees are passed through to renters and homeowners in the price/rent of housing; thus, affecting the affordability of housing.

Table 3-1411 summarizes the total typical fees for both single-family and multi-family projects. The fees for the typical single-family project are based on a 2,000-square-foot, 4-bedroom single-family detached dwelling unit. The fees for the typical multi-family project are based on a 1,000-square-foot, 2-bedroom unit in a 4-unit apartment project. Due to economies of scale, the fees per unit in a multi-family project are reduced as the number of units increases.

**Table 3-1411  
Total Typical Fees**

| Single Family Dwelling <sup>1</sup> | Estimated Fee (per unit)                      |
|-------------------------------------|---|
| Building Permit                     | \$3,648.00 (includes plan check fee of \$723) |
| Plumbing                            | \$150.00                                      |
| Electrical                          | \$175.00                                      |

|  |                                 |
|--|---------------------------------|
| Mechanical                               | \$105.57                        |
| Sanitation                               | \$3,976.00                      |
| Park Facilities                          | \$10,600.00                     |
| School Facilities                        | \$6,400.00                      |
| Traffic Impact Mitigation                | \$325.50                        |
| <b>Total</b>                             | <b>\$25,380.07</b>              |
| <b>Multi-Family Dwelling<sup>2</sup></b> | <b>Estimated Fee (per unit)</b> |
| Minor Site Plan                          | \$291.20 (\$1164.80 total)      |
| Document Imaging Fee                     | \$24.75 (\$99.00 total)         |
| County Recorder's Fee                    | \$10.75 (\$43.00 total)         |
| Building Permit                          | \$912.00                        |
| Plumbing                                 | \$126.50                        |
| Electrical                               | \$116.75                        |
| Mechanical                               | \$69.75                         |
| Sanitation                               | \$2,705.00                      |
| Park Facilities                          | \$10,600.00                     |
| School Facilities <sup>3</sup>           | \$3,200.00                      |
| Traffic Impact Mitigation                | \$195.30                        |
| <b>Total</b>                             | <b>\$18,252.00</b>              |

Notes:

<sup>1</sup> Based on a 4-bedroom single-family house with 2,000 square feet not requiring review by SRC, PC, RDRC, or CC.

<sup>2</sup> Based on a 4-unit apartment project not requiring review by PC, RDRC, or CC.

<sup>3</sup> Based on 2-bedroom units with an average of 1,000 square feet per unit, 4,000 square feet total.

Source: City of Fullerton

**e. Local Processing and Permit Procedures**

Delays in development and building permit processing can lead to considerable holding costs that may affect the price of housing. The City of Fullerton's requirements and process for development review are based on the complexity of the project and the type of entitlement. Residential projects in the R-1 (single-family) and R-2 (two-family) zones are exempt from discretionary review, so long as the project is not proposing deviations from the Zoning Code and is not within a historic neighborhood. These projects can be submitted to the Community Development Department for plan check and building permits.

**Multi-family Projects and Site Plan Review**

Multi-family projects require Site Plan Review by either the Zoning Administrator (ZA) or Planning Commission (PC). The Zoning Administrator is the approving body for Minor Site Plan applications while Major Site Plans require approval by the Planning Commission. Chapter 15.47 of the Zoning Ordinance specifies whether a project requires a Minor Site Plan review or Major Site Plan review. A residential project with 6 or fewer units is typically considered a Minor Site Plan. Site Plan Review is required to ensure compliance with the development standards found in the City's Municipal Code. The Municipal Code outlines the following criteria by which as project proposal is reviewed during Site Plan Review:

### **General:**

1. Creating a development that is pleasant in character and is harmonious with the past development of Fullerton.
2. Minimizing the disruption of existing natural features such as trees and other vegetation and natural ground forms.
3. Illustrating a design compatibility with the desired developing character of the surrounding area.
4. Recognizing views, climate and the nature of outside activities in the design of exterior spaces.
5. Preserving public views and scenic vistas from unreasonable encroachment.

### **Buffering:**

1. Screening exterior trash and storage areas and service yards from view of nearby streets and adjacent structures in a manner that is compatible with building site design.
2. Minimizing noise within the project as well as noise created by the proposed project (traffic, air conditioning, use, etc.) that may negatively impact the surrounding area.

### **Grading:**

1. Blending any proposed grading with the contours of adjacent properties.
2. Ensuring that all on-site drainage patterns will occur on or through areas designed to serve this function.

### **Circulation:**

1. Creating traffic patterns that minimize impacts on surrounding properties and streets and accommodate emergency vehicles.
2. Creating circulation systems that avoid conflicts between vehicular, bicycle and pedestrian traffic.
3. Ensuring that the proposed project accommodates individuals with physical disabilities, via the provision of conveniently located handicapped parking stalls, ramps and the like.

### **Building/site planning relationships:**

1. Siting buildings so as to avoid crowding and to allow for a functional use of the space between buildings.
2. Siting buildings so as to consider shadows, changing climatic conditions, noise impacts as well as respecting the terrain and other circumstances favorable to the use of passive solar devices.
3. Designing and/or screening all rooftop mechanical and electrical equipment as an integral part of the building design.

### **Landscaping:**

1. Designing landscaping to create a pleasing appearance from both within and off the site.
2. Ensuring that landscaping accommodates adequate sight distances for motorists and pedestrians entering and exiting the site and does not interfere with circulation effectiveness.



3. Providing landscaping adjacent to and within parking areas in order to screen vehicles from view and minimize the expansive appearance of parking areas.
4. Ensuring that all landscaping and its corresponding irrigation systems will conform to Section 15.56.140 of the Municipal Code.

### **b. Development Projects**

A proposal for new construction, rehabilitation, or remodeling of buildings within a Historic Preservation District is considered a Development Project. Interior modifications to existing buildings are excluded as a Development Project. Multi-family projects within preservation zones are reviewed as Development Projects and do not undergo a separate Site Plan Review. The Design Review Committee (DRC) is the approving body for Minor Development Projects. The DRC reviews Major Development Projects and makes recommendations to the Planning Commission. The Director of Community Development determines whether a Development Project is a Minor Project or a Major Project based on specific criteria found in the Zoning Ordinance. Typically, a residential project with 6 or fewer units is considered a Minor Development Project. The Municipal Code outlines the following criteria by which a Development Project is reviewed:

#### **General:**

1. Creating a development that is pleasant in character and is harmonious with the past development of Fullerton.
2. Minimizing the disruption of existing natural features such as trees and other vegetation and natural ground forms.
3. Illustrating a design compatibility with the desired developing character of the surrounding area.
4. Recognizing views, climate and the nature of outside activities in the design of exterior spaces.
5. Preserving public views and scenic vistas from unreasonable encroachment.

#### **Buffering:**

1. Screening exterior trash and storage areas and service yards from view of nearby streets and adjacent structures in a manner that is compatible with building site design.
2. Minimizing noise within the project as well as noise created by the proposed project (traffic, air conditioning, use, etc.) that may negatively impact the surrounding area.

#### **Grading:**

1. Blending any proposed grading with the contours of adjacent properties.
2. Ensuring that all on-site drainage patterns will occur on or through areas designed to serve this function.

#### **Circulation:**

1. Creating traffic patterns that minimize impacts on surrounding properties and streets and accommodate emergency vehicles.

2. Creating circulation systems that avoid conflicts between vehicular, bicycle and pedestrian traffic.
3. Ensuring that the proposed project accommodates individuals with physical disabilities, via the provision of conveniently located handicapped parking stalls, ramps and the like.

### **Building/site planning relationships:**

1. Siting buildings so as to avoid crowding and to allow for a functional use of the space between buildings.
2. Siting buildings so as to consider shadows, changing climatic conditions, noise impacts as well as respecting the terrain and other circumstances favorable to the use of passive solar devices.
3. Designing and/or screening all rooftop mechanical and electrical equipment as an integral part of the building design.

### **Landscaping:**

1. Designing landscaping to create a pleasing appearance from both within and off the site.
2. Ensuring that landscaping accommodates adequate sight distances for motorists and pedestrians entering and exiting the site and does not interfere with circulation effectiveness.
3. Providing landscaping adjacent to and within parking areas in order to screen vehicles from view and minimize the expansive appearance of parking areas.
4. Ensuring that all landscaping and its corresponding irrigation systems will conform to Section 15.56.140 of the Municipal.

### **Building design:**

1. Creating a design compatible with the desired developing character of the neighboring area. Design compatibility includes harmonious building style, form, size, color and material.
2. Coordinating exterior building design on all elevations with regard to color, materials, architectural form and detailing to achieve design harmony and continuity.
3. Limiting the number of materials on the exterior face of the building.
4. Designing and/or screening all rooftop mechanical and electrical equipment as an integral part of the building design.
5. Utilizing landscaping to complement building elevations.
6. Providing dense landscaping to screen unattractive views and features such as storage areas, trash enclosures, transformers, and other elements that do not contribute to the enhancement of the surroundings.

### **Signage:**

1. Relating all signs to their surroundings in terms of size, shape, color, texture and lighting so that they are complementary to the overall design of the building and are not in visual competition with other conforming signs in the area.
2. Ensuring that the signing is in scale with the building and its surroundings, conveys its message legibly and clearly, is vandal-proof and weather-resistant, and if lighted, not unnecessarily bright.

3. Arranging any external spot or floodlighting so that the light source is screened from direct view, that the light is directed against the sign and does not shine into adjacent property, and that the light does not blind motorists or pedestrians.
4. Planting shrubs around the base of any freestanding sign to integrate the sign with the ground plane and screen out any low-level floodlights. Ground signs should be low profile.
5. Avoiding the use of struts, braces, or guy wires to support the sign structure.

### Design Guidelines and Review

Fullerton has developed design guidelines for three areas within the City: the Central Business District, the Pico-Carhart Rural Street Overlay, and the Residential Preservations Zones (R-1P, R-2P, and R-3P). The City has found these areas to have specific design and aesthetic concerns due to their unique character. Residential projects in these areas are reviewed for compliance with the design guidelines, which were developed to ensure consistent review for design and aesthetic compatibility within these established neighborhoods.

Projects within the Pico-Carhart Rural Street Overlay are reviewed for compliance with the established design guidelines by Community Development staff during plan check. Projects which do not meet the design guidelines may be referred to DRC.

Projects with the Central Business District and the Preservation Zones are reviewed by DRC for compliance with the applicable design guidelines.

### e

The City has four discretionary review bodies: Zoning Administrator, Design Review Committee (DRC), Planning Commission (PC), and City Council. In addition, a Development Coordinating Staff Committee (DCSC), comprised of City Staff from Engineering, Community Development, Fire, and other departments with interests in development, works to streamline the development review and approval process by coordinating the technical review of development projects.

#### i. — Zoning Administrator

The Zoning Administrator is a management-level staff person authorized by the Community Development Director to review and decide on Zoning Adjustment applications for minor code deviations as defined by the Zoning Ordinance, and also on Minor Development Projects and Minor Site Plans. This process allows for discretionary review of smaller projects while providing for a faster turnaround due to fewer steps in the process.

#### Design Review Committee

The DRC reviews Minor and Major Development Projects involving construction in a Preservation Zone, Potential Landmark District or modifications to a recognized historic building. Projects not falling into these categories are not reviewed by DRC and are not subject to design review (with the exception of projects within the Pico-Carhart Rural Street Overlay and the Central Business District as discussed previously). The City finds that design review by the DRC is necessary for the areas outlined above due to their sensitive nature and/or historic value. Based on the large number of single-family and multi-family projects approved and constructed



in these areas, the City does not find design review to be a constraint towards housing development. DRC is the approving body for Minor Development Projects and reviews and makes recommendations to the Planning Commission on Major Development Projects.

**Planning Commission**

The Planning Commission is the approving body for Major Site Plans, Variances, Conditional Use Permits, Major Development Projects, and Parcel Maps. Planning Commission reviews and makes recommendations on all projects where the City Council is the approving body.

**City Council**

The City Council is the approving body for zone changes, tract maps, and General Plan Amendments. The City Council also hears any appeals to Planning Commission decisions.

**Development Processing Time**

Table 3-~~15~~<sup>12</sup> summarizes the local development processing time for the City. Projects not requiring Site Plan Review, Development Project Review, a Conditional Use Permit, Variance, Zone Change, General Plan Amendment, Environmental Documentation, or Subdivision can be submitted directly for plan check and building permit issuance. The initial plan check takes approximately two weeks. The applicant also has the option of requesting expedited plan check, for an extra fee. Table 3-~~16~~<sup>13</sup> outlines the typical processing timeframes by project type.

**Table 3-~~xx~~<sup>12</sup>**  
**Local Development Processing Time, City of Fullerton**

| Item   | Approximate Length of Time from Submittal to Public Hearing  |
|--|--|
| Conditional Use Permit   | 30 days  |
| Site Plan Review – Minor   | 2 weeks  |
| Site Plan Review – Major   | 30 days  |
| Development Project Review – Minor                                   | 3 weeks  |
| Development Project Review – Major                                   | 30 days  |
| Parcel Map   | 30 days  |
| Tentative Tract Map  | 3 months   |
| Variance   | 30 days  |
| Zoning Amendments or Zone Change                                     | 3 months   |
| General Plan Amendment   | 3 months   |
| CEQA review – Negative Declaration or Mitigated Negative Declaration | Adds 4 weeks to processes above (note: Minor Development Projects and Minor Site Plans do not require CEQA review) |
| CEQA review - EIR  | Minimum 4 months, due to State-mandated notification procedures  |

Source: City of Fullerton, 2013

Table 3-~~xx~~13

Typical Processing Timeframes by Project Type

| Project Type   | Estimated Typical Timeframe |
|--|-----------------------------|
| Single-family Dwelling <sup>1</sup>                  | 2 weeks                     |
| Subdivision <sup>2</sup>                             | 3 months                    |
| Multi-family Dwelling ( $\leq 6$ units) <sup>3</sup> | 4 weeks                     |
| Multi-family Dwelling ( $> 6$ units) <sup>4</sup>    | 3.5 months                  |

Notes:

<sup>1</sup> Assumes the proposed project does not require review by ZA, DRC, PC, or CC

<sup>2</sup> Assumes a Tentative Tract Map is required.

<sup>3</sup> Assumes a Minor Site Plan Review and plan check is required.

<sup>4</sup> Assumes a Major Site Plan, Environmental Documentation, and plan check is required.

Source: City of Fullerton, 2013

**f. Environmental and Infrastructure Constraints**

Environmental hazards affecting housing units include geologic and seismic conditions, which provide the greatest threat to the built environment. The following hazards may impact future development of residential units in the City.

**Environmental Constraints**

**Seismic Hazards**

Similar to most southern California cities, Fullerton is located within an area considered to be seismically active. Eight faults could potentially cause damage to the City. Only one, the Norwalk Fault, actually traverses the City. All other faults that could result in earthshaking and damage in Fullerton are: the Whittier-Elsinore fault, the Newport-Inglewood fault, the Sierra Madre-San Fernando-Santa Susana fault, the Palos Verdes fault, the San Jacinto fault, and the San Andreas fault (south and central).

**Landslides**

Landslides often occur during or after strong earthquakes. Areas subject to seismically induced landslides are limited to the steeper portions of the East and West Coyote Hills. The probability of seismically induced bedrock landslides occurring elsewhere is low. Additionally, small soil slips can occur throughout the Coyote Hills. Adequate plans for the prevention of the landslides in the Coyote Hills have been made in the Grading and Development Guidelines sections of the Specific Plans.

**Flooding**

Floodplain studies have been performed for Fullerton as part of the National Flood Insurance Program. There are areas in the 100-year flood zone that can create a hazardous condition in the City. The 100-year flood zone areas are generally adjacent to creeks and channels within the City; however, there are some small, scattered areas in the southern portion of the City subject to flooding hazards.

Several major watercourses and dam facilities provide protection against major flood flows from runoff generated in watershed north and east of the City. Smaller drainage facilities that drain into the major channels and reservoirs are the responsibility of the City for construction, operation and maintenance. For the most part, the existing local drainage facilities within the City have capacity to carry floods from storms of less than a 10-year interval. The construction of the Commonwealth/State College Storm Drain project has removed the threat of flooding from major portions of the eastern section of the City.

### **Toxic and Hazardous Wastes**

There are a number of land uses within the City that handle hazardous materials. The Fire Department is responsible for safety inspections of commercial buildings as well as environmental protection responsibilities. The Fire Department has actively collected hazardous materials information from approximately 300 businesses that meet the threshold disclosure requirements. This program also includes the administration of underground storage tank regulations.

### **Fire Hazards**

The City continues to address the need to defend persons and property from urban and wildland fires. Because Fullerton's climate includes long periods of hot-dry weather combined with high-velocity desert winds, the potential exists for large, spreading fires. While not considered to have significant areas subject to wildland fire hazard, the City does have large, undeveloped oil lands that are generally covered with grass and light brush. Firebreaks are maintained throughout these areas. The City's Community Preservation Division also actively enforces the City's weed abatement ordinance.

The Fullerton Fire Department provides fire protection. Firefighting operations include six fire stations, with a total of 10 pieces of apparatus, including nine fire engines and one aerial ladder truck. Emergency medical services are integrated within the firefighting force—three of the six pumpers are equipped with required paramedic equipment and staffed with four personnel, including two certified mobile intensive care paramedics.

### **Noise**

Residential land uses are generally considered to be the most sensitive to loud noises. Noise within the City originates from either stationary or mobile sources. Stationary sources include noise generators such as the airport, industrial and construction activities, air conditioning/refrigeration units, and home appliances. Many stationary noise sources are typically accepted as part of the ambient or background noise level. Mobile noise sources are typically transportation-related and include aircrafts, trains, automobiles, trucks, buses, motorcycles, and off-road vehicles.

Motor vehicles are the single largest source of continuous noise in the City. Major roadways carry appreciable volumes of both truck and commuter traffic. Residential zones adjacent to these roadways in the City are affected by motor vehicle noise. Other transportation sources in the City that contribute to noise levels include the Metrolink, Burlington Northern & Santa Fe

(BNSF) and Union Pacific (UP) railroad trains and aircraft accessing the Fullerton Municipal Airport.

### **g. Infrastructure Constraints**

#### Water

Water for Fullerton's service area is derived from both underground and imported sources. Underground supply comes from wells located in the Orange County Groundwater Basin. Fullerton is a member agency of the Metropolitan Water District of Southern California (MWD), which delivers imported water to the service area. The City's water system has over 420 miles of transmission and distribution mains, 15 reservoirs with a capacity of 89.5 million gallons, 12 pumping stations, and 11 active wells. According to the City's 2010 Urban Water Management Plan, total water use is expected to increase by 18 percent in the next 25 years. Fullerton will continue to meet its future demands with groundwater supplies and imported water.

#### Sewer

The City of Fullerton's sewer system consists of trunk lines, main lines, and laterals. The larger trunk lines are owned and maintained by the Sanitation District of Orange County (SDOC); the remaining trunk lines and main lines are the responsibility of the City's Engineering Department. Developers are required to install lateral lines (the lines that go between structures and the main line), and in some cases, the main lines, in conjunction with new construction. The City's Drainage Master Plan identifies ultimate capacity requirements and potential deficiencies to be corrected. The report has identified eleven high priority areas with sewer deficiencies. The City continues the development of site plan standards that require developers to install sewer facilities as well as the issuance of sewer permits and inspection of completed sewer hookups. This is supported by periodic review of the sewer relief facility priority list and construction of relief sewers in a logical, priority-oriented sequence.

### **Inclusionary Housing Requirements**

The City of Fullerton, in accordance with California Community Redevelopment Law, previously required the production of affordable housing based on activities in the redevelopment areas. With the dissolution of the Redevelopment Agency, those inclusionary requirements are no longer in effect. Affordable housing units produced in the past under the inclusionary requirements are subject to deed restrictions that require continued affordability throughout the term of the restriction.

### **On- and Off-Site Improvements**

On and off-site improvements may be required in conjunction with development based on the location of the project and existing infrastructure. Dedication and construction of streets, alleys and other public easements and improvements may be required to maintain public safety and convenience.

The City’s standards and requirements for streets, sidewalks, parkway trees and other site improvements are found in the Municipal Code. Table 3-~~xx~~14 summarizes the City’s standards for roadway and right-of-way widths.

Table 3-~~xx~~14  
Roadway and Right-of-Way Widths

| Street Type                                       | Right-of-Way Width | Roadway Width |
|---|--------------------|---------------|
| Local residential (without sidewalks)             | 50’ minimum        | 36’ minimum   |
| Local   | 54’-60’            | 36’-40’       |
| Local collector                                   | 60’-84’            | 40’ minimum   |
| Secondary and primary arterials (without parking) | 80’-100’           | 64’-84’       |
| Primary and major arterials (without parking)     | 100’ minimum       | 84’           |

Source: City of Fullerton, 2013

Concrete sidewalks must be installed on both sides of all arterial highways and through streets, except where special conditions, such as hillside development, slopes, single-loaded streets or a rural neighborhood atmosphere makes such sidewalk construction impractical or undesirable. Widths shall be designated by the City Engineer, but shall not be less than four feet wide, clear of obstructions, in single-family residential areas and five feet wide in multiple-residential zones.

Street lights are required on all streets. The lighting system shall be constructed to City standards and shall be City-owned and operated. Private streets and common areas within planned residential and planned unit developments and within condominium projects shall be improved with street and area lighting systems, which shall be privately owned and operated systems designed to City standards or Edison-owned systems, as approved by the City Engineer.

Parkway trees are required along all streets and highways. The trees shall be installed in the manner and shall conform to the size and species specified by the City Engineer. In full-width sidewalks, tree wells shall be provided. On streets adjacent to industrial, manufacturing or planned residential zones, parkway trees may not be required, provided they are replaced by trees or other suitable landscaping planted on adjacent properties in conjunction with on-site landscaping.

Construction, modification or upgrading of traffic signals and appurtenances may be required as a condition of the approval of any subdivision, land division, use or building permit, if the additional traffic generated by the tract or development, the safety of the traveling public, the increased use of the streets or other circumstances require the construction.



New subdivisions may be required to dedicate land for public facilities such as schools, parks, libraries, fire stations or other public uses based on the land requirements for such facilities in the adopted Specific Plan or General Plan.

The on- and off-site improvements required by the City are necessary to adequately provide the infrastructure and public facilities that support housing development. These requirements ensure public safety and health is not jeopardized by increased development and do not unduly hinder housing development.

## **B. NON-GOVERNMENTAL CONSTRAINTS**

### **1. Land Prices**

Land costs influence the cost of housing. Land prices are determined by a number of factors, most important of which are land availability and permitted development density. As land becomes less available, the price of land increases. The price of land also increases as the number of units permitted on each lot increases. In Orange County, undeveloped land is limited, and combined with a rapidly growing population, land prices have in turn increased.

Throughout the City, the land values fluctuate significantly based on site and neighborhood characteristics. Based on recent land transactions and appraisals, vacant residential land averages \$35 to \$50 per square foot.

### **2. Construction Costs**

Construction cost is affected by the price of materials, labor, development standards and general market conditions. The City has no influence over materials and labor costs, and the building codes and development standards in Fullerton are not substantially different than most other cities in Orange County. Construction costs for materials and labor have increased at a slightly higher pace than the general rate of inflation according to the Construction Industry Research Board. Typical residential construction cost is estimated to be \$100-140 per square foot for standard quality development.

### **3. Financing**

Mortgage interest rates have a large influence over the affordability of housing. Higher interest rates increase a homebuyer's monthly payment and decrease the range of housing that a household can afford.

The recent crisis in the mortgage industry has affected the availability of real estate loans, although the long-term effects are unpredictable. The credit "crunch" resulted when "sub-prime" lenders made it possible for families who could not qualify for standard mortgages to become home owners even though they might not have had the credit history and income to support repayment of the loans. The problem typically occurred with adjustable rate mortgages (ARMs) after the initial fixed interest rate period expired (often two to three years) and the interest rate converted to market. Because ARMs often offer "teaser" initial interest rates well below market for the first few years, monthly payments may increase by several hundred dollars when the

loan adjusts to market rate. When property values were increasing, as was the case from 2000 to 2006, homeowners had the option of refinancing to a new loan when the initial rate expired. However, after the real estate crash of 2008, homeowners often owed more than the value of their home, making refinancing impossible. As a result of these conditions, there was a significant rise in foreclosure rates, and changes in mortgage underwriting standards has made it much more difficult to obtain financing. It is likely that the credit tightening will have greater impacts on low-income families than other segments of the community.

Table 3-xx15 shows 2011 loan application data by income category for Orange County. It is not surprising that the percentage of loan application denials is highest for the very-low income (less than 50 percent of the MFI) category with 25 percent.

| Income Group | Total Applications | Loans Originated | Applications Denied | Percentage Denied |
|--------------|--------------------|------------------|---------------------|-------------------|
| < 50% MFI    | 324                | 153              | 80                  | 24.7%             |
| 50-79% MFI   | 1,681              | 1,037            | 278                 | 16.5%             |
| 80-99% MFI   | 1,428              | 960              | 185                 | 13.0%             |
| 100-119% MFI | 1,126              | 772              | 136                 | 12.1%             |
| >= 120% MFI  | 3,240              | 2,269            | 375                 | 11.6%             |
| <b>Total</b> | <b>7,927</b>       | <b>5,269</b>     | <b>1,070</b>        | <b>13.5%</b>      |

Source: Federal Financial Institutions Examination Council, HMDA Data, 2011

## Housing Policy Plan

This section describes the City of Fullerton's Policy Program for the 2013-2021 Housing Element. The Policy Program describes the specific policy actions necessary to address present and future housing needs, meet the specific requirements of State law, and consider the input by residents and stakeholders. In developing this Policy Program, the City assessed its housing needs, evaluated the performance of existing programs, and received input from the community through participation in housing workshops.

While the plan covers a broad array of housing issues that are applicable Citywide, the emphasis of the Policy Program is on actions enabling the City to maintain and increase housing opportunities affordable to extremely-low-, very-low-, low-, and moderate-income households.

### A. KEY POLICY THEME AREAS

As the basis for a comprehensive City strategy aimed at preserving and expanding housing opportunities for Fullerton's extremely-low-, very-low-, low- and moderate-income households, the City has conducted a thorough review of existing policy and consulted with residents and interested stakeholders. Based on this review and consultation, a number of Policy Theme Areas have been identified to provide policy guidance for the 2013-2021 planning period.

#### **Policy Theme Area A: Housing Availability and Affordability**

*The demand for housing in the City of Fullerton remains high and housing costs continue to remain higher than what is affordable to many households, especially the lower-income segments of the population. The needs of special groups such as seniors are also not being met by current housing options. Providing policies and programs that address the supply of housing for all segments of the population will help ensure that Fullerton's current residents and workforce will have the opportunity to live in the City.*

#### **Policy Theme Area B: Land Use, Location, and Linkages**

*Creating connections between residential and commercial uses can promote the livability of Fullerton's neighborhoods. Policies and programs that provide opportunities for the development of job centers and key amenities adjacent to residential communities can have a positive effect on the quality of life of Fullerton's residents.*

#### **Policy Theme Area C: Revitalization and Infill**

*There are very few areas of vacant land within the City of Fullerton. Revitalization and infill opportunities must be utilized as key alternatives to providing housing. Policies*

*should maximize the potential of underutilized areas in Fullerton while ensuring compatibility and connections with surrounding uses.*

**Policy Theme Area D: Special Needs Groups**

*Although the City's land use regulations are designed to facilitate the provision of suitable housing for persons with special needs, these groups continue to be underserved. Policies and programs that target universal design concepts, homeless issues, and mixed-income housing will continue to expand housing options for those with special needs.*

**Policy Theme Area E: Governmental Constraints and Incentives**

*Development fees and regulatory requirements can have a negative effect on the development of housing. Through incentives and concessions, the City can reduce the constraints on housing development and provide more opportunities to increase housing options for all segments of the population.*

**Policy Theme Area F: Resource Efficient Design**

*The preservation and improvement of the quality of life of Fullerton residents can be accomplished through resource-efficient design. These design considerations will promote environmental and energy efficiency in both existing and future housing stock.*

**Policy Theme Area G: Housing Conditions**

*The condition of the existing housing stock can affect neighborhood quality. Establishing policies and programs that target rehabilitation and proactive code enforcement can safeguard and enhance neighborhood quality and preserve existing housing stock.*

**Policy Theme Area H: Policy Development and Planning**

*Policy development plays a key role in reaching objectives and goals for the City. The involvement of City staff and the public in the development of policies will ensure that planning is effective and addresses community concerns.*

**Policy Theme Area I: Funding and Partnership Opportunities**

*The City has limited funding to address the current and projected needs of the population. Therefore, the City must seek alternative sources of funding by maximizing partnerships with public, private, and non-profit entities.*

**Policy Theme Area J: Education and Civic Engagement**

*The City of Fullerton has a history of civic participation. Through education and outreach to all segments of the community on housing and housing-related topics, the City can ensure that information is available for interested community members and participation in housing programs is maximized.*



**B. POLICY ACTION AREAS**

The Policy Action Plan for the 2013-2021 Housing Element is organized into four core policy action areas:

**Housing Production** – Establishes policy actions to create a range of rental and for-sale housing opportunities in the City.

**Conservation and Rehabilitation** – Establishes policy actions for conserving and rehabilitating the existing housing resources in the City.

**Design and Livability** – Establishes policy actions to enhance the quality and livability of the built environment.

**Access to Housing Opportunities**– Establishes policy actions that improve access to housing opportunities for persons with limited resources.

**Policy Action Area #1 – New Production**

**Policy Action 1.1: Provision of Adequate Sites for Housing Development**

The City’s land use plans and regulations identify adequate sites with appropriate zoning to accommodate the City’s share of regional housing need for all income levels during the planning period (see Appendix B). The prior Housing Element included a program that required rezoning of sites to accommodate 323 units for exclusive residential use. That requirement was satisfied in October 2013 with the approval of the Orangefair Apartments site.

To ensure the continued availability of adequate sites to accommodate estimated future construction need by income category, the City shall monitor housing development activities and report annually on progress toward meeting the City’s assigned share of regional housing need.

|                                       |  |
|---------------------------------------|--|
| <b>Objective:</b>                     | Maintain adequate sites for housing <del>development</del> commensurate with the City’s <del>fair-assigned</del> share <del>allocation</del> of regional housing need. |
| <b>Implementation Responsibility:</b> | Planning   |
| <b>Funding Source:</b>                | General Fund, 2010 housing bonds   |
| <b>Implementation Timeline:</b>       | Throughout the planning period   |

**Policy Action 1.2: Affordability Monitoring**

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

|                                       |  |
|---------------------------------------|--|
| <b>Objective:</b>                     | Track the initial affordability level of units built |
| <b>Implementation Responsibility:</b> | Planning/Building                                    |
| <b>Funding Source:</b>                | General Fund   |
| <b>Implementation Timeline:</b>       | Ongoing  |

**Policy Action 1.3: Expedited Processing for Extremely-Low-, Very-Low-, Low-, and Moderate-Income Housing Developments**

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

|                                       |  |
|---------------------------------------|--|
| <b>Objective:</b>                     | Ensure expedited processing procedures for affordable housing                            |
| <b>Implementation Responsibility:</b> | Planning/Building  |
| <b>Funding Source:</b>                | General Fund   |
| <b>Implementation Timeline:</b>       | Ongoing. The City will report findings as part of the annual Housing Element evaluation. |

**Policy Action 1.4: Facilitate Infill Development**

The built-out nature of the City requires the evaluation of land currently developed with existing uses for potential residential development. The City will continue to facilitate infill development within feasible development sites for homeownership and rental units through proactive and coordinated efforts with the Successor Agency, Planning Division, private development and non-profit entities, and other housing-related groups



to encourage the construction of housing affordable to extremely-low-, very-low-, low-, and moderate-income households through a menu of regulatory incentives (e.g., streamlined review, reduced development standards, land assemblage, lot consolidation, fee assistance, and other methods) that will effectively encourage infill development.

|                                       |  |
|---------------------------------------|--|
| <b>Objective:</b>                     | Increase infill development                                  |
| <b>Implementation Responsibility:</b> | Planning/Successor Agency/Housing                            |
| <b>Funding Source:</b>                | HUD, City/county/state bonds, low-income housing tax credits |
| <b>Implementation Timeline:</b>       | Ongoing  |

**Policy Action 1.5: Encourage Mixed Use Development**

Due to the limited vacant land resources and the desire of the City to provide connections with jobs, housing, and transportation, the City shall continue to encourage mixed use development to further enhance the viability and success of residential development. Key focus areas shall include the City’s primary activity centers, including the downtown area. The Fullerton Plan, adopted in 2012, identifies 12 focus areas in which development character is either in transition or desired. Within 11 of these areas, residential development is established as an appropriate use. The Fullerton Plan further includes density parameters for each focus area, establishing maximums ranging from 30 to 80 units per acre, and creates two additional land use designations for mixed use developments. The City will continue to encourage mixed use development in the C-3 zone and the two additional Mixed-Use Community Development Types. It is anticipated that future mixed use development may be implemented by specific plan. The City will further encourage mixed use development through a variety of activities such as organizing special marketing events geared towards the development community, posting the sites inventory on the City’s webpage, identifying and targeting specific financial resources, and reducing appropriate development standards.

|                                       |                                   |
|---------------------------------------|-----------------------------------|
| <b>Objective:</b>                     | Increase mixed use development    |
| <b>Implementation Responsibility:</b> | Planning/Successor Agency/Housing |
| <b>Funding Source:</b>                | General Fund/HUD                  |
| <b>Implementation Timeline:</b>       | Ongoing                           |

### Policy Action 1.6: Development of Housing for Large Families

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

|                                       |                                     |
|---------------------------------------|-------------------------------------|
| <b>Objective:</b>                     | Increase housing for large families |
| <b>Implementation Responsibility:</b> | Planning/Housing                    |
| <b>Funding Source:</b>                | General Fund/2010 housing bonds/HUD |
| <b>Implementation Timeline:</b>       | Ongoing                             |

### Policy Action 1.7: Encourage Senior Housing

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

|                                       |                                     |
|---------------------------------------|-------------------------------------|
| <b>Objective:</b>                     | Increase senior housing             |
| <b>Implementation Responsibility:</b> | Planning/Housing/Successor Agency   |
| <b>Funding Source:</b>                | General Fund/HUD/2010 housing bonds |
| <b>Implementation Timeline:</b>       | Ongoing                             |





**Policy Action 1.8: Use of Surplus City-Owned Land for Affordable Housing**

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

|                                       |   |
|---------------------------------------|---|
| <b>Objective:</b>                     | Use of surplus City-owned land for affordable housing |
| <b>Implementation Responsibility:</b> | Engineering/Planning/Housing                          |
| <b>Funding Source:</b>                | General Fund/HUD/2010 housing bonds                   |
| <b>Implementation Timeline:</b>       | Ongoing   |

**Policy Action 1.9: Support Community Housing Development Organization (CHDO) Projects**

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

|                                       |  |
|---------------------------------------|--|
| <b>Objective:</b>                     | Support for CHDOs                        |
| <b>Implementation Responsibility:</b> | Housing                                  |
| <b>Funding Source:</b>                | HUD                                      |
| <b>Implementation Timeline:</b>       | Ongoing, subject to funding availability |

**Policy Action 1.10: Establish Comprehensive Community Outreach Strategy for Housing**

The City understands that one of the most effective tools to inform and educate the community about the City’s housing programs, policies and resources is through direct outreach. To ensure the Fullerton community is provided the highest level of access to information, the City shall continue to utilize various methods of delivery, including print media, mailers, web-based information, speaker’s bureaus, and other methods that consider economic and cultural considerations unique to the City of Fullerton.

|                                       |   |
|---------------------------------------|---|
| <b>Objective:</b>                     | Comprehensive housing outreach strategy |
| <b>Implementation Responsibility:</b> | Planning/Housing                        |
| <b>Funding Source:</b>                | General Fund/HUD                        |
| <b>Implementation Timeline:</b>       | Ongoing                                 |

### **Policy Action 1.11: Review and Revise Multi-Family Parking Requirements**

The City understands that parking requirements may impact the feasibility of residential development, especially the development of multi-family units. To ensure the City's parking requirements are not a constraint to residential development, especially new housing units affordable to lower and moderate income households, the City shall review the existing parking requirements and revise the requirements, as appropriate, during preparation of the Downtown Core and Corridor Specific Plan.

|                                       |   |
|---------------------------------------|---|
| <b>Objective:</b>                     | Review/revise multi-family parking requirements |
| <b>Implementation Responsibility:</b> | Planning  |
| <b>Funding Source:</b>                | General Fund                                    |
| <b>Implementation Timeline:</b>       | Review requirements as part of the DCCSP (2014) |

## **POLICY ACTION AREA #2 – CONSERVATION AND REHABILITATION**

### **Policy Action 2.1: Preservation of Historic Residential Resources**

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

|                                       |  |
|---------------------------------------|--|
| <b>Objective:</b>                     | Preservation of historic residential resources |
| <b>Implementation Responsibility:</b> | Planning                                       |
| <b>Funding Source:</b>                | General Fund                                   |
| <b>Implementation Timeline:</b>       | Ongoing  |

### **Policy Action 2.2: Proactive Identification of Substandard Housing Areas**

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



|                                       |   |
|---------------------------------------|---|
| <b>Objective:</b>                     | Identification of substandard housing areas and prioritize resources to address |
| <b>Implementation Responsibility:</b> | Community Preservation/Planning/<br>Building/Housing                            |
| <b>Funding Source:</b>                | HUD   |
| <b>Implementation Timeline:</b>       | Ongoing   |

**Policy Action 2.3: Affordable Housing Acquisition and Rehabilitation**

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

|                                       |  |
|---------------------------------------|--|
| <b>Objective:</b>                     | 100 Households (40 very-low income, 30 low income, and 30 moderate income) |
| <b>Implementation Responsibility:</b> | Planning/Housing   |
| <b>Funding Source:</b>                | HUD  |
| <b>Implementation Timeline:</b>       | Ongoing  |

**Policy Action 2.4: Funding for Resident-Initiated Rehabilitation Activities**

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

|                                       |   |
|---------------------------------------|---|
| <b>Objective:</b>                     | 45 households/year (17 very-low income, 19 low income, and 9 moderate income) |
| <b>Implementation Responsibility:</b> | Housing   |
| <b>Funding Source:</b>                | HUD   |
| <b>Implementation Timeline:</b>       | Annually  |

**Policy Action 2.5: Code Enforcement**

To ensure continued monitoring of housing quality, condition, and use, the City shall continue to enforce the City’s Building Code to address existing exterior and interior

code violations that affect multi-family and single-family housing units within the City's neighborhoods.

|                                       |  |
|---------------------------------------|--|
| <b>Objective:</b>                     | Facilitate property maintenance through code enforcement |
| <b>Implementation Responsibility:</b> | Community Preservation                                   |
| <b>Funding Source:</b>                | General Fund   |
| <b>Implementation Timeline:</b>       | Ongoing  |

### Policy Action 2.6 – Owner-Occupied Housing Rehabilitation

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

|                                       |                |
|---------------------------------------|----------------|
| <b>Objective:</b>                     | See Policy 2.4 |
| <b>Implementation Responsibility:</b> | Housing        |
| <b>Funding Source:</b>                | HUD            |
| <b>Implementation Timeline:</b>       | Annually       |

### Policy Action 2.7: Neighborhood-Based Community Enhancement

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

|                                       |   |
|---------------------------------------|---|
| <b>Objective:</b>                     | Identification of substandard housing areas and prioritize resources to address |
| <b>Implementation Responsibility:</b> | Community Preservation/<br>Planning/Building/Housing                            |
| <b>Funding Source:</b>                | HUD/2010 housing bonds  |
| <b>Implementation Timeline:</b>       | Ongoing   |



**Policy Action 2.8: Encourage Sustainability and Green Building Practices**

The City has acknowledged the community’s concerns regarding the use and conservation of energy resources and embraces the concept of sustainability and “green building” in new and existing housing development. To encourage “green building” practices in new and existing residential development, the City shall continue to monitor industry trends, technologies, and techniques that encourage the sustainable use of resources in new housing development and the retrofit of existing housing and encourage the incorporation of sustainability in new and existing residential development. The City shall determine the appropriateness of offering incentives or other mechanisms to further encourage the incorporation of sustainability in residential development.

|                                       |  |
|---------------------------------------|--|
| <b>Objective:</b>                     | Increased sustainable and green building practices |
| <b>Implementation Responsibility:</b> | Planning/Building/Housing/                         |
| <b>Funding Source:</b>                | General Fund                                       |
| <b>Implementation Timeline:</b>       | Ongoing  |

**Policy Action 2.9: Relocation Assistance**

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

|                                       |                       |
|---------------------------------------|-----------------------|
| <b>Objective:</b>                     | Relocation assistance |
| <b>Implementation Responsibility:</b> | Housing               |
| <b>Funding Source:</b>                | HUD                   |
| <b>Implementation Timeline:</b>       | Ongoing, as needed    |

**POLICY ACTION AREA #3 - DESIGN AND LIVABILITY**

**Policy Action 3.1: Efficient Use of Energy Resources in Residential Development**

The City shall continue to encourage housing developers to maximize energy conservation through proactive site, building and building systems design, materials, and equipment. The City’s goal is to provide the development community the opportunity to exceed the provisions of Title 24 of the California Building Code. The City shall continue to support energy conservation through encouraging the use of Energy Star®-rated appliances, other energy-saving technologies and conservation. To enhance the efficient use of energy resources, the City shall review the potential of offering incentives or other strategies that encourage energy conservation.

|                                       |                                   |
|---------------------------------------|-----------------------------------|
| <b>Objective:</b>                     | Increased energy efficiency       |
| <b>Implementation Responsibility:</b> | Planning/Building/Housing         |
| <b>Funding Source:</b>                | General Fund                      |
| <b>Implementation Timeline:</b>       | Annual review of new technologies |

**POLICY ACTION AREA #4 - ACCESS TO HOUSING OPPORTUNITIES**

**Policy Action 4.1: Continued Monitoring and Preservation of Housing Units At-Risk of Converting to Market Rate**

The City shall provide for regular monitoring of existing deed-restricted units that will have expiring affordability covenants during the planning period. To encourage the preservation of these deed-restricted affordable units, the City shall provide for targeted outreach to owners of these units to encourage the extension and/or renewal deed restrictions and/or covenants. The City shall develop a preservation strategy that is ready for implementation should owners of these units choose not to extend affordability. The preservation strategy shall identify non-profit agencies that the City can partner with to preserve the units and available funding sources. As part of this strategy, the City shall ensure compliance with noticing requirements and conduct tenant education.

|                                       |           |
|---------------------------------------|-----------|
| <b>Objective:</b>                     | 100 units |
| <b>Implementation Responsibility:</b> | Housing   |
| <b>Funding Source:</b>                | HUD       |
| <b>Implementation Timeline:</b>       | Ongoing   |



**Policy Action 4.2: Continue Support of Regional Fair Housing Efforts**

The City currently contracts with the Fair Housing Foundation, which provides community education, individual counseling, mediation, and low-cost advocacy with the expressed goal of eliminating housing discrimination and guaranteeing the rights of all people to freely choose the housing for which they qualify in the area they desire. The City refers all inquiries for these services to the Fair Housing Foundation and similar agencies and maintains literature and informational brochures at City Hall available for public distribution. The City will continue the provision of fair housing assistance including landlord/tenant counseling, homebuyer assistance, and amelioration or removal of identified impediments through a partnership with the Fair Housing Foundation or a similar agency for these services.

|                                       |                        |
|---------------------------------------|------------------------|
| <b>Objective:</b>                     | 400 referrals per year |
| <b>Implementation Responsibility:</b> | Housing                |
| <b>Funding Source:</b>                | HUD                    |
| <b>Implementation Timeline:</b>       | Ongoing                |

**Policy Action 4.3: Reasonable Accommodation Procedures**

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

|                                       |  |
|---------------------------------------|--|
| <b>Objective:</b>                     | Continue to implement the Reasonable Accommodation ordinance |
| <b>Implementation Responsibility:</b> | Planning/Building  |
| <b>Funding Source:</b>                | General Fund   |
| <b>Implementation Timeline:</b>       | Ongoing  |

**Policy Action 4.4: Emergency Shelters and Supportive and Transitional Housing**

Pursuant to the provisions of SB 2, the City will continue to facilitate the establishment of emergency shelters, transitional housing and supportive housing. To ensure that development standards and procedures continue to provide adequate sites for emergency shelters throughout the planning period commensurate with the City's

identified needs, the City will evaluate the appropriateness and continued availability of suitable parcels as part of the annual review of Housing Element implementation.

In order to clarify that transitional and supportive housing are permitted uses in any zone where residential uses are permitted subject only to the same standards and procedures as apply to other residential uses of the same type in the same zone, the City will review the Municipal Code and if necessary a Municipal Code amendment will be initiated no later than February 2014 to ensure that City regulations are in conformance with state law.

|                                       |                                  |
|---------------------------------------|----------------------------------|
| <b>Objective:</b>                     | Compliance with SB 2             |
| <b>Implementation Responsibility:</b> | Planning                         |
| <b>Funding Source:</b>                | General Fund                     |
| <b>Implementation Timeline:</b>       | <del>Ongoing</del> Annual review |

#### **Policy Action 4.5: Section 8 Rental Assistance**

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

|                                       |  |
|---------------------------------------|--|
| <b>Objective:</b>                     | Work cooperatively with OCHA to provide rental assistance to Fullerton residents |
| <b>Implementation Responsibility:</b> | Housing/Orange County Housing Authority  |
| <b>Funding Source:</b>                | HUD  |
| <b>Implementation Timeline:</b>       | Ongoing  |

#### **Policy Action 4.6: In-Kind Technical Assistance to Housing Developers**

The City shall encourage and facilitate affordable housing opportunities by providing technical assistance to housing developers in applying for federal and State housing programs including Prop 1C/Prop 46 funds, the Low Income Housing Tax Credit Program, and other available programs in order to purchase, rehabilitate, construct, and/or manage affordable housing in the City. In-kind technical assistance may include assistance with application paperwork, developing pro formas, coordination with outside





agencies, and other activities to aid housing developers in the funding process. Particular emphasis shall be provided to non-profit and community-based housing development organizations.

|                                       |  |
|---------------------------------------|--|
| <b>Objective:</b>                     | Technical assistance to housing developers |
| <b>Implementation Responsibility:</b> | Housing                                    |
| <b>Funding Source:</b>                | HUD  |
| <b>Implementation Timeline:</b>       | Ongoing                                    |

#### Policy Action 4.7: Consideration of Persons with Special Needs

The City understands persons with special needs may require the incorporation of special housing facilities and services to meet their daily housing needs. The City shall consider the specialized needs of persons with physical and mental disabilities as well as large family households, single parent households, and other groups requiring specialized services or facilities when developing housing within Fullerton. The City shall continue to encourage private and non-profit housing developers to incorporate specialized housing in new construction and substantial rehabilitation of existing housing, and evaluate current needs and investigate regulatory incentives and other concessions to further encourage the production of housing for special needs groups.

|                                       |  |
|---------------------------------------|--|
| <b>Objective:</b>                     | Housing for persons with special needs |
| <b>Implementation Responsibility:</b> | Planning/Housing                       |
| <b>Funding Source:</b>                | General Fund                           |
| <b>Implementation Timeline:</b>       | Ongoing                                |

#### Policy Action 4.8: Homebuyer Assistance Program

The City shall continue to provide information regarding affordable home purchase programs such as Mortgage Credit Certificates for homebuyers who are entering the market for the first time.

|                                       |                |
|---------------------------------------|----------------|
| <b>Objective:</b>                     | 100 households |
| <b>Implementation Responsibility:</b> | Housing        |
| <b>Funding Source:</b>                | HUD            |
| <b>Implementation Timeline:</b>       | Ongoing        |

#### Policy Action 4.9: Foreclosure Referral Program

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

|                                       |                       |
|---------------------------------------|-----------------------|
| <b>Objective:</b>                     | Foreclosure referrals |
| <b>Implementation Responsibility:</b> | Housing               |
| <b>Funding Source:</b>                | HUD                   |
| <b>Implementation Timeline:</b>       | Ongoing               |



C. QUANTIFIED OBJECTIVES SUMMARY

Table 4-1 summarizes the quantified objectives for programs resulting in new construction, rehabilitation, and conservation and preservation of housing during the 2013-2021 Planning Period.

Table 4-1  
Quantified Objectives Summary  
2013-2021 Planning Period

| Program   | Quantified Objective |
|---|----------------------|
| <b>New Construction</b>                                       |                      |
| <i>Extremely-Low Income (subset of very-low income units)</i> | 206                  |
| Very-Low Income   | 411                  |
| Low Income  | 299                  |
| Moderate Income   | 337                  |
| Above Moderate Income   | 794                  |
| <b>Total</b>  | <b>1,841</b>         |
| <b>Rehabilitation</b>   |                      |
| Extremely-Low Income  | 27                   |
| Very-Low Income   | 30                   |
| Low Income  | 49                   |
| Moderate Income   | 39                   |
| Above Moderate Income   | --                   |
| <b>Total</b>  | <b>145</b>           |
| <b>Conservation/Preservation</b>                              |                      |
| Extremely-Low Income  | --                   |
| Very-Low Income   | 100                  |
| Low Income  | --                   |
| Moderate Income   | --                   |
| Above Moderate Income   | --                   |
| <b>Total</b>  | <b>100</b>           |

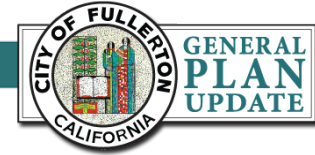
## Appendix A: Review of Past Performance

| Table A-1<br>Review of Housing Element Past Performance<br>2008-2013   |  |
|--|--|
| Policy Action  | Progress in Implementation   |
| <b>Policy Action Area #1: New Production</b>   |  |
| <b><i>Policy Action 1.1 Provision of Adequate Sites for Housing Development.</i></b>   |  |
| <p>To accommodate the City's remaining very-low and low income growth need of 647 dwelling units, the City shall rezone up to 35 acres of land to permit by-right residential development at a minimum density of 30 du/ac. At least 11.9 acres of these rezoned sites shall permit exclusively by-right residential development at a minimum density of 30 du/ac to accommodate 50 percent of the City's very-low and low income growth need.</p> | <p>Fullerton Transportation Center Specific Plan (<a href="#">FTC-SPFTCSP</a>) adopted 11/2/2010, rezoned 39 acres to permit mixed use development (residential, commercial, office). It permits up to 1,560 new residential units on sites that are currently underutilized (parking lots and vacant buildings) or zoned for commercial and industrial uses. These would be in addition to the approximately 137 existing multi-family units expected to remain in the planning area. Permitted densities range from 45 to 60 du per acre. The <a href="#">FTC-SPFTCSP</a> further encourages at least 15% of units in any new development to be restricted to very-low, low or moderate income households. <u>The FTCSP fully satisfies the portion of the adequate sites program that is not restricted to exclusive residential use by allowing development by-right on sites that can accommodate at least 16 units with a minimum density of 30 units/acre for the residential component of mixed-use buildings within this 39-acre area.</u></p> <p><u>Of the remaining need of 647 units during the 4<sup>th</sup> planning cycle, sites to accommodate one-half of this need (323 units) were required to be rezoned for exclusive residential use. In October 2013 the Orangefair Apartments site was rezoned to allow 323 multi-family units, which satisfies the remaining need for exclusive residential sites.</u></p> <p>The City approved a comprehensive General Plan Update (known as "The Fullerton Plan"), May 1, 2012. It identifies twelve Focus Areas in the City that present opportunities for land use and design change to help fully implement the Fullerton Vision. For some of the Focus Areas the Fullerton Plan calls for transformation of existing conditions through increased development density/intensity and establishes new land use designations accordingly for High Density Residential uses (minimum 28 units per acre with no maximum), Neighborhood Center Mixed Use(16-60 du/ac) and Urban Center Mixed Use (30-80 du/ac).</p> <p>To implement these policies, the City has begun work on its Downtown Core and Corridor Specific Plan (DCCSP), which is a planning effort to establish zoning standards to fulfill the policy direction for the Focus Areas.</p> |



**Table A-1  
Review of Housing Element Past Performance  
2008-2013**

| Policy Action  | Progress in Implementation  |
|--|---|
| <b><i>Policy Action 1.2: Income-Level Based Inventory of Units Built</i></b>   |   |
| <p>To better track the income levels of units built during the Planning Period and provide a more effective way to track performance during the Planning Period, the City will include an estimated sales/rental value at time of unit occupancy. This value will be included as part of the application to reflect the assumed market value of the home constructed.</p>  | <p>This is generally tracked with the Housing Element Annual report; projects approved with affordable units are noted accordingly in the City’s digital permitting and records system.</p> <p>In addition, the Community Development Dept. Housing Division maintains a list of affordable rental properties by type (senior, family, disabled, etc., that it uses to assist those seeking affordable housing.</p>   |
| <b><i>Policy Action 1.3: Expedited Processing for Extremely-Low, Very-Low, Low, and Moderate Income Housing Developments</i></b>   |   |
| <p>The City shall review existing discretionary entitlement and plan check procedures for affordable housing developments to determine if the discretionary procedures pose a potential impediment to housing development. Based upon these findings, if appropriate, the City shall develop programs and procedures to identify methods by which extremely-low, very-low, low, and moderate housing developments could be processed in a more expeditious manner.</p> <p>On an ongoing basis, the City shall evaluate the effectiveness of the expedited processing timelines and modify as needed to further encourage affordable housing development.</p> | <p>In 2010, Fullerton modified its permitting process to fully integrate the Permit Streamlining Act and expedite processing for all projects.</p>  |
| <b><i>Policy Action 1.4: Facilitate Infill Development</i></b>   |   |
| <p>The City will facilitate infill development within feasible development sites for homeownership and rental units. The City shall facilitate the development of infill residential development through proactive and coordinated efforts with the Redevelopment Agency, Planning Division, private development and non-profit entities, and any other housing related groups to encourage the construction of residential development affordable to extremely-low, very-low, low, and moderate income households</p>   | <p>In 2010, the City acquired properties and partnered with developers to create 45 units of affordable housing. The Olsen Co. constructed 34 moderate income units of for-sale housing. Habitat for Humanity completed 11 units for 3 low and 8 very low income households).</p> <p>In August, 2011, the City selected three projects to assist financially with proceeds of NOFA bonds:<br/>                     1) 8 units of transitional housing by Pathways of Hope (formerly Fullerton Interfaith Emergency Services or FIES) for which development concessions were approved. Building permits <del>are</del> <u>ready to issue have been issued and construction activities have commenced</u> on these units.</p> |



**Table A-1  
Review of Housing Element Past Performance  
2008-2013**

| Policy Action   | Progress in Implementation   |
|---|--|
| <p>through a menu of regulatory incentives (i.e., streamlined review, reduced development standards, land assemblage, lot consolidation, fee assistance, and other methods that will effectively encourage infill development).</p>   | <p>2) 94 senior housing units (9 very low and 85 low income) and one managers unit for a total of 95 units. Project was approved and is now pending financing commitments. (The Richman Group)<br/>3) 148 apartment units and four live-work units (14 very low and 134 low income units). Project was approved, but the original applicant (St. Anton Partners) is no longer planning to build. A new developer has <del>an application in process</del> been approved to modify the prior approval. The current <del>proposal is for project</del> allows a total of 200 apartment units, with 5% (10 units) to be affordable to very low income households.</p>   |
| <p><b><i>Policy Action 1.5: Encourage Mixed Use Development</i></b></p>   |  |
| <p>The City shall encourage mixed use development to further enhance the viability and success of residential development. Key focus areas shall include the City's primary activity centers, including the downtown area. The City will continue to permit mixed use development in the C-3 zone and through the development of specific plans. The City will further encourage mixed use development through a variety of activities such as organizing special marketing events geared towards the development community, posing the sites inventory on the City's webpage, identifying and targeting specific financial resources, and reducing appropriate developments standards.</p> | <p>In 2010, City adopted a Specific Plan for the 39-acre Fullerton Transportation Center (FTC) area, to facilitate future development of a major mixed use project that integrates residential, commercial, office and hotel uses with the existing transportation center to create a transit oriented development, which also utilizes sustainable design concepts. In 2009 construction was completed on the SOCO mixed-use development which includes 120 housing units integrated with commercial spaces and live-work lofts. The SOCO project is also a transit oriented development, adjacent to the FTC and the 39 acre FTC Specific Plan area.</p> <p>The Fullerton Plan, adopted in 2012, established a Focus Area Concept, which promotes development of mixed use projects; it has also created two new mixed use Community Development Types, Urban Center Mixed-Use and Neighborhood Center Mixed-Use, which are in addition to the existing Downtown Mixed-Use designation.</p> <p>The Downtown Core and Corridor Specific Plan (DCCSP) effort is currently underway and is intended to define zoning standards that will implement these new Community Development Types.</p> |
| <p><b><i>Policy Action 1.6: Encourage Development of Housing for Extremely-Low Income Households</i></b></p>  |  |
| <p>The City encourages the development of housing units for households earning 30% or less of the Median Family Income for Orange County. Specific emphasis shall be placed on the provision of family housing and non-traditional housing types such as single-room occupancies, transitional facilities, and housing units serving temporary needs. The City will encourage development of housing for extremely-low income households through a variety of activities such as</p>  | <p>See projects identified in 1.4 above for info on approved affordable housing, including projects for extremely low income households. This program will be integrated with Programs 1.3, 1.4, 1.5 and 1.7.</p>  |

**Table A-1  
Review of Housing Element Past Performance  
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| Policy Action   | Progress in Implementation  |
|---|---|
| <p>outreaching to housing developers, providing financial or in-kind technical assistance or land-write downs, providing expedited processing, identifying grant and funding opportunities, and/or offering additional incentives beyond the density bonus provisions.</p>  |   |
| <p><b><i>Policy Action 1.7: Development of Housing for Families</i></b></p>   |   |
| <p>The City understands that appropriately sized housing units for families is an important means to improve livability, reduce incidence of overcrowding and minimize deferred maintenance issues. To support the development of rental and for-sale housing for larger families, especially extremely-low income larger families, the City encourages developers/builders to incorporate larger bedroom counts in future housing developments, as appropriate, to accommodate the needs of larger families. The City will encourage development of housing for families through a variety of activities such as outreaching to housing developers, providing financial or in-kind technical assistance or land-write downs, providing expedited processing, identifying grant and funding opportunities, and/or offering additional incentives beyond the density bonus provisions.</p> | <p>The aforementioned Habitat project (1.4 above) provides family housing which includes four 4-bedroom units, three 3-bedroom units and four 2-bedroom units. Four market rate for-sale family housing developments have been approved, two of which are now under construction:</p> <ol style="list-style-type: none"> <li>1) Citrus Park includes 38 single-family detached homes ranging in size from 3-5 bedrooms and 21 townhomes of 3 and 4 bedrooms each. (Beazer Homes – under construction)</li> <li>2) Valencia Grove within Amerige Heights includes 115 single-family detached homes ranging in size from 3-5 bedrooms and is now under construction.</li> <li>3) A 52 unit for-sale townhome development was recently approved, consisting of three and four bedroom units (1110 W Orangethorpe).</li> <li>4) The City approved a 44-unit for-sale project, consisting of 8 duplex units and 36 small lot single family detached units (655 W Valencia).</li> </ol> |
| <p><b><i>Policy Action 1.8: Encourage Senior Housing</i></b></p>  |   |
| <p>The City understands the unique needs of the senior population. Seniors generally have limited resources and require more specialized housing needs and facilities that are not generally available in the marketplace. The City shall continue to encourage through incentives (e.g. financial assistance, parking reductions, regulatory waivers, etc.) a variety of housing choices to meet the particular needs of seniors. These may include independent living to assisted living with services on-site, including healthcare, nutrition,</p>  | <ol style="list-style-type: none"> <li>1) 131 senior housing units were constructed in 2010 (Jacaranda Senior Housing).</li> <li>2) The City approved 94 units of senior housing, which included development concessions, in 2012, as stated above in 1.4</li> </ol>  |



Table A-1  
Review of Housing Element Past Performance  
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| Policy Action   | Progress in Implementation   |
|---|--|
| transportation, and other appropriate services.   |  |
| <b>Policy Action 1.9: Amend the City of Fullerton Density Bonus Ordinance</b>   |  |
| The City's existing Density Bonus Ordinance provides for incentives, concessions, and other regulatory procedures that facilitate and encourage the development of affordable housing in the community. To further the effectiveness of the Density Bonus Ordinance and to be in compliance with the requirements of SB 1818 and State and Federal Fair Housing Law, the City shall review and revise the existing Density Bonus Ordinance. | The City amended the Density Bonus Ordinance in compliance with State Law 2013. This program is no longer necessary.   |
| <b>Policy Action 1.10: Use Redevelopment Agency Set-Aside Funds to Facilitate the Development of Rental and Homeownership Housing</b>   |  |
| The City shall continue its obligation to allocate 20 percent of its Redevelopment Agency Set-Aside Funds for the development of affordable housing.  | With the 2012 dissolution of Redevelopment Agencies, there is no longer a 20% set-aside allocation. Instead, the City is working toward utilizing its 2010 housing bond proceeds for affordable housing to financially support the projects identified in 1.4 above or as otherwise directed by City Council. This program will be incorporated into other programs as a funding source for affordable housing assistance. |
| <b>Policy Action 1.11: Use of Surplus City-Owned Land for Affordable Housing Opportunity</b>  |  |
| When surplus City property becomes available, the City shall determine whether the property is feasible for development of affordable housing units. Where feasible, the City shall encourage the development of affordable housing units.  | City has not had surplus land suitable for housing during the planning period.   |
| <b>Policy Action 1.12: Support Community Housing Development Organization (CHDO) Projects</b>   |  |
| CHDO's are private nonprofit, community-based service organizations whose primary purpose is to provide and develop decent, affordable housing. The City will continue to provide in-kind assistance and funding for qualified CHDO's to develop affordable housing.  | CHDO projects have funded acquisition and rehabilitation of 15 units at Franklin Ave Apartments, 16 units at Richman Court and 16 units at Roberta Apartments  |
| <b>Policy Action 1.13: Review and Revise the City of Fullerton's Second Dwelling Unit Ordinance</b>   |  |
| The City understands that second dwelling units provide a viable tool to enhance the availability of affordable housing opportunities in the City. The City currently provides policies and   | Ordinance 3124, adopted 1/6/09, partially updated the second unit ordinance. A Zoning Ordinance Amendment to allow greater opportunities for construction of second dwelling units was adopted in 2013.  |



**Table A-1  
Review of Housing Element Past Performance  
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| Policy Action   | Progress in Implementation  |
|---|---|
| <p>procedures for the development of second dwelling units within the Fullerton Municipal Code. To ensure the City's existing policies and procedures for second dwelling units are effective in providing additional affordable housing opportunities, the City shall review the existing Second Unit Ordinance and identify revisions, as appropriate, to further encourage the development of second units.</p>  |   |
| <p><b><i>Policy Action 1.14: Establish Comprehensive Community Outreach Strategy for Housing</i></b></p>  |   |
| <p>The City understands that one of the most effective tools to inform and educate the community about the City's housing programs, policies and resources is through direct outreach. To ensure the Fullerton community is provided the highest level of access to information, the City shall evaluate the effectiveness of existing outreach and community education efforts and develop a comprehensive outreach strategy. The outreach strategy will consider various methods of delivery, including print media, mailers, web-based information, speaker's bureaus, and other methods that consider economic and cultural considerations unique to the City of Fullerton.</p> | <p>Strategies have included noticed City Council hearings, presentations by various speakers, information provided on City website, brochures and periodic staff presentations to community groups held at offsite locations such as Senior Center and Community Centers. A series of City Council study sessions were held to inform the decision makers and public on the serious need for affordable housing, the most recent workshop was held on Oct. 2, 2012.</p> |
| <p><b><i>Policy Action 1.15: Review and Revise Multi-Family Parking Requirements</i></b></p>  |   |
| <p>The City understands that parking requirements may impact the feasibility of residential development, especially the development of multi-family units. To ensure the City's parking requirements are not a constraint to residential development, especially new housing units affordable to lower and moderate income households, the City shall review the existing parking requirements and revise the requirements, as appropriate. Further study of these revisions shall be conducted as part of anticipated Zoning Code revisions as provided in this Housing Element. Evaluation of the parking requirements may include:</p>   | <p>The FTC SP, providing new sites for up to 1,560 new housing units, incorporated parking standards that are less restrictive than those in the zoning ordinance. The DCCSP will address this issue for mixed use and multi-family developments elsewhere in the city. A comprehensive zoning ordinance update is also envisioned within the upcoming HE planning period, which will address multi-family housing parking standards.</p>                               |

**Table A-1  
Review of Housing Element Past Performance  
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| Policy Action  | Progress in Implementation |
|--|----------------------------|
| <ul style="list-style-type: none"> <li>• Reductions in the number of spaces required for affordable or senior housing projects, if it can be demonstrated that the expected tenants will own fewer cars than the regular standards anticipate.</li> <li>• Allowances for some of the spaces to be covered or uncovered space in-lieu of garage spaces for multi-family development in the R-G, R-3R, R-3, R-3P and R-4 zones.</li> </ul> |                            |

***Policy Action 1.16: Residential Development Monitoring Program for Rezoned Sites***

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|--|---|
| <p><u>eThe City shall implement a program to monitor housing development on rezoned sites to ensure the capacity of sites is at a minimum equivalent to the City's remaining RHNA need, consistent with Policy Action 1.1 of this Housing Element. On an annual basis, the City shall analyze constructed/approved projects, remaining vacant and underutilized land capacity and market trends. Based on the findings of this analysis, the City shall revise policies as necessary to further encourage and facilitate residential development on rezoned sites to satisfy the City's remaining RHNA need.</u></p> <p><u>Recognizing that sites rezoned through Policy Action 1.1 may become unavailable for residential development over time, the monitoring program will include analysis of the need to rezone additional sites to ensure the City's remaining RHNA need is met through the Planning Period.</u></p> | <p>City tracks housing construction on an annual basis in conjunction with population forecasting. Development has not yet occurred on any of the rezoned sites, however in conjunction with Housing Element Annual reporting, the number of new affordable units, by income category, is tabulated. This program is no longer necessary.</p> |
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**Policy Action Area #2: Conservation and Rehabilitation**

***Policy Action 2.1: Preservation of Historic Residential Resources***

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| <p>The City values its historic residential resources. To ensure the continued preservation of historic residential structures, the City shall encourage the</p> | <p>Zoning Ordinance contains specific procedures for development within designated preservation zones, maintains a Historic Building Survey and implements design guidelines to preserve historic housing stock. The City's General Plan Update was adopted on</p> |
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**Table A-1  
Review of Housing Element Past Performance  
2008-2013**

| Policy Action   | Progress in Implementation  |
|---|---|
| <p>conservation, preservation and enhancement of the City's historic residential neighborhoods. The City shall consult with organizations, such as Fullerton Heritage, and investigate the appropriateness and feasibility of additional General Plan policies that further encourage the preservation and enhancement of historic residential resources in the City. Additionally, the City shall periodically update the City's Historic Building Survey.</p> | <p>May 1, 2012, which included a Historic Preservation Element that updated and added preservation polices, and maintains a Local Register of Historic Resources. The City works closely with Fullerton Heritage to identify and preserve local historic resources. Since 2010, the City has updated the Local Register to add or elevate historic status of 9 properties within the City, including:<br/>                     PRJ 10-00506 Ellingson Machining / Leo Fender Radio Shop<br/>                     PRJ 10-00137 Lakeman Chassis / Miller manufacturing Building<br/>                     PRJ 10-00138 Harriet Spree/Carrie Earl McFadden Ford Residence<br/>                     PRJ 10-00139 Heroes Restaurant / John Reeder Gardiner Building<br/>                     PRJ13-00001 701 North Richman Avenue;<br/>                     247 East Valencia Drive;<br/>                     520 West Valley View Drive;<br/>                     500 North Harbor Boulevard;<br/>                     202 E Commonwealth Avenue</p> |
| <p><b><i>Policy Action 2.2: Proactive Identification of Substandard Housing Areas</i></b></p>   |   |
| <p>e</p>  | <p>The Block Improvement Grant (BIG) program was initiated in 2004 combining the efforts of Code Enforcement and Housing Divisions. Eight areas have been identified. Although the program is still available on an ongoing basis, there are no active projects at this time.</p>   |
| <p><b><i>Policy Action 2.3: Affordable Housing Acquisition and Rehabilitation</i></b></p>   |   |
| <p>The City shall pursue the acquisition, rehabilitation, conversion, and accessibility of existing market-rate units to affordable units. The City shall also consider the feasibility of acquisition, rehabilitation, and conversion of existing underperforming hotels / motels.</p>   | <p>The City has completed the following acquisition and rehab projects:<br/>                     Franklin Ave - 15 units completed in May 2007 (HOME funding) for very-low, low and median income tenant households<br/>                     Richman Court - 16 units completed (OPA funding) for very-low and low-income tenant households<br/>                     Roberta Apts - 16 units acquired through OPA completed in 2012 for very-low and low-income tenant households</p>   |
| <p><b><i>Policy Action 2.4: Funding for Resident-Initiated Rehabilitation Activities</i></b></p>  |   |
| <p>The City encourages residents to proactively address deferred maintenance issues. To encourage resident-initiated rehabilitation, the City shall provide grants and loans to eligible residents through the Housing Rehabilitation Loan Program and Housing Rehabilitation Grant Program to support improvements to existing neighborhoods.</p>  | <p>Housing rehab remains an ongoing city-wide program. In Fiscal Year 2009/2010, City assisted 25 households - 8 very low, 13 low and 4 moderate income; in FY 2010/2011, City assisted 16 households – 6 very low, 9 low and 1 moderate; in FY 2011/2012, City assisted 25 households – 14 very low, 10 low and 1 moderate.</p>  |
| <p><b><i>Policy Action 2.5: Proactive Code Enforcement</i></b></p>  |   |
| <p>To ensure continued monitoring of</p>  | <p>In fiscal year 2009-2010 Community Preservation had 718 cases</p>  |

**Table A-1  
Review of Housing Element Past Performance  
2008-2013**

| Policy Action  | Progress in Implementation  |
|--|---|
| <p>housing quality, condition, and use, the City shall proactively enforce the City's Building Code to address existing exterior and interior code violations that affect multi-family and single-family housing units within the City's neighborhoods.</p>  | <p>and performed 2,733 inspections in the West Fullerton Proactive area. 491 Notice of Violations, and 95 Administrative Citations were issued. 670 cases were closed in that same time frame, when the properties were brought into compliance. In 2011, there were 56 proactive code enforcement cases and staff performed 345 inspections in the West Fullerton Proactive area. Fullerton no longer has the resources to conduct proactive code enforcement activities; the proactive program was curtailed in 2011.</p> |
| <p><b><i>Policy Action 2.6 – Owner-Occupied Housing Rehabilitation</i></b></p>   |   |
| <p>To enhance the quality of existing single-family neighborhoods, the City shall offer low-interest and no-interest loans and grants to encourage owner-occupied housing rehabilitation. Based upon available funding and in addition to the loan programs, assistance may include: Roof Grants, Paint Grants, Owner Builder Grants, Mobile Home Grants, Handicap Modification Grants, Seismic Retrofit Grants, Block Improvement Grants, and Lead Hazard Reduction Grants.</p>                                       | <p>Housing rehab is an ongoing city-wide program. In Fiscal Year 2009/2010, City assisted 25 households - 8 very low, 13 low and 4 moderate income, in FY 2010/2011, City assisted 16 households – 6 very low, 9 low and 1 moderate; in FY 2011/2012, City assisted 25 households – 14 very low, 10 low and 1 moderate</p>  |
| <p><b><i>Policy Action 2.7: Neighborhood-Based Community Enhancement</i></b></p>   |   |
| <p>The City acknowledges the success of recent neighborhood-based community enhancement efforts such as the Richman Park neighborhood. The City shall identify specific neighborhood focus areas to establish strategies, programs, and improvements to address deferred maintenance, overcrowding, infrastructure deficiencies, and other issues that affect neighborhood quality. The City shall aggressively pursue local, State, and federal funding to assist in the improvement of identified neighborhoods.</p> | <p>Community enhancement efforts were focused in Richman Park and BIG areas (see program 2.2 above); street improvements were funded by CDBG Recovery program in Carol area; rehab in Garnet Lane Apartments. Rehabilitation of the 16 unit Roberta Apartments was also completed</p>   |
| <p><b><i>Policy Action 2.8: Encourage Sustainability and Green Building Practices</i></b></p>  |   |
| <p>The City has acknowledged the community's concerns regarding the use and conservation of energy resources and embraces the concept of sustainability and "green building" in new and existing housing development. To encourage "green building" practices in new and existing residential development, the City shall evaluate</p>   | <p>Fee waiver program was in effect in 2010 for "green" permits.<br/><br/>Receipt of NOFA funds requires use of green building practices and materials, and close proximity of site to transit and supporting uses.<br/><br/>FTC SP, which provides for up to 1,560 new housing units, also requires sustainability practices, either LEED certified or equivalent</p>  |

**Table A-1  
Review of Housing Element Past Performance  
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| Policy Action   | Progress in Implementation   |
|---|--|
| <p>industry trends, technologies, and techniques that encourage the sustainable use of resources in new housing development and the retrofit of existing housing. Based upon this evaluation, the City shall develop programs and procedures, as appropriate, that encourage the incorporation of sustainability in new and existing residential development. The City shall determine the appropriateness of offering incentives or other mechanisms to further encourage the incorporation of sustainability in residential development.</p>  |  |
| <p><b>Policy Action 2.9: Relocation Assistance</b></p>  |  |
| <p>The City will provide relocation assistance to individuals and households through the City's Permanent Relocation Assistance Program to complement future rehabilitation programs as required by funding sources. Relocation assistance will be provided when federal funds or local Housing Set-Aside funds are used for housing rehabilitation programs that displace current lower-income residents. Relocation assistance shall include financial assistance and other services for "rental to rental" and "rental to ownership" relocations. The City shall provide, at a minimum, assistance as required by State and/or federal laws associated with the rehabilitation program funding source.</p> | <p>The City's Federal HOME funds provided relocation assistance to persons and/or families related to the acquisition and substantial rehabilitation of Richman Court, a 16-unit one bedroom apartment complex located at 466 W. Valencia Dr. City provided relocation assistance in the Richman Park area and at the 16 unit Roberta Apts.</p>  |
| <p><b>Policy Action Area #3: Design and Livability</b></p>  |  |
| <p><b>Policy Action 3.1: Efficient Use of Energy Resources in Residential Development</b></p>   |  |
| <p>The City shall encourage housing developers to maximize energy conservation through proactive site, building and building systems design, materials, and equipment. The City's goal is to provide the development community the opportunity to exceed the provisions of Title 24 of the California Building Code. The City shall continue to support energy conservation through</p>   | <p>In 2010, voluntary "green" building provisions were contained in the building code which became mandatory in 2011 for residential construction. Additionally, the FTC SP which provides for up to 1,560 housing units &amp; mandates LEED or equivalent new construction. Projects selected for funding through the NOFA process are required to comply with CalGreen Tier 1 requirements for increased energy efficiency, and selection criteria required evaluation of site proximity to transit and supporting uses.</p> |

**Table A-1  
Review of Housing Element Past Performance  
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| Policy Action  | Progress in Implementation  |
|--|---|
| <p>encouraging the use of Energy Star®-rated appliances, other energy-saving technologies and conservation. To enhance the efficient use of energy resources, the City shall review the potential of offering incentives or other strategies that encourage energy conservation.</p>   | <p>Additionally, a Climate Action Plan (CAP) was adopted in conjunction with The Fullerton Plan in 2012. It includes energy uses and conservation strategies to support the construction of buildings that are energy efficient and incorporate use of renewable energy sources. The objectives of the CAP target implementation of certain actions between 2014 and 2018.</p>  |
| <p><b><i>Policy Action 3.2: Address Overcrowding</i></b></p>   |   |
| <p>The City acknowledges that overcrowding in housing causes undue strain on infrastructure, quality of life and negatively affects housing conditions. The City shall evaluate the potential causes to overcrowding, which may include limited availability of appropriately sized housing units, housing costs, and other issues. Based upon this evaluation, the City shall set forth a strategy of actions to address identified causes and reduce overcrowding. Actions to address overcrowding may include proactive code enforcement activities, coordinating with property management and homeowners' associations to monitor overcrowding, and evaluating potential for including units with larger bedroom counts in new developments.</p> | <p>Being addressed incrementally; in RDA/City assisted units, City/developer enter into agreements with residents limiting number of occupants permitted and restricting use of garages for parking only. This program will be integrated with Program 1.7 (Housing for Large Families)</p>   |
| <p><b><i>Policy Action 3.3: Provision of Amenities and Services Adjacent to Housing</i></b></p>  |   |
| <p>The City understands that quality neighborhoods desire access to a range of amenities to serve the needs of its residents. These may include, but are not limited to parks, open space, retail, educational opportunities, childcare, social services, and other services appropriate to the unique needs of each neighborhood's residents.</p> <p>On an ongoing basis, the City shall consider the provision of amenities and services within and adjacent to new and existing housing development to further enhance the quality of life within Fullerton's neighborhoods.</p>  | <p>Projects selected for assistance through the NOFA met the criteria of close proximity to transit (within ¼ mile of transit center and supporting uses (shopping, parks, schools). FTC SP, which provides for up to 1,560 new housing units, is a mixed-use transit oriented development which will include office and commercial uses as well as housing units. The intent of this program is a routine part of the planning process and is not necessary as a separate program.</p> |
| <p><b><i>Policy Action 3.4: Joint Participation of Employers and Housing Developers</i></b></p>  |   |

**Table A-1  
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| Policy Action  | Progress in Implementation   |
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| <p>The City strongly encourages the provision of rental and ownership housing for those who are employed within Fullerton’s city limits.</p> <p>The City shall encourage and facilitate the joint participation of employers and housing developers to encourage the development of housing for the City’s workforce populations. The City’s actions to encourage and facilitate joint participation of employers and housing developers may include meetings with large employers and local business organizations such as the Chamber of Commerce, participation in workforce housing forums or roundtables, and providing information through the City’s Redevelopment and Economic Development Department.</p> | <p>Cal State University Fullerton developed 40 units of workforce housing. The City is participating in a Specific Plan study effort to create an Education Focus Area adjacent to Cal State Fullerton and several other nearby universities that will create housing and commercial uses supportive of the student, faculty and staff population in the immediate area.</p> <p>With the dissolution of the redevelopment agency, this program has no staff and will not be continued.</p> |

**Policy Action Area #4: Access to Housing Opportunities**

***Policy Action 4.1: Continued Monitoring and Preservation of Housing Units At-Risk of Converting to Market Rate***

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| <p>The City of Fullerton shall provide for regular monitoring of existing deed-restricted units that will have expiring affordability covenants during the Planning Period.</p> <p>To encourage the preservation of these deed-restricted affordable units, the City shall provide for targeted outreach to owners of these units to encourage the extension and/or renewal deed restrictions and/or covenants.</p> <p>The City shall develop a preservation strategy that is ready for implementation should owners of these units choose not to extend affordability. The preservation strategy shall identify non-profit agencies that the City can partner with to preserve the units and available funding sources. As part of this strategy, the City shall ensure compliance with noticing requirements and conduct tenant</p> | <p>Because of the current economy and the fact that Amerige Villas provides housing for low-income seniors, they continue to accept Section 8 tenants (Table B-6).</p> |
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Table A-1  
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| Policy Action   | Progress in Implementation   |
|---|--|
| education.  |  |
| <b>Policy Action 4.2: Continue Support of Regional Fair Housing Efforts</b>   |  |
| <p>The City currently contracts with the Fair Housing Council of Orange County, which provides community education, individual counseling, mediation, and low-cost advocacy with the expressed goal of eliminating housing discrimination and guaranteeing the rights of all people to freely choose the housing for which they qualify in the area they desire. The City refers all inquiries for these services to the Fair Housing Council of Orange County and similar agencies and maintains literature and informational brochures at City Hall available for public distribution. The City will continue the provision of fair housing assistance including landlord/tenant counseling, homebuyer assistance, and amelioration or removal of identified impediments. The City will continue to contract with the Fair Housing Council of Orange County or a similar agency for these services.</p> | <p>City ended its contract with the OC Fair Housing Council, and now contracts with the Fair Housing Foundation (of Long Beach), providing \$20,000 to \$30,000 per year for services.</p> |
| <b>Policy Action 4.3: Adopt Reasonable Accommodation Procedures</b>   |  |
| <p>The City recognizes the unique needs of persons with disabilities. To comply with federal and State housing laws, the City will analyze existing land use controls, building codes, and permit and processing procedures to determine constraints they impose on the development, maintenance, and improvement of housing for persons with disabilities. Based on its findings, the City will develop a policy for reasonable accommodation to provide relief to Code regulations and permitting procedures that have a discriminatory effect on housing for individuals with disabilities. The policy shall include procedures for requesting accommodation, timeline for processing and appeals, criteria for determining whether a requested accommodation is reasonable, and ministerial approval for minor requests.</p>  | <p>A reasonable accommodation ordinance was adopted in 2013 in conformance with state law.</p>   |
| <b>Policy Action 4.4: Emergency Shelters and Supportive and Transitional Housing</b>  |  |



**Table A-1  
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| Policy Action  | Progress in Implementation   |
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| <p>Pursuant the provisions of SB 2, the City shall analyze and revise the existing Zoning Ordinance to allow for emergency shelters, transitional housing, and supportive housing for homeless individuals and families. The City will comply with SB 2 by:</p> <ul style="list-style-type: none"> <li>• Amending the R-3, R-4, or R-5 zones, or other suitable zone(s) with sufficient capacity, to permit emergency shelters without discretionary approvals. The subject zoning category(ies) shall include sites with sufficient capacity to meet the local need.</li> <li>• Amending the Zoning Code to ensure shelters are only subject to the same development and management standards that apply to residential or commercial uses within the same zone.</li> <li>• Amending the Zoning Code to permit transitional and supportive housing as a residential use and only subject to those restrictions that apply to other residential uses of the same type in the same zone.</li> </ul> | <p>The City has worked with providers of emergency and transitional housing services to establish reasonable standards aligned with best practices, and a zoning ordinance amendment was adopted in 2013 consistent with SB2. <del>The City is concurrently working cooperatively with the County of Orange to locate a multi-service emergency shelter within the City.</del> <u>As described in the Constraints chapter, the portions of the M-P, M-G and C-M zones allowing emergency shelters by-right include 61 parcels totaling 69 acres (see Appendix B, Exhibits B-3a through B-3d), which are sufficient to accommodate the City's estimated need.</u></p> |
| <p><b><i>Policy Action 4.5: Section 8 Rental Assistance</i></b></p>  |  |
| <p>The Orange County Housing Authority (OCHA) currently administers the Section 8 Rental Assistance program on behalf of the City. Currently the program assists renter households in the City of Fullerton. Based on future congressional appropriations, the OCHA will apply for additional funding, which will enable them to administer additional certificates for families, elderly, and persons with disabilities over the Housing Element Planning Period. The City will continue to provide referral services and information to the City's residents.</p>  | <p>City contracts with OC Housing Authority, and City staff has served on the OCHA Advisory Committee.</p>   |
| <p><b><i>Policy Action 4.6: In-Kind Technical Assistance to Housing Developers</i></b></p>   |  |
| <p>The City shall encourage and facilitate affordable housing opportunities by</p>   | <p>Housing staff works 1 on 1 with developers such as Pathways of Hope, HOMES, Orange Housing and others to assist with</p>  |

**Table A-1  
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| Policy Action  | Progress in Implementation  |
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| <p>providing technical assistance to housing developers in applying for federal and State housing programs including Prop 1C/Prop 46 funds, the Low Income Housing Tax Credit Program, and other available programs in order to purchase, rehabilitate, construct, and/or manage affordable housing in the City. In-kind technical assistance may include assistance with application paperwork, developing pro formas, coordination with outside agencies, and other activities to aid housing developers in the funding process. Particular emphasis shall be provided to non-profit and community-based housing development organizations.</p>  | <p>applications and coordination among agencies.</p>  |
| <p><b><i>Policy Action 4.7: Consideration of Persons with Special Needs</i></b></p>  |   |
| <p>The City understands persons with special needs may require the incorporation of special housing facilities and services to meet their daily housing needs. The City shall consider the specialized needs of persons with physical and mental disabilities as well as large family households, single parent households, and other groups requiring specialized services or facilities when developing housing within Fullerton.</p> <p>The City shall encourage private and non-profit housing developers to incorporate specialized housing in new construction and substantial rehabilitation of existing housing.</p> <p>The City shall evaluate current needs and investigate regulatory incentives and other concessions to further encourage the production of housing for special needs groups.</p> | <p>The zoning ordinance provides development incentives for affordable housing and for senior housing. Eight new transitional housing units were approved and building permits <del>are ready to issue</del> <u>have been issued</u>.</p> |
| <p><b><i>Policy Action 4.8: Homebuyer Assistance Program</i></b></p>   |   |
| <p>The City has had limited success in implementing a first-time homebuyer program due to the inflated housing market. The City shall evaluate constraints to the provision of this</p>  | <p>Strategy includes Neighborhood Stabilization Program (City purchase, rehab and sale of foreclosed homes) and assisting with development of homes affordable to 1st time buyers (such as Habitat and Olson projects)</p>                |

Table A-1  
 Review of Housing Element Past Performance  
 2008-2013

| Policy Action  | Progress in Implementation   |
|--|--|
| <p>program, review successful programs in other jurisdictions and develop a comprehensive strategy to assist homebuyers who are entering the market for the first time.</p>  |  |
| <p><b><i>Policy Action 4.9: Foreclosure Referral Program</i></b></p>   |  |
| <p>Based on current market dynamics the City seeks to address the increased incidence of residents facing foreclosure. The City shall investigate the feasibility and effectiveness of offering a City-sponsored service to refer residents to external agencies to assist in reducing the incidents of foreclosures in Fullerton.</p> | <p>City participates in monthly meetings with OC Housing Preservation Collaborative to offer workshops in foreclosure prevention and to assist in loan modifications. Workshops offered quarterly.</p> |

Table CA-2  
 Progress in Achieving Housing Element Quantified Objectives  
 2008-2013

| Program                            | Quantified Objective | Level of Achievement |
|------------------------------------|----------------------|----------------------|
| <b>New Construction</b>            |                      |                      |
| Extremely-low (subset of Very Low) | 199                  |                      |
| Very-low                           | 398                  | 10                   |
| Low                                | 329                  | 20                   |
| Moderate                           | 376                  | 61                   |
| Above-moderate                     | 807                  | 469                  |
| <b>Total</b>                       | <b>1,910</b>         | <b>560</b>           |
| <b>Rehabilitation</b>              |                      |                      |
| Extremely-low                      | 0                    |                      |
| Very-low                           | 82                   | 37                   |
| Low                                | 73                   | 48                   |
| Moderate                           | 70                   | 8                    |
| Above-moderate                     | --                   |                      |
| <b>Total</b>                       | <b>225</b>           | <b>93</b>            |
| <b>Conservation/Preservation</b>   |                      |                      |
| Extremely-low                      | --                   |                      |
| Very-low                           | 126                  |                      |
| Low                                | --                   |                      |
| Moderate                           | --                   |                      |
| Above-moderate                     | --                   |                      |
| <b>Total</b>                       | <b>126</b>           | <b>0</b>             |

## Appendix B: Residential Land Resources

State Housing Element Law requires that cities demonstrate they have adequate sites to meet their housing obligations. An analysis of land resources must be completed and take into consideration zoning, development standards, and the availability of public services and facilities to accommodate a variety of housing types and incomes. The City must demonstrate that it has adequate sites to accommodate the projected need for housing due to anticipated growth during the planning period.

### **1. Regional Housing Needs**

The State Department of Finance (DOF) is responsible for projecting the total State-wide housing demand, with the State Department of Housing and Community Development (HCD) apportioning this demand to each of the State's regions. This demand represents the number of additional units needed to accommodate the anticipated growth in the number of households, to replace expected demolitions and conversions of housing units to non-housing uses, and to achieve a future vacancy rate that allows for healthy functioning of the housing market.

The Southern California Association of Governments (SCAG), the Council of Governments (COG) representing the region, in cooperation with the local jurisdictions, is tasked with the responsibility of allocating the region's projected new housing demand to each jurisdiction. The allocation is further divided into four income categories:

- Very-low income: Up to 50 percent of the median income;
- Low income: 51 percent to 80 percent of the median income;
- Moderate income: 81 percent to 120 percent of the median income; and,
- Above-moderate income: more than 120 percent of the median income.

This process is known as the Regional Housing Needs Assessment (RHNA), and the goals are referred to as either the RHNA goals or the "regional share" goals for new housing construction. The allocation takes into account factors such as market demand for housing, employment opportunities, the availability of suitable sites and public facilities, commuting patterns, type and tenure of housing need, and others. In determining a jurisdiction's share of new housing needs by income category, the allocation is adjusted to avoid an over-concentration of lower-income households in jurisdictions having a disproportionate share of lower-income residents.

The RHNA for the 5<sup>th</sup> Housing Element cycle allocates housing needs for the period from January 1, 2014 to October 1, 2021. The RHNA identifies the City of Fullerton's share of the region's housing needs as 1,841 new housing units, distributed to income categories as shown in Table B-1. The RHNA represents the City's planning goals and not a development quota or mandate.

|       | Total Construction Need | Very-low Income  | Low Income | Moderate Income | Above-moderate Income |
|-------|-------------------------|------------------|------------|-----------------|-----------------------|
| Units | 1,841                   | 411 <sup>1</sup> | 299        | 337             | 794                   |

Notes:  
<sup>1</sup> Regional housing needs allocation for extremely-low income units is 206 units (assumed 50% of the very-low income share).  
Source: Regional Housing Needs Assessment, SCAG 2012

## 2. Capacity to Meet Regional Housing Needs

Table B-2 and the discussion that follows describes the City's capacity for residential development during the planning period compared to its share of regional housing needs. The analysis includes potential development on both vacant and underutilized sites, and demonstrates that the capacity for additional residential development exceeds the City's assigned share of housing at all income levels.

Table B-2  
Potential Residential Development vs. Regional Housing Need

|  | Income Category      |     |       |
|--|----------------------|-----|-------|
|  | Lower                | Mod | Above |
| Approved and Pending Projects (Table B-3)      | <del>402</del> 112   | 1   | 863   |
| Vacant Sites (Table B-4)                       | 70                   |     | 29    |
| Underutilized FTCSP Sites - (Table B-5)        | 958                  |     |       |
| Underutilized Residential Sites - (Table B-6)  |                      | 823 |       |
| <b>Total Potential Residential Development</b> | <del>1,430</del> 140 | 824 | 892   |
| RHNA (2014-2021)                               | 710                  | 337 | 794   |
| Adequate Capacity?                             | Yes                  | Yes | Yes   |

Source: City of Fullerton, 2013

### a. Approved and Pending Projects

The City of Fullerton has a number of projects in the planning process that are expected to be completed during the planning period (Table B-3). A total of 966 units are either entitled or in the approval process. There are a total of 102 deed-restricted lower-income units in these approved projects. These projects demonstrate the feasibility of very high density residential developments in excess of 50 units/acre in the downtown area near the transportation center.

**Table B-3  
Approved and Pending Projects**

| Project Name/Location  | Anticipated Units |            |                       |                           |                           | Status  |
|--|-------------------|------------|-----------------------|---------------------------|---------------------------|---|
|  | Very-low Income   | Low Income | Moderate Income       | Above-moderate Income     | Total                     |   |
| <i>Entitled Projects</i>   |                   |            |                       |                           |                           |   |
| Amerige Court- 100 block of W. Amerige (S. side of Amerige, W. of Harbor) (C-3/ Downtown)    |                   |            |                       | 124                       | 124                       | Entitled (124 dwelling units on 2.6 acres, net density of 47.7 du/ac)                 |
| Citrus Park  |                   |            |                       | 38 SFD<br>21 townhome     | 59                        | Under construction  |
| S. side Hughes Dr. between Bastanchury Greenbelt Park & Nicolas                              |                   |            |                       | 115                       | 115                       | Approved 2011 for 115 SFD; under construction   |
| 345 E. Commonwealth (C-3 CBD Commercial, [mixed use])  | 9                 | 85         | 1<br>(manager's unit) |                           | 95                        | Senior apts approved in 2011; pending financing commitments ( <u>148 units/acre</u> ) |
| Pathways of Hope (FIES) PRJ11-00006  | 8                 |            |                       |                           | 8                         | Permits issued  |
| Brandywine Homes Townhomes 1110 W Orangethorpe PRJ12-00272                                   |                   |            |                       | 52                        | 52                        | Approved 3/19/2013  |
| <u>117 W Valencia Prj12-00286 Townhomes</u> <b>Projects In Entitlement Process</b>           |                   |            |                       | 7                         | 7                         | Approved  |
| <u>655 W Valencia Prj12-00198 8 TH &amp; 36 SFD</u> <u>Orangefair Apartments PRJ13-00019</u> |                   |            |                       | <del>323</del> <u>44</u>  | <del>323</del> <u>44</u>  | <b>Application filed &amp; in process</b> <u>Approved</u>                             |
| <u>Site 18 Santa Fe/Lennar Harbor Walk Apartments 770 S Harbor PRJ12-00300</u>               | <u>10</u>         |            |                       | <del>139</del> <u>190</u> | <del>139</del> <u>200</u> | <b>Application filed &amp; in process</b> <u>Approved</u> ( <u>83 du/acre</u> )       |
| <u>Orangefair Apartments PRJ13-00019</u> <u>117 W Valencia Prj12-00286 Townhomes</u>         |                   |            |                       | <del>7</del> <u>323</u>   | <del>7</del> <u>323</u>   | Approved <b>PG CC hearing to be scheduled</b> ( <u>56 du/ac</u> )                     |
| <b>Projects In Entitlement Review Process</b> <u>655 W Valencia Prj12-00198</u>              |                   |            |                       |                           |                           |   |
| <u>Harbor Walk Apartments 770 S Harbor PRJ12-00300</u> <u>Collegotown</u>                    |                   |            |                       | <u>139</u>                | <u>139</u>                | <b>Planning partnership btwn CSUF, HIU &amp; City for</b>                             |

| Table B-3<br>Approved and Pending Projects     |                   |            |                 |                       |                   |   |
|--|-------------------|------------|-----------------|-----------------------|-------------------|---|
| Project Name/Location                          | Anticipated Units |            |                 |                       |                   | Status  |
|  | Very-low Income   | Low Income | Moderate Income | Above-moderate Income | Total             |   |
|  |                   |            |                 |                       |                   | <del>70± acres generally between</del> Application filed & in process (54 units/acre) <del>Chapman Ave., State College Blvd., Nutwood Ave. &amp; 57 Freeway. The vision is for housing, commercial uses, activity space and entertainment areas serving students, faculty and the wider Fullerton community, to be served by multiple modes of travel. A unit count has not yet been set forth.</del> |
| <del>Collegietown Site 18 Citrus Growers</del> | <del>40</del>     |            |                 | <del>190</del>        | <del>200</del>    | <del>Partnership btwn CSUF, HIU &amp; City for 70± acres betw. Chapman Ave., State College Blvd., Nutwood Ave. &amp; 57 Freeway. Vision is for housing, commercial, activity space &amp; entertainment serving students, faculty and the wider Fullerton community, served by multiple modes of travel. A unit count has not yet been set.</del>  |
| <b>Totals</b>                                  | <del>4727</del>   | 85         | 1               | 863                   | <del>966976</del> |   |

Source: City of Fullerton, Community Development Department, 2013

**b. Vacant Land Suitable for Residential Development**

Vacant sites permitting residential development are listed in Table B-4 and illustrated in Exhibit B-1. Vacant parcels that do not meet minimum lot size requirements have not been included. Based on current zoning there is potential for 99 housing units to be developed on these



parcels. Prior to its dissolution, the redevelopment agency acquired 17 properties in the Richman Park area for affordable housing purposes. The City is in the process of considering a master plan for the acquired properties which are located in the same neighborhood but are non-contiguous. Acquisition of a few additional properties would allow assemblage of a larger site which could be more efficiently developed. Preliminary discussions are taking place to determine how the properties can be used to best advantage for creation of affordable housing.

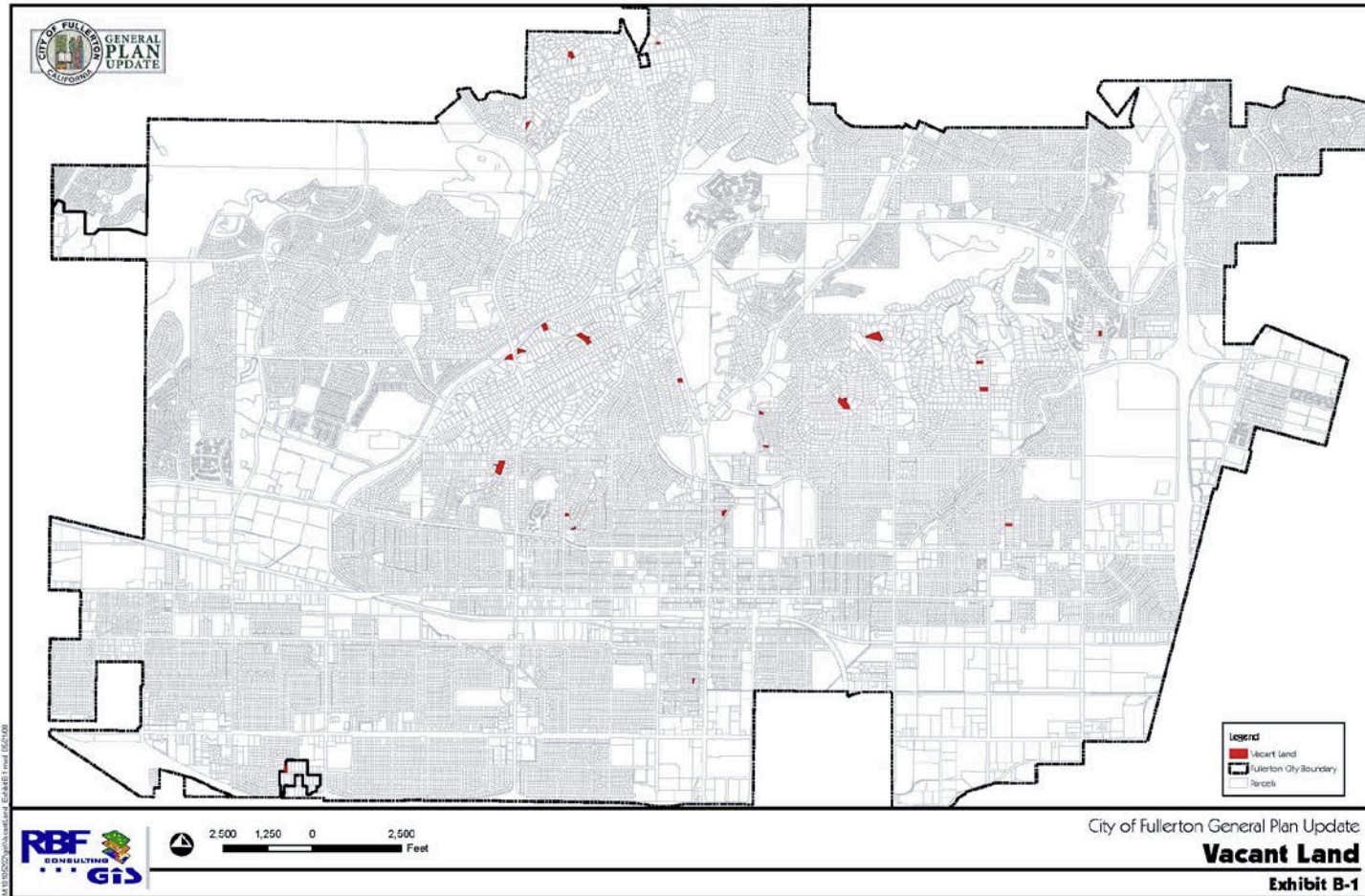
**Table B-4**  
**Vacant Land Permitting Residential Construction**

| APN        | Zoning | General Plan                           | Acres | Permitted Density | Potential Units |     |           |       | Notes         |
|------------|--------|--|-------|-------------------|-----------------|-----|-----------|-------|---------------|
|            |        |  |       |                   | Lower           | Mod | Above Mod | Total |               |
| 028-141-35 | R1-20  | Low Density Residential                | 0.71  | 1 du/20,000sf     |                 |     | 1         | 1     |               |
| 029-152-04 | R1-7.2 | Low Density Residential                | 0.20  | 1 du/7,200sf      |                 |     | 1         | 1     |               |
| 029-232-13 | R1-10  | Low Density Residential                | 1.38  | 1 du/10,000sf     |                 |     | 6         | 6     |               |
| 281-091-27 | R1-20  | Low Density Residential                | 0.53  | 1 du/20,000sf     |                 |     | 1         | 1     |               |
| 283-011-15 | R1-20  | Low Density Residential                | 0.49  | 1 du/20,000sf     |                 |     | 1         | 1     |               |
| 283-191-14 | R1-7.2 | Low Density Residential                | 0.17  | 1 du/7,200sf      |                 |     | 1         | 1     |               |
| 032-043-08 | R1-7.2 | Low Density Residential                | 0.17  | 1 du/7,200sf      |                 |     | 1         | 1     |               |
| 292-441-08 | R1-20  | Low Density Residential                | 0.50  | 1 du/20,000sf     |                 |     | 1         | 1     |               |
| 293-132-02 | R1-20  | Low Density Residential                | 0.14  | 1 du/20,000sf     |                 |     | 1         | 1     | Requires LLA, |
| 281-011-26 | R1-10  | Low Density Residential                | 0.27  | 1 du/10,000sf     |                 |     | 1         | 1     |               |
| 337-192-80 | R1-10  | Low Density Residential                | 0.23  | 1 du/10,000sf     |                 |     | 1         | 1     |               |
| 071-501-12 | R1-12  | Low Density Residential                | 0.37  | 1 du/12,000sf     |                 |     | 1         | 1     |               |
| 285-242-02 | R1-20  | Low Density Residential                | 0.78  | 1 du/20,000sf     |                 |     | 1         | 1     |               |
| 285-242-03 | R1-20  | Low Density Residential                | 0.74  | 1 du/20,000sf     |                 |     | 1         | 1     |               |
| 029-031-13 | R2-P   | Medium/ Low Density Residential        | 0.35  | 2 du/6,000sf      |                 |     | 4         | 4     |               |
| 031-061-45 | R1-10  | Low Density Residential (RSPC overlay) | .72   | 1 du/10,000sf     |                 |     | 3         | 3     |               |
| 031-061-46 | R1-10  | Low Density Residential (RSPC overlay) | .72   | 1 du/10,000sf     |                 |     | 3         | 3     |               |
| 032-182-8  | R-3    | MDR                                    | .18   | 15-28 u/ac        | 5               |     |           | 5     | City-owned*   |
| 032-182-9  | R-3    | MDR                                    | .18   | 15-28 u/ac        | 5               |     |           | 5     | City-owned*   |
| 032-182-11 | R-3    | MDR                                    | .18   | 15-28 u/ac        | 5               |     |           | 5     | City-owned*   |
| 032-182-13 | R-3    | MDR                                    | .18   | 15-28 u/ac        | 5               |     |           | 5     | City-owned*   |
| 032-182-15 | R-3    | MDR                                    | .18   | 15-28 u/ac        | 5               |     |           | 5     | City-owned*   |

| APN          | Zoning | General Plan | Acres | Permitted Density | Potential Units |     |           |           | Notes       |
|--------------|--------|--------------|-------|-------------------|-----------------|-----|-----------|-----------|-------------|
|              |        |              |       |                   | Lower           | Mod | Above Mod | Total     |             |
| 032-182-17   | R-3    | MDR          | .19   | 15-28 u/ac        | 5               |     |           | 5         | City-owned* |
| 032-182-25   | R-3    | MDR          | .17   | 15-28 u/ac        | 4               |     |           | 4         | City-owned* |
| 032-182-27   | R-3    | MDR          | .17   | 15-28 u/ac        | 4               |     |           | 4         | City-owned* |
| 032-182-29   | R-3    | MDR          | .16   | 15-28 u/ac        | 4               |     |           | 4         | City-owned* |
| 032-182-30   | R-3    | MDR          | .17   | 15-28 u/ac        | 4               |     |           | 4         | City-owned* |
| 032-182-34   | R-3    | MDR          | .17   | 15-28 u/ac        | 4               |     |           | 4         | City-owned* |
| 032-182-35   | R-3    | MDR          | .16   | 15-28 u/ac        | 4               |     |           | 4         | City-owned* |
| 032-182-38   | R-3    | MDR          | .19   | 15-28 u/ac        | 5               |     |           | 5         | City-owned* |
| 032-182-39   | R-3    | MDR          | .17   | 15-28 u/ac        | 4               |     |           | 4         | City-owned* |
| 032-182-40   | R-3    | MDR          | .17   | 15-28 u/ac        | 4               |     |           | 4         | City-owned* |
| 032-172-17   | R-2    | LMDR         | .15   | 2 du/6000sf       | 2               |     |           | 2         | City-owned* |
| 032-172-18   | R-2    | LMDR         | .13   | 2 du/6000sf       | 1               |     |           | 1         | City-owned* |
| <b>Total</b> |        |              |       |                   | <b>70</b>       |     | <b>29</b> | <b>99</b> |             |

\*Acquired by city for low & very low income housing

Exhibit B-1  
Vacant Residential Sites



### c. Underutilized Land

#### Fullerton Transportation Center Specific Plan (FTCSP)

The FTCSP, adopted in 2010, includes approximately 39 acres within Downtown Fullerton adjacent to the Fullerton Train Station, which serves as a transit hub for Amtrak, Metrolink and connecting bus service. The Specific Plan is intended to focus growth and development around the Fullerton Transportation Center to link land use, housing, and transit per the direction of Senate Bill 375.

Existing uses within the FTCSP area include the transit station, a mix of commercial, industrial, office and public buildings, and parking. Some existing buildings, such as those with historic significance and more recently constructed buildings, are anticipated to remain. However, a large portion of the area is planned for redevelopment with mid-rise structures of 3 to 6 stories.

Consistent with the direction of The Fullerton Plan, the goals, development standards, and design guidelines within FTCSP implement the pillars of sustainability and are focused on creating Fullerton's most sustainable neighborhood. The standards and guidelines will promote the development of green buildings, streets, and public spaces, all of which will contribute to a sustainable neighborhood that will achieve certification under the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) Rating System for Neighborhood Development. All new buildings constructed in the FTC Specific Plan Area will also be designed to achieve equivalency of certification under the LEED for New Construction Rating System.

This Specific Plan designates the majority of the properties in the plan area for mixed-use (retail with office or residential) and multi-family land uses. The FTCSP gives property owners flexibility to develop a mix of retail, office, residential, and live-work uses based on future market demand. Because of this built-in flexibility, a precise mix of uses is not required by the Specific Plan. Two potential buildout scenarios were studied as part of the preparation and approval of the plan to analyze infrastructure requirements and evaluate environmental impacts: a "High Office/Low Residential" Scenario and a "High Residential/Low Office Scenario." It is anticipated that development within the FTCSP will occur somewhere between these two scenarios.

The High Office/Low Residential Scenario allows development of up to:

- 100,000 square feet of general retail/restaurant space
- 100,000 square feet of office space
- 120-room hotel
- 1,513 residential units (inclusive of affordable housing units and additional units that may be constructed per California Density Bonus Law).

The High Residential/Low Office Scenario allows development of up to:

- 100,000 square feet of general retail/restaurant space
- 49,000 square feet of office space
- 120-room hotel
- 1,560 residential units (inclusive of affordable housing units and additional units that may be constructed per California Density Bonus Law).

A list of parcels allowing residential development within the FTCSP area is provided in Table B-5 and [Figure B-2 provides a map of the FTCSP Building Regulation Plan](#).

### FTCSP Development Permit Process

Development applications within the FTC Specific Plan Area are reviewed by the City staff and Town Architect to determine if the project is in compliance with the goals and objectives of the Specific Plan. The City staff and Town Architect provide written findings and a recommendation to the Director of Community Development. After written findings are prepared, but prior to the Director's determination or Director's recommendation to the Planning Commission, the Town Architect shall consult with the DRC at a public meeting. The Town Architect shall present his findings and afford the DRC and public an opportunity to ask questions and provide comment. The Town Architect's recommendation will be focused on the physical design of the project, including compliance with the Secretary of Interior's Standards for the Treatment of Historic Properties, the Specific Plan Regulating Code, and LEED criteria.

Projects that are consistent with the Specific Plan and would not affect a historic structure are approved by the Community Development Director. Projects that require a Major Exception, Conditional Use Permit, Variance, Tract Map, and/or Parcel Map are reviewed by the Planning Commission.

### Mixed-Use Types

The FTCSP allows three types of mixed-use development:

**Mixed-Use A** allows 3- to 5-story buildings that may contain a mix of commercial and residential uses. Allowable density is 45 units/acre, and unused density may be transferred to other parcels within the MU-A area. The ground floor is intended to accommodate storefronts for retail, service, and dining uses. Upper floors generally contain office space or residential apartments and/or condominiums. The building may also be occupied by a hotel.



**Mixed-Use B** allows 3- to 6-story buildings that primarily contain residential apartments and/or condominiums. Live/work units, commercial uses, public parking, and public transit uses may also be provided within a building. Allowable density is 60 units/acre, and unused density may be transferred to other parcels within the MU-B area.







**Mixed-Use C** allows 2- to 5-story buildings that primarily contain residential apartments and/or condominiums. Live/work units may also be provided within a building. Allowable density is 55 units/acre, and unused density may be transferred to other parcels within the MU-C area.







### Underutilized Residential Sites

There are number of parcels within the City that are zoned for R-2, R-2P, R-3, or R-3R and are developed with fewer residential units than the maximum allowed by the specific zone. These underutilized parcels provide opportunities for units to be constructed in addition to the existing unit(s) or opportunities for redeveloping the entire site with a larger number of units. Table B-6 details these underutilized parcels and their capacities. The total development potential of these parcels is an additional 823 units.

The development potential in the underutilized parcels zoned R-3 or R-3R is 656 units. The R-3 and R-3R zones allow multifamily development with densities up to 27 du/ac. Potential units in these zones are allocated to the moderate-income category.

The development potential in the underutilized parcels zoned R-2 or R-2P is 167 units. This analysis assumes these parcels would provide housing affordable to above-moderate income households.

### Suitability of Non-Vacant Sites

In the FTCSP area, many of the sites are existing parking facilities that do not pose any constraints on residential development. The parking lots have a low improvement versus land value, and the City anticipates that the existing parking uses have the greatest potential to convert to residential or mixed-uses. The current industrial sites do not contain any known environmental constraints or hazards that would impede residential development. Recent projects such as Amerige Court illustrate development trends within the Downtown area and the City's interest in developing private-public partnerships to increase housing as part of the overall revitalization of the area. The City has received developer interest in redeveloping non-residential uses in the Downtown with mixed-use and multi-family residential uses and continues to work with these developers to facilitate development.

Within the Harbor Gateway area, much of the existing commercial and retail uses are within older strip commercial centers which are not able to perform as well as larger regional commercial areas. Many of buildings within this area are over 30 years old and, based on the lifespan of building materials, are ripe for replacement. As a result of the underperforming commercial uses, there is also a surplus of parking. The parking facilities have a low improvement versus land value, and the City anticipates that the existing parking uses have the greatest potential to convert to residential or mixed-uses. The opportunity sites identified for rezoning for exclusive residential use (see Policy Action 1.1) are on underutilized parking lots within the Harbor Gateway area.

Table B-5  
Underutilized Sites - Fullerton Transportation Center Specific Plan

| Assessor Parcel No.  | Building No.   | Building Type                 | Parcel Size (sq. ft.)   | Potential Units | # of Stories | Max. Bldg. Ht. (ft.) | Existing Use                         |
|--|----------------|-------------------------------|---|-----------------|--------------|----------------------|--------------------------------------|
| 033-031-39   | W2-I           | Mixed Use A                   | 0.64 ac   | 29              | 5            | 70                   | Parking lot                          |
| 033-031-40   | W3-I           | Mixed Use A                   | 0.63 ac   | 29              | 5            | 70                   |                                      |
| 033-032-05<br>033-032-06<br>033-032-07   | C1-II          | Mixed Use B                   | 5,250<br>6,090<br>3,500   | 20              | 6            | 80                   | 5,600 s.f. office                    |
| 033-032-11<br>033-032-26   | C1-IV          | Mixed Use B                   | 14,000<br>13,843  | 39              | 6            | 80                   | 8,050 s.f. office + retail           |
| 033-032-28<br>033-032-04<br>033-032-27<br>033-032-17   | C2-I           | Mixed Use B                   | 0.38 ac<br>0.21 ac<br>0.24 ac<br>0.16 ac  | 60              | 6            | 80                   | Parking lot                          |
| 033-032-19, <del>20, 22, 23, 24, 25</del><br><del>033-032-20</del><br><del>033-032-22</del><br><del>033-032-23</del><br><del>033-032-24</del><br><del>033-032-25</del> | C3-I           | Mixed Use B                   | 0.8124 ac<br><del>0.16 ac</del><br><del>0.11 ac</del><br><del>0.15 ac</del><br><del>0.12 ac</del><br><del>0.03 ac</del> | 49              | 6            | 80                   | 29,964 s.f. industrial/warehouse     |
| 033-030-18   | C4-I           | Mixed Use B                   | 0.6 ac  | 36              | 6            | 80                   | Auto repair                          |
| 033-091-23<br>033-091-21   | E1-I           | Mixed Use B                   | 14,700<br>14,000  | 40              | 6            | 80                   | 17,964 s.f. office/restaurant/public |
| 033-091-24<br>033-091-25   | E1-II          | Mixed Use B                   | 14,000<br>17,500  | 43              | 6            | 80                   | Medical services                     |
| 033-091-28<br>033-091-29   | E1-III         | Mixed Use B                   | 7,424<br>7,765  | 24              | 6            | 80                   | Office                               |
| 033-091-26   | E2-I           | Mixed Use B                   | 14,582  | 40              | 6            | 80                   | 7,068 s.f. warehouse                 |
| 033-091-18   | E2-II          | Mixed Use B                   | 42,000  | 44              | 6            | 80                   | Govt (Fire station)                  |
| 033-091-10<br>033-091-17   | E2-III         | Mixed Use B                   | 17,500<br>7,000   | 33              | 6            | 80                   | 8,280 s.f. industrial                |
| 033-092-08   | E3-I           | Mixed Use B                   | 10,465  | 15              | 6            | 80                   | 5,820 s.f. industrial/office         |
| 033-092-07   | E3-II          | Mixed Use B                   | 34,540  | 47              | 6            | 80                   | 1,600 s.f. warehouse                 |
| 033-092-05   | E3-III         | Mixed Use B                   | 40,820  | 60              | 6            | 80                   | 10,712 s.f. industrial               |
| 033-045-04   | S1-I & II      | Mixed Use C                   | 29,250  | 35              | 3            | 35                   | Parking lot                          |
| 033-092-18   | S2-I, II & III | Mixed Use C                   | 1.37 ac   | 73              | 5            | 55                   | 52,573 s.f. warehouse                |
| 033-143-36   | S3-I           | Mixed Use C                   | 42,427  | 51              | 5            | 55                   | 19,150 s.f. warehouse/industrial     |
| 033-143- <del>37</del> , 30<br><del>033-143-37</del>   | S3-II/III      | <del>61,074</del> Mixed Use C | 0.85 ac<br>1.402 ac   | 77              | 5            | 55                   | 18,975 s.f. warehouse                |
| 033-031-44   | W1-I           | Mixed Use A                   | 14,810  | 27              | 5            | 70                   | SEC Harbor/Commonwealth              |

| Assessor Parcel No. | Building No. | Building Type | Parcel Size (sq. ft.) | Potential Units | # of Stories | Max. Bldg. Ht. (ft.) | Existing Use |
|---------------------|--------------|---------------|-----------------------|-----------------|--------------|----------------------|--------------|
| 033-031-45          |              |               | 11,064                |                 |              |                      |              |
| 033-031-27          |              |               | -                     |                 |              |                      |              |
| 033-031-46          | W1-III       | Mixed Use A   | 16,639                | 17              | 3            | 40                   | Office       |
| 033-031-40          | W3-1         | Mixed Use A   | 27,878                | 29              | 5            | 70                   | Bus terminal |
| 033-030-14          | W4-II        | Mixed Use A   | 0.91 ac               | 41              | 3            | 40                   |              |
| <b>TOTAL :</b>      |              | <b>-</b>      |                       | <b>958</b>      |              |                      |              |

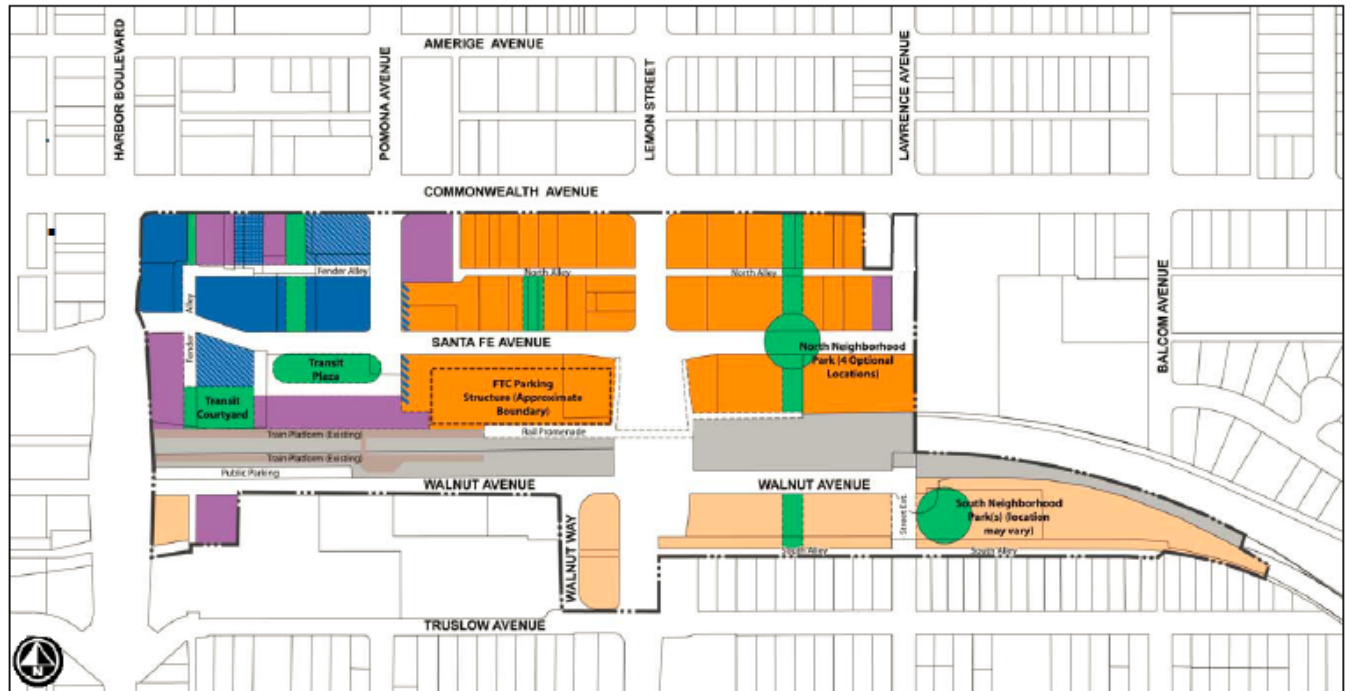
Notes:

The General Plan designation for all sites is "Fullerton Transportation Center"

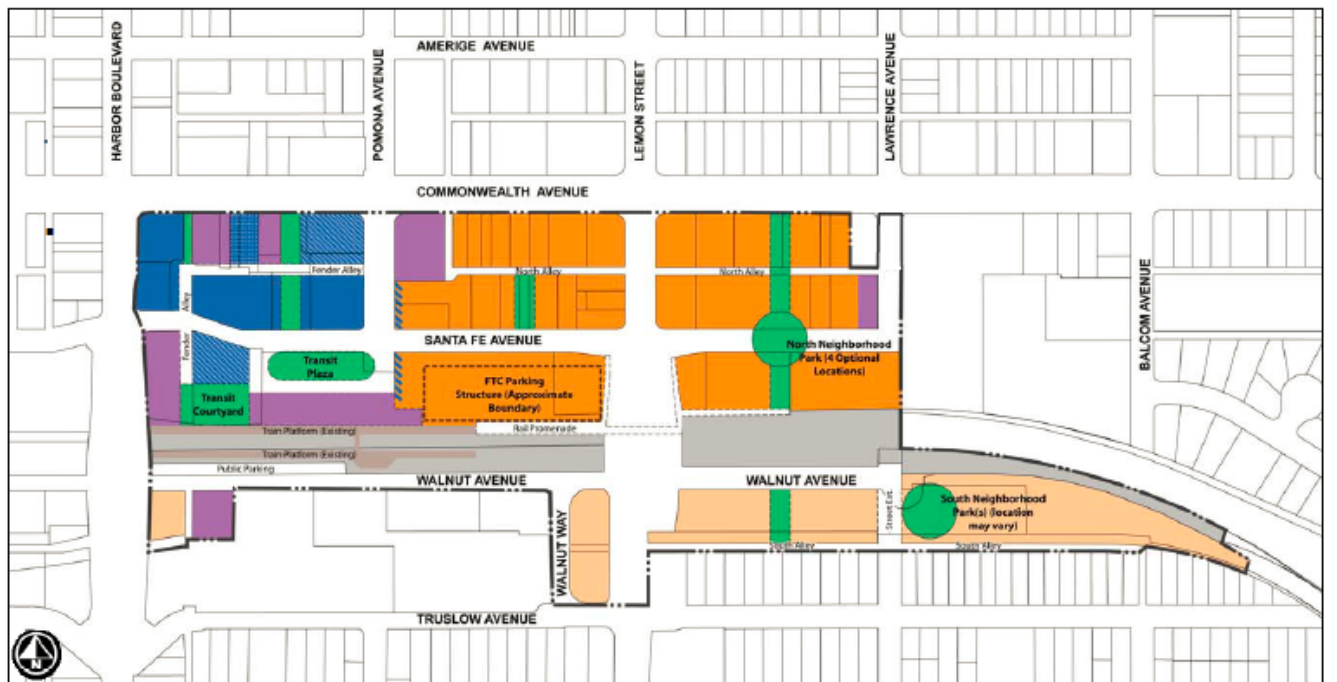
The zoning designation for all sites is SPD (Specific Plan District)

Source: City of Fullerton Community Development Department, 2013

Exhibit B-12  
 Fullerton Transportation Center Specific Plan – Building Regulating Plan



- |   |   |   |   |
|---|---|---|---|
| <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #0056b3; border: 1px solid black; margin-right: 5px;"></span> Mixed-Use A: 3 floor (min.) &amp; 5 floors/70' (max.)</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #0056b3; border: 1px solid black; margin-right: 5px;"></span> Mixed-Use A: 2 floors (min.) &amp; 3 floors/40' (max.)</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #0056b3; border: 1px solid black; margin-right: 5px;"></span> Mixed-Use A: 1 floor (min.) &amp; 2 floors/30' (max.)</li> </ul> | <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #ff9900; border: 1px solid black; margin-right: 5px;"></span> Mixed-Use B: 3 floors (min.) &amp; 6 floors/80' (max.)</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #ff9900; border: 1px solid black; margin-right: 5px;"></span> Mixed-Use B: 3 floors (min.) &amp; 6 floors/80' (max.) with storefronts required on the ground floor</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #ffcc99; border: 1px solid black; margin-right: 5px;"></span> Mixed-Use C: 2 floors (min.) &amp; 5 floors/60' (max.)</li> </ul> | <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #9933cc; border: 1px solid black; margin-right: 5px;"></span> Preserved Buildings (Historic and Potentially Historic Structures)</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #009966; border: 1px solid black; margin-right: 5px;"></span> Civic Space</li> </ul> | <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #cccccc; border: 1px solid black; margin-right: 5px;"></span> Railroad Right-of-Way</li> <li><span style="display: inline-block; width: 15px; height: 10px; border: 1px dashed black; margin-right: 5px;"></span> FTC Parking Structure Boundary (Approximate)</li> </ul> |
|---|---|---|---|



- |  |   |  |  |
|--|---|--|--|
| <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: blue; border: 1px solid black; margin-right: 5px;"></span> Mixed-Use A: 3 floor (min.) &amp; 5 floors/70' (max.)</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: lightblue; border: 1px solid black; margin-right: 5px;"></span> Mixed-Use A: 2 floors (min.) &amp; 3 floors/40' (max.)</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: lightblue; border: 1px solid black; margin-right: 5px;"></span> Mixed-Use A: 1 floor (min.) &amp; 2 floors/30' (max.)</li> </ul> | <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: orange; border: 1px solid black; margin-right: 5px;"></span> Mixed-Use B: 3 floors (min.) &amp; 6 floors/80' (max.)</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: orange; border: 1px solid black; margin-right: 5px;"></span> Mixed-Use B: 3 floors (min.) &amp; 6 floors/80' (max.) with storefronts required on the ground floor</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: lightorange; border: 1px solid black; margin-right: 5px;"></span> Mixed-Use C: 2 floors (min.) &amp; 5 floors/60' (max.)</li> </ul> | <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: purple; border: 1px solid black; margin-right: 5px;"></span> Preserved Buildings (Historic and Potentially Historic Structures)</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: green; border: 1px solid black; margin-right: 5px;"></span> Civic Space</li> </ul> | <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: grey; border: 1px solid black; margin-right: 5px;"></span> Railroad Right-of-Way</li> <li><span style="display: inline-block; width: 15px; height: 10px; border: 1px dashed black; margin-right: 5px;"></span> FTC Parking Structure Boundary (Approximate)</li> </ul> |
|--|---|--|--|



**Table B-6  
Underutilized Residential Parcels**

| Address | APN             | Zone       | Parcel Size (ac) | Min. Lot Area per Unit (sf) | Max. Units | Existing Units | Potential Units |   |
|---------|-----------------|------------|------------------|-----------------------------|------------|----------------|-----------------|---|
| 106     | EAST ROSSLYN    | 033-065-01 | R-2              | 0.17                        | --         | 2              | 1               | 1 |
| 112     | EAST ROSSLYN    | 033-065-02 | R-2              | 0.13                        | --         | 2              | 1               | 1 |
| 113     | EAST ROSSLYN    | 033-065-29 | R-2              | 0.13                        | --         | 2              | 1               | 1 |
| 115     | EAST ELM        | 033-061-09 | R-2              | 0.12                        | --         | 2              | 1               | 1 |
| 116     | EAST ELM        | 033-065-15 | R-2              | 0.12                        | --         | 2              | 1               | 1 |
| 118     | EAST ROSSLYN    | 033-065-03 | R-2              | 0.15                        | --         | 2              | 1               | 1 |
| 119     | EAST ROSSLYN    | 033-065-28 | R-2              | 0.15                        | --         | 2              | 1               | 1 |
| 119     | N STATE COLLEGE | 269-065-14 | R-2              | 0.26                        | --         | 2              | 1               | 1 |
| 120     | EAST ELM        | 033-065-16 | R-2              | 0.12                        | --         | 2              | 1               | 1 |
| 121     | EAST ELM        | 033-061-11 | R-2              | 0.12                        | --         | 2              | 1               | 1 |
| 124     | EAST ELM        | 033-065-17 | R-2              | 0.12                        | --         | 2              | 1               | 1 |
| 125     | EAST ROSSLYN    | 033-065-27 | R-2              | 0.15                        | --         | 2              | 1               | 1 |
| 128     | EAST ELM        | 033-065-18 | R-2              | 0.12                        | --         | 2              | 1               | 1 |
| 129     | EAST ELM        | 033-061-13 | R-2              | 0.12                        | --         | 2              | 1               | 1 |
| 131     | EAST ROSSLYN    | 033-065-26 | R-2              | 0.15                        | --         | 2              | 1               | 1 |
| 132     | EAST ELM        | 033-065-19 | R-2              | 0.12                        | --         | 2              | 1               | 1 |
| 133     | EAST ELM        | 033-061-14 | R-2              | 0.12                        | --         | 2              | 1               | 1 |
| 136     | EAST ELM        | 033-065-20 | R-2              | 0.12                        | --         | 2              | 1               | 1 |
| 136     | EAST ROSSLYN    | 033-065-06 | R-2              | 0.16                        | --         | 2              | 1               | 1 |
| 137     | EAST ELM        | 033-061-15 | R-2              | 0.12                        | --         | 2              | 1               | 1 |
| 137     | EAST ROSSLYN    | 033-065-25 | R-2              | 0.15                        | --         | 2              | 1               | 1 |
| 140     | EAST ELM        | 033-065-21 | R-2              | 0.12                        | --         | 2              | 1               | 1 |
| 142     | EAST ROSSLYN    | 033-065-07 | R-2              | 0.15                        | --         | 2              | 1               | 1 |
| 143     | EAST ROSSLYN    | 033-065-24 | R-2              | 0.15                        | --         | 2              | 1               | 1 |
| 144     | EAST ELM        | 033-065-22 | R-2              | 0.12                        | --         | 2              | 1               | 1 |
| 147     | EAST ELM        | 033-061-17 | R-2              | 0.12                        | --         | 2              | 1               | 1 |
| 148     | EAST ROSSLYN    | 033-065-08 | R-2              | 0.17                        | --         | 2              | 1               | 1 |
| 200     | EAST ROSSLYN    | 033-066-01 | R-2              | 0.18                        | --         | 2              | 1               | 1 |
| 206     | EAST ROSSLYN    | 033-066-02 | R-2              | 0.18                        | --         | 2              | 1               | 1 |
| 212     | EAST ROSSLYN    | 033-066-03 | R-2              | 0.18                        | --         | 2              | 1               | 1 |
| 213     | EAST ROSSLYN    | 033-066-09 | R-2              | 0.17                        | --         | 2              | 1               | 1 |
| 218     | EAST ROSSLYN    | 033-066-04 | R-2              | 0.17                        | --         | 2              | 1               | 1 |
| 219     | EAST ROSSLYN    | 033-066-08 | R-2              | 0.17                        | --         | 2              | 1               | 1 |
| 224     | EAST ROSSLYN    | 033-066-05 | R-2              | 0.18                        | --         | 2              | 1               | 1 |
| 225     | EAST ROSSLYN    | 033-066-07 | R-2              | 0.17                        | --         | 2              | 1               | 1 |
| 228     | WEST VALENCIA   | 032-263-09 | R-2              | 0.11                        | --         | 2              | 1               | 1 |
| 235     | SOUTH PACIFIC   | 030-464-02 | R-2              | 0.31                        | --         | 2              | 1               | 1 |
| 313     | SOUTH BASQUE    | 031-332-03 | R-2              | 0.14                        | --         | 2              | 1               | 1 |
| 319     | SOUTH BASQUE    | 031-332-04 | R-2              | 0.14                        | --         | 2              | 1               | 1 |
| 400     | SOUTH MAGNOLIA  | 030-112-02 | R-2              | 0.15                        | --         | 2              | 1               | 1 |
| 404     | SOUTH MAGNOLIA  | 030-112-01 | R-2              | 0.13                        | --         | 2              | 1               | 1 |
| 601     | EAST PATTERSON  | 033-144-19 | R-2              | 0.18                        | --         | 2              | 1               | 1 |
| 605     | EAST PATTERSON  | 033-144-18 | R-2              | 0.14                        | --         | 2              | 1               | 1 |
| 609     | EAST PATTERSON  | 033-144-01 | R-2              | 0.11                        | --         | 2              | 1               | 1 |
| 912     | E COMMONWEALTH  | 033-182-03 | R-2              | 0.11                        | --         | 2              | 1               | 1 |
| 1000    | E COMMONWEALTH  | 033-181-03 | R-2              | 0.11                        | --         | 2              | 1               | 1 |
| 1006    | E COMMONWEALTH  | 033-181-02 | R-2              | 0.12                        | --         | 2              | 1               | 1 |
| 1010    | E COMMONWEALTH  | 033-181-01 | R-2              | 0.11                        | --         | 2              | 1               | 1 |
| 1015    | NORTH LEMON     | 029-042-03 | R-2              | 0.18                        | --         | 2              | 1               | 1 |
| 1017    | NORTH LEMON     | 029-042-02 | R-2              | 0.19                        | --         | 2              | 1               | 1 |

| Address | APN            | Zone       | Parcel Size (ac) | Min. Lot Area per Unit (sf) | Max. Units | Existing Units | Potential Units |
|---------|----------------|------------|------------------|-----------------------------|------------|----------------|-----------------|
| 1021    | NORTH LEMON    | 029-042-16 | R-2              | 0.32                        | --         | 2              | 1               |
| 1101    | NORTH LEMON    | 029-041-04 | R-2              | 0.16                        | --         | 2              | 1               |
| 1103    | NORTH LEMON    | 029-041-03 | R-2              | 0.17                        | --         | 2              | 1               |
| 1418    | WEST VALENCIA  | 030-441-18 | R-2              | 0.17                        | --         | 2              | 1               |
| 1424    | WEST VALENCIA  | 030-441-17 | R-2              | 0.17                        | --         | 2              | 1               |
| 1430    | WEST VALENCIA  | 030-441-16 | R-2              | 0.17                        | --         | 2              | 1               |
| 1436    | WEST VALENCIA  | 030-441-15 | R-2              | 0.17                        | --         | 2              | 1               |
| 1442    | WEST VALENCIA  | 030-441-14 | R-2              | 0.16                        | --         | 2              | 1               |
| 1448    | WEST VALENCIA  | 030-441-13 | R-2              | 0.16                        | --         | 2              | 1               |
| 1454    | WEST VALENCIA  | 030-441-12 | R-2              | 0.16                        | --         | 2              | 1               |
| 1460    | WEST VALENCIA  | 030-441-11 | R-2              | 0.16                        | --         | 2              | 1               |
| 1466    | WEST VALENCIA  | 030-441-10 | R-2              | 0.16                        | --         | 2              | 1               |
| 1472    | WEST VALENCIA  | 030-441-09 | R-2              | 0.16                        | --         | 2              | 1               |
| 1478    | WEST VALENCIA  | 030-441-08 | R-2              | 0.16                        | --         | 2              | 1               |
| 1484    | WEST VALENCIA  | 030-441-07 | R-2              | 0.16                        | --         | 2              | 1               |
| 1500    | WEST VALENCIA  | 030-441-06 | R-2              | 0.16                        | --         | 2              | 1               |
| 1506    | WEST VALENCIA  | 030-441-05 | R-2              | 0.16                        | --         | 2              | 1               |
| 1512    | WEST VALENCIA  | 030-441-04 | R-2              | 0.16                        | --         | 2              | 1               |
| 1518    | WEST VALENCIA  | 030-441-03 | R-2              | 0.16                        | --         | 2              | 1               |
| 1524    | WEST VALENCIA  | 030-441-02 | R-2              | 0.16                        | --         | 2              | 1               |
| 1530    | WEST VALENCIA  | 030-441-01 | R-2              | 0.17                        | --         | 2              | 1               |
| 1619    | WEST VALENCIA  | 030-464-06 | R-2              | 0.17                        | --         | 2              | 1               |
| 1625    | WEST VALENCIA  | 030-464-07 | R-2              | 0.17                        | --         | 2              | 1               |
| 1631    | WEST VALENCIA  | 030-464-08 | R-2              | 0.20                        | --         | 2              | 1               |
| 2320    | EAST REVERE    | 269-065-09 | R-2              | 0.20                        | --         | 2              | 1               |
| 2326    | EAST REVERE    | 269-065-10 | R-2              | 0.23                        | --         | 2              | 1               |
| 2334    | EAST REVERE    | 269-065-11 | R-2              | 0.14                        | --         | 2              | 1               |
| 3633    | SOUTH MAGNOLIA | 030-361-03 | R-2              | 0.14                        | --         | 2              | 1               |
| 3637    | SOUTH MAGNOLIA | 030-361-02 | R-2              | 0.14                        | --         | 2              | 1               |
| 3641    | SOUTH MAGNOLIA | 030-361-01 | R-2              | 0.13                        | --         | 2              | 1               |
| 200     | WEST BROOKDALE | 032-203-12 | R-2P             | 0.16                        | --         | 2              | 1               |
| 205     | WEST BROOKDALE | 032-201-11 | R-2P             | 0.15                        | --         | 2              | 1               |
| 205     | WEST MALVERN   | 032-203-21 | R-2P             | 0.19                        | --         | 2              | 1               |
| 206     | WEST JACARANDA | 032-213-11 | R-2P             | 0.11                        | --         | 2              | 1               |
| 208     | WEST BROOKDALE | 032-203-10 | R-2P             | 0.16                        | --         | 2              | 1               |
| 209     | WEST BROOKDALE | 032-201-10 | R-2P             | 0.15                        | --         | 2              | 1               |
| 210     | WEST BROOKDALE | 032-203-09 | R-2P             | 0.16                        | --         | 2              | 1               |
| 212     | WEST BROOKDALE | 032-203-08 | R-2P             | 0.16                        | --         | 2              | 1               |
| 214     | WEST JACARANDA | 032-213-09 | R-2P             | 0.13                        | --         | 2              | 1               |
| 214     | WEST MALVERN   | 032-211-08 | R-2P             | 0.16                        | --         | 2              | 1               |
| 215     | WEST JACARANDA | 032-211-19 | R-2P             | 0.16                        | --         | 2              | 1               |
| 217     | WEST BROOKDALE | 032-201-08 | R-2P             | 0.15                        | --         | 2              | 1               |
| 217     | WEST MALVERN   | 032-203-18 | R-2P             | 0.19                        | --         | 2              | 1               |
| 218     | WEST JACARANDA | 032-213-08 | R-2P             | 0.13                        | --         | 2              | 1               |
| 222     | WEST JACARANDA | 032-213-07 | R-2P             | 0.13                        | --         | 2              | 1               |
| 222     | WEST MALVERN   | 032-211-06 | R-2P             | 0.16                        | --         | 2              | 1               |
| 225     | WEST BROOKDALE | 032-201-06 | R-2P             | 0.15                        | --         | 2              | 1               |
| 229     | WEST BROOKDALE | 032-201-05 | R-2P             | 0.15                        | --         | 2              | 1               |
| 232     | WEST BROOKDALE | 032-203-04 | R-2P             | 0.16                        | --         | 2              | 1               |
| 232     | WEST JACARANDA | 032-213-04 | R-2P             | 0.13                        | --         | 2              | 1               |
| 233     | WEST BROOKDALE | 032-201-04 | R-2P             | 0.15                        | --         | 2              | 1               |
| 235     | WEST JACARANDA | 032-211-14 | R-2P             | 0.16                        | --         | 2              | 1               |
| 236     | WEST BROOKDALE | 032-203-03 | R-2P             | 0.16                        | --         | 2              | 1               |

|     | Address         | APN        | Zone  | Parcel Size (ac) | Min. Lot Area per Unit (sf) | Max. Units | Existing Units | Potential Units |
|-----|-----------------|------------|-------|------------------|-----------------------------|------------|----------------|-----------------|
| 236 | WEST JACARANDA  | 032-213-03 | R-2P  | 0.13             | --                          | 2          | 1              | 1               |
| 245 | WEST BROOKDALE  | 032-201-01 | R-2P  | 0.15             | --                          | 2          | 1              | 1               |
| 115 | NORTH LINCOLN   | 033-171-24 | R-2-P | 0.17             | --                          | 2          | 1              | 1               |
| 116 | NORTH LINCOLN   | 033-172-09 | R-2-P | 0.14             | --                          | 2          | 1              | 1               |
| 130 | NORTH LINCOLN   | 033-172-06 | R-2-P | 0.14             | --                          | 2          | 1              | 1               |
| 149 | NORTH PRINCETON | 033-132-15 | R-2-P | 0.14             | --                          | 2          | 1              | 1               |
| 200 | NORTH CORNELL   | 033-163-10 | R-2-P | 0.14             | --                          | 2          | 1              | 1               |
| 201 | NORTH YALE      | 033-161-20 | R-2-P | 0.14             | --                          | 2          | 1              | 1               |
| 202 | NORTH YALE      | 033-161-10 | R-2-P | 0.14             | --                          | 2          | 1              | 1               |
| 204 | NORTH CORNELL   | 033-163-09 | R-2-P | 0.14             | --                          | 2          | 1              | 1               |
| 205 | NORTH CORNELL   | 033-162-19 | R-2-P | 0.14             | --                          | 2          | 1              | 1               |
| 205 | NORTH YALE      | 033-161-19 | R-2-P | 0.14             | --                          | 2          | 1              | 1               |
| 208 | NORTH CORNELL   | 033-163-08 | R-2-P | 0.15             | --                          | 2          | 1              | 1               |
| 208 | NORTH YALE      | 033-162-08 | R-2-P | 0.14             | --                          | 2          | 1              | 1               |
| 209 | NORTH CORNELL   | 033-162-18 | R-2-P | 0.15             | --                          | 2          | 1              | 1               |
| 209 | NORTH YALE      | 033-161-18 | R-2-P | 0.14             | --                          | 2          | 1              | 1               |
| 211 | WEST WHITING    | 032-221-15 | R-2-P | 0.11             | --                          | 2          | 1              | 1               |
| 212 | NORTH CORNELL   | 033-163-07 | R-2-P | 0.14             | --                          | 2          | 1              | 1               |
| 212 | NORTH YALE      | 033-162-07 | R-2-P | 0.14             | --                          | 2          | 1              | 1               |
| 213 | NORTH CORNELL   | 033-162-17 | R-2-P | 0.14             | --                          | 2          | 1              | 1               |
| 213 | NORTH YALE      | 033-123-19 | R-2-P | 0.14             | --                          | 2          | 1              | 1               |
| 214 | NORTH YALE      | 033-162-06 | R-2-P | 0.11             | --                          | 2          | 1              | 1               |
| 217 | NORTH CORNELL   | 033-162-22 | R-2-P | 0.14             | --                          | 2          | 1              | 1               |
| 217 | NORTH YALE      | 033-123-18 | R-2-P | 0.14             | --                          | 2          | 1              | 1               |
| 217 | WEST WHITING    | 032-221-14 | R-2-P | 0.11             | --                          | 2          | 1              | 1               |
| 218 | NORTH CORNELL   | 033-163-06 | R-2-P | 0.14             | --                          | 2          | 1              | 1               |
| 220 | NORTH YALE      | 033-162-05 | R-2-P | 0.11             | --                          | 2          | 1              | 1               |
| 220 | WEST WHITING    | 032-223-08 | R-2-P | 0.16             | --                          | 2          | 1              | 1               |
| 221 | NORTH CORNELL   | 033-162-21 | R-2-P | 0.14             | --                          | 2          | 1              | 1               |
| 221 | NORTH YALE      | 033-161-15 | R-2-P | 0.14             | --                          | 2          | 1              | 1               |
| 221 | WEST WHITING    | 032-221-13 | R-2-P | 0.11             | --                          | 2          | 1              | 1               |
| 222 | NORTH CORNELL   | 033-163-05 | R-2-P | 0.15             | --                          | 2          | 1              | 1               |
| 225 | NORTH CORNELL   | 033-162-15 | R-2-P | 0.15             | --                          | 2          | 1              | 1               |
| 225 | NORTH YALE      | 033-161-14 | R-2-P | 0.14             | --                          | 2          | 1              | 1               |
| 225 | WEST WHITING    | 032-221-26 | R-2-P | 0.13             | --                          | 2          | 1              | 1               |
| 226 | NORTH YALE      | 033-162-03 | R-2-P | 0.11             | --                          | 2          | 1              | 1               |
| 226 | WEST WHITING    | 032-223-06 | R-2-P | 0.16             | --                          | 2          | 1              | 1               |
| 228 | NORTH CORNELL   | 033-163-04 | R-2-P | 0.15             | --                          | 2          | 1              | 1               |
| 228 | NORTH YALE      | 033-162-02 | R-2-P | 0.12             | --                          | 2          | 1              | 1               |
| 229 | NORTH CORNELL   | 033-162-14 | R-2-P | 0.14             | --                          | 2          | 1              | 1               |
| 229 | NORTH YALE      | 033-123-15 | R-2-P | 0.14             | --                          | 2          | 1              | 1               |
| 232 | NORTH CORNELL   | 033-163-03 | R-2-P | 0.14             | --                          | 2          | 1              | 1               |
| 232 | WEST WHITING    | 032-223-05 | R-2-P | 0.16             | --                          | 2          | 1              | 1               |
| 233 | WEST WHITING    | 032-221-28 | R-2-P | 0.12             | --                          | 2          | 1              | 1               |
| 237 | WEST WHITING    | 032-221-23 | R-2-P | 0.12             | --                          | 2          | 1              | 1               |
| 238 | WEST WHITING    | 032-223-03 | R-2-P | 0.16             | --                          | 2          | 1              | 1               |
| 244 | WEST WHITING    | 032-223-02 | R-2-P | 0.16             | --                          | 2          | 1              | 1               |
| 247 | WEST WHITING    | 032-221-01 | R-2-P | 0.12             | --                          | 2          | 1              | 1               |
| 300 | WEST WHITING    | 032-142-15 | R-2-P | 0.12             | --                          | 2          | 1              | 1               |
| 303 | WEST WHITING    | 032-141-39 | R-2-P | 0.17             | --                          | 2          | 1              | 1               |
| 305 | NORTH BALCOM    | 033-072-14 | R-2-P | 0.13             | --                          | 2          | 1              | 1               |
| 308 | WEST WHITING    | 032-142-13 | R-2-P | 0.13             | --                          | 2          | 1              | 1               |
| 314 | WEST WHITING    | 032-142-11 | R-2-P | 0.13             | --                          | 2          | 1              | 1               |

|      | Address         | APN        | Zone  | Parcel Size (ac) | Min. Lot Area per Unit (sf) | Max. Units | Existing Units | Potential Units |
|------|-----------------|------------|-------|------------------|-----------------------------|------------|----------------|-----------------|
| 318  | WEST WHITING    | 032-142-10 | R-2-P | 0.13             | --                          | 2          | 1              | 1               |
| 319  | NORTH BALCOM    | 033-072-11 | R-2-P | 0.27             | --                          | 2          | 1              | 1               |
| 320  | WEST WHITING    | 032-142-09 | R-2-P | 0.13             | --                          | 2          | 1              | 1               |
| 324  | WEST WHITING    | 032-142-08 | R-2-P | 0.13             | --                          | 2          | 1              | 1               |
| 330  | WEST WHITING    | 032-142-06 | R-2-P | 0.13             | --                          | 2          | 1              | 1               |
| 334  | WEST WHITING    | 032-142-05 | R-2-P | 0.13             | --                          | 2          | 1              | 1               |
| 336  | WEST WHITING    | 032-142-04 | R-2-P | 0.13             | --                          | 2          | 1              | 1               |
| 503  | EAST WILSHIRE   | 033-121-12 | R-2-P | 0.12             | --                          | 2          | 1              | 1               |
| 505  | EAST WILSHIRE   | 033-121-13 | R-2-P | 0.12             | --                          | 2          | 1              | 1               |
| 509  | EAST WILSHIRE   | 033-121-14 | R-2-P | 0.12             | --                          | 2          | 1              | 1               |
| 524  | EAST WILSHIRE   | 033-131-12 | R-2-P | 0.13             | --                          | 2          | 1              | 1               |
| 107  | NORTH RICHMAN   | 032-074-10 | R-3   | 0.10             | 1,800                       | 2          | 1              | 1               |
| 108  | SOUTH PRITCHARD | 030-086-04 | R-3   | 0.11             | 1,800                       | 2          | 1              | 1               |
| 112  | WEST SOUTHGATE  | 032-283-03 | R-3   | 0.21             | 1,800                       | 5          | 1              | 4               |
| 117  | NORTH PRITCHARD | 030-052-11 | R-3   | 0.36             | 1,800                       | 8          | 1              | 7               |
| 118  | NORTH LAWRENCE  | 033-084-02 | R-3   | 0.08             | 1,800                       | 2          | 1              | 1               |
| 118  | NORTH PRITCHARD | 030-051-14 | R-3   | 0.14             | 1,800                       | 3          | 1              | 2               |
| 120  | NORTH LAWRENCE  | 033-084-03 | R-3   | 0.11             | 1,800                       | 2          | 1              | 1               |
| 122  | NORTH PRITCHARD | 030-051-13 | R-3   | 0.14             | 1,800                       | 3          | 1              | 2               |
| 124  | NORTH PRITCHARD | 030-051-12 | R-3   | 0.14             | 1,800                       | 3          | 1              | 2               |
| 124  | WEST SOUTHGATE  | 032-283-04 | R-3   | 0.21             | 1,800                       | 5          | 1              | 4               |
| 125  | NORTH PRITCHARD | 030-052-09 | R-3   | 0.36             | 1,800                       | 8          | 1              | 7               |
| 128  | NORTH PRITCHARD | 030-051-11 | R-3   | 0.14             | 1,800                       | 3          | 1              | 2               |
| 132  | NORTH PRITCHARD | 030-051-10 | R-3   | 0.14             | 1,800                       | 3          | 1              | 2               |
| 134  | NORTH PRITCHARD | 030-051-09 | R-3   | 0.14             | 1,800                       | 3          | 1              | 2               |
| 138  | NORTH PRITCHARD | 030-051-08 | R-3   | 0.14             | 1,800                       | 3          | 1              | 2               |
| 142  | NORTH PRITCHARD | 030-051-07 | R-3   | 0.14             | 1,800                       | 3          | 1              | 2               |
| 144  | NORTH PRITCHARD | 030-051-27 | R-3   | 0.14             | 1,800                       | 3          | 1              | 2               |
| 204  | EAST TRUSLOW    | 033-044-03 | R-3   | 0.22             | 1,800                       | 5          | 1              | 4               |
| 214  | NORTH LAWRENCE  | 033-083-04 | R-3   | 0.10             | 1,800                       | 2          | 1              | 1               |
| 218  | NORTH LAWRENCE  | 033-083-03 | R-3   | 0.11             | 1,800                       | 2          | 1              | 1               |
| 227  | WEST VALENCIA   | 032-261-15 | R-3   | 0.11             | 1,800                       | 2          | 1              | 1               |
| 300  | EAST ROSSLYN    | 033-116-01 | R-3   | 0.20             | 1,800                       | 4          | 1              | 3               |
| 301  | EAST ROSSLYN    | 033-114-17 | R-3   | 0.15             | 1,800                       | 3          | 1              | 2               |
| 307  | NORTH HIGHLAND  | 032-142-17 | R-3   | 0.19             | 1,800                       | 3          | 1              | 3               |
| 310  | NORTH POMONA    | 033-014-02 | R-3   | 0.15             | 1,800                       | 3          | 1              | 2               |
| 315  | NORTH LEMON     | 033-014-13 | R-3   | 0.16             | 1,800                       | 3          | 1              | 2               |
| 315  | SOUTH OLIN      | 070-221-07 | R-3   | 0.15             | 1,800                       | 3          | 1              | 2               |
| 319  | SOUTH OLIN      | 070-221-08 | R-3   | 0.15             | 1,800                       | 3          | 1              | 2               |
| 319  | WEST WILSHIRE   | 032-142-21 | R-3   | 0.16             | 1,800                       | 3          | 1              | 2               |
| 323  | SOUTH OLIN      | 070-221-09 | R-3   | 0.15             | 1,800                       | 3          | 1              | 2               |
| 331  | WEST WILSHIRE   | 032-142-24 | R-3   | 0.16             | 1,800                       | 3          | 1              | 2               |
| 335  | WEST WILSHIRE   | 032-142-25 | R-3   | 0.16             | 1,800                       | 3          | 1              | 2               |
| 421  | SOUTH MAGNOLIA  | 070-224-11 | R-3   | 0.14             | 1,800                       | 3          | 1              | 2               |
| 431  | S MAGNOLIA      | 070-224-07 | R-3   | 0.41             | 1,800                       | 10         | 1              | 9               |
| 449  | WEST AMERIGE    | 032-151-13 | R-3   | 0.08             | 1,800                       | 2          | 1              | 1               |
| 605  | NORTH POMONA    | 029-032-07 | R-3   | 0.13             | 1,800                       | 3          | 1              | 2               |
| 609  | NORTH POMONA    | 029-032-06 | R-3   | 0.13             | 1,800                       | 3          | 1              | 2               |
| 629  | NORTH POMONA    | 029-031-23 | R-3   | 0.14             | 1,800                       | 3          | 1              | 2               |
| 635  | NORTH POMONA    | 029-031-21 | R-3   | 0.19             | 1,800                       | 4          | 1              | 3               |
| 1131 | SOUTH NICKLETT  | 071-023-25 | R-3   | 0.15             | 1,800                       | 3          | 1              | 2               |
| 1201 | SOUTH NICKLETT  | 071-023-12 | R-3   | 0.14             | 1,800                       | 3          | 1              | 2               |
| 2208 | EAST CHAPMAN    | 269-051-02 | R-3   | 0.22             | 1,800                       | 5          | 1              | 4               |

|      | Address        | APN        | Zone | Parcel Size (ac) | Min. Lot Area per Unit (sf) | Max. Units | Existing Units | Potential Units |
|------|----------------|------------|------|------------------|-----------------------------|------------|----------------|-----------------|
| 3409 | WEST GREGORY   | 030-051-17 | R-3  | 0.19             | 1,800                       | 4          | 1              | 3               |
| 3410 | COMMONWEALTH   | 030-086-03 | R-3  | 0.22             | 1,800                       | 5          | 1              | 4               |
| 3415 | WEST GREGORY   | 030-051-18 | R-3  | 0.19             | 1,800                       | 4          | 1              | 3               |
| 3418 | COMMONWEALTH   | 030-086-01 | R-3  | 0.10             | 1,800                       | 2          | 1              | 1               |
| 3740 | W VALENCIA     | 070-222-18 | R-3  | 0.20             | 1,800                       | 4          | 1              | 3               |
| 3910 | W FRANKLIN     | 070-223-11 | R-3  | 0.14             | 1,800                       | 3          | 1              | 2               |
| 3910 | W VALENCIA     | 070-221-05 | R-3  | 0.17             | 1,800                       | 4          | 1              | 3               |
| 3920 | W VALENCIA     | 070-221-04 | R-3  | 0.26             | 1,800                       | 6          | 1              | 5               |
| 3921 | WEST FRANKLIN  | 070-221-10 | R-3  | 0.22             | 1,800                       | 5          | 1              | 4               |
| 3930 | W VALENCIA     | 070-221-03 | R-3  | 0.43             | 1,800                       | 10         | 1              | 9               |
| 3951 | WEST FRANKLIN  | 070-221-19 | R-3  | 0.22             | 1,800                       | 5          | 1              | 4               |
| 4000 | W FRANKLIN     | 070-223-06 | R-3  | 0.22             | 1,800                       | 5          | 1              | 4               |
| 4051 | WEST FRANKLIN  | 070-221-17 | R-3  | 0.21             | 1,800                       | 5          | 1              | 4               |
|      | WEST WILSHIRE  | 032-142-23 | R-3  | 0.16             | 1,800                       | 3          | 1              | 2               |
| 113  | EAST ASH       | 033-052-14 | R-3  | 0.17             | 1,800                       | 4          | 2              | 2               |
| 115  | EAST TRUSLOW   | 033-041-09 | R-3  | 0.12             | 1,800                       | 3          | 2              | 1               |
| 117  | WEST VALENCIA  | 032-271-03 | R-3  | 0.34             | 1,800                       | 8          | 2              | 6               |
| 119  | WEST VALENCIA  | 032-271-04 | R-3  | 0.17             | 1,800                       | 4          | 2              | 2               |
| 120  | WEST TRUSLOW   | 032-253-08 | R-3  | 0.20             | 1,800                       | 4          | 2              | 2               |
| 122  | EAST TRUSLOW   | 033-042-06 | R-3  | 0.20             | 1,800                       | 4          | 2              | 2               |
| 125  | WEST VALENCIA  | 032-271-05 | R-3  | 0.17             | 1,800                       | 4          | 2              | 2               |
| 126  | WEST TRUSLOW   | 032-253-06 | R-3  | 0.20             | 1,800                       | 4          | 2              | 2               |
| 128  | WEST SOUTHGATE | 032-283-05 | R-3  | 0.21             | 1,800                       | 5          | 2              | 3               |
| 129  | EAST ASH       | 033-052-18 | R-3  | 0.14             | 1,800                       | 3          | 2              | 1               |
| 129  | ELLIS LANE     | 029-032-15 | R-3  | 0.20             | 1,800                       | 4          | 2              | 2               |
| 129  | WEST VALENCIA  | 032-271-06 | R-3  | 0.17             | 1,800                       | 4          | 2              | 2               |
| 130  | EAST TRUSLOW   | 033-042-07 | R-3  | 0.40             | 1,800                       | 9          | 2              | 7               |
| 132  | WEST TRUSLOW   | 032-253-05 | R-3  | 0.20             | 1,800                       | 6          | 2              | 4               |
| 133  | EAST TRUSLOW   | 033-041-14 | R-3  | 0.16             | 1,800                       | 3          | 2              | 1               |
| 133  | ELLIS LANE     | 029-032-14 | R-3  | 0.18             | 1,800                       | 4          | 2              | 2               |
| 133  | WEST VALENCIA  | 032-271-07 | R-3  | 0.17             | 1,800                       | 4          | 2              | 2               |
| 134  | WEST TRUSLOW   | 032-253-04 | R-3  | 0.20             | 1,800                       | 4          | 2              | 2               |
| 136  | EAST TRUSLOW   | 033-042-09 | R-3  | 0.20             | 1,800                       | 4          | 2              | 2               |
| 137  | EAST TRUSLOW   | 033-041-15 | R-3  | 0.16             | 1,800                       | 3          | 2              | 1               |
| 137  | WEST VALENCIA  | 032-271-08 | R-3  | 0.17             | 1,800                       | 4          | 2              | 2               |
| 141  | WEST VALENCIA  | 032-271-09 | R-3  | 0.17             | 1,800                       | 4          | 2              | 2               |
| 142  | EAST TRUSLOW   | 033-042-10 | R-3  | 0.20             | 1,800                       | 4          | 2              | 2               |
| 201  | WEST VALENCIA  | 032-261-17 | R-3  | 0.16             | 1,800                       | 3          | 2              | 1               |
| 203  | EAST ASH       | 033-054-05 | R-3  | 0.19             | 1,800                       | 4          | 2              | 2               |
| 205  | WEST VALENCIA  | 032-261-16 | R-3  | 0.17             | 1,800                       | 4          | 2              | 2               |
| 206  | EAST VALENCIA  | 033-054-02 | R-3  | 0.17             | 1,800                       | 4          | 2              | 2               |
| 210  | EAST TRUSLOW   | 033-044-04 | R-3  | 0.20             | 1,800                       | 4          | 2              | 2               |
| 210  | EAST VALENCIA  | 033-054-03 | R-3  | 0.17             | 1,800                       | 4          | 2              | 2               |
| 211  | NORTH RICHMAN  | 032-072-24 | R-3  | 0.15             | 1,800                       | 3          | 2              | 1               |
| 211  | WEST VALENCIA  | 032-261-02 | R-3  | 0.17             | 1,800                       | 4          | 2              | 2               |
| 213  | EAST TRUSLOW   | 033-043-07 | R-3  | 0.16             | 1,800                       | 3          | 2              | 1               |
| 213  | EAST VALENCIA  | 033-053-02 | R-3  | 0.17             | 1,800                       | 4          | 2              | 2               |
| 214  | EAST TRUSLOW   | 033-044-05 | R-3  | 0.20             | 1,800                       | 4          | 2              | 2               |
| 214  | EAST VALENCIA  | 033-054-04 | R-3  | 0.17             | 1,800                       | 4          | 2              | 2               |
| 214  | EAST WHITING   | 033-014-05 | R-3  | 0.16             | 1,800                       | 3          | 2              | 1               |
| 215  | WEST VALENCIA  | 032-261-03 | R-3  | 0.17             | 1,800                       | 4          | 2              | 2               |
| 216  | EAST TRUSLOW   | 033-044-06 | R-3  | 0.20             | 1,800                       | 4          | 2              | 2               |
| 217  | NORTH RICHMAN  | 032-072-13 | R-3  | 0.15             | 1,800                       | 3          | 2              | 1               |

|     | Address         | APN        | Zone | Parcel Size (ac) | Min. Lot Area per Unit (sf) | Max. Units | Existing Units | Potential Units |
|-----|-----------------|------------|------|------------------|-----------------------------|------------|----------------|-----------------|
| 217 | WEST VALENCIA   | 032-261-09 | R-3  | 0.17             | 1,800                       | 4          | 2              | 2               |
| 219 | EAST TRUSLOW    | 033-043-08 | R-3  | 0.16             | 1,800                       | 3          | 2              | 1               |
| 219 | EAST VALENCIA   | 033-053-03 | R-3  | 0.17             | 1,800                       | 4          | 2              | 2               |
| 221 | WEST VALENCIA   | 032-261-10 | R-3  | 0.17             | 1,800                       | 4          | 2              | 2               |
| 227 | EAST TRUSLOW    | 033-043-10 | R-3  | 0.16             | 1,800                       | 3          | 2              | 1               |
| 230 | EAST TRUSLOW    | 033-044-09 | R-3  | 0.20             | 1,800                       | 4          | 2              | 2               |
| 232 | EAST TRUSLOW    | 033-044-10 | R-3  | 0.20             | 1,800                       | 4          | 2              | 2               |
| 232 | EAST WHITING    | 033-014-10 | R-3  | 0.16             | 1,800                       | 3          | 2              | 1               |
| 233 | WEST VALENCIA   | 032-261-06 | R-3  | 0.17             | 1,800                       | 4          | 2              | 2               |
| 243 | EAST VALENCIA   | 033-053-10 | R-3  | 0.20             | 1,800                       | 4          | 2              | 2               |
| 243 | WEST WILSHIRE   | 032-223-14 | R-3  | 0.16             | 1,800                       | 3          | 2              | 1               |
| 247 | EAST VALENCIA   | 033-053-15 | R-3  | 0.22             | 1,800                       | 5          | 2              | 3               |
| 307 | EAST TRUSLOW    | 033-093-13 | R-3  | 0.16             | 1,800                       | 3          | 2              | 1               |
| 307 | WEST WILSHIRE   | 032-142-18 | R-3  | 0.14             | 1,800                       | 3          | 2              | 1               |
| 310 | EAST WILSHIRE   | 033-081-03 | R-3  | 0.16             | 1,800                       | 3          | 2              | 1               |
| 314 | EAST WILSHIRE   | 033-081-04 | R-3  | 0.16             | 1,800                       | 3          | 2              | 1               |
| 315 | EAST AMERIGE    | 033-081-16 | R-3  | 0.16             | 1,800                       | 3          | 2              | 1               |
| 318 | EAST TRUSLOW    | 033-094-08 | R-3  | 0.20             | 1,800                       | 4          | 2              | 2               |
| 320 | EAST TRUSLOW    | 033-094-07 | R-3  | 0.20             | 1,800                       | 4          | 2              | 2               |
| 324 | EAST TRUSLOW    | 033-094-06 | R-3  | 0.20             | 1,800                       | 4          | 2              | 2               |
| 326 | EAST AMERIGE    | 033-082-07 | R-3  | 0.16             | 1,800                       | 3          | 2              | 1               |
| 330 | EAST TRUSLOW    | 033-094-05 | R-3  | 0.20             | 1,800                       | 4          | 2              | 2               |
| 333 | EAST TRUSLOW    | 033-093-07 | R-3  | 0.16             | 1,800                       | 3          | 2              | 1               |
| 336 | WEST TRUSLOW    | 032-172-10 | R-3  | 0.17             | 1,800                       | 4          | 2              | 2               |
| 337 | EAST AMERIGE    | 033-081-21 | R-3  | 0.14             | 1,800                       | 3          | 2              | 1               |
| 337 | EAST TRUSLOW    | 033-093-06 | R-3  | 0.16             | 1,800                       | 3          | 2              | 1               |
| 339 | WEST WILSHIRE   | 032-142-26 | R-3  | 0.16             | 1,800                       | 3          | 2              | 1               |
| 341 | EAST TRUSLOW    | 033-093-05 | R-3  | 0.16             | 1,800                       | 3          | 2              | 1               |
| 343 | WEST WILSHIRE   | 032-142-27 | R-3  | 0.15             | 1,800                       | 3          | 2              | 1               |
| 352 | WEST TRUSLOW    | 032-172-06 | R-3  | 0.17             | 1,800                       | 4          | 2              | 2               |
| 372 | WEST TRUSLOW    | 032-172-04 | R-3  | 0.17             | 1,800                       | 4          | 2              | 2               |
| 378 | WEST TRUSLOW    | 032-172-03 | R-3  | 0.17             | 1,800                       | 4          | 2              | 2               |
| 382 | WEST TRUSLOW    | 032-172-02 | R-3  | 0.17             | 1,800                       | 4          | 2              | 2               |
| 401 | EAST TRUSLOW    | 033-143-13 | R-3  | 0.13             | 1,800                       | 3          | 2              | 1               |
| 405 | WEST AMERIGE    | 032-151-23 | R-3  | 0.16             | 1,800                       | 3          | 2              | 1               |
| 413 | EAST TRUSLOW    | 033-143-16 | R-3  | 0.13             | 1,800                       | 3          | 2              | 1               |
| 417 | EAST TRUSLOW    | 033-143-17 | R-3  | 0.13             | 1,800                       | 3          | 2              | 1               |
| 421 | EAST TRUSLOW    | 033-143-18 | R-3  | 0.13             | 1,800                       | 3          | 2              | 1               |
| 425 | EAST TRUSLOW    | 033-143-19 | R-3  | 0.13             | 1,800                       | 3          | 2              | 1               |
| 429 | WEST AMERIGE    | 032-151-17 | R-3  | 0.16             | 1,800                       | 3          | 2              | 1               |
| 430 | WEST WILSHIRE   | 032-151-05 | R-3  | 0.16             | 1,800                       | 3          | 2              | 1               |
| 431 | EAST TRUSLOW    | 033-143-20 | R-3  | 0.14             | 1,800                       | 3          | 2              | 1               |
| 434 | WEST WILSHIRE   | 032-151-04 | R-3  | 0.16             | 1,800                       | 3          | 2              | 1               |
| 435 | EAST TRUSLOW    | 033-143-21 | R-3  | 0.13             | 1,800                       | 3          | 2              | 1               |
| 435 | WEST AMERIGE    | 032-151-16 | R-3  | 0.16             | 1,800                       | 3          | 2              | 1               |
| 439 | WEST AMERIGE    | 032-151-15 | R-3  | 0.16             | 1,800                       | 3          | 2              | 1               |
| 441 | EAST TRUSLOW    | 033-143-23 | R-3  | 0.13             | 1,800                       | 3          | 2              | 1               |
| 445 | EAST TRUSLOW    | 033-143-24 | R-3  | 0.14             | 1,800                       | 3          | 2              | 1               |
| 449 | EAST TRUSLOW    | 033-143-25 | R-3  | 0.13             | 1,800                       | 3          | 2              | 1               |
| 453 | EAST TRUSLOW    | 033-143-26 | R-3  | 0.13             | 1,800                       | 3          | 2              | 1               |
| 457 | EAST TRUSLOW    | 033-143-27 | R-3  | 0.13             | 1,800                       | 3          | 2              | 1               |
| 502 | WEST WILLIAMSON | 032-083-11 | R-3  | 0.21             | 1,800                       | 5          | 2              | 3               |
| 504 | WEST WILLIAMSON | 032-083-10 | R-3  | 0.21             | 1,800                       | 5          | 2              | 3               |

|      | Address         | APN        | Zone | Parcel Size (ac) | Min. Lot Area per Unit (sf) | Max. Units | Existing Units | Potential Units |
|------|-----------------|------------|------|------------------|-----------------------------|------------|----------------|-----------------|
| 508  | SOUTH HIGHLAND  | 032-263-13 | R-3  | 0.14             | 1,800                       | 3          | 2              | 1               |
| 509  | NORTH POMONA    | 029-033-05 | R-3  | 0.16             | 1,800                       | 3          | 2              | 1               |
| 510  | SOUTH HIGHLAND  | 032-263-14 | R-3  | 0.18             | 1,800                       | 4          | 2              | 2               |
| 511  | NORTH POMONA    | 029-033-04 | R-3  | 0.16             | 1,800                       | 3          | 2              | 1               |
| 516  | WEST WILLIAMSON | 032-083-07 | R-3  | 0.21             | 1,800                       | 5          | 2              | 3               |
| 520  | WEST WILLIAMSON | 032-083-05 | R-3  | 0.15             | 1,800                       | 3          | 2              | 1               |
| 520  | WEST WILSHIRE   | 032-072-08 | R-3  | 0.18             | 1,800                       | 4          | 2              | 2               |
| 528  | WEST AMERIGE    | 032-074-04 | R-3  | 0.24             | 1,800                       | 5          | 2              | 3               |
| 535  | WILLIAMSON      | 032-082-12 | R-3  | 0.18             | 1,800                       | 4          | 2              | 2               |
| 539  | WEST AMERIGE    | 032-072-17 | R-3  | 0.18             | 1,800                       | 4          | 2              | 2               |
| 611  | NORTH POMONA    | 029-032-05 | R-3  | 0.13             | 1,800                       | 3          | 2              | 1               |
| 615  | E COMMONWEALTH  | 033-132-25 | R-3  | 0.16             | 1,800                       | 3          | 2              | 1               |
| 615  | NORTH POMONA    | 029-032-04 | R-3  | 0.13             | 1,800                       | 3          | 2              | 1               |
| 619  | NORTH POMONA    | 029-032-03 | R-3  | 0.13             | 1,800                       | 3          | 2              | 1               |
| 631  | NORTH POMONA    | 029-031-22 | R-3  | 0.21             | 1,800                       | 5          | 2              | 3               |
| 707  | E COMMONWEALTH  | 033-133-13 | R-3  | 0.16             | 1,800                       | 3          | 2              | 1               |
| 805  | SOUTH HIGHLAND  | 032-190-21 | R-3  | 0.19             | 1,800                       | 4          | 2              | 2               |
| 807  | SOUTH HIGHLAND  | 032-190-20 | R-3  | 0.97             | 1,800                       | 23         | 2              | 21              |
| 840  | SOUTH MAGNOLIA  | 071-011-14 | R-3  | 0.32             | 1,800                       | 7          | 2              | 5               |
| 915  | E COMMONWEALTH  | 033-172-26 | R-3  | 0.16             | 1,800                       | 3          | 2              | 1               |
| 918  | SOUTH HIGHLAND  | 073-072-34 | R-3  | 0.55             | 1,800                       | 13         | 2              | 11              |
| 1808 | CRISTINE PLACE  | 028-330-22 | R-3  | 0.22             | 1,800                       | 5          | 2              | 3               |
| 1902 | WEST VALENCIA   | 030-421-08 | R-3  | 0.27             | 1,800                       | 6          | 2              | 4               |
| 3412 | COMMONWEALTH    | 030-086-02 | R-3  | 0.22             | 1,800                       | 5          | 2              | 3               |
| 3730 | WEST FRANKLIN   | 070-224-10 | R-3  | 0.27             | 1,800                       | 6          | 2              | 4               |
| 3801 | WEST FRANKLIN   | 070-222-23 | R-3  | 0.38             | 1,800                       | 9          | 2              | 7               |
| 3810 | WEST FRANKLIN   | 070-224-09 | R-3  | 0.22             | 1,800                       | 5          | 2              | 3               |
| 3931 | WEST FRANKLIN   | 070-221-11 | R-3  | 0.22             | 1,800                       | 5          | 2              | 3               |
|      | CRISTINE PLACE  | 028-330-21 | R-3  | 0.27             | 1,800                       | 6          | 2              | 4               |
|      | EAST TRUSLOW    | 033-043-09 | R-3  | 0.16             | 1,800                       | 3          | 2              | 1               |
|      | EAST TRUSLOW    | 033-043-11 | R-3  | 0.16             | 1,800                       | 3          | 2              | 1               |
|      | EAST TRUSLOW    | 033-093-08 | R-3  | 0.16             | 1,800                       | 3          | 2              | 1               |
|      | EAST TRUSLOW    | 033-143-14 | R-3  | 0.13             | 1,800                       | 3          | 2              | 1               |
|      | EAST VALENCIA   | 033-053-06 | R-3  | 0.17             | 1,800                       | 4          | 2              | 2               |
|      | EAST VALENCIA   | 033-053-13 | R-3  | 0.17             | 1,800                       | 4          | 2              | 2               |
|      | EAST WILSHIRE   | 033-081-28 | R-3  | 0.25             | 1,800                       | 6          | 2              | 4               |
|      | NORTH POMONA    | 029-032-13 | R-3  | 0.15             | 1,800                       | 3          | 2              | 1               |
|      | SUNNYCREST      | 028-330-24 | R-3  | 0.23             | 1,800                       | 5          | 2              | 3               |
|      | WEST AMERIGE    | 032-231-13 | R-3  | 0.16             | 1,800                       | 3          | 2              | 1               |
|      | WEST SOUTHGATE  | 032-282-12 | R-3  | 0.21             | 1,800                       | 5          | 2              | 3               |
|      | W VALENCIA MESA | 028-330-12 | R-3  | 0.22             | 1,800                       | 5          | 2              | 3               |
|      | WILLIAMSON      | 032-082-17 | R-3  | 0.18             | 1,800                       | 4          | 2              | 2               |
| 114  | EAST TRUSLOW    | 033-042-04 | R-3  | 0.18             | 1,800                       | 4          | 3              | 1               |
| 118  | EAST TRUSLOW    | 033-042-05 | R-3  | 0.20             | 1,800                       | 4          | 3              | 1               |
| 138  | WEST TRUSLOW    | 032-253-03 | R-3  | 0.20             | 1,800                       | 4          | 3              | 1               |
| 142  | WEST TRUSLOW    | 032-253-02 | R-3  | 0.20             | 1,800                       | 4          | 3              | 1               |
| 202  | EAST VALENCIA   | 033-054-01 | R-3  | 0.19             | 1,800                       | 4          | 3              | 1               |
| 204  | WEST TRUSLOW    | 032-252-12 | R-3  | 0.20             | 1,800                       | 4          | 3              | 1               |
| 205  | EAST ASH        | 033-054-06 | R-3  | 0.17             | 1,800                       | 4          | 3              | 1               |
| 206  | WEST TRUSLOW    | 032-252-11 | R-3  | 0.20             | 1,800                       | 4          | 3              | 1               |
| 215  | EAST ASH        | 033-054-08 | R-3  | 0.17             | 1,800                       | 4          | 3              | 1               |
| 234  | WEST TRUSLOW    | 032-252-04 | R-3  | 0.20             | 1,800                       | 4          | 3              | 1               |
| 319  | EAST AMERIGE    | 033-081-17 | R-3  | 0.32             | 1,800                       | 4          | 3              | 1               |

|      | Address          | APN        | Zone | Parcel Size (ac) | Min. Lot Area per Unit (sf) | Max. Units | Existing Units | Potential Units |
|------|------------------|------------|------|------------------|-----------------------------|------------|----------------|-----------------|
| 324  | WEST TRUSLOW     | 032-172-13 | R-3  | 0.17             | 1,800                       | 4          | 3              | 1               |
| 328  | WEST TRUSLOW     | 032-172-12 | R-3  | 0.17             | 1,800                       | 4          | 3              | 1               |
| 332  | WEST TRUSLOW     | 032-172-11 | R-3  | 0.17             | 1,800                       | 4          | 3              | 1               |
| 334  | EAST TRUSLOW     | 033-094-04 | R-3  | 0.20             | 1,800                       | 4          | 3              | 1               |
| 336  | EAST TRUSLOW     | 033-094-03 | R-3  | 0.20             | 1,800                       | 4          | 3              | 1               |
| 340  | EAST TRUSLOW     | 033-094-02 | R-3  | 0.20             | 1,800                       | 4          | 3              | 1               |
| 344  | EAST TRUSLOW     | 033-094-01 | R-3  | 0.20             | 1,800                       | 4          | 3              | 1               |
| 344  | WEST TRUSLOW     | 032-172-08 | R-3  | 0.17             | 1,800                       | 4          | 3              | 1               |
| 350  | WEST TRUSLOW     | 032-172-07 | R-3  | 0.17             | 1,800                       | 4          | 3              | 1               |
| 505  | WILLIAMSON       | 032-082-19 | R-3  | 0.18             | 1,800                       | 4          | 3              | 1               |
| 508  | WEST AMERIGE     | 032-074-08 | R-3  | 0.27             | 1,800                       | 6          | 3              | 3               |
| 513  | WEST WILSHIRE    | 032-064-21 | R-3  | 0.20             | 1,800                       | 4          | 3              | 1               |
| 514  | WEST AMERIGE     | 032-074-07 | R-3  | 0.22             | 1,800                       | 5          | 3              | 2               |
| 514  | WEST WILSHIRE    | 032-072-10 | R-3  | 0.18             | 1,800                       | 4          | 3              | 1               |
| 515  | WEST AMERIGE     | 032-072-20 | R-3  | 0.30             | 1,800                       | 7          | 3              | 4               |
| 516  | WEST AMERIGE     | 032-074-06 | R-3  | 0.18             | 1,800                       | 4          | 3              | 1               |
| 520  | WEST AMERIGE     | 032-074-05 | R-3  | 0.20             | 1,800                       | 4          | 3              | 1               |
| 543  | WEST AMERIGE     | 032-072-16 | R-3  | 0.18             | 1,800                       | 4          | 3              | 1               |
| 1010 | SOUTH HIGHLAND   | 073-072-12 | R-3  | 0.27             | 1,800                       | 6          | 3              | 3               |
| 1707 | PEPPER TREE LANE | 028-330-02 | R-3  | 0.39             | 1,800                       | 9          | 3              | 6               |
| 1860 | WEST VALENCIA    | 030-411-02 | R-3  | 0.21             | 1,800                       | 5          | 3              | 2               |
| 1866 | WEST VALENCIA    | 030-411-12 | R-3  | 0.21             | 1,800                       | 5          | 3              | 2               |
| 1872 | WEST VALENCIA    | 030-411-13 | R-3  | 0.27             | 1,800                       | 6          | 3              | 3               |
| 1914 | WEST VALENCIA    | 030-421-06 | R-3  | 0.21             | 1,800                       | 5          | 3              | 2               |
| 1918 | WEST VALENCIA    | 030-421-05 | R-3  | 0.21             | 1,800                       | 5          | 3              | 2               |
| 1926 | WEST VALENCIA    | 030-421-04 | R-3  | 0.21             | 1,800                       | 5          | 3              | 2               |
| 1936 | WEST VALENCIA    | 030-421-03 | R-3  | 0.21             | 1,800                       | 5          | 3              | 2               |
| 1942 | WEST VALENCIA    | 030-421-02 | R-3  | 0.21             | 1,800                       | 4          | 3              | 1               |
| 3735 | WEST FRANKLIN    | 070-222-22 | R-3  | 0.27             | 1,800                       | 6          | 3              | 3               |
| 3941 | WEST FRANKLIN    | 070-221-18 | R-3  | 0.22             | 1,800                       | 5          | 3              | 2               |
|      | EAST ASH         | 033-052-19 | R-3  | 0.21             | 1,800                       | 5          | 3              | 2               |
|      | SOUTH CHESNUT    | 032-082-11 | R-3  | 0.18             | 1,800                       | 4          | 3              | 1               |
|      | SUNNYCREST       | 028-330-23 | R-3  | 0.23             | 1,800                       | 5          | 3              | 2               |
|      | WEST VALENCIA    | 030-421-07 | R-3  | 0.21             | 1,800                       | 5          | 3              | 2               |
| 137  | NORTH PRITCHARD  | 030-052-06 | R-3  | 0.36             | 1,800                       | 8          | 4              | 4               |
| 141  | NORTH PRITCHARD  | 030-052-05 | R-3  | 0.36             | 1,800                       | 8          | 4              | 4               |
| 245  | WEST WILSHIRE    | 032-223-13 | R-3  | 0.24             | 1,800                       | 5          | 4              | 1               |
| 307  | SOUTH MAGNOLIA   | 070-222-09 | R-3  | 0.37             | 1,800                       | 8          | 4              | 4               |
| 419  | WEST VALENCIA    | 032-181-21 | R-3  | 0.33             | 1,800                       | 7          | 4              | 3               |
| 443  | WEST VALENCIA    | 032-181-22 | R-3  | 0.33             | 1,800                       | 7          | 4              | 3               |
| 603  | NORTH POMONA     | 029-032-08 | R-3  | 0.23             | 1,800                       | 5          | 4              | 1               |
| 3800 | WEST FRANKLIN    | 070-224-04 | R-3  | 0.22             | 1,800                       | 5          | 4              | 1               |
| 3830 | W VALENCIA       | 070-222-19 | R-3  | 0.44             | 1,800                       | 10         | 4              | 6               |
| 4010 | FRANKLIN         | 070-223-05 | R-3  | 0.21             | 1,800                       | 5          | 4              | 1               |
| 4024 | VALENCIA         | 070-221-24 | R-3  | 0.28             | 1,800                       | 6          | 4              | 2               |
|      | EAST VALENCIA    | 033-053-14 | R-3  | 0.48             | 1,800                       | 11         | 4              | 7               |
| 124  | W VALENCIA MESA  | 028-330-16 | R-3  | 0.29             | 1,800                       | 7          | 5              | 2               |
| 1318 | SOUTH PECKHAM    | 071-471-06 | R-3  | 0.25             | 1,800                       | 6          | 5              | 1               |
| 1801 | CRISTINE PLACE   | 028-330-20 | R-3  | 0.27             | 1,800                       | 6          | 5              | 1               |
|      | SOUTH MAGNOLIA   | 070-222-10 | R-3  | 0.38             | 1,800                       | 9          | 5              | 4               |
| 115  | NORTH PRITCHARD  | 030-052-19 | R-3  | 0.35             | 1,800                       | 8          | 6              | 2               |
| 1701 | PEPPER TREE LANE | 028-330-03 | R-3  | 0.52             | 1,800                       | 12         | 6              | 6               |
| 1708 | PEPPER TREE LANE | 028-330-05 | R-3  | 0.30             | 1,800                       | 7          | 6              | 1               |



|      | Address        | APN        | Zone | Parcel Size (ac) | Min. Lot Area per Unit (sf) | Max. Units | Existing Units | Potential Units |
|------|----------------|------------|------|------------------|-----------------------------|------------|----------------|-----------------|
| 1807 | CRISTINE PLACE | 028-330-19 | R-3  | 0.29             | 1,800                       | 7          | 6              | 1               |
| 1411 | SOUTH PECKHAM  | 071-051-91 | R-3  | 0.48             | 1,800                       | 11         | 7              | 4               |
|      | E COMMONWEALTH | 033-084-16 | R-3  | 0.48             | 1,800                       | 11         | 8              | 3               |
|      | WEST TRUSLOW   | 032-172-05 | R-3  | 0.68             | 1,800                       | 16         | 8              | 8               |
| 3810 | W VALENCIA     | 070-222-02 | R-3  | 0.43             | 1,800                       | 10         | 10             | 0               |
| 3926 | W FRANKLIN     | 070-223-15 | R-3  | 0.44             | 1,800                       | 10         | 10             | 0               |
|      | WEST FRANKLIN  | 070-224-12 | R-3  | 0.87             | 1,800                       | 21         | 13             | 8               |
| 122  | WEST MALVERN   | 032-212-20 | R-3P | 0.26             | 1,800                       | 6          | 2              | 4               |
| 126  | WEST MALVERN   | 032-212-08 | R-3P | 0.15             | 1,800                       | 3          | 2              | 1               |
| 134  | WEST MALVERN   | 032-212-06 | R-3P | 0.17             | 1,800                       | 4          | 2              | 2               |
| 118  | WEST MALVERN   | 032-212-10 | R-3P | 0.24             | 1,800                       | 5          | 3              | 2               |
| 142  | WEST MALVERN   | 032-212-02 | R-3P | 0.17             | 1,800                       | 4          | 3              | 1               |
| 144  | WEST MALVERN   | 032-212-01 | R-3P | 0.17             | 1,800                       | 4          | 3              | 1               |
| 112  | WEST MALVERN   | 032-212-11 | R-3P | 0.21             | 1,800                       | 5          | 5              | 0               |
| 138  | WEST MALVERN   | 032-212-05 | R-3P | 0.53             | 1,800                       | 12         | 5              | 7               |
| 130  | WEST MALVERN   | 032-212-07 | R-3P | 0.43             | 1,800                       | 10         | 6              | 4               |
| 116  | EAST VALENCIA  | 033-052-06 | R-3P | 0.17             | 1,800                       | 4          | 2              | 2               |
| 120  | EAST VALENCIA  | 033-052-07 | R-3P | 0.17             | 1,800                       | 4          | 2              | 2               |
| 126  | EAST VALENCIA  | 033-052-08 | R-3P | 0.17             | 1,800                       | 4          | 2              | 2               |
| 127  | EAST VALENCIA  | 033-051-06 | R-3P | 0.17             | 1,800                       | 4          | 2              | 2               |
| 131  | EAST VALENCIA  | 033-051-07 | R-3P | 0.17             | 1,800                       | 4          | 2              | 2               |
| 133  | EAST VALENCIA  | 033-051-08 | R-3P | 0.17             | 1,800                       | 4          | 2              | 2               |
| 134  | EAST VALENCIA  | 033-052-10 | R-3P | 0.17             | 1,800                       | 4          | 2              | 2               |
| 137  | EAST VALENCIA  | 033-051-09 | R-3P | 0.17             | 1,800                       | 4          | 2              | 2               |
| 143  | EAST VALENCIA  | 033-051-10 | R-3P | 0.17             | 1,800                       | 4          | 2              | 2               |
| 144  | EAST VALENCIA  | 033-052-12 | R-3P | 0.26             | 1,800                       | 5          | 2              | 3               |
| 147  | EAST VALENCIA  | 033-051-11 | R-3P | 0.17             | 1,800                       | 4          | 2              | 2               |
| 112  | EAST VALENCIA  | 033-052-05 | R-3P | 0.17             | 1,800                       | 4          | 3              | 1               |
| 128  | EAST VALENCIA  | 033-052-09 | R-3P | 0.17             | 1,800                       | 4          | 3              | 1               |
|      | EAST VALENCIA  | 033-051-05 | R-3P | 0.17             | 1,800                       | 4          | 3              | 1               |
| 119  | EAST VALENCIA  | 033-051-04 | R-3P | 0.17             | 1,800                       | 4          | 4              | 0               |
| 3007 | BREA BOULEVARD | 293-231-15 | R-3R | 1.20             | 2,200                       | 23         | 1              | 22              |
|      | HOUSTON        | 071-511-05 | R-3R | 0.47             | 2,200                       | 9          | 6              | 3               |

Total Development Potential of Underutilized Land      823

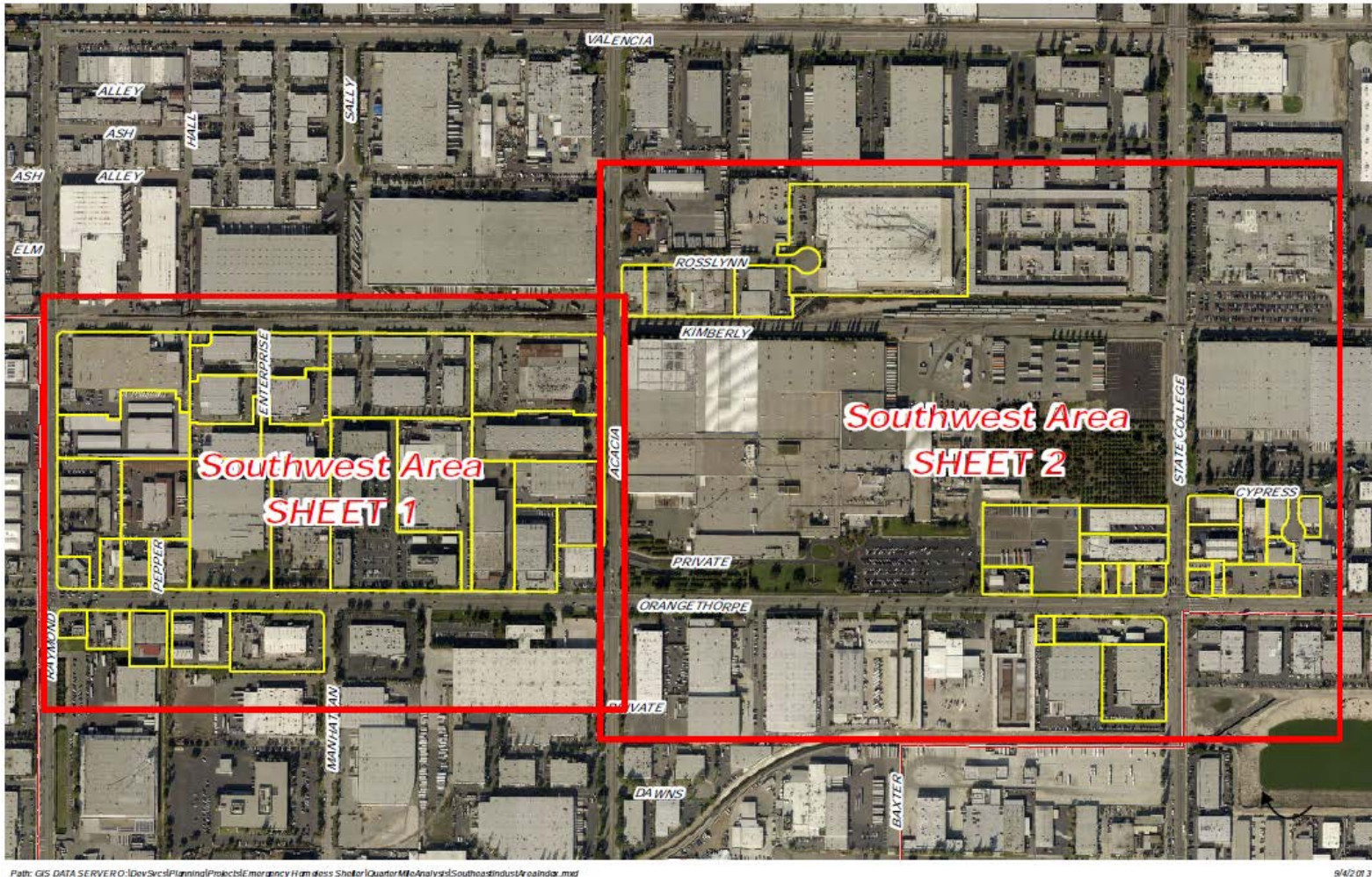
Housing Element **Exhibit B-3a: Potential Emergency Shelter Sites**



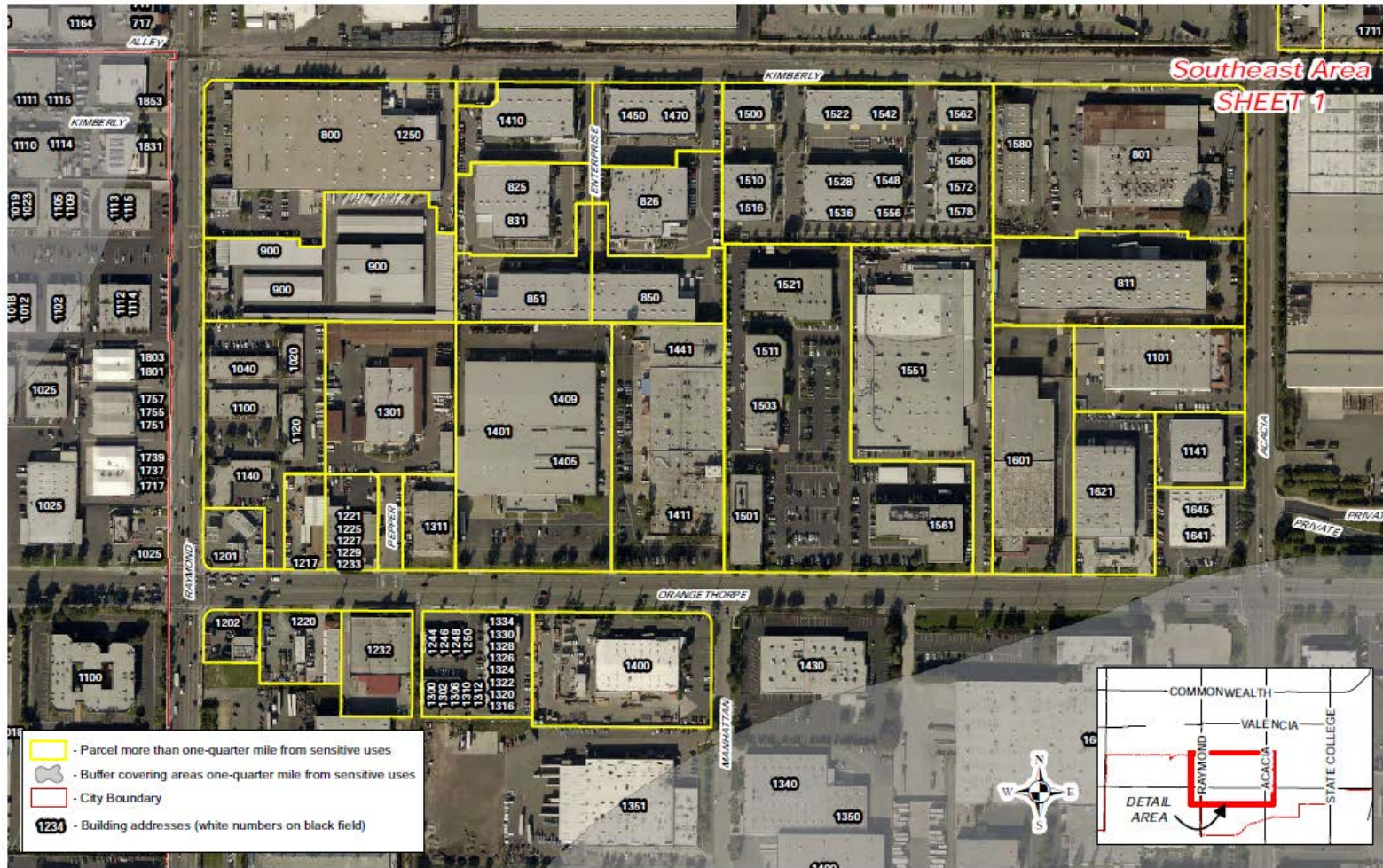
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9/4/2013

**Exhibit B-3b: Potential Emergency Shelter Sites**



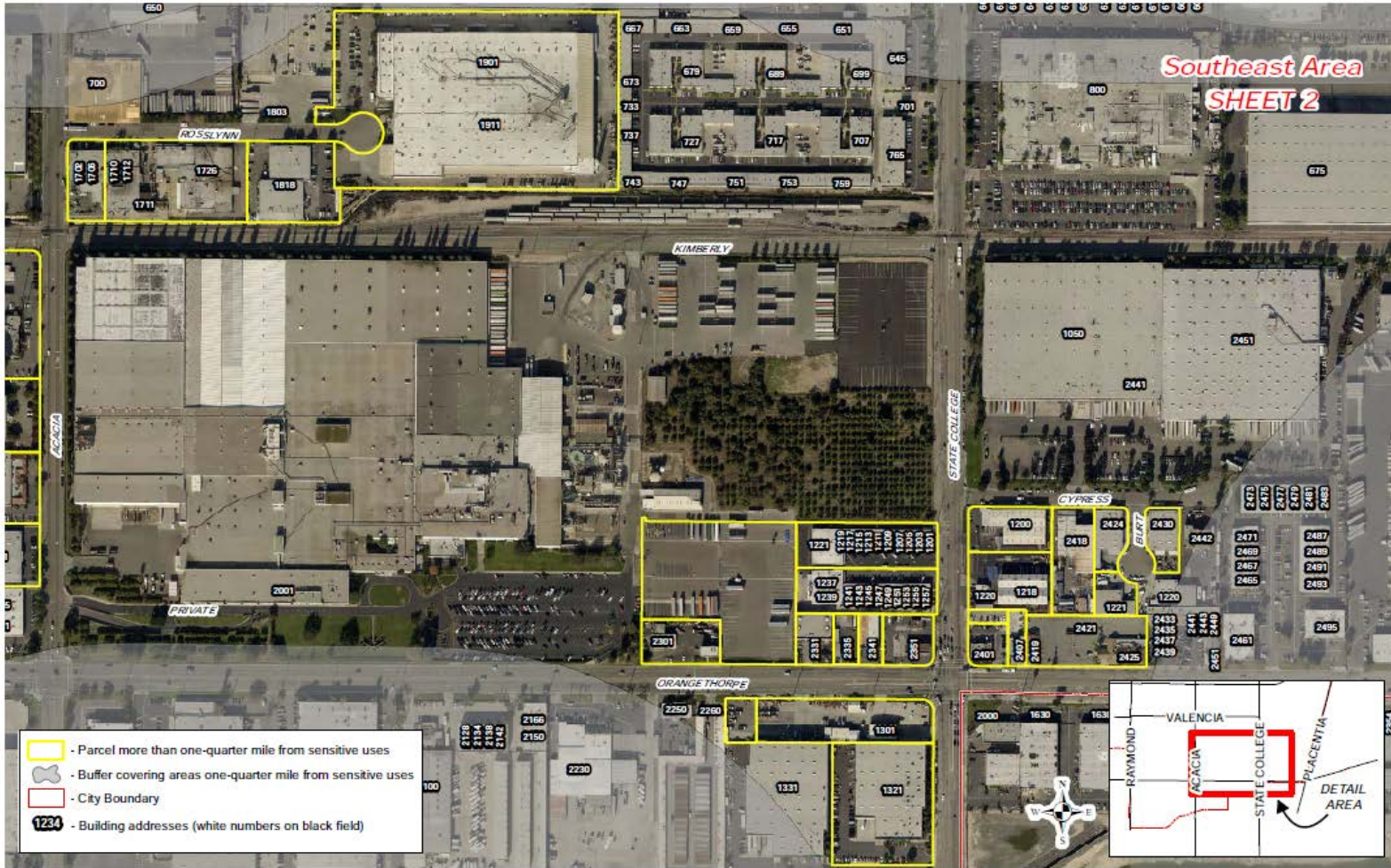
Housing Element **Exhibit B-3c: Potential Emergency Shelter Sites**



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9/4/2013

**Exhibit B-3d: Potential Emergency Shelter Sites**



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9/4/2013

# Appendix C: Analysis of Housing at Risk of Conversion

The State Housing Element Law requires jurisdictions to analyze government-assisted housing that is eligible for conversion from lower income to market rate housing over the next 10 years. State law identifies housing assistance as a rental subsidy, mortgage subsidy, or mortgage insurance to an assisted housing development. Government assisted housing converts to market rate housing for a number of reasons including expiring subsidies, mortgage repayments, or expiration of affordability restrictions.

This section will address:

- An inventory of assisted housing units that are at-risk of converting to market rate housing
- An analysis of the costs of preserving and/or replacing these units
- Resources that could be used to preserve at-risk units
- Program efforts for preservation of at-risk housing units
- Quantified objectives for the number of at-risk units to be preserved during the Housing Element Planning Period

## 1. Inventory of At-Risk Units

Table D-1 lists assisted affordable units in the City. Of the eight projects, only one is considered to be at risk during the 2013-2023 period. This project, Amerige Villa Apartments, has 101 Section 8 units, which are on an annual renewal program.



Table D-1  
Assisted Housing Developments

| Project  | Address                   | Sec 8 Assist Units | Total Units | Program Type | Overall Exp Date | Financing            | Loan Maturity Date | Owner                   | Risk Level       |
|--|---------------------------|--------------------|-------------|--------------|------------------|----------------------|--------------------|-------------------------|------------------|
| Acacia Villa (no City involvement)                             | 1620 E. Chapman Ave.      | 0                  | 0           |              |                  | 232/223(f)           | 2/1/2037           | Limited Dividend        | None             |
| <b>Amerige Villa Apts</b>                                      | <b>343 W Amerige Ave.</b> | <b>101</b>         | <b>101</b>  | Sec 8 NC     | 7/25/2011        | 223(a)(7)/221(d)(4)M | 12/1/2019          | <b>Profit Motivated</b> | <b>Very High</b> |
| Cambridge Court Assisted Living (no City involvement)          | 1621 E. Commonwealth Ave. | 0                  | 0           |              |                  | 232/223(f)           | 1/1/2037           | Profit Motivated        | None             |
| Casa Maria Del Rio   | 2200 East Chapman Ave.    | 24                 | 25          | PRAC/811     | 5/31/2017        | 811                  |                    | Non-Profit              | Low              |
| Evergreen At Fullerton (no City involvement)                   | 2222 N. Harbor Blvd.      | 0                  | 0           |              |                  | 232/223(f)           | 8/1/2037           | Profit Motivated        | None             |
| Fullerton Pointe Apartments (no City involvement)              | 1318-1424 S. Gilbert St.  | 0                  | 65          |              |                  | 207/223(f)           | 1/1/2040           | Profit Motivated        | None             |
| Harbor View Terrace Apts (no City involvement)                 | 2305 N Harbor Blvd        | 24                 | 24          | PRAC/811     | 5/31/2016        | 811                  |                    | Non-Profit              | Low              |
| Windsor Gardens Care Center Of Fullerton (no City involvement) | 245 E Wilshire Blvd       | 0                  | 0           |              |                  | 232/223(f)           | 1/1/2044           | Profit Motivated        | None             |
|  |                           | <b>149</b>         | <b>215</b>  |              |                  |                      |                    |                         |                  |

Source: SCAG based on California Housing Partnership Corp, 2012

## 2. Cost of Preservation Versus Replacement

There are many options for unit preservation: providing financial incentives to project owners to extend low income use restrictions, purchase of affordable housing units by or for a non-profit or public agency, or providing local subsidies to offset the difference between the affordable and market rate. Scenarios for preservation will depend on the type of project at-risk.

### a. Rental Subsidy

One strategy for preserving the affordability of units lost to conversion is to provide a rent subsidy to residents. To determine the subsidy needed, HUD Fair Market Rents were compared to the affordable rent for very-low-income tenants. According to HUD, the FY2013 fair market rent for a 2-bedroom apartment in Orange County \$1,621 per month. Based on an affordable monthly rent of \$1,204 for a very-low-income 4-person household, the affordability “gap” is \$417 per month. Therefore, the total monthly rent subsidy for a 100-unit apartment project would be approximately \$41,700 per month, or about \$500,000 annually.

### b. Replacement Cost

An alternative to providing rent subsidies is replacement of lost units either through new construction or purchase of existing units. Development costs vary based on location, land cost and unit size. For comparison purposes, a typical development cost of \$350,000 per unit is assumed. At this per-unit cost, development of a 100-unit project would require an investment of approximately \$35 million. Acquisition of existing units would likely be less expensive, depending on project location, age, condition and amenities. Assuming an approximate per-unit value of \$275,000, acquisition of 100 units would require an investment of \$27.5 million.

## 3. Resources for Preservation

A variety of programs exist to assist cities acquire, replace, or subsidize at-risk affordable housing units. The following summarizes financial resources available to the City of Fullerton.

### a. Federal Programs

- **Community Development Block Grant (CDBG)** – CDBG funds are awarded to cities on a formula basis for housing activities. The primary objective of the CDBG program is the development of viable communities through the provision of decent housing, a suitable living environment, and economic opportunity for principally low and moderate income persons. Funds can be used for housing acquisition, rehabilitation, economic development, and public services. In Fiscal Year 2012-13, Fullerton received \$ [REDACTED] in CDBG funds.
- **HOME Investment Partnership** – The City of Fullerton receives funds by formula from HUD to increase the supply of decent, safe, sanitary, and affordable housing to lower income households. Eligible activities include new construction, acquisition, rental assistance, and rehabilitation. In Fiscal Year 2012-13, Fullerton received \$ [REDACTED] in HOME funds.



- **Section 8 Rental Assistance Program** – The Section 8 Rental Assistance program provides rental assistance payments to owners of private, market rate units on behalf of very-low income tenants. Rental assistance through Section 8 certificates administered by the Orange County Housing Authority (OCHA), which is supported by Fullerton. Approximately 665 households currently receive assistance through Section 8 Housing Choice Vouchers.
- **Section 811/202 Program (Supportive Housing for Persons with Disabilities/Elderly)** – Non-profit and consumer cooperatives can receive no interest capital advances from HUD under the Section 202 program for the construction of very-low-income rental housing for seniors and persons with disabilities. These funds can be used in conjunction with Section 811, which can be used to develop group homes, independent living facilities and immediate care facilities. Eligible activities include acquisition, rehabilitation, new construction, and rental assistance.

### b. State Programs

- **California Housing Finance Agency (CalHFA) Multifamily Programs** – CalHFA's Multifamily Programs provide permanent financing for the acquisition, rehabilitation, and preservation or new construction of rental housing that includes affordable rents for low and moderate income families and individuals. One of the programs is the Acquisition Finance Program, which is designed to facilitate the acquisition of at-risk affordable housing developments and provide low-cost funding to preserve affordability.
- **Low Income Housing Tax Credit (LIHTC)** – This program provides tax credits to individuals and corporations that invest in low income rental housing. Tax credits are sold to those with high tax liability and proceeds are used to subsidize affordable housing. Eligible activities include new construction, rehabilitation, and acquisition of properties.
- **California Community Reinvestment Corporation (CCRC)** – The California Community Reinvestment Corporation is a multi-family affordable housing lender whose mission is to increase the availability of affordable housing for low-income families, seniors, and residents with special needs by facilitating private capital flow from its investors for debt and equity to developers of affordable housing. Eligible activities include new construction, rehabilitation, and acquisition of properties.

### c. Housing Successor Agency

In June 2011, Governor Jerry Brown signed the FY 2011-12 State Budget including several budget trailer bills. Specifically, one “trailer” bill attached to the Budget, Assembly Bill X1 26 (AB 26), affected Redevelopment Agencies statewide. AB 26, known as the “Dissolution Act”, immediately suspended all new redevelopment activities and incurrence of indebtedness and dissolved redevelopment agencies effective October 1, 2011. In response to the passage of AB 26, the California Redevelopment Association and League of California Cities filed a lawsuit challenging the validity and constitutionality of AB 26. On December 29, 2011, the California

Supreme Court issued its ruling on *California Redevelopment Association v Matosantos*, which upheld AB 26 and dissolved all of the redevelopment agencies in California effective February 1, 2012.

As the Governor's plan to dissolve Redevelopment came to fruition, the City Council passed a resolution on January 10, 2012, to have the City serve as the Successor Agency to the Fullerton Redevelopment Agency (Agency). Pursuant to Health and Safety Code Section 34176, the City was also given the option to retain all of the housing assets and functions of the former Fullerton Redevelopment Agency. On January 17, 2012, City Council approved Resolution No. 2012-07 to this effect. In June 2012, Assembly Bill 1484 was passed by the State Legislature and signed by Governor Brown. Assembly Bill 1484 added new requirements to the redevelopment dissolution process, including agencies needing to receive a "finding of completion" to move forward with former redevelopment housing projects/existing obligations, which can occur after preparing due diligence review audits approved by the Department of Finance that determine the amount of funds to be remitted to the State. The City has met all of the requirements of Assembly Bill 1484, including the remittance of \$7.6 million in former Agency housing funds to be distributed to all affected taxing entities, and was issued a finding of completion in May 2013.

#### **d. Qualified Entities to Preserve At-Risk Units**

A number of non-profit corporations currently working in Fullerton or in Orange County have the experience and capacity to assist in preserving at-risk units. These non-profits include:

- BRIDGE Housing Corporation (San Francisco)
- Civic Center Barrio Housing Corporation (Santa Ana)
- Jamboree Housing Corporation (Irvine)
- Mercy Housing Corporation (San Francisco)