



Community Development and Design Tables and Exhibits

Community Development Plan

The graphic depiction of the City's official policy relative to land use and community development is presented on Exhibit 2. The Fullerton Plan maintains the underlying land use designations already established in the 1996 General Plan and subsequent amendments. The Fullerton Plan proposes changes to the General Plan land use designations for a limited number of parcels in order to resolve inconsistencies between the parcels' current General Plan land use designation and current zoning district. Appendix C: Changes to Community Development Types summarizes these changes. In The Fullerton Plan, "land use designations" have been renamed "community development types" to reflect the addition of descriptions of intended form and character which provide guidance on creating sense of place. The community development types still function as land use designations under General Plan law.

The Community Development and Design Element and the Community Development Plan contain the following community development types:

- **Low Density Residential**
- **Low/Medium Density Residential**
- **Medium Density Residential**
- **High Density Residential**
- **Greenbelt Concept**
- **Downtown Mixed Use**
- **Commercial**
- **Office**
- **Industrial**
- **School Facilities**
- **Government Facilities**
- **Parks and Recreation**
- **Religious Institutions**
- **Specific Plan**
 - **Amerige Heights**
 - **Fullerton Transportation Center**



Because the 1996 General Plan land use designations do not encompass the higher end of the density/intensity range now envisioned for some specific areas of the City, two new community development types are described in this section to help implement The Fullerton Plan:

- **Neighborhood Center Mixed Use**
- **Urban Center Mixed Use**

The Fullerton Plan provides guidance on utilizing these two new community development types. However, they will only be implemented as part of future land use planning efforts in applicable Focus Areas and the Community Development Plan (Exhibit 2) does not use these community development types at this time.

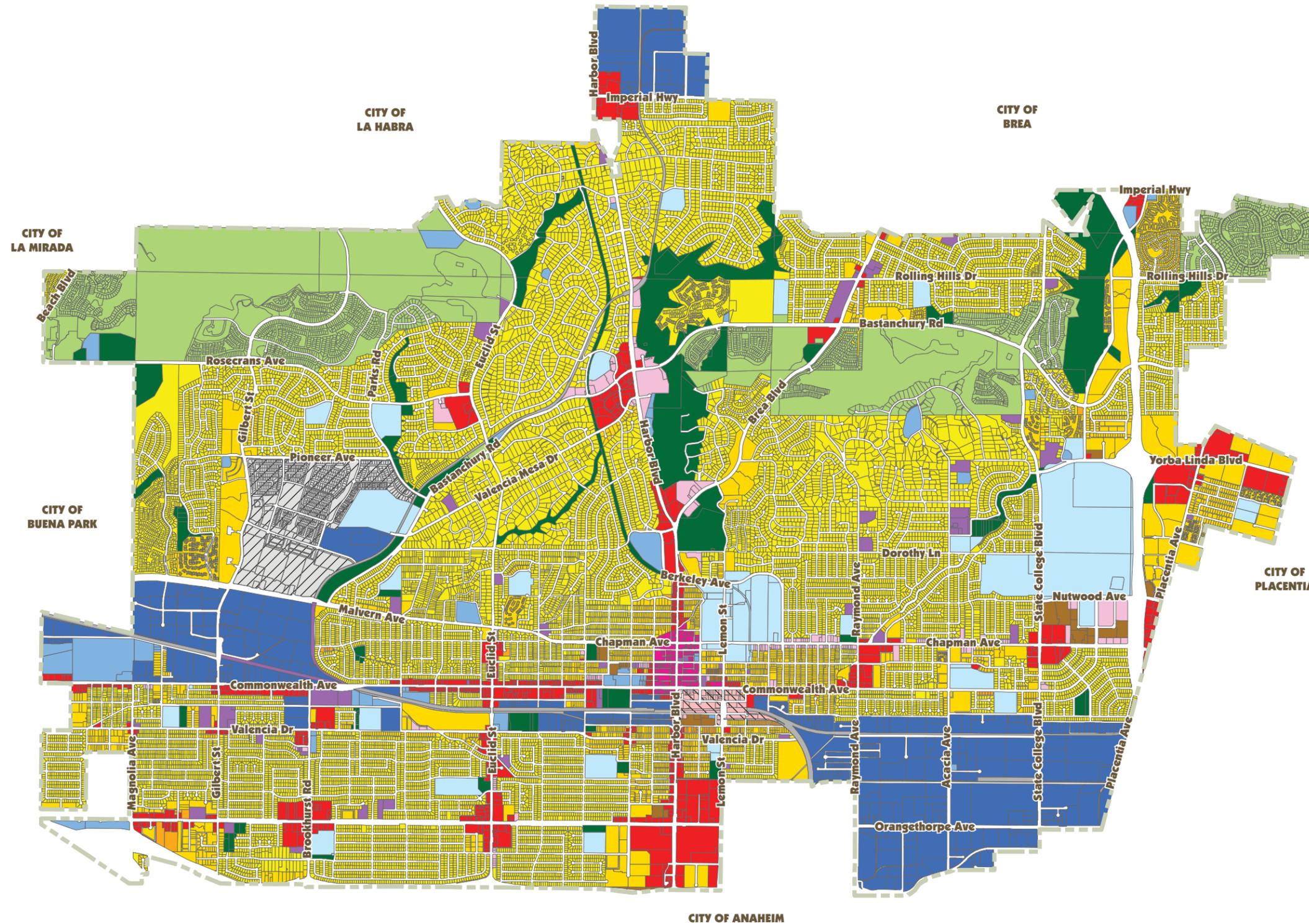
How to Determine Community Development Types for Individual Parcels

In order to determine what is allowed on an individual parcel of land in the City follow the steps outlined below:

1. Identify the parcel of land in Exhibit 2: The Fullerton Community Development Plan.
2. Match the parcel color to the legend to determine the community development type (land use designation). To understand the allowable densities and uses, see the sections describing the community development types.
3. Also refer to Part I, Exhibit 1: Focus Areas to determine if a parcel is within a Focus Area. Part I, Table 2 contains additional information for each individual Focus Area, including envisioned maximum density and intensity and encouraged community development types.

For parcels that are within a Focus Area, the underlying allowable community development type (land use designation) applies until a specific plan, master plan, or other implementation mechanism is prepared through a community-based planning process.

4. Contact the Community Development Department if you have any questions.



Community Development Type

- Low Density Residential
- Low/Medium Density Residential
- Medium Density Residential
- High Density Residential
- Industrial
- Commercial
- Office
- Downtown Mixed Use
- Fullerton Transportation Center
- Amerige Heights Specific Plan
- Greenbelt Concept
- Parks and Recreation
- Government
- School
- Religious Institutions
- Railroad



Map not to a scale

Exhibit 2: Community Development Plan

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Understanding Density & Intensity

Residential “Density”

The term “density” in a land use context is a measure of the desired population or residential development capacity of the land. Residential density is described in terms of dwelling units per gross acre (du/ac). Gross residential acreage is defined as the area developed to residential use, exclusive of local serving streets, alleys or arterials. A dwelling unit is a building or a portion of a building used for human habitation and may vary considerably in size, from small apartments to large single-family homes. For example, the density of a residential development of 200 dwelling units occupying 50 gross acres of land is 4.0 du/ac.

Non-Residential “Intensity”

The term “intensity” refers to the degree of non-residential development based on building characteristics such as height, bulk, floor area ratio, and percentage of lot coverage. Floor Area Ratio (FAR) is a common expression of non-residential land use intensity and is therefore used by The Fullerton Plan to measure the desired development capacity of non-residential land. The FAR is calculated by dividing the total gross floor area of all buildings on a lot (excluding areas within buildings that are used for parking) by the total area of that lot. For example, a building with a gross floor area of 5,000 square feet on a 10,000 square foot lot would have an FAR of 0.5 while a building with 20,000 square feet of floor area on the same lot would yield an FAR of 2.0. Higher FAR’s generally indicate larger buildings and/or more stories.

A Word About Maximum Density and Intensity

Allowing all parcels to be developed to the maximum density or FAR allowed is not the intention of The Fullerton Plan. The intention is to reflect a maximum development envelope or density range under appropriate conditions, and in accordance with applicable detailed zoning regulations. There are many factors that may limit, or affect a development’s ability to achieve the maximum density or FAR on a specific parcel, resulting from the parcel’s physical limitations, the City’s zoning standards, and how a owner/developer chooses to address the function and design of the development. These factors may include, but are not limited to, the following:

- Parcel size and configuration
- Height limits
- Lot coverage allowed
- Requirements for setbacks, build-to standards, landscaping and open space
- Development standards and design guidelines
- Type of parking provided- surface, below-grade, or structured
- Adjacency to sensitive land uses, such as single-family neighborhoods.



Table 4: Community Development Types

Greenbelt Concept

Purpose

To preserve, to the greatest extent feasible, the natural topography while creating a living environment which best serves the needs of its residents.

Potential Land Uses

- Detached dwellings
- Attached dwellings
- Limited neighborhood-serving commercial
- Compatible public, quasi-public, and special uses

Development Standards

- Minimum Density: Not Applicable
- Maximum Density: 3 dwelling units/acre¹
- Minimum FAR: Not Applicable
- Maximum FAR: Not Applicable

Notes:

1. Overall average residential density; a portion of one parcel may be developed at a higher density while the remainder could either be permanently left vacant or developed at a lower density for an overall average residential density.

Low Density Residential

Purpose

To establish and protect housing opportunities for households that desire low density and suburban living, and to provide opportunities for neighborhood support uses and amenities.

Potential Land Uses

- Detached dwellings
- Accessory second units
- Limited neighborhood-serving commercial
- Compatible public, quasi-public, and special uses

Development Standards

- Minimum Density: Not Applicable
- Maximum Density: 6 dwelling units/acre
- Minimum FAR: Not Applicable
- Maximum FAR: 0.35¹

Notes:

1. Only applies to non-residential uses.



Table 4: Community Development Types

Low/Medium Density Residential

Purpose

To establish and protect opportunities for households that desire suburban living with a range of housing options, and to provide opportunities for neighborhood support uses and amenities.

Potential Land Uses

- Small-lot detached dwellings
- Detached dwellings
- Attached dwellings
- Accessory second units
- Limited neighborhood-serving commercial
- Compatible public, quasi-public, and special uses

Development Standards

- Minimum Density: 6.1 dwelling units/acre
- Maximum Density: 15 dwelling units/acre
- Minimum FAR: Not Applicable
- Maximum FAR: 0.35^{1 and 2}

Notes:

1. Only applies to non-residential uses.
2. May increase based on focus area policies or an approved specific plan.

Medium Density Residential

Purpose

To establish and protect opportunities for households that desire urban living within a compact and walkable neighborhood, and to provide opportunities for neighborhood support uses and amenities.

Potential Land Uses

- Small-lot detached dwellings
- Attached dwellings
- Live-work units
- Limited neighborhood-serving commercial
- Compatible public, quasi-public, and special uses

Development Standards

- Minimum Density: 15.1 dwelling units/acre
- Maximum Density: 28 dwelling units/acre
- Minimum FAR: Not Applicable
- Maximum FAR: 0.5^{1 and 2}

Notes:

1. Only applies to non-residential uses.
2. May decrease or increase based on focus area policies or an approved specific plan.



Table 4: Community Development Types

High Density Residential

Purpose

To establish and protect opportunities for households that desire dense urban living within a compact, walkable neighborhood that is well served by transit, and to provide opportunities for neighborhood support uses and amenities.

Potential Land Uses

- Attached dwellings
- Live-work units
- Limited neighborhood-serving commercial
- Compatible public, quasi-public, and special uses

Development Standards

- Minimum Density: 28.1 dwelling units/acre
- Maximum Density: Not Applicable
- Minimum FAR: Not Applicable
- Maximum FAR: 0.65^{1 and 2}

Notes:

1. Only applies to non-residential uses.
2. May decrease or increase based on focus area policies or an approved specific plan.

Commercial

Purpose

To establish and protect opportunities for convenient commerce within both neighborhood and regional shopping centers.

Potential Land Uses

- Retail, service, and/or office
- Gathering places such as plazas or parks
- Compatible public, quasi-public, and special uses

Development Standards

- Minimum Density: Not Applicable
- Maximum Density: Not Applicable
- Minimum FAR: 0.30
- Maximum FAR: 0.35^{1 and 2}

Notes:

1. May decrease or increase based on focus area policies or an approved specific plan.
2. Excludes structured parking.



Table 4: Community Development Types

Office

Purpose

To establish and protect opportunities for professional office businesses and supporting uses and amenities.

Potential Land Uses

- Business and professional
- Office flex-space (i.e. industrial structures converting to office or research and design uses)
- Retail and service uses that provide support to employees
- Gathering places such as plazas, courtyards, or parks
- Compatible public, quasi-public, and special uses

Development Standards

- Minimum Density: Not Applicable
- Maximum Density: Not Applicable
- Minimum FAR: 0.30
- Maximum FAR: 0.35^{1, 2, 3 and 4}

Notes:

1. May decrease or increase based on focus area policies or an approved specific plan.
2. Excludes structured parking.
3. A FAR of 1.700 is permitted on the St. Jude Medical Center main campus which is bordered by Harbor Boulevard on the west, Bastanchury Road on the north, Brea Dam Recreation Area on the east and southeast, and East Valencia Mesa Boulevard and the Fullerton Tennis Center on the south.
4. A FAR of 1.350 is permitted for the St. Jude Medical Plaza Specific Plan area located at 2151 N. Harbor Boulevard.

Industrial

Purpose

To protect and enhance the City's major employment areas by providing opportunities for manufacturing, product assembly, research and development, warehousing, and supporting uses and amenities

Potential Land Uses

- Industrial or manufacturing
- Office, retail and service uses that provide support to employees
- Compatible public, quasi-public and special uses
- This designation should not be located adjacent to a residential neighborhood or center without substantial buffers

Development Standards

- Minimum Density: Not Applicable
- Maximum Density: Not Applicable
- Minimum FAR: 0.35
- Maximum FAR: 0.5^{1 and 2}

Notes:

1. May decrease or increase based on focus area policies or an approved specific plan.
2. Excludes structured parking.



Table 4: Community Development Types

Downtown Mixed-Use

Purpose

To protect and enhance the City's historic core by providing opportunities for a mix of commercial, civic, and mixed-use buildings that promote pedestrian activity and are compatible with the Downtown's historic character.

Potential Land Uses

- Office, retail and service uses
- Attached dwellings
- Gathering places such as plazas, courtyards, or parks
- Compatible public, quasi-public and special uses

Development Standards

- Minimum Density: 30 dwelling units/acre^{1 and 3}
- Maximum Density: 60 dwelling units/acre^{1 and 3}
- Minimum FAR: 0.9^{2 and 3}
- Maximum FAR: 2.0^{2 and 3}

Notes:

1. Only applies to live-work units and the residential component of mixed-use buildings.
2. Only applies to the non-residential component of a building and excludes structured parking.
3. May decrease or increase based on focus area policies or an approved specific plan.

Neighborhood Center Mixed-Use

Purpose

To establish and protect neighborhood centers that provide nearby residents with opportunities to walk to retail and service businesses, office uses, and civic gathering spaces.

Potential Land Uses

- Retail, service, office, and/or residential uses
- Gathering places such as plazas, courtyards, or parks
- Compatible public, quasi-public, and special uses

Development Standards

- Minimum Density: 16 dwelling units/acre^{1 and 3}
- Maximum Density: 60 dwelling units/acre^{1 and 3}
- Minimum FAR: 0.5^{2 and 3}
- Maximum FAR: 3.0^{2 and 3}

Notes:

1. Only applies to live-work units and the residential component of mixed-use buildings.
2. Only applies to the non-residential component of a building and excludes structured parking.
3. May decrease or increase based on focus area policies or an approved specific plan.



Table 4: Community Development Types

Urban Center Mixed-Use

Purpose

To establish and protect urban centers that serve the local and regional populations by offering major commercial, office, and mixed-use developments that are well served by transit and quality bicycle and pedestrian facilities.

Potential Land Uses

- Retail, service, office, and/or residential uses
- Gathering places such as plazas, courtyards, or parks
- Compatible public, quasi-public, and special uses

Development Standards

- Minimum Density: 30 dwelling units/acre^{1 and 3}
- Maximum Density: 80 dwelling units/acre^{1 and 3}
- Minimum FAR: 0.75^{2 and 3}
- Maximum FAR: 3.0^{2 and 3}

Notes:

1. Only applies to live-work units and the residential component of mixed-use buildings.
2. Only applies to the non-residential component of a building and excludes structured parking.
3. May decrease or increase based on focus area policies or an approved specific plan.

School Facilities

Purpose

To provide sites for local school districts to develop and maintain educational institutions for local and surrounding communities.

Potential Land Uses

- Elementary school
- Middle/junior high school
- High school
- Community college
- College/university
- Continuation schools

Development Standards

- Minimum Density: Not Applicable
- Maximum Density: Not Applicable
- Minimum FAR: Not Applicable
- Maximum FAR: Not Applicable



Table 4: Community Development Types

Government Facilities

Purpose

To provide government facilities that are necessary or desired for public health, safety, and welfare.

Potential Land Uses

- Government buildings
- Airports
- Transportation and utility facilities
- Compatible public and quasi-public uses

Development Standards

- Minimum Density: Not Applicable
- Maximum Density: Not Applicable
- Minimum FAR: Not Applicable
- Maximum FAR: Not Applicable

Parks and Recreation

Purpose

To provide sites for informal and formal recreation and play and to encourage physical activity and exercise.

Potential Land Uses

- Parks (community and regional/passive and active)
- Greenways and trails
- Golf courses and commercial recreation facilities with an emphasis on outdoor
- Habitat
- Agriculture
- Floodplains
- Areas with permanent open space easements
- Buffers between urban areas
- Compatible public, quasi-public, and selected special uses

Development Standards

- Minimum Density: Not Applicable
- Maximum Density: Not Applicable
- Minimum FAR: Not Applicable
- Maximum FAR: Not Applicable



Table 4: Community Development Types

Religious Institutions

Purpose

To provide opportunities for religious gatherings, worship, and related educational and community service activities.

Potential Land Uses

- Religious assembly
- Religious worship
- Religious education
- Compatible public, quasi-public, and selected special uses

Development Standards

- Minimum Density: Not Applicable
- Maximum Density: Not Applicable
- Minimum FAR: Not Applicable
- Maximum FAR: 0.35^{1 and 2}

Notes:

1. May decrease or increase based on focus area policies or an approved specific plan.
2. Excludes structured parking.

Specific Plan

Purpose

To provide for developments with a unique character that would not be achieved under the City's existing Community Development Types

Potential Land Uses

- Mix of uses as specified by the Specific Plan.¹

Development Standards

- As specified by the Specific Plan.

Notes:

1. This designation is reserved for new developments that are a minimum of 40 acres in size and include a mix of land uses, or a size determined appropriate by the City Council based on the area's unique characteristics in relation to the City as a whole.



**Table 5
Community Development Type Density/Intensity Summary**

Designation	Residential Density	Non-Residential Intensity
Residential		
Low Density Residential	Up to 6 du/ac	Up to .35 FAR
Low/Medium Density Residential ³	6.1 to 15 du/ac	Up to .35 FAR
Medium Density Residential ³	15.1 to 28 du/ac	Up to .50 FAR
High Density Residential ³	Over 28 du/ac	Up to .65 FAR
Greenbelt Concept	Up to 3 du/ac	n/a
Commercial		
Commercial ³	n/a	.30 to .35 FAR
Office ^{1,2,3}	n/a	.30 to .35 FAR
Mixed Use		
Downtown Mixed-Use ³	30 to 60 du/ac	0.9 to 2.0 FAR
Neighborhood Center Mixed-Use ³	16 to 60 du/ac	0.5 to 3.0 FAR
Urban Center Mixed-Use ³	30 to 80 du/ac	0.75 to 3.0 FAR
Industrial		
Industrial ³		.35 to .50 FAR
Public Land		
School Facilities	n/a	n/a
Government Facilities	n/a	n/a
Parks and Recreation	n/a	n/a
Other		
Religious Institutions ³	n/a	Up to .35 FAR
Specific Plan	Based on Specific Plan	

Notes:

1. A FAR of 1.700 is permitted on the St. Jude Medical Center main campus which is bordered by Harbor Boulevard on the west, Bastanchury Road on the north, Brea Dam Recreation Area on the east and southeast, and East Valencia Mesa Boulevard and the Fullerton Tennis Center on the south.
2. A FAR of 1.350 is permitted for the St. Jude Medical Plaza Specific Plan area located at 2151 N. Harbor Boulevard.
3. Allowable density/intensity may vary based on Focus Area policies.



Historic Preservation Tables and Exhibits

Historical Resources

The City of Fullerton maintains a local register of historical resources pursuant to Public Resources Code §5020.1 as part of the General Plan. Adopted by ordinance in conjunction with the adoption of The Fullerton Plan, the local register of historic resources is a list of properties officially designated or recognized as historically significant by the City of Fullerton. The list is based upon the 2001 historic building survey entitled *Fullerton Through the Years*. While *Fullerton Through the Years* identifies historical resources as of its completion in 2001, the local register of historic resources contained in The Fullerton Plan is a dynamic document, amended by General Plan Amendments, and will therefore contain more current information than *Fullerton Through the Years*.

Properties on the register can have one of seven designations based on the level of significance and property owner interest and whether or not the designation relates to a property, an object, or a district. These are:

Property (from highest to lowest designation)

- National Register
- Local Landmark
- Significant Property (Potential Local Landmark)
- Possible Significant Properties

Object

- Feature of Cultural Importance

District

- Landmark District
- Potential Landmark District

The register also includes, for reference, those Significant Properties which have been demolished or altered.



Table 6
City of Fullerton Local Register of Historical Resources

#	Address	Historic Name	Present Name	Landmark Number
Properties Listed on the National Register of Historic Places				
1	1731 North Bradford Avenue	Pierotti House and Gardens		HL-33
2	201 East Chapman Avenue	Plummer Auditorium		HL-10 (HL-80)
3	515 East Chapman Avenue	John Hetebrink House		HL-40
4	112 East Commonwealth Avenue	Fullerton Odd Fellows Temple	The Williams Building	HL-15
5	202 East Commonwealth Avenue	Commonwealth Post Office		Not Designated
6	237 West Commonwealth Avenue	Fullerton City Hall	Fullerton Police Station	HL-9
7	122 North Harbor Boulevard	Farmers & Merchants Bank	Landmark Plaza	HL-42
8	500 North Harbor Boulevard	Firestone Tire Service Building	Fox Plaza	Not Designated
9	501 North Harbor Boulevard	Masonic Temple	Spring Field Conference Center	HL-43
10	510 North Harbor Boulevard	Fox Fullerton Theatre		HL-35
11	1300 North Harbor Boulevard	Hillcrest Park		HL-6
12	1201 West Malvern Avenue	Muckenthaler Estate	Muckenthaler Cultural Center	HL-8
13	117 North Pomona Avenue	Fullerton First Methodist Episcopal Church	First Church of Religious Science	HL-47
14	110 East Santa Fe Avenue (relocated from 105 West Truslow Ave.)	Union Pacific Depot	Old Spaghetti Factory Restaurant	HL-7
15	120 East Santa Fe Avenue	Santa Fe Depot	Fullerton Station	HL-34
16	201 West Truslow Avenue	Elephant Packing House		HL-18
17	110 East Wilshire Avenue	Chapman Building		HL-13
18	234-236 East Wilshire Avenue	Dewella Apartments		HL-70
19	CSUF Campus	Dr. George Clark House	Heritage House	Not Designated
Properties Recognized as a "Local Landmark"				
20	142 East Amerige Avenue	Methodist Parsonage	Les Beaux Cheveux	HL-25



**Table 6
City of Fullerton Local Register of Historical Resources**

#	Address	Historic Name	Present Name	Landmark Number
21	315 East Amerige Avenue	Cusick House		HL-39
22	434 West Amerige Avenue	Klose House		HL-49
23	520 West Amerige Avenue	Ruddock House		HL-26
24	147 West Ash Avenue	Song Residence		HL-50
25	126 North Balcom Avenue	Otto House		HL-17
26	720 Barris Drive (relocated from 117 South Pomona Ave.)	Dauser House		HL-16
27	400 West Brookdale Place	Hirigoyen House		HL-51
28	444 West Brookdale Place	Edgar Johnson House		HL-52
29	201 East Chapman Avenue	Fullerton High School: Science Building No. 1		HL-78
30	201 East Chapman Avenue	Fullerton High School: Science Building No. 2		HL-79
31	201 East Chapman Avenue	Fullerton High School: The Historic Walk		HL-81
32	502 East Chapman Avenue	Stuelke House		HL-53
33	2025 East Chapman Avenue	Hale House		HL-24
34	Chapman Park	Chapman Ranch and House	Chapman Park	HL-1
35	213 Claire Avenue	Noutary House		HL-54
36	130 East Commonwealth Avenue	Pacific Electric Depot	Il Ghiotto Restaurant	HL-5
37	329 East Commonwealth Avenue	Loumagne's Market		HL-22
38	529-531 East Commonwealth Avenue	Grieves Apartments		HL-67
39	1510 East Commonwealth Avenue	Annin House	Fullerton Guest Home	HL-29
40	300 West Commonwealth Avenue	Amerige Brothers' Realty Office		HL-4
41	763 North Euclid Street	Clinton Smith House		HL-55
42	511 West Fern Drive	Mills House		HL-56
43	519 West Fern Drive	Cleaver House		HL-57



**Table 6
City of Fullerton Local Register of Historical Resources**

#	Address	Historic Name	Present Name	Landmark Number
44	539 West Fern Drive	Kelley House		HL-58
45	800 North Grandview Avenue	Carrie Earl McFadden Ford House	Harriet Spree Residence	HL-85
46	111-113 North Harbor Boulevard	Dean Block		HL-44
47	201 North Harbor Boulevard	Masonic Temple	Parker Building	HL-41
48	212-216 North Harbor Boulevard	Schumacher Building		HL-71
49	305 North Harbor Boulevard	California Hotel	Villa Del Sol	HL-14
50	604 North Harbor Boulevard	Edward K. Benchley House		HL-38
51	107 South Harbor Boulevard	Fender Radio Shop	Ellingson Building	HL-83
52	412 South Harbor Boulevard	Allen Hotel		HL-32
53	417-427 South Harbor Boulevard	Dreyfus Building		HL-72
54	150 Hillcrest Drive	Fuller House		HL-59
55	532 West Jacaranda Place	Mennes House		HL-60
56	410-412 South Harbor Boulevard	First Lutheran Church		HL-77
57	1021 North Lemon Street	Tracey Residence		HL-82
58	150 Marion Boulevard (relocated from 145 East Commonwealth)	Davies House		HL-3
59	771 West Orangethorpe Avenue	Porter House		HL-20
60	1155 West Orangethorpe Avenue	Gardiner House		HL-61
61	1230 West Orangethorpe Avenue	Royer House		HL-62
62	211 North Pomona Avenue	Rutabagorz Restaurant		HL-73
63	301 North Pomona Avenue	Fullerton Library	Fullerton Museum Center	HL-11
64	705 North Richman Avenue	Abbott House		HL-63
65	343 East Santa Fe Avenue	Miller Manufacturing Building	Lakeman Chassis	HL-84
66	119 West Santa Fe Avenue	Ellingson Building		HL-74



**Table 6
City of Fullerton Local Register of Historical Resources**

#	Address	Historic Name	Present Name	Landmark Number
67	125 West Santa Fe Avenue	John Reeder Gardiner Building	Heroes Restaurant	HL-86
68	227 West Santa Fe Avenue	Sanitary Laundry Building		HL-75
69	229 West Santa Fe Avenue	Fullerton Dye Works Building		HL-76
70	324 West Truslow Avenue	Annin House		HL-64
71	225 West Union Avenue	El Dorado Ranch		HL-45
72	610 West Valley View Drive	Gobar House		HL-65
73	112 East Walnut Avenue	Crystal Ice House		HL-28
74	1101 East Whiting Avenue	Conley House		HL-66
75	126 West Whiting Avenue	Westwood Apartments		HL-68
76	130 West Whiting Avenue			HL-69
77	315 East Wilshire Avenue	Wilshire Junior High School Auditorium & Classrooms		HL-12
78	124 West Wilshire Avenue	Mutual Building and Loan Association		HL-36
79	834 North Woods Avenue	Starbuck House		HL-2
Properties Recognized as a "Significant Property" (Potential Local Landmark)				
80	320 North Adams Avenue	Storts Residence		
81	201 East Amerige Avenue	Fullerton General Hospital		
82	516 West Amerige Avenue	Russell House		
83	142 East Chapman Avenue	Self-Realization Fellowship Church		
84	321 East Chapman Avenue	Fullerton College		
85	600 East Chapman Avenue	Rawlins House	Gamma Phi Beta Sorority	
86	901 East Chapman Avenue	Henry Kroeger House		
87	2208 East Chapman Avenue	Cooper House		
88	109-123 East Commonwealth Avenue	Amerige Block		



Table 6
City of Fullerton Local Register of Historical Resources

#	Address	Historic Name	Present Name	Landmark Number
89	118 East Commonwealth Avenue			
90	520 East Commonwealth Avenue	Mariola Apartments		
91	524 East Commonwealth Avenue	Foster House		
92	1530 East Commonwealth Avenue	Thompson House		
93	2223 East Commonwealth Avenue	Lyon House		
94	213-215 West Commonwealth Avenue			
95	419 West Commonwealth Avenue	Gallemore House		
96	1747 West Commonwealth Avenue	Val Veta - Hunt Wesson Office		
97	200 East Elm Avenue	Jacob Yaeger House		
98	845 North Euclid Street	Russ House or Hunter House	Congregational Church of Fullerton	
99	219 North Harbor Boulevard	Rialto Theatre		
100	509 North Harbor Boulevard	Adams' Barbershop Building		
101	616 North Harbor Boulevard	Amerige House		
102	713-723 South Harbor Boulevard			
103	419 East Las Palmas Drive	Bastanchury House		
104	327 West Orangethorpe Avenue	Wintter House		
105	1400 West Orangethorpe Avenue	Clarence Spencer House		
106	1520 West Orangethorpe Avenue	Mary Spencer House		
107	314 North Pomona Avenue	Pomona Bungalow Court		
108	321 North Pomona Avenue	Nenno House	Cherami House	
109	609 North Raymond Avenue	Henry Kroeger House		
110	1313 North Raymond Avenue	Gamble House		
111	701 North Richman Avenue			



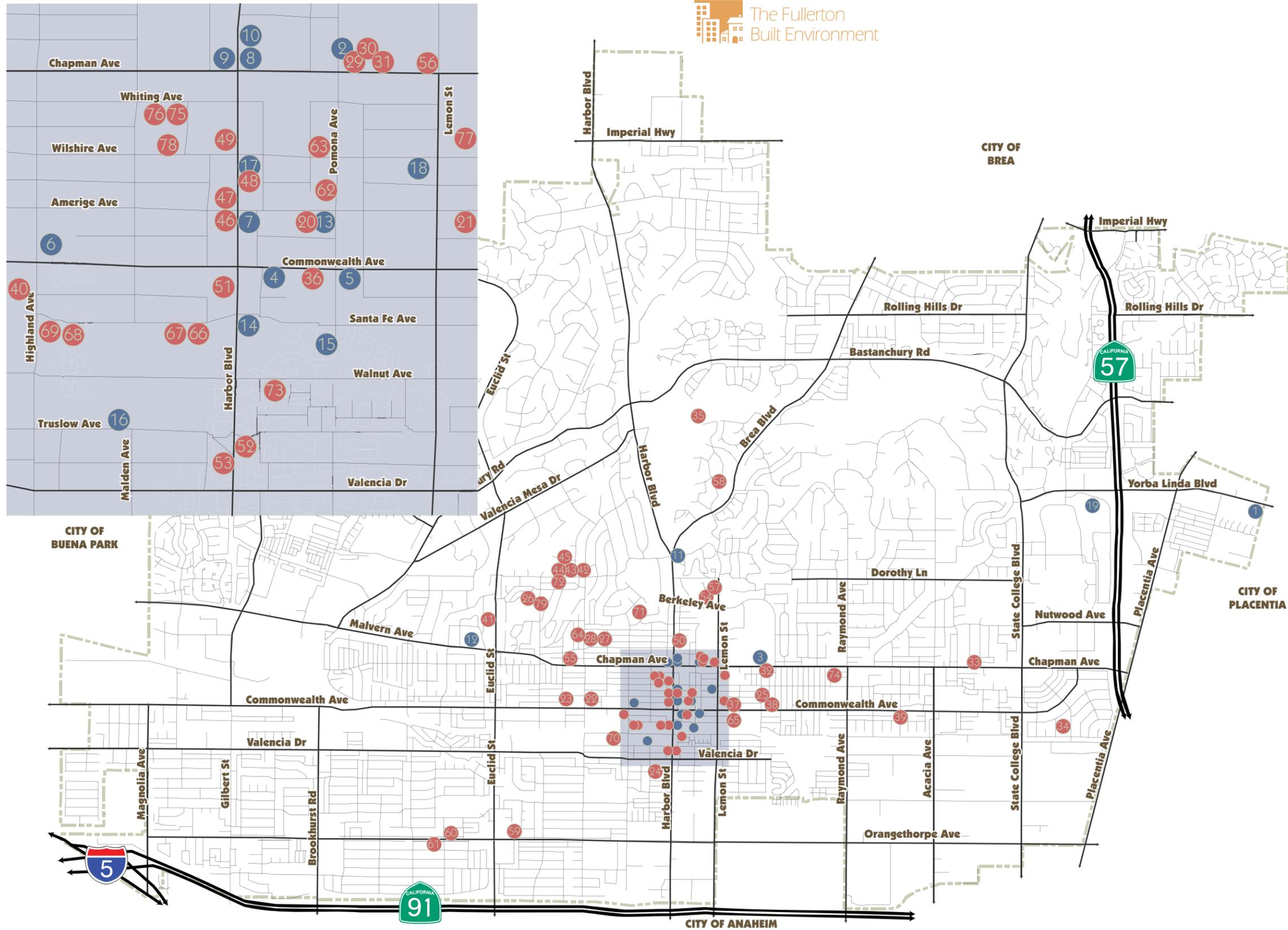
Table 6
City of Fullerton Local Register of Historical Resources

#	Address	Historic Name	Present Name	Landmark Number
112	761 North Richman Avenue	Concoran House		
113	123 East Valencia Drive	Fallert House		
114	247 East Valencia Drive	Burdorf House		
115	117 West Valencia Drive	Livingston House		
116	1600 West Valencia Drive	Gowen House		
117	600 West Valley View Drive	Lamhofer House		
118	501 West Whiting Avenue	Sans Souci Court		
119	546 West Whiting Avenue	Osborne House		
120	CSUF Campus	Henry Hetebrink House	Titan House	
121	CSUF Campus	Mahr House	George Golleher Alumni House	
Potential/Possible Significant Properties				
122	2500 North Harbor Boulevard	Beckman Instruments Building		
123	401 Cannon Lane	Bridgford House		
124	511 South Harbor Boulevard	Cooke House		
125	439 West Malvern Avenue	Coroles House		
126	114 North Pomona Avenue	First United Methodist Church		
127	1645 West Valencia Drive	Hunt Wesson Administrative Building		
128	805 South Harbor Boulevard	Kohlenberger Building	Fullerton Restaurant Equipment	
129	108 West Brookdale Place	Lillian Yaeger House		
130	244 East Valencia Drive	Maple School		
131	206 West Wilshire Avenue	Quine House and Office		
132	538 West Amerige Avenue	Richman House		
133	144 Hillcrest Drive	Sitton House		



**Table 6
City of Fullerton Local Register of Historical Resources**

#	Address	Historic Name	Present Name	Landmark Number
Features of Cultural Importance				
134	302 West Commonwealth Avenue	Stone Pillars in Amerige Park		HL-31
135	109 North Harbor Boulevard	Stedman Jewelers' Street Clock		HL-48
136	1155 West Orangethorpe Avenue	Pump House		HL-61
137	353 West Commonwealth Avenue (Fullerton Main Library)	Hitching Post		
138	Harbor Boulevard	Bells along El Camino Real		
139	NW Corner of Commonwealth and Highland Avenues	Flagstone Bench		
"Significant Properties" That Have Been Demolished or Altered				
140	233 East Amerige Avenue	Stanton House	Demolished in 1992	HL-37
141	341 East Commonwealth Avenue	Grumwald's Tin Shop (Edison Market)	Demolished in 2004	
142	315 North Ford Avenue	Ford Elementary School	Demolished in 1983	HL-19
143	700 South Harbor Boulevard	La Vida Bottling Company Building	Demolished in 1983	HL-21
144	327 West Orangethorpe Avenue	Winnter House	Altered in 1996-98	HL-46
145	2000 East Wilshire Avenue	Des Grange House	Demolished in 1986	HL-27



Legend

- Listed on the National Register of Historic Places
- Recognized as a "Local Landmark"

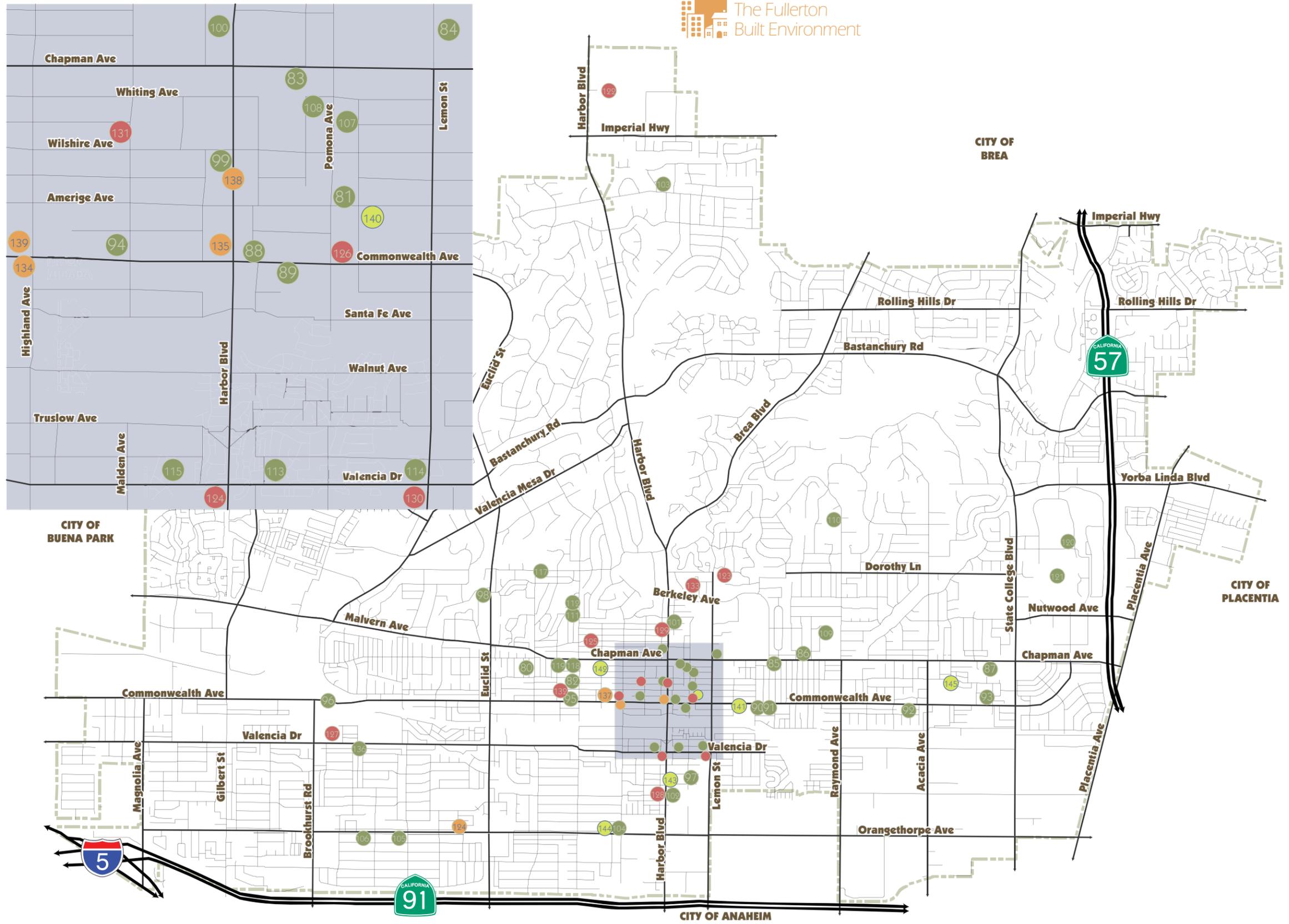
Numbers on map relate to Table 6 (City of Fullerton Historical Resources)



Map not to a scale

Exhibit 3: Historical Resources- National and Local

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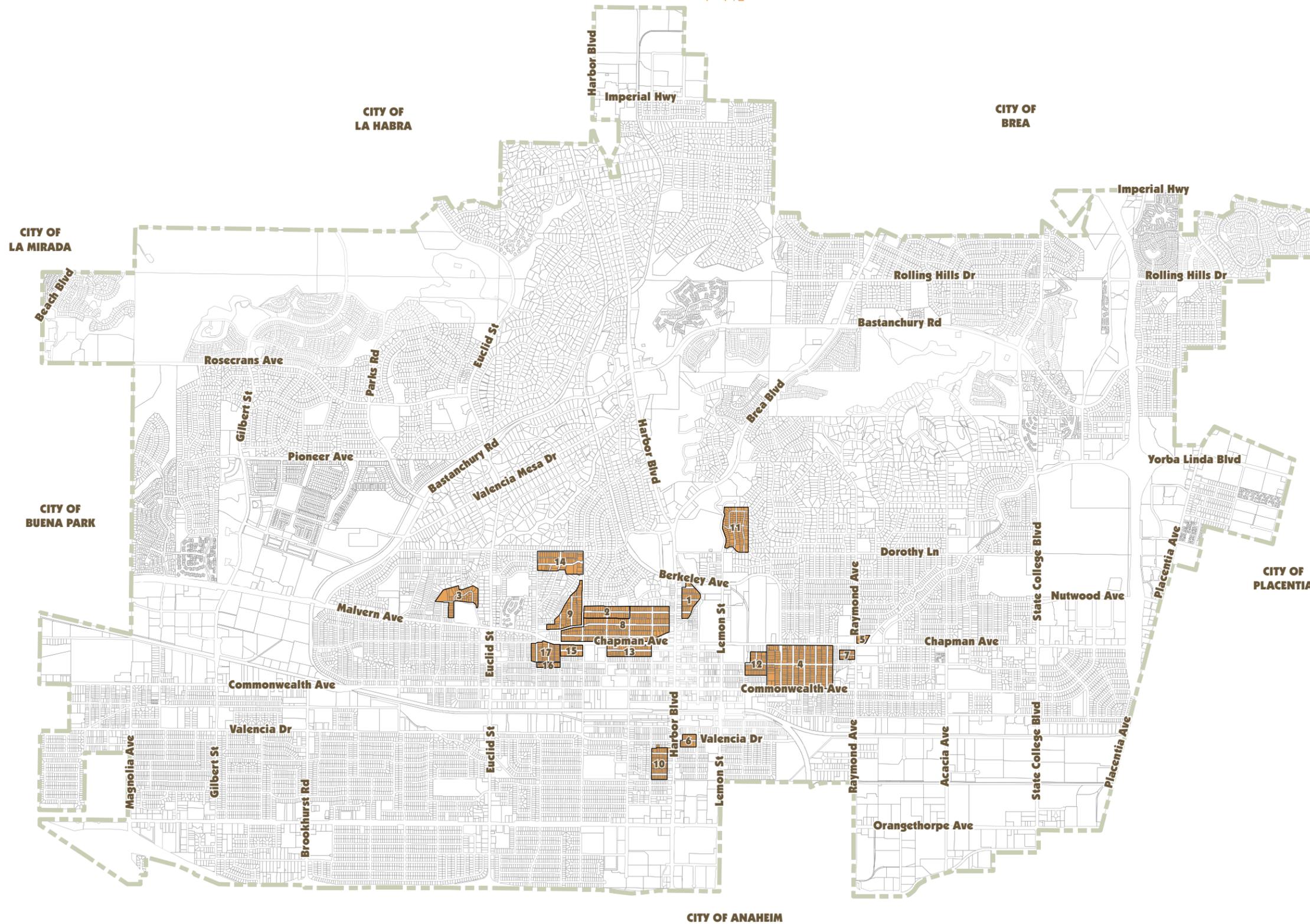
- Legend**
- Recognized as a “Significant Property” (Potential Local Landmark)
 - Features of Cultural Importance
 - “Significant Properties” that have been Demolished or Altered
 - Potential “Significant Property”

Numbers on map relate to Table 6 (City of Fullerton Historical Resources)

Map not to a scale

Exhibit 4: Historical Resources- Significant Properties, Possible Significant Properties and Features of Cultural Importance

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Legend

- Landmark District
- Potential Landmark District

- 1 Barranca
- 2 Brookdale Heights
- 3 Buena Vista / Rose Drive
- 4 College Park
- 5 East Central Avenue
- 6 East Valencia Drive
- 7 East Whiting Avenue
- 8 Jacaranda / Malvern / Brookdale
- 9 Lower Golden Hill
- 10 Roslynn Park
- 11 Skyline Park
- 12 Townsite, East
- 13 Townsite, West
- 14 Upper Golden Hill
- 15 West Whiting Avenue
- 16 West Wilshire Avenue
- 17 Wickett Square



Map not to a scale

Exhibit 5: Historic Districts

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Mobility Tables and Exhibits

Roadway Functional Classifications

The City of Fullerton circulation system consists of a network of local streets providing access to the arterial highway system, which in turn provides access to the regional freeway system. This network serves two distinct and equally important functions: it provides access to adjacent land uses, and it facilitates the movement of persons and goods to and from, within and through the City. The design and operation of each street is determined by the importance placed on each of these functions for each classification. Streets which have a mobility and/or regional access function will have more lanes, higher speed limits, and fewer access points. Where direct access to individual properties is required, streets will have fewer lanes, slower speeds, and more frequent side streets and driveways to serve abutting properties.

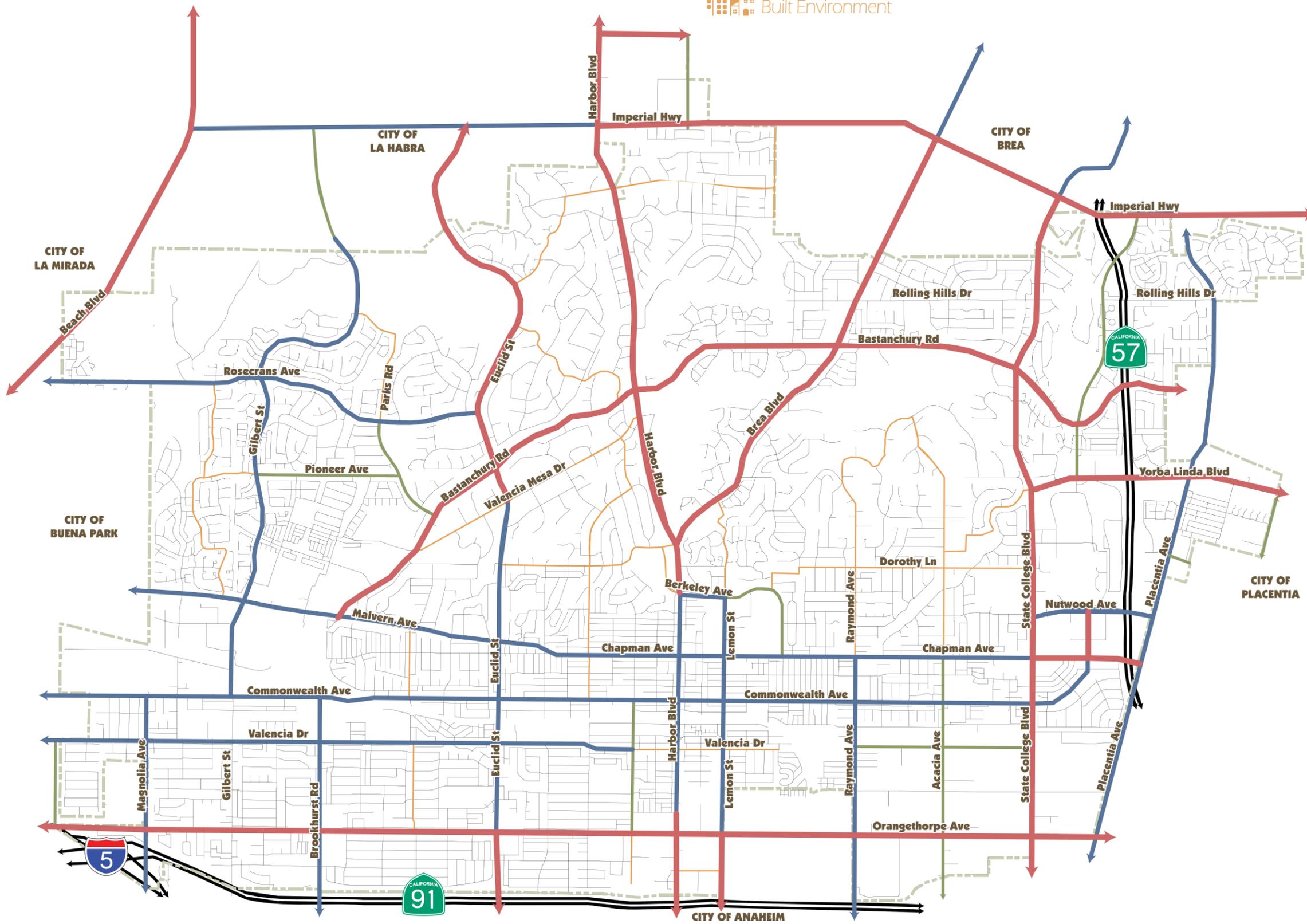
To define the intended uses of roadways, the City uses a functional classification system. The system provides a logical framework for the design and operation of the roadway system. Since some major thoroughfares in the City of Fullerton are part of the county-wide arterial network, they also have to be coordinated through the Orange County Master Plan of Arterial Highways.

Table 7: Roadway Functional Classifications summarizes the characteristics of the various functional classifications.

Table 7 Roadway Functional Classifications			
Facility Type	Number of Travel Lanes (Minimum)	Right-of-Way Width	Typical Daily Volume
Major Arterial Highway	6 Divided	100 to 120 feet	30,000 to 49,000
Primary Arterial Highway	4 Divided	80 to 84 feet	20,000 to 33,000
Secondary Arterial Highway	4 Undivided	80 to 84 feet	16,000 to 22,000
Local Collector Street	2 Undivided	60 to 84 feet	10,000
Residential Street	2 Undivided	varies, typically 50 to 60 feet	Varies



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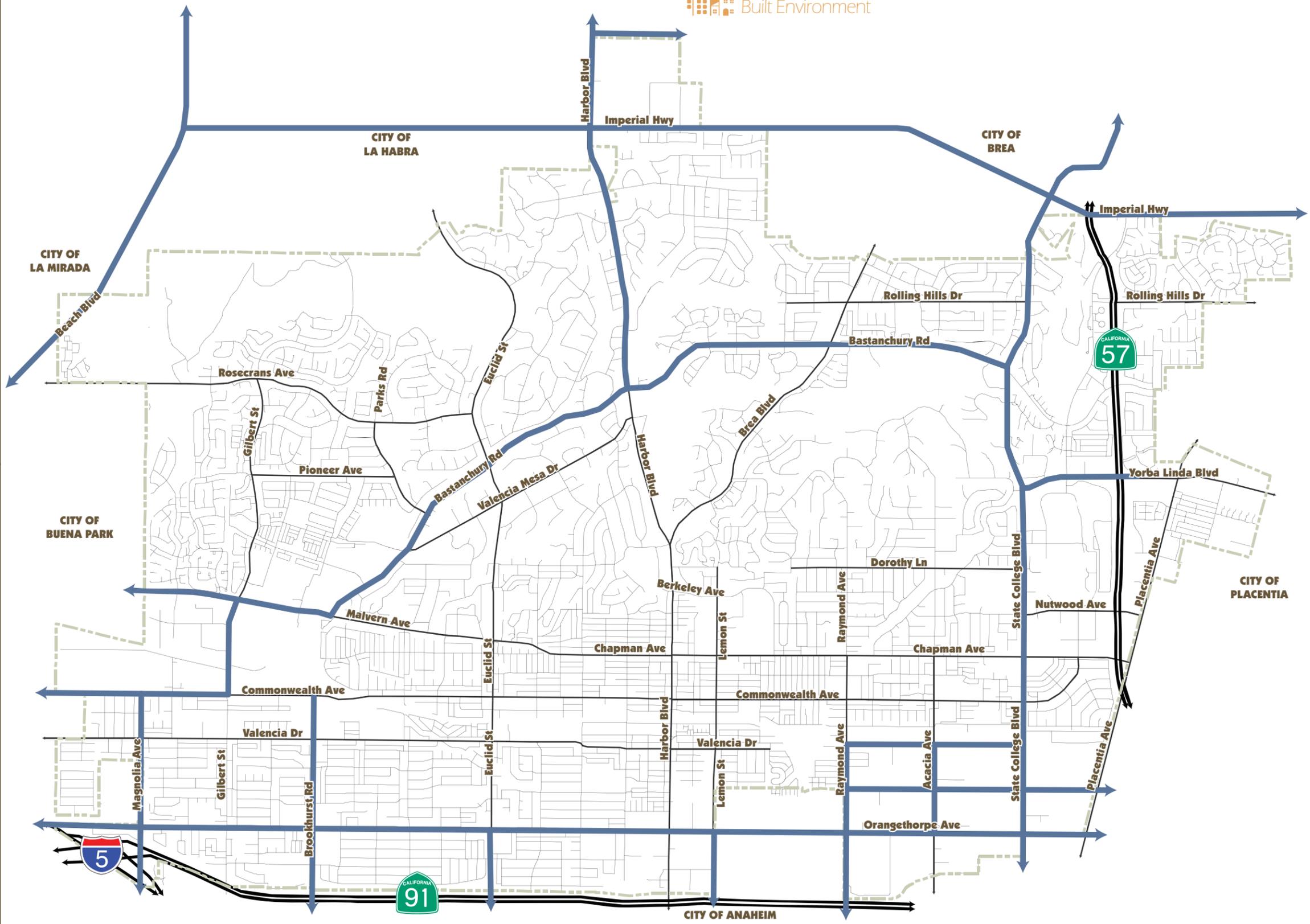
- Major Arterial Highway
- Primary Arterial Highway
- Secondary Arterial Highway
- Local Collector Street



Map not to a scale

Exhibit 6: Roadway Classifications

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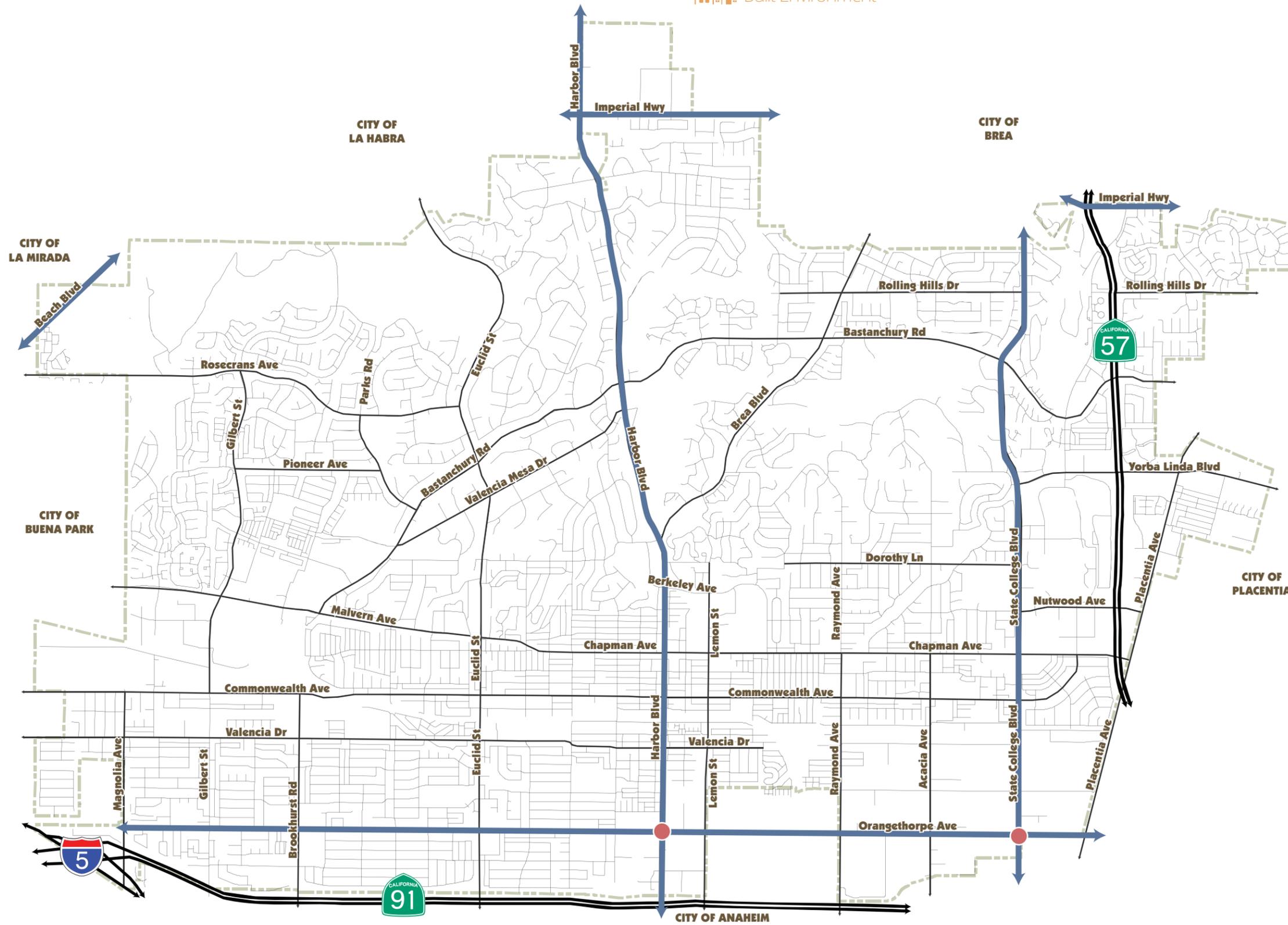
Legend
 Truck Route



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Exhibit 7: Truck Routes

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Legend

- Congestion Management Program (CMP) Highway System
- CMP Intersection

The Orange County Congestion Management Program (CMP) was established in 1991, to reduce traffic congestion and to provide a mechanism for coordinating land use and development decisions. Compliance with CMP requirements ensures a city's eligibility to compete for State gas tax funds for local transportation projects.

Within the City of Fullerton, the following arterials are included on the CMP Highway System:

- Harbor Boulevard
- Imperial Highway
- Orangethorpe Avenue
- State College Boulevard

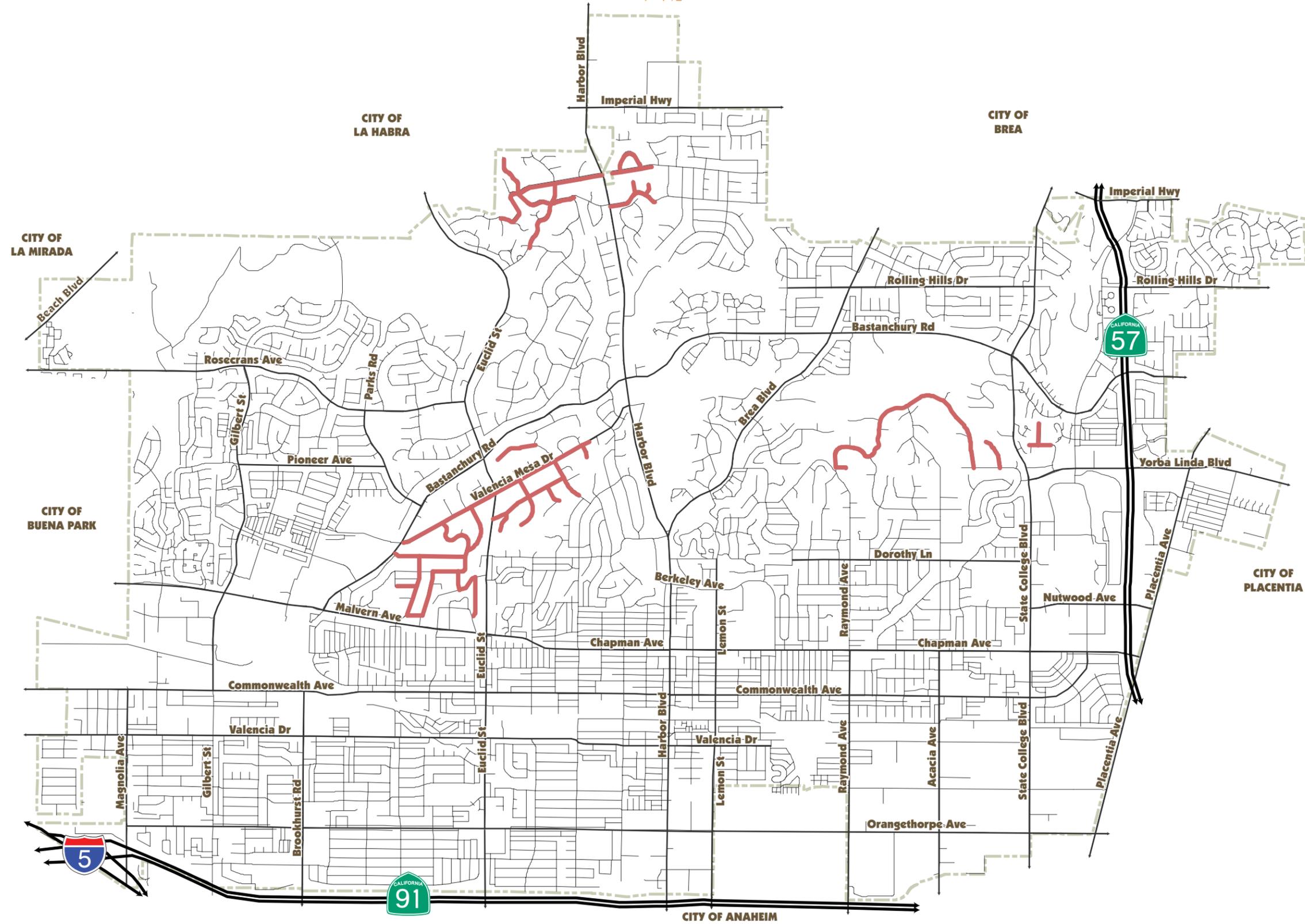
Within the defined CMP highway network, no intersection may be allowed to deteriorate to a condition worse than ICU-LOS E, or the baseline ICU-LOS if worse than ICU-LOS E, without mitigation being prescribed in an acceptable deficiency plan.



Map not to a scale

Exhibit 8: CMP Highway System

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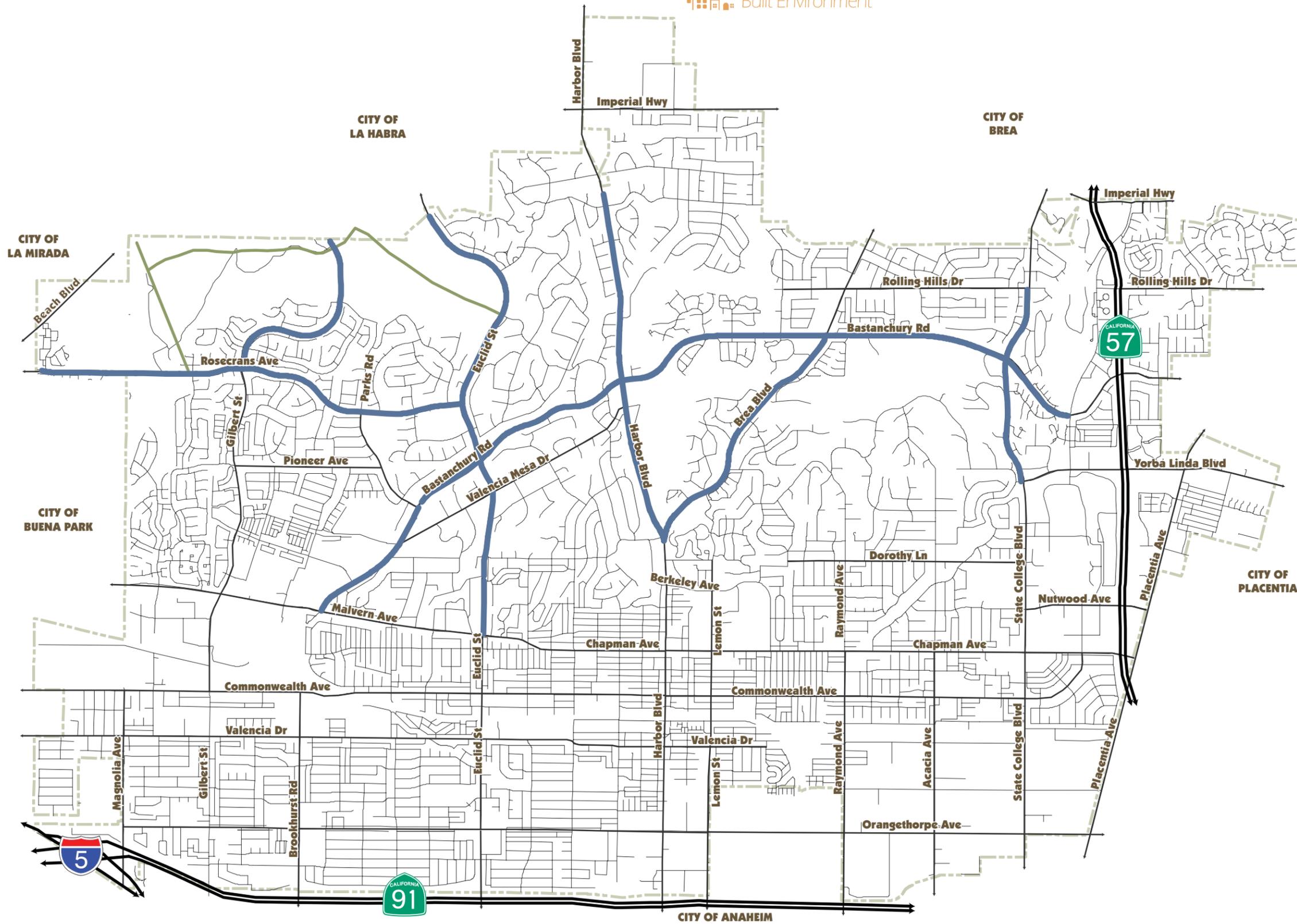
— Rural Street



Map not to a scale

Exhibit 9: Rural Streets

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Legend

- Scenic Corridor (Existing)
- Scenic Corridor (Not Yet Constructed)

N
Map not to a scale

Exhibit 10: Scenic Corridors

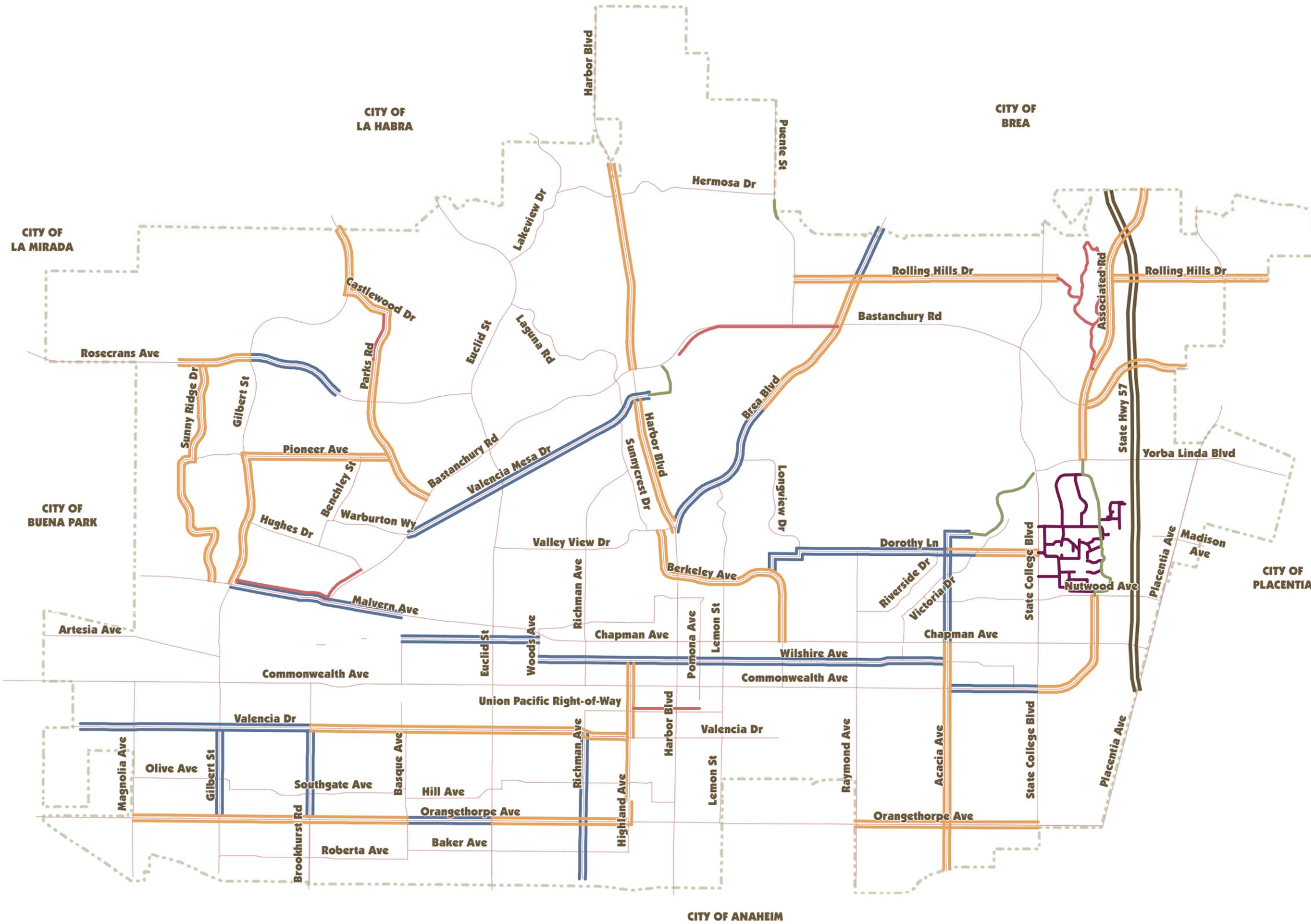
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Bicycle Tables and Exhibits



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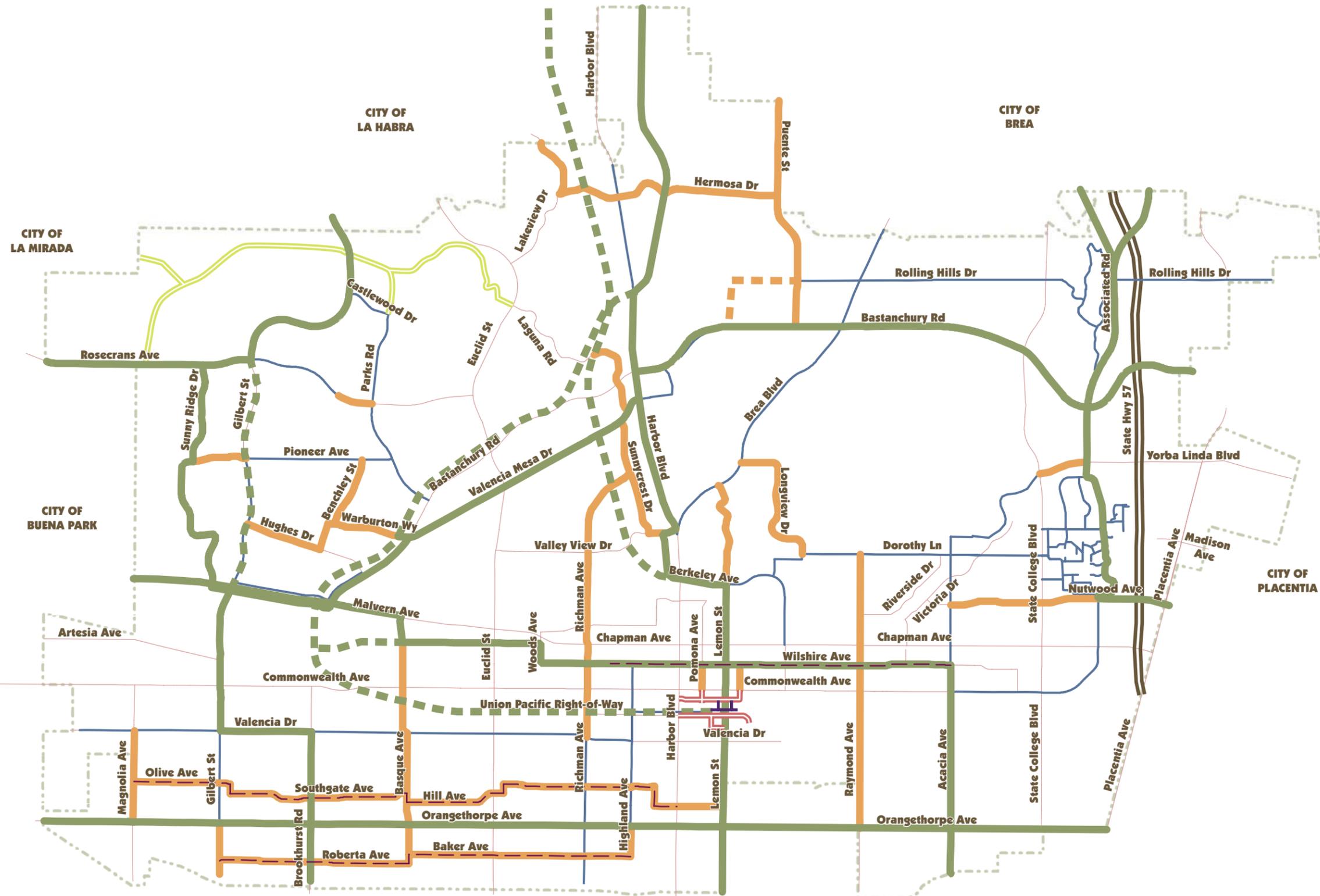
- Existing Class I Bike Path
- Existing Class II Bike Lane
- Existing Class III Bike Route
- Existing Multi-purpose Path
- CSUF Routes



Map not to a scale

Exhibit 11: Existing Bikeways

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Legend

- Proposed Regional Facilities*
- - - Alternate Route*
- Proposed Local Facilities*
- - - Alternate Route*
- - - Potential Bike Boulevard
- Existing Facilities

Specific Project Entitlements

- Class I Bike Path
- Class II Bike Lane
- Class III Bike Route

Notes:

* Class and specific route to be determined by further study.



Map not to a scale

Exhibit 12: Proposed Bikeways

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Noise Tables and Exhibits

How to Use Noise Tables

California Government Code Section 65302(f) mandates that the legislative body of each county and city adopt a noise element as part of its comprehensive general plan. The local noise element must recognize the land use compatibility guidelines established by the State Department of Health Services, as shown in Table 8: Land Use Compatibility for Community Noise Environments. The objective of the noise compatibility guidelines in Table 8 is to provide the community with a means of judging the noise environment it deems to be generally acceptable. These standards and criteria are incorporated into the land use planning process to reduce future noise and land use incompatibilities. This table is the primary tool that allows the City to ensure integrated planning between land uses and outdoor noise.

Table 9 summarizes correction factors to the guidelines in Table 8 in order to account for some of the factors that may cause the noise to be more or less acceptable. These factors may include seasonal variations in noise source levels, existing outdoor ambient levels, general societal attitudes towards the noise source, prior history of the source, and tonal characteristics of the source. Exhibit 13 provides the future traffic noise contours for the various roadway segments within the City based on analysis of existing noise levels and projection of noise levels at buildout (2030).

In addition to Table 8, Table 10: Airport Environs Land Use Plan Limitations Due to Aircraft Noise provides land use plan limitations based on aircraft noise from Fullerton Municipal Airport. Exhibit 14 provides the noise contours related to aircraft noise as evaluated in the Fullerton Airport Master Plan.



Table 8
Land Use Compatibility For Community Noise Environments

Land Use Category	Community Noise Exposure (CNEL)			
	Normally Acceptable	Conditionally Acceptable	Normally Unacceptable	Clearly Unacceptable
Residential-Low Density, Single-Family, Duplex, Mobile Homes	50 - 60	55 - 70	70 - 75	75 - 85
Residential - Multiple Family	50 - 65	60 - 70	70 - 75	70 - 85
Transient Lodging - Motel, Hotels	50 - 65	60 - 70	70 - 80	80 - 85
Schools, Libraries, Churches, Hospitals, Nursing Homes	50 - 70	60 - 70	70 - 80	80 - 85
Auditoriums, Concert Halls, Amphitheaters	NA	50 - 70	NA	65 - 85
Sports Arenas, Outdoor Spectator Sports	NA	50 - 75	NA	70 - 85
Playgrounds, Neighborhood Parks	50 - 70	NA	67.5 - 77.5	72.5 - 85
Golf Courses, Riding Stables, Water Recreation, Cemeteries	50 - 70	NA	70 - 80	80 - 85
Office Buildings, Business Commercial and Professional	50 - 70	67.5 - 77.5	75 - 85	N/A
Industrial, Manufacturing, Utilities, Agriculture	50 - 75	70 - 80	75 - 85	N/A

CNEL = community noise equivalent level; NA = not applicable

NORMALLY ACCEPTABLE: Specified land use is satisfactory, based upon the assumption that any buildings involved are of normal conventional construction, without any special noise insulation requirements.

CONDITIONALLY ACCEPTABLE: New construction or development should be undertaken only after a detailed analysis of the noise reduction requirements is made and needed noise insulation features have been included in the design. Conventional construction, but with closed windows and fresh air supply systems or air conditioning, will normally suffice.

NORMALLY UNACCEPTABLE: New construction or development should be discouraged. If new construction or development does proceed, a detailed analysis of the noise reduction requirements must be made and needed noise-insulation features must be included in the design.

CLEARLY UNACCEPTABLE: New construction or development should generally not be undertaken.

Source: Office of Planning and Research, California, General Plan Guidelines, October 2003.



**Table 9
Community Noise Adjustment Table**

Type of Correction	Description	Amount of Correction to be Added to Measured CNEL in dB
Seasonal Correction	Summer (or year-round operation)	0
	Winter only (or windows always closed)	-5
Correction for Outdoor Residual Noise Level	Quiet suburban or rural community (remote from large cities and from industrial activity and trucking).	+10
	Quiet suburban or rural community (not located near industrial activity).	+5
	Urban residential community (not immediately adjacent to heavily traveled roads and industrial areas).	0
	Noisy Urban residential community (near relatively busy roads or industrial areas).	-5
	Very noisy urban residential community.	-10
Correction for Previous Exposure and Community Attitudes	No prior experience with the intruding noise.	+5
	Community has had some previous exposure to intruding but little effort is being made to control the noise. This correction may also be applied in a situation where the community has not been exposed to the noise previously, but the people are aware that bona fide efforts are being made to control the noise.	0
	Community has had considerable previous exposure to the intruding noise and the noise maker's relations with the community are good.	-5
	Community aware that operation causing noise is very necessary and it will not continue indefinitely. This correction can be applied for an operation of limited duration and under emergency circumstances.	-10
Pure Tone or Impulse	No pure tone or impulsive character.	0
	Pure tone or impulsive character present.	+5

Source: Office of Planning and Research, California, General Plan Guidelines, October 2003.



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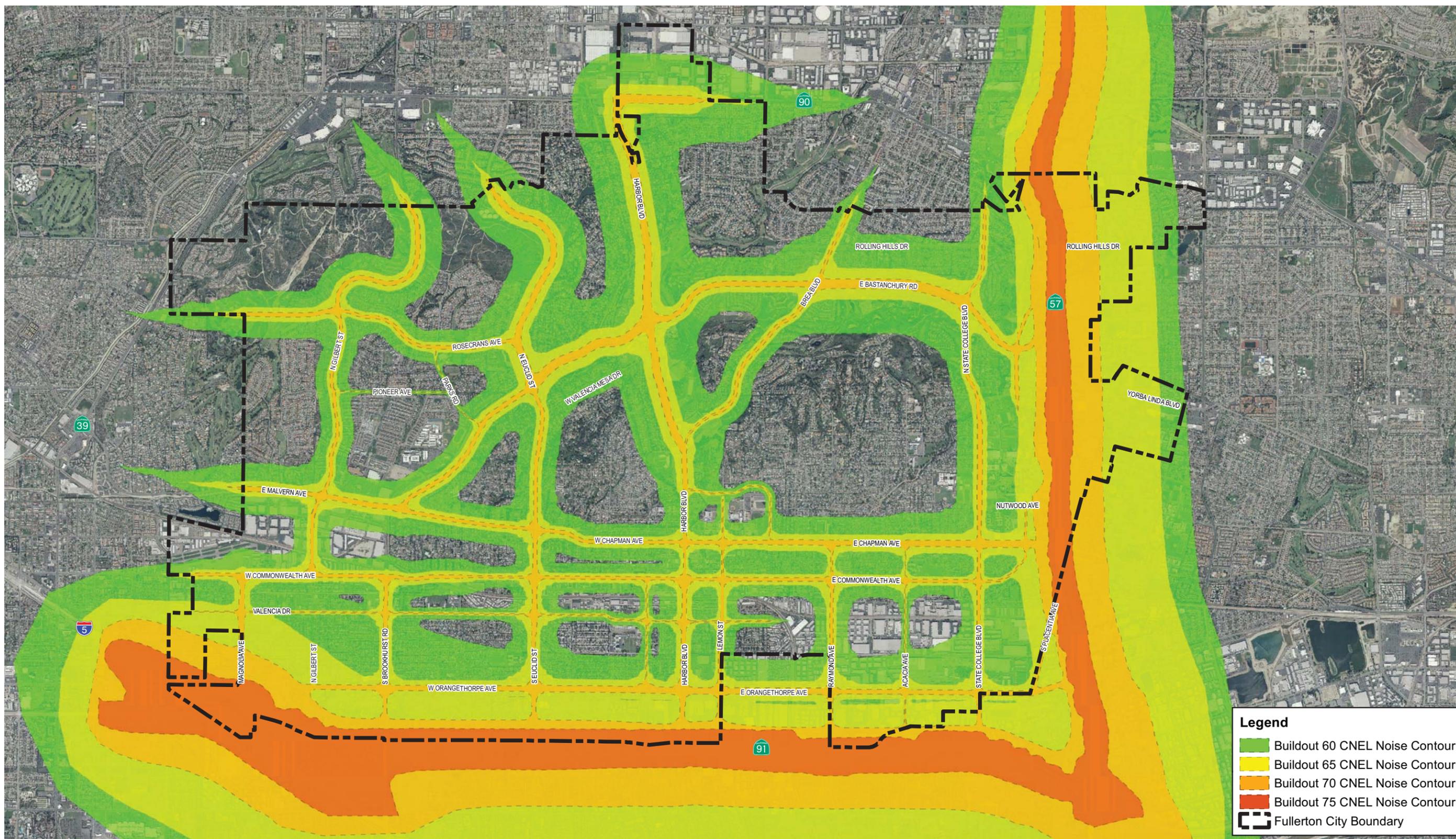


Exhibit 13: Future Noise Contours

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Table 10
Airport Environs Land Use Plan - Limitations on Land Use Due to Noise

Land Use Category	Community Noise Exposure (CNEL)		
	Normally Consistent	Conditionally Consistent	Normally Inconsistent
Residential (all types): Single and Multi-Family Residences	55-60	65	70-85
Community Facilities: Churches, Libraries, Schools, Preschools, Day-Care Centers, Hospitals, Nursing/Convalescent Homes, and other Noise sensitive uses	55-65	N/A	70-85
Commercial: Retail, Office	55-65	70-85	N/A
Industrial	55-65	70-85	N/A

Normally Consistent - Conventional construction methods used. No special noise reduction requirements.

Conditionally Consistent – Must use sound attenuation required by the California Noise Insulation Standards, Title 25, California Code of Regulations. Residential use sound attenuation required to ensure that the interior CNEL does not exceed 45 dB. Commercial and industrial structures shall be sound attenuated to meet Noise Impact Zone “1” criteria.

Normally Inconsistent – All residential units are inconsistent unless are sound attenuated to ensure that the interior CNEL does not exceed 45 dB, and that all units are indoor oriented so as to preclude noise impingement on outdoor living areas.

Source: Orange County Airport Land Use Commission, Airport Environs Land Use Plan for Fullerton Municipal Airport, November 18, 2004.



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LEGEND

- FULLERTON MUNICIPAL AIRPORT
- COMMERCIAL
- INDUSTRIAL
- RESIDENTIAL
- PLANNED URBAN DEVELOPMENT
- CITY BOUNDARY LINE
- CNEL 65 - YEAR 2002
- CNEL 70 - YEAR 2002
- CNEL 65 - YEAR 2023
- CNEL 70 - YEAR 2023
- AIRPORT PROPERTY LINE

PARCELS

#	APN	#	APN	#	APN	#	APN	#	APN
1	066-391-33	6	280-212-05	11	030-051-07	16	030-052-07	21	066-270-73
2	066-391-40	7	280-212-07	12	030-051-08	17	030-052-08	22	066-270-58
3	066-391-42	8	280-212-03	13	030-052-04	18	030-052-09	23	066-270-43
4	280-292-71	9	030-051-28	14	030-052-05	19	030-040-16	24	066-220-49
5	280-212-06	10	030-051-27	15	030-052-06	20	066-270-76	25	066-220-50



Exhibit 14: Airport Noise Contours

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