

CHAPTER 6: GENERAL PLAN CONSISTENCY

This section reviews the goals and policies of the applicable Fullerton General Plan Elements that are most relevant to the FTC Specific Plan Area. Goals that are not directly applicable to the FTC Specific Plan have not been evaluated. The analysis below provides a statement of consistency between the Fullerton General Plan and the FTC Specific Plan.

6.1 LAND USE ELEMENT

6.1.1 Land Use Element Goal and Policies

The FTC Specific Plan will implement the following established General Plan Land Use Element Goals and Policies:

Goal LU-1: Land use decisions which are based on careful consideration of public health and safety, community concerns, existing and future envisioned City character, sound economic and resource conservation planning and public input.

Goal LU-2: Compatible and balanced land uses which are well maintained or revitalized, provide pleasant environments, and adequately serve present and future populations.

Goal LU-3: A diversified and stable commercial-industrial base with uses reflecting concerns of market access, land use compatibility, housing availability, adequacy of public facilities, economics, and aesthetics.

Goal LU-4: Orderly growth and development based on the City's ability to provide adequate transportation and infrastructure facilities.

Goal LU-5: Specific Land use policies as appropriate to guide and stimulate land use growth in specific areas of the City.

Policy 1 (Central Downtown) of Goal LU-5:

- a. Promote increased evening hour vitality through intensification of design, enhanced housing, commercial, and entertainment uses.
- b. Refine the existing development objectives for the central business district.
- c. Identify remaining infill development opportunities.
- d. Develop pedestrian links between existing activity centers in central, north, and south Downtown areas.
- e. Increase cultural opportunities such as the Museum Center and Farmer's Market, and encourage the development of a Downtown cultural center.
- f. Prioritize alternative modes of transportation and strive to make it easier to shop the Downtown through modifications to traffic circulation, parking, bicycle and pedestrian systems.
- g. Enhance and promote the historic identity through unique uses which set the Downtown apart from surrounding communities.
- h. Plan for a fixed guideway.
- i. Consider a focused study group and/or comprehensive urban design plan for the Downtown.
- j. Continue business retention and business incubation efforts to preserve the tax base, promote the Downtown as an economic unit, attract additional commerce, and increase the foot traffic/retail sales.

- k. Intensify land uses, especially restaurants, entertainment and housing. Consider the creation of a central public open space Downtown and sponsor special events and promotional activities there. To develop increased eighteen-hour vitality Downtown, establish a link with the community and promote pedestrian activity.
- l. Emphasize rehabilitation and adaptive reuse of existing structures and public spaces with additional emphasis given to historic structures, rather than destruction and clearance.
- m. Strive to maintain a balance between commercial, retail, housing, office, entertainment, cultural/arts and the other complementary uses.
- n. Clarify the community's vision for "buildout" of the areas directly around the transit center.

Policy 5 (Fullerton Transportation Center) of Goal LU-5:

- a. Plan for and prioritize alternative modes of transportation when considering new development opportunities in the area, including the fixed guideway system.
- b. Establish pedestrian and bicycle links with surrounding neighborhoods and the Central Business District.
- c. Consider rezoning to guide future "transit oriented" development intensities and land use relationships in proximity of the Transportation Center. "Transit oriented" development intensities should include mixed retail, commercial, high density residential, office, train-oriented manufacturing and supporting uses (including child care, cultural, dining, international, etc.) to increase transit ridership.

- d. Capitalize on the increased transit ridership to improve the economic viability of nearby businesses.
- e. Plan for additional public and private parking to address future train ridership needs and respond to increasing congestion, resulting from the development and occupation of properties around the transportation center.
- f. Conduct a separate study and/or plan to fully realize the potential of Fullerton Transportation Center.

6.1.2 Land Use Element Consistency Statement

The FTC Specific Plan will adequately address and implement all of the General Plan Goals and Policies discussed in this Element. The Specific Plan will provide for a balanced range of restaurant, retail, commercial, restaurant, office, residential, entertainment, and open space land uses that tie into the existing downtown and will also help revitalize the Central Business District, as well as contribute positively to the existing downtown setting. The proposed range of land uses are compatible with one another in an aesthetically pleasing Specific Plan Area, which will boost the local economy with a variety of services and amenities through the intensification and infill development of underutilized lands within the Specific Plan Area. The FTC Specific Plan has a Form-Based Regulating Code, which is intended to provide land use flexibility to respond to market conditions, while creating a pleasant physical environment.

Alternative methods of transportation are to be utilized, and the FTC Specific Plan identifies opportunities for business retention and future business growth, which will contribute to a daytime and active nighttime activity center for residents and visitors to Fullerton. Historic elements are proposed within the

Specific Plan Area through historic building preservation and some theming that reflects Fullerton’s past as a railroad town.

An amendment to the General Plan is proposed. This amendment will change the General Plan Land Use for all parcels in the FTC Specific Plan Area to a new destination of “Fullerton Transportation Center Specific Plan”. This creation of this new General Plan designation is necessary to expand on the unique opportunities and activities identified in the FTC focus area, and to provide appropriate recognition of the FTC Specific Plan’s role in meeting the housing, employment, and lifestyle needs of Fullerton’s future.

The General Plan Land Use Map will be updated during the General Plan Amendment Process.

6.2 CIRCULATION ELEMENT

6.2.1 Circulation Element Goals

The FTC Specific Plan will implement the following established General Plan Circulation Element Goals:

Goal C-1: A comprehensive street and parking automobile transportation network which supports the movement of people and goods in safe and efficient manner using a variety of modes.

Goal C-2: A comprehensive network of bicycle, hiking and bridle trails, which safely and conveniently serve the recreation and commuter transportation needs of the community.

Goal C-3: A public transportation system which serves the needs of the community, is accessible to all, and is a viable alternative to the single occupant vehicle.

Goal C-5: A roadway network which supports existing and future land uses with minimal levels of traffic congestion.

6.2.2 Circulation Element Consistency Statement

The FTC Specific Plan will effectively implement the Circulation Element Goals listed above. The transit-oriented nature of the FTC Specific Plan is located in an area where multiple modes of transportation are already commonplace. The FTC Specific Plan enhances the opportunities for multimodal transportation through improvements to multiple streets within the FTC Specific Plan Area; reconfiguration and relocation of existing Orange County Transportation Authority Bus Depot to a dedicated facility closer to the train platform; enhanced access to the Fullerton Train Depot; and proposed connections and on-site facilities for motorists, pedestrians, bicyclists, and transit riders. These planned facilities are designed to ensure practical and reliable ways to foster access and mobility throughout and around the FTC Specific Plan Area.

To ensure consistency, any intersection or roadway improvements needed will be made in accordance with Proposed Intersection Improvement Locations Exhibit and the Typical Roadway Configurations Exhibit in the Circulation Element of the General Plan. Any proposed trails or bikeways within the FTC Specific Plan Area will be reflected on the General Plan Master Plan of Bikeways. These graphics are to be evaluated and updated as necessary during the General Plan Amendment process.

6.3 HOUSING ELEMENT

6.3.1 Housing Element

Section 4 of the Housing Element describes the City of Fullerton's Policy Program for the 2006-2014 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 2006-2014 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.

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, stakeholders, and the General Plan Advisory Committee. Based on this review and consultation, a number of Policy Theme Areas have been identified to provide policy guidance for the 2006-2014 Planning Period:

- Policy Theme Area A: Housing Availability and Affordability
- Policy Theme Area B: Land Use, Location, and Linkages
- Policy Theme Area C: Redevelopment and Infill
- Policy Theme Area D: Special Needs Groups
- Policy Theme Area E: Governmental Constraints and Incentives
- Policy Theme Area F: Resource Efficient Design
- Policy Theme Area G: Housing Conditions
- Policy Theme Area H: Policy Development and Planning\
- Policy Theme Area I: Funding and Partnership Opportunities
- Policy Theme Area J: Education and Civic Engagement

Policy Action Areas

The Policy Action Plan for the 2006-2014 Housing Element is organized into four core policy action areas:

- New 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.

6.3.2 Housing Element Consistency Statement

The FTC Specific Plan will provide up to 1,560 new housing units over two phases. Approximately 137 existing multi-family units would remain within the Specific Plan Area. These units provide sufficient housing quantity in the area, and are considered functional units, which is why they will remain. Proposed housing within the FTC Specific Plan would serve a variety of citizens with a variety of needs. For example, residents with a disability that prevents them from driving a car may choose to live in one of the proposed units, because of its close location to the Train Depot and Bus Depot. Students may choose to live in the area because of the transit access and proposed bicycle facilities. It is required that residential use project applications attempt to develop a portion of the residential units within the Specific Plan area as below market rate units. Furthermore, all maximum densities for residential uses in the Specific Plan area are greater than 30 units per acre, the minimum density allowable under California Government Code Section 65583.2(c)(3)(B) to accommodate the City’s share of housing for very low- and low-income households.

To ensure consistency, housing units proposed in the Specific Plan will be incorporated into the Housing Element of the General Plan. Housing development activities will be tracked throughout the life of the FTC Specific Plan, as has been done with the East and West Coyote Hills Specific Plan, and Amerige Heights Specific Plan

The General Plan Amendment will result in the immediate updating of the Housing Element’s Table H-35, Summary of Residential Development Potential, and Exhibit H-76, Multifamily Residential Development Potential. Multiple

updates to various exhibits and tables within the Housing Element will be needed on a regular basis as the FTC Specific Plan reaches build-out.

6.4 RESOURCE MANAGEMENT ELEMENT

6.4.1 Resource Management Element Goals

The FTC Specific Plan will implement the following General Plan Resource Management Element Goals.

Goal RM-2: A combination of public and private open space and park land conveniently located and designed to be responsive to residents’ needs.

Goal RM-4: A well-informed and highly motivated City government and public that recognize the importance of, and practice, energy and resource conservation.

6.4.2 Resource Management Element Consistency Statement

The FTC Specific Plan meets the Resource Management Element Goals listed above. The FTC Specific Plan includes public open space in the form of primary civic spaces and secondary open spaces. Primary civic spaces include the Transit Plaza, North and South Neighborhood Parks, Transit Courtyard, and Paseos. The Transit Plaza would serve multiple functions as a venue for community events, such as farmers markets, concerts, movie nights, festivals, rallies, and informal recreational or entertainment activities. The North and South Neighborhood Parks would provide recreational

and gathering space for residents within the FTC Specific Plan Area and visitors. The Transit Courtyard and Paseos would provide outdoor gathering and dining space for residents, transit riders, shoppers, and visitors. Refer to Section 4.3, Civic Spaces, for additional details on these civic spaces.

Secondary open spaces include private courtyards, pocket parks, and other common open space. These open spaces function as common gathering areas for residents and promote interaction among neighbors. These spaces also provide areas for landscaping and resource conservation, such as water retention and reuse.

In general, this Specific Plan promotes sustainable development because of the transit-oriented location, which creates the potential to reduce vehicle trips, thereby reducing greenhouse gas emissions generated by automobile use. In addition, the FTC Specific Plan includes a net zero impact on the City's existing water supplies.

6.5 COMMUNITY HEALTH AND SAFETY ELEMENT

6.5.1 Community Health and Safety Element Goal

The FTC Specific Plan will implement the following General Plan Community Health and Safety Element Goal:

Goal CHS-6: Properly designed and maintained water, utility, flood control, and sanitary sewer systems to meet the needs of present residents, accommodate future growth, protect the environment and afford proper health and safety protection.

6.5.2 Community Health and Safety Element Consistency Statement

The FTC Specific Plan will implement the General Plan Goal above. One of the goals of the Specific Plan is to provide for planned infrastructure through proper coordination. In addition, the proposed development will not put residents in danger by placing development in an area known to be subject to natural disasters or in an area that lacks sufficient emergency services, such as fire or police service.

6.6 COMMUNITY SERVICES ELEMENT

6.6.1 Community Services Element Goal

The FTC Specific Plan will implement the following General Plan Community Services Element Goal:

Goal CS-1: A public well-informed of the City's recreation, cultural, fine arts, social and library services and involved in the design and delivery of those services.

6.6.2 Community Services Element Consistency Statement

The FTC Specific Plan will implement the General Plan Goal above. The planning process for the FTC Specific Plan began with informing the public of the Plan's nature through a series of outreach workshops. As the Specific Plan is implemented, various notices and advertisements will be directed towards Fullerton residents to keep them informed. Once the FTC Specific Plan Area is under construction and has been

completed, Fullerton residents and visitors will have the ability to enjoy the cultural activities and social community events that take place in the public plaza and pocket parks, or other areas within the FTC Specific Plan Area.

6.7 REGIONAL COORDINATION ELEMENT

6.7.1 Regional Coordination Element Goals

The FTC Specific Plan will implement the following General Plan Regional Coordination Element Goals.

Goal RC-2: An environment with clean air.

Goal RC-6: A roadway network which supports existing and future land uses with minimal levels of traffic congestion.

6.7.2 Regional Coordination Element Consistency Statement

The recently passed California Senate Bill 375 (SB 375) attempts to reduce current greenhouse gas emission levels to 1990 levels by the year 2020, primarily by reducing vehicle miles traveled (VMT) through sustainable planning strategies. The underlying theme of SB 375 is to encourage and implement more compact and efficient growth patterns by providing increased residential opportunities near rail stations and along transit corridors. Transit-oriented development is one tool for implementing this bill. The Specific Plan promotes transit-oriented development that allows residents to reduce their dependence on the automobile

by using transit and improved facilities for pedestrians and bicyclists.

6.8 IMPLEMENTATION AND PUBLIC PARTICIPATION ELEMENT

6.8.1 Public Participation Element Goals

The FTC Specific Plan will implement the following General Plan Public Participation Element Goals:

Goal I-1: Land use decisions which are based on the General Plan.

Goal I-2: A high level of communication between the City and its citizens.

6.8.2 Implementation and Public Participation Element Consistency Statement

The FTC Specific Plan will implement the General Plan Goals above. One of the primary functions of a Specific Plan is to serve as an implementation tool for the General Plan. Thus, all land use decisions and proposed development would be made in accordance with the Fullerton General Plan as amended. Additionally, the FTC Specific Plan was generated based on public input between the City and its citizens. As a discretionary approval, the Specific Plan and its Environmental Impact Report will be reviewed in a series of public hearings prior to consideration by the City Council. The FTC Specific Plan will also create opportunities for the public and private sectors to work together. Private investment will play a key

City of Fullerton

role in developing an area that will be open to the public and will consist of private sector business owners providing services and goods to the public of Fullerton.