

RESOLUTION NO. PC-2026-04

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FULLERTON, CALIFORNIA, DENYING A MAJOR SITE PLAN TO CONSTRUCT 32 RESIDENTIAL TOWNHOMES OF WHICH FIVE UNITS WOULD BE DEED RESTRICTED FOR LOW-INCOME HOUSEHOLDS PURSUANT TO THE HOUSING ACCOUNTABILITY ACT, GOVERNMENT CODE SECTION 65589.5 ON PROPERTY ZONED R-1-20, ONE-FAMILY RESIDENTIAL (MINIMUM LOT SIZE OF 20,000 SQUARE FEET) LOCATED AT 111 WEST HERMOSA DRIVE

PRJ2024-00009, ZON-2024-0097

APPLICANT: CITY VENTURES
PROPERTY OWNER: THE NICK & MARIA CALLAS FAMILY TRUST

WHEREAS, an application was filed for a Major Site Plan to construct 32 residential townhomes pursuant to the Housing Accountability Act, Government Code Section 65589.5 on property zoned R-1-20, One-Family Residential (Minimum lot size of 20,000 square feet) located at 111 West Hermosa Drive, more specifically described as Orange County Assessor's Parcel No. 292-021-14 (the "Project"); and

WHEREAS, in compliance with the noticing requirements of Fullerton Municipal Code (FMC) Chapter 15.76, a public hearing was noticed for PRJ2024-00009, ZON-2024-0097 on February 25, 2026; and

WHEREAS, on February 25, 2026, the Planning Commission of the City of Fullerton, held a public hearing at which time it considered all evidence presented, both written and oral; and

WHEREAS, FMC Section 15.47.040 authorizes the Planning Commission to act on a Major Site Plan; and

WHEREAS, after the closure of the public hearing the Planning Commission directed staff by a vote of 4 to 1 to return with a resolution denying the project.

NOW, THEREFORE, the Planning Commission does hereby DENY said Major Site Plan ZON-2024-0097, with the following facts and reasons for said DENIAL are hereby found and declared to be as follows:

1. To deny the project based on the finding that there are safety impacts at the intersection of Hermosa Drive and Harbor Boulevard.

ADOPTED BY THE FULLERTON PLANNING COMMISSION ON MARCH 11, 2026.



Oscar Valadez, Chair

City of Fullerton
RESOLUTION CERTIFICATION

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

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I, Janet Ragland, Recording Clerk of the Planning Commission of the City of Fullerton, California, hereby certify that the whole number of the members of the Planning Commission of the City of Fullerton is five and that the above and foregoing Resolution No. PC-2026-04 was adopted at the March 11, 2026, Planning Commission meeting by the following vote:

PLANNING COMMISSIONER AYES: Wehn, Dino, Valadez

PLANNING COMMISSIONER NOES: Fleenor, Tutor

PLANNING COMMISSIONER ABSTAINED: None

PLANNING COMMISSIONER ABSENT: None



Janet Ragland, Recording Clerk