



3121 Michelson Drive, Suite 150
Irvine, CA 92612

City of Fullerton

Community Development Department
303 W Commonwealth Ave
Fullerton, CA 92832

RE: Reconsideration request of 111 W. Hermosa Dr. Fullerton CA 92835

Dear Sunayana Thomas,

Thank you for your continued work on the City Ventures proposed 32-unit residential project at 111 W. Hermosa Dr. in Fullerton ("Project").

In direct response to the public comments, feedback, and discussions from prior hearings, particularly related to traffic conditions at the Harbor Boulevard and Hermosa Avenue intersection, City Ventures ("Applicant") respectfully requests City Council reconsider the Project, with the following additions and conditions of approval¹:

- Applicant shall conduct a traffic study with submission to the City for review. The traffic study shall be limited in scope to the Harbor Boulevard and Hermosa Avenue intersection and include analysis of Level of Service (LOS), queueing, and collision history analysis only.
- Any required improvements shall be limited to project-related impacts and shall not be required to address existing baseline conditions not caused by the Project.
- Any required improvements shall be completed prior to the final Certificate of Occupancy
- The staff report and final conditions of approval shall clearly state that this limited traffic study is voluntary, not required under CEQA, and shall not be included in any CEQA analysis
- All costs incurred for the design, engineering, and/or construction of any improvements resulting from the traffic study shall be credited against the Project's applicable traffic impact fees, which shall be deferred until issuance of the final Certificate of Occupancy.
- Review and approval of the traffic study and any resulting improvements shall occur at the administrative (staff) level by the Director of Community Development (or designee), with no requirement for public hearings, appeals, or additional review by the Planning Commission or City Council.

We appreciate staff's consideration of these requested revisions and are available to coordinate on specific language to ensure alignment across the agenda report, findings, and resolutions.

Sincerely,

Michael You, VP Development

¹ City Ventures voluntarily requests reconsideration while reserving all rights and waiving none.