



CITY OF FULLERTON
PLANNING COMMISSION/LANDMARKS COMMISSION
REGULAR MEETING MINUTES
FEBRUARY 25, 2026, 6:30 P.M.
Council Chamber
303 West Commonwealth Avenue
Fullerton, California

6:31 p.m.

CALL TO ORDER

Chair Valadez called the meeting to order at 6:31 p.m.

All present

ROLL CALL

Present: Chair Valadez, Vice Chair Dino, Commissioners Fleenor, Tutor, Wehn

Absent: None

Staff Present: Director of Community and Economic Development Sunayana Thomas, Planning Manager Chris Schaefer, Senior Planner David Lopez, City Traffic Engineer Michael Plotnik, Deputy City Attorney Lisa Kranitz, Administrative Assistant Janet Ragland

PLEDGE OF ALLEGIANCE led by Chair Valadez.

PUBLIC COMMENTS

None.

CONSENT CALENDAR

Moved by Wehn, seconded by Dino, to approve the February 11, 2026, Planning Commission Meeting Minutes.

Motion carried 5-0.

Approved

1. MINUTES – FEBRUARY 11, 2026

RECOMMENDED ACTION: Approve the February 11, 2026, Planning Commission Meeting Minutes

COMMUNICATION DISCLOSURE

None.

REGULAR BUSINESS

None.

PUBLIC HEARINGS

Resolution Nos. PC-2025-10 and PC-2025-11 denied

2. PRJ2024-00009 – ZON-2024-0097 – SUB-2024-0004.
APPLICANT: CITY VENTURES; PROPERTY OWNER:
THE NICK & MARIA CALLAS FAMILY TRUST.

Senior Planner Lopez provided a staff report and presentation on a request for a Major Site Plan and Vesting Tentative Tract Map 19342 for condominium purposes for the construction of 32 residential townhomes on property located at 111 West Hermosa Drive.

Chair Valadez opened the public hearing at 6:44 p.m.

The following addressed the Planning Commission:

- Michael You, City Ventures (Applicant), provided a presentation about the project including sustainability features, concept options, architectural style, design features, and landscaping.

The following spoke in opposition to the project:

- Laurie Stoops
- Jose Ulloa
- Bill Redden
- Catherine Tolley
- Raylyn Pacheco
- Don Smith
- William Sin
- Olga Hart
- Omar Siddiqui
- Janene Ottaiano

The following spoke in support of the project:

- Elizabeth Hansburg
- Elijah Manassero

Chair Valadez closed the public hearing at 7:30 p.m.

Chair Valadez reopened the public hearing at 8:22 p.m.

- Morgan Gallagher, legal counsel for City Ventures, responded to concerns that arose during the public hearing.

Chair Valadez closed the public hearing at 8:24 p.m.

Moved by Valadez, seconded by Wehn, to deny the Major Site Plan and Vesting Tentative Tract Map 19342 based on direction

that there are safety impacts at the intersection of Hermosa Drive and Harbor Boulevard.

Motion carried 4-1 (Opposed: Fleenor).

The Planning Commission directed staff to return with a resolution denying the project.

PLANNING COMMISSION / LANDMARKS COMMISSION / STAFF COMMUNICATIONS AND REVIEW OF CITY COUNCIL ACTIONS

Planning Manager Schaefer stated that a draft of the Open Space Element has been published and is available for public review for 30 days.

AGENDA FORECAST

The next Fullerton Planning Commission/Landmarks Commission meeting will be held on March 11, 2026, at 6:30 p.m., in the Council Chamber, 303 West Commonwealth Avenue, Fullerton, California.

The March 25, 2026, Planning Commission meeting will be cancelled.

Future agenda items include:

- Open Space Element
- Environmental Justice Element
- Adult Daycare Facility

8:33 p.m.

ADJOURNMENT

Chair Valadez adjourned the meeting at 8:33 p.m.



Janet Ragland, Clerk of the Planning Commission