



## CITY OF FULLERTON LEGISLATIVE BODY MEETING PARTICIPATION

Zoom Meeting Details: [www.zoom.us/join](http://www.zoom.us/join)

Meeting ID: 160 113 9210 Telephone Option: 1-669-254-5252

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**PUBLIC PARTICIPATION:** Members of the public can attend meetings in person or access meetings streamed live online at <https://fullerton.legistar.com>, on Spectrum Cable Channel 3, and AT&T U-Verse Channel 99.

The Council Chamber will have seating available on a first-come, first-served basis for members of the public to attend the meeting in person. All persons visiting City facilities shall observe decorum and health and safety protocols.

**PUBLIC COMMENTS:** The public may address the legislative body in person or provide public comments remotely by following the *Instructions for Public Comment Using Zoom*.

**CORRESPONDENCE:** The public can send correspondence to the legislative body regarding items on the agenda by emailing [Janet.Ragland@cityoffullerton.com](mailto:Janet.Ragland@cityoffullerton.com) with the subject line "PLANNING COMMISSION MEETING CORRESPONDENCE - ITEM #" (insert the item number relevant to your comment), "PLANNING COMMISSION MEETING CORRESPONDENCE NON-AGENDA ITEM." Agendas are posted online at <https://fullerton.legistar.com>. Staff will forward correspondence received to the legislative body. Correspondence is not read at the meeting; however, all correspondence becomes part of the official record of the meeting. Staff posts correspondence online with the meeting's supplemental materials. Contact the Community and Economic Development Department at (714) 738-6598 with any questions. Please submit all correspondence no later than noon the day of the meeting to ensure time to provide it to the Planning Commission.

**ACCESSIBILITY:** If requested, staff will make the agenda and backup materials available in appropriate alternative formats to persons with a disability, as required by Section 202 of the Americans with Disabilities Act of 1990 (42 U.S.C. Sec. 12132) and the federal rules and regulations adopted in implementation thereof. Any person who requires a disability-related modification or accommodation in order to observe and/or offer public comment may request such reasonable modification, accommodation, aid or service by contacting [Janet.Ragland@cityoffullerton.com](mailto:Janet.Ragland@cityoffullerton.com) or call (714) 738-6598 no later than 48 hours before the meeting.

# **INSTRUCTIONS FOR PUBLIC COMMENTS USING ZOOM**

The public may remotely participate in the meeting to make oral public comment via computer, smart device, or telephone.

Please log on or call in as early as possible to address any technical issues that may occur and ensure you do not miss the time to speak on the desired item.

**Follow these steps to log into Zoom from your computer or smart device** (Your device must have audio capability to participate.):

Go To: [www.zoom.us/join](http://www.zoom.us/join)

Enter Meeting ID: 160 113 9210

**Follow these steps to call into Zoom from your telephone:**

Dial 1-669-254-5252 and press pound (#)

Enter Meeting ID: 160 113 9210 and press pound (#)

Optional: You may enter your name when prompted, but this is not required to participate. Staff will remove anyone entering names that violate community standards.

1. Use the “raise hand” function to join the queue to speak on the current agenda item when the Chair calls the item for discussion.

Computer / Smart Device Users: You can find the raise hand option under your participant’s name.

Telephone Users: Press star-nine (\*9) on your phone to raise your hand. Press star-six (\*6) to unmute when it is your turn to address City Council.

Lower your hand if you choose not to speak or after you have made your comments by unchecking the raise hand option online.

2. Staff will call your name or the last four digits of your phone number when it is your time to speak.
3. You may state your name and city of residence at the beginning of your remarks for the minutes.
4. Speakers will have up to three minutes to make their remarks.
5. You may log off or hang up after making your comments.

DISCLAIMER: Participant names and/or phone numbers may be visible to all participants. The City records all public meetings.



FULLERTON PLANNING COMMISSION/  
LANDMARKS COMMISSION  
AGENDA – FEBRUARY 25, 2026  
303 WEST COMMONWEALTH AVENUE  
FULLERTON, CALIFORNIA 92832-1775

**MEETINGS:** The Fullerton Planning Commission/Landmarks Commission meets on the second and fourth Wednesdays of the month, convening at 6:30 p.m.

**PUBLIC COMMENT:** The public may comment on matters not appearing on the agenda, but within the subject matter jurisdiction of the Planning Commission/Landmarks Commission. Prior to public comments, the public may request the removal of consent items for further discussion. Those wishing to speak on a regular business or a public hearing item on this agenda may do so when the Chair calls that specific item for consideration.

Each speaker addressing non-agenda and consent calendar items shall have three minutes to make their remarks. Those speaking on regular business items and public hearing items shall have no more than three minutes per item to address the Commission. No person shall speak more than one time to the same item. The Chair may request that a spokesperson represent a group wishing to address the Planning Commission/Landmarks Commission. The Chair or majority of the Planning Commission/Landmarks Commission may grant an extension of time for a speaker. No speaker may yield their time to another speaker.

**PERSONS ADDRESSING THE COMMISSION:** See Planning Commission/Landmarks Commission meeting participation for instructions to participate in the meeting. State your name and city of residence for the record at the beginning of your remarks. All speakers shall observe civility, decorum, and good behavior. Any item submitted to the Planning Commission/Landmarks Commission during the meeting shall become public record and subject to applicable disclosure laws.

**AGENDA ITEMS:** This agenda contains a brief summary of each item the Planning Commission/Landmarks Commission will consider. The Planning Division posts the agenda packet online no later than 72 hours prior to the meeting at [www.cityoffullerton.com](http://www.cityoffullerton.com).

The Planning Commission's/Landmarks Commission's approval or denial of any action on this agenda shall become final and effective ten working days after its decision unless an appeal is made in writing within this ten-day period to the City Council by either an applicant or an opponent. The filing of an appeal within such time limit shall stay the effective date of the order of the Planning Commission/Landmarks Commission until such time as the City Council has acted on the appeal. Anyone interested in making an appeal should contact the Community and Economic Development Department for assistance.

In accordance with CA Government Code Section 54957.5, the public may inspect any writings or documents relating to an open session agenda item distributed after posting of the agenda packet but prior to the meeting. The City will post such writings and documents received in sufficient time on the City's website at [www.cityoffullerton.com](http://www.cityoffullerton.com).

**ADA REQUIREMENTS:** The City has equipment and services available to assist disabled persons with communications at the public meeting in compliance with the requirements Title II of the Americans with Disabilities Act (ADA). Should you require special accommodation to participate in this meeting, please contact the Community and Economic Development Department at (714) 738-6598 at least 48 hours prior to the scheduled meeting.

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Oscar Valadez  
Chair

Arnel Dino  
Vice Chair

Megan Fleenor  
Commissioner

Patricia Tutor  
Commissioner

Erik Wehn  
Commissioner





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

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS

Public comments will be allowed on matters not appearing on the agenda, but within the Planning Commission's/Landmarks Commission's jurisdiction. Comments are limited to three minutes.

CONSENT CALENDAR

All matters listed under Consent Calendar are considered routine and will be enacted by one motion. There will be no separate discussion of these matters prior to the time of voting on the motion unless members of the Planning Commission, Staff, or public request the item be discussed and/or removed from the Consent Calendar for separate action.

1. MINUTES – [FEBRUARY 11, 2026](#)

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

COMMUNICATION DISCLOSURE

Commissioner communication disclosure regarding agendized items.

REGULAR BUSINESS

None.

PUBLIC HEARINGS

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

Request for a Major Site Plan and Vesting Tentative Tract Map 19342 for condominium purposes for the construction of 32 residential townhomes, of which five units will be deed restricted for low-income households on property located at 111 West Hermosa Drive (northwest corner of Hermosa Drive and Harbor Boulevard). (Categorically Exempt under

Section 15332 of CEQA Guidelines) (One-Family Residential – minimum lot size 20,000 square feet (R-1-20) Zone) (Staff Planner: David Lopez)

RECOMMENDED ACTION: Approval

[Staff Report and Resolutions](#)

[Project Plans](#)

[Categorical Exemption Report](#)

[Attachments 5-8](#)

[Attachments 9-12](#)

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

Planning Commissioners may ask a question for clarification, make a brief announcement, make a brief report on his/her own activities, request Staff to report back at a subsequent meeting concerning any matter, or take action to direct Staff to place a matter of business on a future agenda. Staff may also communicate with the Commission and ask questions.

## AGENDA FORECAST

## ADJOURNMENT

Adjourn to next regularly scheduled Fullerton Planning Commission/Landmarks Commission meeting at 6:30 p.m. in the Council Chamber, 303 West Commonwealth Avenue, Fullerton, California.