



Cox, Castle & Nicholson LLP  
3121 Michelson Drive, Suite 200 C  
Irvine, California 92612-5678  
P: 949.260.4600 F: 949.260.4699

Morgan L. Gallagher  
949.260.4674  
MGallagher@coxcastle.com

May 19, 2026

**VIA EMAIL**

Sunayana Thomas  
Community & Economic Development Director  
City of Fullerton  
303 W. Commonwealth Ave.  
Fullerton, CA 92832

Re: 111 W. Hermosa Drive – Council Appeal Procedures

Ms. Thomas:

We represent City Ventures with respect to the proposed 32-unit residential project at 111 West Hermosa Drive in the City of Fullerton (APN 292-021-14) (“Project”). On March 11, 2026, the Planning Commission adopted a Resolution of Denial for the Project and City Ventures timely appealed that decision. The City Council considered the appeal on May 5, 2026 and upheld the Planning Commission’s denial of the Project. The Project is a “builder’s remedy project” and a “housing development project” as both are defined in Gov. Code, § 65589.5.

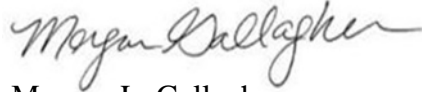
The City of Fullerton Municipal Code Section 15.70.060 D includes procedures for appeals of Planning Commission decisions. Section 15.70.060(D)(1) requires a duly advertised public hearing by the City Council to be held within 60 days following receipt of a written appeal. Section 15.70.060(D)(2) requires the City Council to announce its findings and decision by resolution not more than 20 days following the hearing.

We hereby agree on behalf of City Ventures to extend the 60-day and 20-day deadlines in Municipal Code Sections 15.70.060(D)(1) and (2) to allow the City Council to reconsider its decision on the Project on or before June 16, 2026. City Ventures reserves all rights and waives none, except as expressly set forth herein.

Sunayana Thomas  
May 19, 2026  
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Sincerely,

Cox, Castle & Nicholson LLP

A handwritten signature in black ink that reads "Morgan L. Gallagher". The signature is written in a cursive style with a long horizontal flourish at the end.

Morgan L. Gallagher  
Partner

Cc: Michael You, City Ventures