



Agenda Report

Fullerton City Council

MEETING DATE: JUNE 16, 2026

TO: CITY COUNCIL / SUCCESSOR AGENCY

SUBMITTED BY: SUNAYANA THOMAS, DIRECTOR OF COMMUNITY AND ECONOMIC DEVELOPMENT

PREPARED BY: DAVID LOPEZ, SENIOR PLANNER

SUBJECT: APPEAL OF PLANNING COMMISSION DENIAL OF MAJOR SITE PLAN AND VESTING TENTATIVE TRACT MAP TO CONSTRUCT 32 RESIDENTIAL TOWNHOMES AT 111 WEST HERMOSA DRIVE

SUMMARY

On May 5, 2026, the City Council voted 3-2 to deny the appeal and uphold the Planning Commission's denial of a proposal to construct 32 residential townhomes at 111 West Hermosa Drive. A Resolution has been prepared to formally document the City Council's action and adopt findings for the denial.

PROPOSED MOTION

Deny the appeal and uphold the Planning Commission's denial by approving:

RESOLUTION NO. 2026-XXX - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FULLERTON, CALIFORNIA, DENYING AN APPEAL AND UPHOLDING THE PLANNING COMMISSION'S DENIAL OF MAJOR SITE PLAN AND VESTING TENTATIVE TRACT MAP 19342 FOR CONDOMINIUM PURPOSES FOR THE DEVELOPMENT OF 32 RESIDENTIAL TOWNHOMES ON PROPERTY ZONED R-1-20, ONE-FAMILY RESIDENTIAL (MINIMUM LOT SIZE OF 20,000 SQUARE FEET) LOCATED AT 111 WEST HERMOSA DRIVE

ALTERNATIVE OPTIONS

- Reconsider and approve the appeal, Major Site Plan and Vesting Tentative Tract Map 19342 for the construction of 32 residential townhomes at 111 West Hermosa Drive, and find that the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332 (Infill Development Projects), subject to the conditions of approval set forth in the

Resolution, including preparation of a traffic study focused on the Harbor Boulevard and Hermosa Avenue intersection (Attachments 2 and 3).

- Other options brought by City Council.

STAFF RECOMMENDATION

Staff recommends that City Council act as it deems appropriate by either adopting the Resolution memorializing the City Council's prior action denying the appeal and upholding the Planning Commission's denial of the project, or approving the alternative motion and corresponding Resolution.

CITY MANAGER REMARKS

None.

PRIORITY POLICY STATEMENT

Not applicable.

FISCAL IMPACT

None.

BACKGROUND AND DISCUSSION

On May 5, 2026, the City Council conducted a duly noticed public hearing to consider an appeal of the Planning Commission's denial of a Major Site Plan and Vesting Tentative Tract Map for the construction of 32 residential townhomes at 111 West Hermosa Drive. During the public hearing, the City Council received and considered the staff report, public testimony, written correspondence, and materials submitted by the applicant and interested members of the public.

Following public comment and City Council deliberation, the City Council voted 3-2 to deny the appeal and uphold the Planning Commission's denial of the project. The proposed Resolution has been prepared to formally document the City Council's action and adopt findings in support of the denial.

On May 19, 2026, Cox Castle & Nicholson LLP, representing City Ventures, submitted a letter (Attachment 4) agreeing to extend the applicable appeal deadlines set forth in Fullerton Municipal Code Section 15.70.060.D(1)(2).

City Ventures subsequently submitted a written request for City Council consideration proposing that the project include preparation of a traffic impact analysis (TIA) focused on the Harbor Boulevard and Hermosa Drive intersection, subject to the parameters described in Attachments 2 and 6. City Ventures has stated that its willingness to prepare a TIA is voluntary and does not constitute an acknowledgment that such a study is required under CEQA or may be considered as part of the City's CEQA analysis.

Should the City Council wish to consider the modification proposed by City Ventures, alternative resolutions have been provided that would approve the appeal and project subject to a condition requiring preparation of a TIA consistent with the parameters proposed by the applicant. Alternatively, the City Council may adopt the Resolution documenting its prior action denying the appeal and upholding the Planning Commission's decision.

Attachments:

- Attachment 1 – Draft City Council Resolution No. 2026-XXX Appeal Denial
- Attachment 2 – Draft City Council Resolution No. 2026-XXX Major Site Plan / Appeal Approval
- Attachment 3 – Draft City Council Resolution No. 2026-XXX Tentative Tract Map / Appeal Approval
- Attachment 4 – Cox, Castle & Nicholson LLP Letter Dated May 19, 2026
- Attachment 5 – City Council Meeting Minutes dated May 5, 2026
- Attachment 6 – City Ventures Letter from Michael You Dated June 1, 2026

cc: City Manager Eddie Manfro