



COUNCIL DISTRICT 6 PROJECT REVIEW COMMITTEE

Fresno City Hall, 2600 Fresno Street, Fresno, CA 93721

Council District 6 Liaison: Michael Tran, Planner | (559) 621-8041, Michael.Tran@fresno.gov

MEETING AGENDA

Wednesday, May 8, 2024 – 5:30 PM

THIS MEETING WILL OCCUR IN PERSON AND ELECTRONIC.

THE MEETING ROOM WILL BE IN CITY HALL (2600 FRESNO ST, FRESNO, CA 93721) ON THE 2nd FLOOR, ROOM 2165 A.

FOR ELECTRONIC, THE MEETING WILL ALSO OCCUR VIA ZOOM.

ZOOM MEETING INSTRUCTIONS

Click on the link below to join the meeting:

[Click here to join the meeting](#)

If you prefer by phone, call in at +1 669 900 9128, Webinar ID: 975 4912 4592

***To view exhibits, please visit <https://fresno.legistar.com/calendar.aspx>, select “Council District 6 Project Review Committee” in the dropdown menu, then click “Meeting Details” for the applicable meeting date.**

CALL TO ORDER & ROLL CALL

Committee Members: Danae Garza (Chairperson), Bonna Rogers-Neufeld (Vice Chairperson), Denise Duerksen-Nemeroff, Janet Mikkelsen, Lois Murphy, Robert Nielsen, Kevin Wray, Geraldine Wong

1. APPROVAL OF AGENDA

A. May 8, 2024 Meeting Agenda

2. CONSENT CALENDAR

A. Minutes for March 13, 2024 (see instructions above to view exhibits)

3. PROJECT REVIEW – CONTINUED MATTERS

None.

4. PROJECT REVIEW – NEW MATTERS

A. Annexation Application No. P23-00446, Plan Amendment-Rezone Application No. P23-00449, and Development Permit Application No. P23-00702

These applications were filed by iT Architecture Inc. and pertain to the approximately 3.30 acres of property located at 7819 and 7835 North Willow Avenue. The Annexation Application requests authorization to initiate annexation proceedings for the Nees-Willow No. 3

Reorganization proposing incorporation of the subject properties within the City of Fresno, and detachment from the Kings River Conservation District and Fresno County Fire Protection District. The Plan Amendment-Rezone application proposes to pre-zone: ±5.88 acres of the subject properties from the Fresno County AL20 (*Limited Agriculture*) zone district to the City of Fresno CC/ANX (*Community Commercial/Annexed Rural Residential Transitional Overlay*) zone district; and, ±3.30 acres of the subject properties from the Fresno County AL20 (*Limited Agriculture*) zone district to the City of Fresno CC (*Community Commercial*) zone district. The Development Permit Application proposes two (2) ±11,160 square-foot buildings and one (1) ±11,780 square-foot building to be utilized for medical, dental, and/or professional offices.

City Staff: Planner III, Thomas Veatch (thomas.veatch@fresno.gov) or 559-621-8076
Location: 7819 and 7835 North Willow Avenue **APN:** 404-481-19S, 20S
Zoning: [AL-20 \(Limited Agricultural\)](#)
Project Documents (see instructions above to view exhibits)

B. Conditional Use Permit Application No. P24-00514

Conditional Use Permit No. P24-00514 was applied for by Nathan Snider on the behalf of Sakanaya Japanese Restaurant. The request is for a liquor license upgrade from a #41 beer and wine license to a #47 full liquor license. The parcel is zoned CC/EA/UGM/cz.

City Staff: Planner II, Diego St. Clair (diego.st.clair@fresno.gov) or 559-621-8060
Location: 9447 North Fort Washington Road **APN:** 401-830-07
Zoning: [CC \(Commercial - Community\)](#)
Project Documents (see instructions above to view exhibits)

C. Tentative Tract Map (Major Revision) Application No. P23-04102

Tentative Tract Map (Major Revision) Application No. P23-04102 was filed by Bret Giannetta of Giannetta Engineering and pertains to the approximately 45.44 acres located at 11933 N Alicante Dr. The applicant proposes to revise T-6246. The parcel is zoned RM-3+RS-4/UGM/cz.

City Staff: Planner II, Michael Tran (michael.tran@fresno.gov) or 559-621-8041
Location: 11933 North Alicante Drive **APN:** 579-075-45S
Zoning: [RS-3+RS-4 \(Residential Single-Family\)](#)
Project Documents (see instructions above to view exhibits)

D. Tentative Tract Map Application No. P24-00079

Tentative Tract Map Application No. P24-00079 was filed by Gateway Engineering and pertains to the approximately 2.17 acres located at 2225 E Teague Ave. The applicant proposes a 12-lot conventional single-family subdivision. The parcel is zoned RS-4/UGM.

City Staff: Planner II, Michael Tran (michael.tran@fresno.gov) or 559-621-8041
Location: 2225 East Teague Avenue **APN:** 403-070-04
Zoning: [RS-4 \(Residential Single-Family\)](#)
Project Documents (see instructions above to view exhibits)

5. COMMITTEE CONSULTATION AND UNSCHEDULED MATTERS

Unscheduled matters are items added to the agenda without the required 72-hour legal notice requirement. These items may be discussed, but official action may not be taken until legal notices are given as required by law.

A. Open Discussion

This is an open discussion between the Committee to discuss any matters they feel necessary regarding Council District 6, such as project inquiries, updates, upcoming events, etc.

6. ADJOURNMENT

The next scheduled meeting will be Wednesday, June 12, 2024, at 5:30 p.m., pending availability of projects.