



COUNCIL DISTRICT 6 PROJECT REVIEW COMMITTEE MEETING MINUTES

Wednesday May 14, 2025 – 5:30 p.m.

Planning and Development Department – Development Services Division

CALL TO ORDER & ROLL CALL

The meeting was called to order at 5:32 P.M.

Present – 6: Danae Garza (Chairperson), Bonna Rogers-Neufeld (Vice Chairperson), Janet Mikkelsen, Lois Murphy, Denise Nemeroff, Robert Nielsen

Absent – 2: Geraldine Wong, Kevin Wray

District 6 Staff: None

Planning Liaison: Chris Lang

1. APPROVAL OF AGENDA

A. May 14, 2025, 2025 Meeting Agenda

Committee was notified of an unscheduled matter.

Committee Member Nemeroff moved to approve the agenda, seconded by Committee Member Murphy. The motion carried unanimously, 6 votes to 0.

2. APPROVAL OF THE CONSENT CALENDAR

A. February 12, 2025 Meeting Minutes

Committee Member Nielsen moved to approve the minutes, seconded by Committee Member Rogers-Neufeld. The motion carried unanimously, 6 votes to 0.

3. PROJECT REVIEW – CONTINUED MATTERS

None

4. PROJECT REVIEW – NEW MATTERS

A. Conditional Use Permit Application No. P25-01036

ABC Conditional Use Permit No. P25-01036 was submitted by Nikki Gao on behalf of O-iza Inc. pertaining to a ±3,140 square foot tenant space with ±1,595 square foot outdoor patio area located at 190 East El Camino (O-iza). The applicant requests authorization to upgrade the existing Type 41 ABC License to a Type 47 ABC License for the existing restaurant. The restaurant will operate from 11:00 AM to 10:00 PM. The patio areas are proposed to operate during those same hours.

Address: 7192 North Abby Street

Zoning: [CR/UGM/cz](#)

APN: 303-170-87

APPROVE

On motion of Committee Member Nielsen, seconded by Committee Member Rogers-Neufeld, the Committee recommended that the above item be approved. The motion carried by the following vote:

Aye: 6 – Nielsen, Rogers-Neufeld, Garza, Mikkelson, Murphy, Nemeroff
Nay: 0 – None
Absent: 2 – Wong, Wray

5. COMMITTEE CONSULTATION AND UNSCHEDULED MATTERS

A. Open Discussion

Unscheduled Matter

Consultation on Text Amendment Application No. P25-00996

Casey Lauderdale of the Planning and Development Department presented a proposed text amendment to the Committee regarding changes to development requirements to bring the Development Code into compliance with state law. The committee discussed the changes with staff and had several questions regarding the amendment answered.

6. ADJOURNMENT

The Committee having concluded all business adjourned at 5:52 P.M.