

COUNCIL DISTRICT 6 PROJECT REVIEW COMMITTEE

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

Council District 6 Liaison: Erik Young, Supervising Planner | (559) 621-8009, Erik. Young@fresno.gov

MEETING AGENDA Wednesday, November 12, 2025 – 5:30 PM

THIS MEETING WILL OCCUR IN PERSON.

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

FOR CONVENIENCE, THE MEETING WILL ALSO BE VIEWABLE VIA ZOOM.
ZOOM MEETING INSTRUCTIONS

Click on the link below to join the meeting:

Click here to join the meeting

https://fresno.zoomgov.com/webinar/register/WN V9y PFomQ0Gp4LcbBTzttw

*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, Janet Mikkelson, Lois Murphy, Denise Nemeroff, Robert Nielsen, Bonna Rogers-Neufeld, Geraldine Wong, Kevin Wray

- 1. APPROVAL OF AGENDA
 - A. November 12, 2025 Meeting Agenda
- 2. CONSENT CALENDAR
 - A. September 10, 2025 Meeting Minutes
- 3. PROJECT REVIEW CONTINUED MATTERS

None

- 4. PROJECT REVIEW NEW MATTERS
 - A. Conditional Use Permit Application No. P25-03394

Conditional Use Permit Application No. P25-03394 was submitted by Scott Ellis of Ellis Property Management and pertains to 10.58 acres of property at 7345 North Willow Ave. The applicant proposes to permit two salon rooms in the existing Leasing Office/Community Building to be rented out as salons providing Masseuse, Massage, Facial, and hair salon services to apartment residents only.

Address: 7345 North Willow Avenue Zoning: RM-1/UGM/cz

APN: 404-090-47

Project Documents (see instructions above to view exhibits)

B. Vesting Tentative Tract Map Application No. P25-01568

Vesting Tentative Tract Map No. 6540 was filed by Sonia Ho of Precision Civil Engineering, Inc., on behalf of Eric Gibbons of Trumark Homes, pertaining to approximately 26.25 acres of property located at the southwest corner of North Portofino Drive and North Willow Avenue. The applicant requests authorization to subdivide the subject property into a 138-lot single-family residential subdivision. Related Application: Planned Development Permit Application No. P25-01629 which requests authorization to allow for a reduction in the minimum lot size requirements.

Zoning: RS-4

Address: 11851 North Willow Avenue

APN: 579-075-41

Project Documents (see instructions above to view exhibits)

C. Tentative Tract Map Application No. P24-02432

Tentative Tract Map No. 6476 (P24-02432) was filed by Gateway Engineering and pertains to the approximately ±2.42 acres located on the east side of North Maple Avenue, between East International Avenue and East Ajit Lane. The applicant proposes a 7-lot single-family subdivision. Related Application: Planned Development Permit Application No. P24-03192 requests reduced minimum lot depth and a private street easement (no gate) for the development.

Address: None Assigned Zoning: RS-3/UGM

APN: 578-010-05

Project Documents (see instructions above to view exhibits)

D. Development Permit Application No. P25-01763

Development Permit Application No. P25-01763 was filed by Bret Giannetta of Giannetta Engineering, on behalf of DA Real Estate Holdings, LLC., and pertains to ±1.58 acres located at 11333 North Alicante Drive. The applicant proposes constructing a 36-unit two-story multi-unit residential development consisting of six (6), six-plex residential buildings with 36 garages. Each building has six (6) 2-bedroom units with a total of 8,508 square feet of building area for each building totaling 51,048 square feet of total building area. Approximately 11,000 square feet of open space is also proposed. In addition, the project consists of on and off-site improvements to be provided including landscaping and trees, parking lot, one trash enclosure, two drive approach, curbs, gutters, and sidewalks.

Address: 11333 North Alicante Drive Zoning: RM-2/EA/UGM/cz

APN: 579-401-29S

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, December 10, 2025, at 5:30 p.m., pending availability of projects.