



COUNCIL DISTRICT 6 PROJECT REVIEW COMMITTEE

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

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

MEETING AGENDA

Wednesday, April 8, 2026 – 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](#)

***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. April 8, 2026 Meeting Agenda

2. CONSENT CALENDAR

A. February 11, 2026 Meeting Minutes

3. PROJECT REVIEW – CONTINUED MATTERS

None

4. PROJECT REVIEW – NEW MATTERS

A. Conditional Use Permit Application No. P25-02207

Conditional Use Permit Application No. P25-02207 was filed by Orlando Ramirez of Ramirez Land Planning, on behalf of Hemraj Dhaliwal of Prosperity Fuels, Inc., and pertains to ±1.11 acres of property located on the northwest corner of East Herndon and North Cedar Avenues, at 7007 North Cedar Avenue. The application proposes a drive through lane to be utilized by a remodel of an existing 5,794 square-foot 1-story shell building for retail/food service uses. In addition, on and off-site improvements are proposed including but not limited to trash enclosures and landscaping. Related Planned Development Permit Application No. P25-02216 requests to modify the required development standards for required distances between drive-throughs, facade design, and drive-through element location.

Address: 7007 North Cedar Avenue

Zoning: [CC/EA/cz](#)

APN: 404-060-33

Project Documents (see instructions above to view exhibits)

B. Tentative Tract Map Application No. P26-00193

Tentative Tract Map Application No. P26-00193 for Tract Map No. 6554 was filed by Alison Baker of Yamabe & Horn, Inc., on behalf of Rama Velpuri, pertaining to approximately 2.6 acres of property located on the south side of East Copper Avenue between North Chestnut Avenue and North Portofino Drive. The applicant requests authorization to subdivide the property into a 16-lot single-unit residential development. Additionally, the project proposes on and off-site improvements consisting of curb, gutter, sidewalk, and landscaping.

Address: 2591 East Copper Avenue

Zoning: [RS-5](#)

APN: 578-010-21

Project Documents (see instructions above to view exhibits)

C. Development Permit Application No. P25-01764

Development Permit Application No. P25-01764 was filed by Bret Giannetta of Giannetta Engineering, on behalf of DA Real Estate Holdings, LLC., and pertains to ±2.54 acres located at 1350 East Copper River Drive. The applicant proposes constructing a 42-unit two-story multi-unit residential development consisting of seven six-plex residential buildings with 42 garages and 43 parking stalls. Each building has six 2-bedroom units with a total of 8,508 square feet of building area for each building totaling to 59,556 square feet of total building area. 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, and curbs, gutters, and sidewalks.

Address: 1350 East Copper River Drive

Zoning: [RM-2/EA/UGM/cz](#)

APN: 579-410-55S

Project Documents (see instructions above to view exhibits)

D. Tentative Tract Map Application No. P26-00812

Tentative Tract Map Application No. P26-00812 for Tract Map No. 6561 was filed by Lorren Smith of Harbour & Associates, on behalf of Will Amador of Gary McDonald Homes, and pertains to approximately 4.96 acres of property located on the north side of East Nees Avenue, between North Paula and North Willow Avenues. The applicant requests authorization to subdivide the subject property into a 17-lot single-unit private (gated) subdivision. All existing structures will be demolished. Related Planned Development Application No. P26-00807 was filed to allow for modified lot sizes, fence height, and building setbacks.

Address: 1350 East Copper River Drive

Zoning: [RS-3](#)

APN: 403-770-20S

Project Documents (see instructions above to view exhibits)

E. Conditional Use Permit Application No. P26-00554

Conditional Use Permit Application No. P26-00554 was filed by Eric Santos, on behalf of Neat & Noir, and pertains to the ±3.0 acre parcel located at 8078 North Cedar Avenue. The

applicant is requesting authorization to establish a State of California Alcoholic Beverage Control (ABC) Type 48 alcohol license (On-Sale General - Public Premises - sale of beer, wine, and distilled spirits for consumption on the premises where sold) for a new bar (Neat & Noir 2) that consists of a ±1,080 square-foot existing suite.

Address: 8078 North Cedar Avenue

Zoning: [CC/UGM](#)

APN: 403-141-28

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, May 13, 2026, at 5:30 p.m., pending availability of projects.