



COUNCIL DISTRICT 6 PROJECT REVIEW COMMITTEE MEETING MINUTES

Wednesday April 8, 2026 – 5:30 p.m.

Planning and Development Department – Development Services Division

CALL TO ORDER & ROLL CALL

The meeting was called to order at 5:38 P.M.

Present – 5: Danae Garza (Chairperson), Bonna Rogers-Neufeld (Vice Chairperson), Janet Mikkelson, Denise Nemeroff, Geraldine Wong

Absent – 3: Lois Murphy, Kevin Wray, Robert Nielsen,

District 6 Staff: None

Planning Liaison: Erik Young

1. APPROVAL OF AGENDA

A. April 8, 2026 Meeting Agenda

Committee Member Wong moved to approve the agenda, seconded by Vice Chairperson Rogers-Neufeld. The motion carried unanimously, 5 votes to 0.

2. APPROVAL OF THE CONSENT CALENDAR

A. February 11, 2026 Meeting Minutes

Committee Member Nemeroff moved to approve the minutes, seconded by Committee Member Wong. The motion carried unanimously, 5 votes to 0.

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
APN: 404-060-33

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

Mr. Orlando Ramirez spoke on behalf of the property owners. Mr. Ramirez presented the project and outlined the proposed changes to the site. Mr. Ramirez fielded various questions from the committee. Committee Member Mikkelson inquired about access to the site and potential traffic concerns. Mr. Ramirez indicated a traffic study was completed and determined the project would operate at an acceptable level of service. The property owners supported Mr. Ramirez's statements.

On motion of Vice Chairperson Rogers-Neufeld, seconded by Committee Member Nemeroff, the Committee recommended approval subject to the project adding a total of four "burrito stalls" (curbside pick-up stalls). The motion carried by the following vote:

Aye: 5 – Nemeroff, Rogers-Neufeld, Wong, Garza, Mikkelson
Nay: 0 – None
Absent: 3 – Murphy, Wray, Nielsen

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
APN: 578-010-21

Zoning: [RS-5](#)

Mr. Derek Sylvester spoke on behalf of the property owners. Mr. Sylvester described the project and fielded various questions from the committee. Questions pertained to lot sizes, sidewalks, and home specifications.

On motion of Committee Member Nemeroff, seconded by Vice Chairperson Rogers-Neufeld, the Committee recommended approval. The motion carried by the following vote:

Aye: 5 – Nemeroff, Rogers-Neufeld, Wong, Garza, Mikkelson
Nay: 0 – None
Absent: 3 – Murphy, Wray, Nielsen

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
APN: 579-410-55S

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

The property owner, Darius Assemi of Granville Homes, presented the project to the committee. The owner's representative, Bret Giannetta of Giannetta Engineering, provided project clarification. Both gentlemen fielded various questions from the committee pertaining to the future plans for the overall Copper River area, proposed apartment prices, and parking availability.

On motion of Vice Chairperson Rogers-Neufeld, seconded by Committee Member Nemeroff, the Committee recommended approval subject to the addition of off-site parking. The motion carried by the following vote:

Aye: 5 – Rogers-Neufeld, Nemeroff, Garza, Mikkelson, Wong
Nay: 0 – None
Absent: 3 – Murphy, Wray, Nielsen

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: 2780 East Nees Avenue
APN: 403-770-20S

Zoning: [RS-3/UGM](#)

Mr. Brad Purdle of Gary McDonald Homes presented the proposed project to the committee. Mr. Purdle and two other colleagues fielded various questions from the committee including but not limited to project location, proposed home prices, gates, and HOAs.

On motion of Committee Member Wong, seconded by Committee Member Nemeroff, the Committee recommended. The motion carried by the following vote:

Aye: 5 – Wong, Nemeroff, Garza, Mikkelson, Rogers-Neufeld
Nay: 0 – None
Absent: 3 – Murphy, Wray, Nielsen

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
APN: 403-141-28

Zoning: [CC/UGM](#)

Business owner, Mr. Eric Santos of Neat & Noir, presented the proposed project and fielded various questions from the committee. Questions consisted of project location, ambiance, foods, and advertising.

On motion of Vice Chairperson Rogers-Neufeld, seconded by Committee Member Wong, the Committee recommended. The motion carried by the following vote:

Aye: 5 – Rogers-Neufeld, Wong, Nemeroff, Garza, Mikkelson
Nay: 0 – None
Absent: 3 – Murphy, Wray, Nielsen

5. COMMITTEE CONSULTATION AND UNSCHEDULED MATTERS

- A. The committee members were made aware of recent and upcoming staff changes. Jayda Symonds will be the main administrative contact, and Steven Martinez will be the new committee liaison. The committee also raised the question of possibly adding another committee member.

6. ADJOURNMENT

The Committee, having concluded all business, adjourned at 6:29 P.M.