



COUNCIL DISTRICT 6 PROJECT REVIEW COMMITTEE

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

Council District 6 Liaison: Steven Martinez, Planner | (559) 621-8047 | Steven.Martinez@fresno.gov

MEETING AGENDA

Wednesday, July 08, 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. July 08, 2026 Meeting Agenda

2. CONSENT CALENDAR

A. May 13, 2026 Meeting Minutes

3. PROJECT REVIEW – CONTINUED MATTERS

A. Vesting Tentative Tract Map No. 6568 (P26-01333) and Planned Development Permit Application No. P26-01332

Vesting Tentative Tract Map No. 6568 (P26-01333) and Planned Development Permit Application No. P26-01332 were filed by Melanie Poh of Harbour & Associates, on behalf of John Bonadelle of Bonadelle Homes, and pertains to approximately 4.44 acres of property located on the southwest corner of East Alluvial and North Spalding Avenues. The applicant requests authorization to subdivide the subject property into a 53-lot single-unit private subdivision without entry/exit gates. All existing structures will be demolished. The applicant further requests to allow for modifications to the allowed lot depth, lot size, front setback, garage setback, side setback, and rear setback (see stamped Operational Statement for more details). The site is zoned O/UGM/cz & RS-5/UGM

Address: 1191 & 1225 East Alluvial Avenue
APNs: 404-030-05, -06, & -07

Zoning: [O/UGM/cz](#) & [RS-5/UGM](#)

Project Documents (see instructions above to view exhibits)

4. PROJECT REVIEW – NEW MATTERS

A. Conditional Use Permit Application No. P25-01776 and Planned Development Permit Application No. P26-01950

Conditional Use Permit Application No. P25-01776 and Planned Development Permit Application No. P26-01950 were filed by Robert Vermeltfoort on behalf of Jim Shehadey and pertains to ± 4.01 acres located at 2956 East Copper Avenue (S/A), Fresno, CA; APN: 579-390-66s (New, not yet assessed, formerly a portion of -64s).

Conditional Use Permit Application No. P25-01776 proposes to fully develop the site as a commercial center comprised of four structures with associated parking areas, landscaping, refuse enclosures, and other on- and off-site improvements necessary for operation and to comply with the development code. Proposed structure 1 is a ± 6,600 square foot shell building which can accommodate multiple tenants. Proposed structure 2 is a ± 2,990 square foot shell building with a drive-through facility designed for one quick-serve tenant. Proposed structure 3 is a ± 6,300 square foot structure designed for a mini-mart tenant with attached car wash tunnel. Proposed structure 4 is a ± 4,950 square foot fuel canopy with 6 MPD fuel pumps (12 fueling positions) associated with structure 3.

Planned Development Permit Application No. P26-01950 requests authorization to deviate from FMC Section 15-2728(G)(2) relating to the placement of the drive-through facility.

Address: 2956 East Copper Avenue (S/A), Fresno, CA

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

APNs: 579-390-66s (New, not yet assessed, formerly a portion of -64s).

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, August 12, 2026, at 5:30 p.m., pending availability of projects.