

**TOWER DISTRICT SPECIFIC PLAN IMPLEMENTATION COMMITTEE
MEETING AGENDA**

Thursday May 21, 2026 – 5:30 p.m.

**THIS MEETING WILL OCCUR IN THE MEETING ROOM WILL BE IN CITY HALL,
ON THE 2nd FLOOR, ROOM 2165 A.**

FOR CONVENIENCE, THE MEETING WILL ALSO BE VIEWABLE ON ZOOM.

ZOOM INSTRUCTIONS

[Click here to register and join meeting:](#)

https://fresno.zoomgov.com/webinar/register/WN_6wvbKW8XTOmXwwRho4MzNQ

Join by phone: +1 669 900 9128

**** To view exhibits, please visit <https://fresno.legistar.com/calendar.aspx>,
select “Tower District Design Review Committee” in the dropdown menu,
then click “Meeting Details” for the applicable meeting date.***

I. CALL TO ORDER & ROLL CALL

Christopher Johnson (Chair), Annie Lokrantz (Vice Chair), Janay Conley, Michael Birdsong, Myra Coble, James Kitch, and Joseph Catania.

II. APPROVAL OF AGENDA

III. APPROVAL OF MEETING MINUTES

A. April 16, 2026, Tower District Specific Plan Implementation Committee Meeting Minutes (see instructions above to view exhibits)

IV. CHAIRMAN’S REPORT

V. CONTINUED MATTERS

These items will be reviewed by the Committee and may be subject to a vote of the Committee. Applicants and/or their representatives are asked to be in attendance to discuss these projects.

VI. PROJECT REVIEW

These items will be reviewed by the Committee and may be subject to a vote of the Committee. Applicants and/or their representatives are asked to be in attendance to discuss these projects.

A. Text Amendment

Text Amendment Application No. P26-01326 which would amend Sections 15-1002, 15-1102, 15-1502, 15-15102, and 15-6802 of the Fresno Municipal Code.

B. Watermill Express

Location: 1201 N Van Ness Avenue (APN 451-271-11)

Applicant: Oscar Guzman

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Pertains to a portion of an approximately 0.22-acre site located at 1201 N Van Ness Avenue. The applicant proposes to remove an existing water vending unit and install a new water vending unit.

Project Documents (see instructions above to view exhibits)

C. Dutch Bros. (Conditional Use Permit Application No. P26-00294 and Planned Development Permit Application No. P26-00556)

Location: 2211 North Blackstone Avenue (APN 444-094-33)

Applicant: Erik Nobel

Pertains to a portion of an approximately 0.54-acre site located at 2211 North Blackstone Avenue. The applicant proposes to construct a new ±1,190sqft Dutch Bros. Coffee Shop with a drive-thru along with a ±450sqft patio area.

Project Documents (see instructions above to view exhibits)

VII. IMPLEMENTATION ISSUES

This is the time committee members can address issues related to the Implementation of the Tower District Specific Plan.

VIII. UNSCHEDULED COMMUNICATIONS

Unscheduled communication is not scheduled for a specific time and may be heard any time during the meeting. This is the time members of the public can address the Committee to request input on a proposed project with no formal recommendations, or to provide general information about projects and events in the Tower District. The Committee cannot take formal action on these items. All items shall each be limited to five minutes.

IX. ADJOURNMENT

The next scheduled meeting is scheduled for **Thursday, June 18, 2026**, at 5:30 p.m. Due to the nature of possible weekly changes, the location and type of meeting will be determined at least 72 hours in advance of the scheduled meeting.

Access to the Tower District Specific Plan Implementation Committee's meeting calendar, videos, agendas, or minutes can be found at

<https://fresno.legistar.com/Calendar.aspx>

Staff Contact: John George, Planner III at (559) 621-8073 or John.George@fresno.gov