

City of Fresno

2600 Fresno Street
Fresno, CA 93721



Meeting Minutes - Final

Thursday, May 15, 2025

5:30 PM

Regular Meeting

Fresno City Hall, Second Floor Room 2165

Tower District Specific Plan Implementation Committee

Chairperson - Christopher Johnson

Vice Chair - Janay Conley

Board Member - Annie Lokrantz

Board Member - Michael Birdsong

Board Member - Myra Coble

Board Member - James Kitch

Board Member - Joseph Catania

THE COMMITTEE WELCOMES YOU TO FRESNO CITY HALL, LOCATED AT 2600 FRESNO STREET, FRESNO, CALIFORNIA 93721, ROOM 2165.

PUBLIC PARTICIPATION – Any interested person may appear at the public hearing and present written testimony or speak in favor or against the matters scheduled on the agenda. Public participation during Tower District Specific Plan Implementation Committee meetings is always encouraged and can occur by attending a meeting in City Hall room 2165 located at 2600 Fresno Street, Fresno, California 93721.

When called to speak during a meeting, you may approach the speaker podium upon the Chair's call for any additional public comment. Unless otherwise announced, all public speakers will have up to 3 minutes to address the Committee.

SUBMIT DOCUMENTS / WRITTEN COMMENTS –

Email – Agenda related documents and comments can be emailed to the Long Range Planning Division. Unless otherwise required by law to be accepted by the City at or prior to a Committee meeting, no documents shall be accepted for Committee review unless they are submitted to the Long Range Planning Division at least 24 hours prior to the commencement of the meeting at which the associated agenda item is to be heard.

- a. Email comments to LongRangePlanning@fresno.gov**
- b. Emails should include the agenda date and item number you wish to speak on in the subject line of your email. Include your name and address, for the record, at the top of the body of your email.**
- c. Emails will be a maximum of 450 words.**

VIEWING MEETINGS (non-participatory) – For your convenience, there are ways to view Tower District Specific Plan Implementation Committee meetings live:

- 1. Community Media Access Collaborative website: <https://cmac.tv/>**
- 2. Cable Television: Comcast Channel 96 and AT&T channel 99**
- 3. Zoom:**

https://fresno.zoomgov.com/webinar/register/WN_vd76-Ro1Tb-qFVjAtgt0aQ

- a) Register in advance for this webinar: After registering, you will receive a confirmation email containing information about joining the webinar.**
- b) If you do not wish for your name to appear on the screen, then use the drop down menu and click on “rename” to rename yourself.**

Should any of these viewing methods listed above experience technical difficulties, the Committee meeting will continue uninterrupted. Committee meetings will only be paused to address verifiable technical difficulties for all users participating in Zoom or in person.

The City of Fresno's goal is to comply with the Americans with Disabilities Act (ADA). Anyone requiring reasonable ADA accommodations, including sign language interpreters, or other reasonable accommodation such as language translation, should contact the Planning Department, 559 621 8277 within 48 hours of the meeting.

I. Call to Order & Roll Call

Chair called the meeting to order at 5:32 pm and initiated roll call.

Also present were Long-Range Planning Staff Sophia Pagoulatos, Yamilex Nava, Ashley Atkinson, Maya Mubarak, Preston Her. Consultant Matt Taecker was also present via Zoom.

Present 6 - Chairperson Christopher Johnson, Vice Chair Janay Conley, Board Member Annie Lokrantz, Board Member Michael Birdsong, Board Member Myra Coble, and Board Member Joseph Catania

Absent 1 - Board Member James Kitch

II. Approve Agenda

On motion of Vice Chair Conley, seconded by Board Member Catania, the ITEM was APPROVED. The motion carried by the following vote:

Aye: 6 - Chairperson Johnson, Vice Chair Conley, Board Member Lokrantz, Board Member Birdsong, Board Member Coble and Board Member Catania

Absent: 1 - Board Member Kitch

III. Approve Meeting Minutes

III-A [ID 25-687](#) April 17, 2025, Tower District Specific Plan Implementation Committee Meeting Minutes

On motion of Board Member Coble, seconded by Board Member Lokrantz, that the above Action Item be APPROVED. The motion carried by the following vote:

Aye: 6 - Chairperson Johnson, Vice Chair Conley, Board Member Lokrantz, Board Member Birdsong, Board Member Coble and Board Member Catania

Absent: 1 - Board Member Kitch

IV. Council District Updates

N/A

V. Chair's Report

N/A

VI. Staff Updates

Staff reported that the American Planning Association awarded the City an award of excellence for the Tower District Specific Plan outreach and invited the Committee to the award presentation.

VII. Continued Matters

N/A

VIII. New Matters

VIII-A [ID 25-688](#) Review the updated Draft Tower District Design Guidelines and Standards

Taecker from WRT gave the presentation for the Design Guidelines and Standards, focusing on the Mixed Use and Commercial Districts and developed a glossary and the guidelines into more definable objective standards.

Pagoulatos gave context on the original zoning standards when the guidelines had a much more rigid code that disallowed mixed use zoning and versatile uses.

Taecker reviewed items that have been moved from guidelines to standards, including streetscape elements, building frontage and facade design.

Johnson, noticed that his comments on a previous draft may not have been able to be brought up in the most current draft of the guidelines. Also pointed out an ADU development at a vacant lot near Fruit and Clinton was modern in style and had horizontal slider windows.

Additional questions that Taecker asked the Committee were whether to establish a 2-story minimum in mixed use areas (current zoning code does not require) and whether to attempt to apply architectural standards to multi-family, commercial and mixed use zones, or only single family zones.

Catania asked about the feasibility of smaller lots.

Taecker went into depth about Parking, disallowing a drive way near an intersection and commercial uses should be allowed alley usage.

Taecker discussed parking being located at least 30 feet in front of businesses, design of roofing of carport garages and columns and allowance of pedestrian pathways for residential entrances, dependent on the depth of the property's setback. Granite curbs are a street feature. Consider making tree requirements objective standard

Staff announced the Notice of Preparation for the EIR has been published. Scoping meeting on May 27th to notify the public of the scope of the EIR. In Room 2120 at 5:30pm.

LSA is the consultant and ready to facilitate the meeting for verbal and written comments.

IX. Unscheduled Oral Communications

Brooke Payton invited the public to book fair held at Root Access commemorating two years of pursuing a library within the Tower District.

Catania and Birdsong requested a discussion of the repainting of Tower District lamp posts into an agenda item for next month's meeting.

Johnson inquired about the Historic Preservation Specialist position vacancy.

X. Adjournment

Johnson adjourned the meeting at 7:37pm