

City of Fresno

Ted C Wills
770 N. San Pablo Ave.
Fresno, CA 93728



Meeting Minutes - Draft

Thursday, April 17, 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 5:34 pm and initiated roll call.

Also present were Long-Range Planning Staff Sophia Pagoulatos, Yamilex Nava, and Jennifer Clark, with Adrienne Asadoorian-Gilbert present via Zoom. Consultants Peter Winch and Matt Taecker were also present via Zoom.

Present 7 - Chairperson Christopher Johnson, Vice Chair Janay Conley, Board Member Annie Lokrantz, Board Member Michael Birdsong, Board Member Myra Coble, Board Member James Kitch, and Board Member Joseph Catania

II. Approve Agenda

On motion of Board Member Birdsong, seconded by Board Member Lokrantz, the above ITEM was APPROVED AS AMENDED. The motion carried by the following vote:

Aye: 7 - Chairperson Johnson, Vice Chair Conley, Board Member Lokrantz, Board Member Birdsong, Board Member Coble, Board Member Kitch and Board Member Catania

III. Approve Meeting Minutes

III-A [ID 25-540](#) March 20, 2025, Tower District Specific Plan Implementation Committee Special Meeting Minutes

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

Aye: 7 - Chairperson Johnson, Vice Chair Conley, Board Member Lokrantz, Board Member Birdsong, Board Member Coble, Board Member Kitch and Board Member Catania

IV. Council District Updates

N/A

V. Chair's Report

N/A

VI. Staff Updates

N/A

VII. Continued Matters

N/A

VIII. New Matters

VIII-A [ID 25-544](#) Review the updated Draft Tower District Design Guidelines and Standards

Consultant Taecker presented the updated draft of the residential portion of the Tower District Design Guidelines and Standards. The Committee reviewed each guideline and standard, making recommendations to modify some guidelines into standards. These changes included separating the language for Accessory Dwelling Units (ADUs) and garages and to make the language more objective, reinforcing the language in Cladding Materials and Finishes (S4) to prohibit stucco over wood, converting architectural guidelines into standards, as well as addressing parking design, and façade design.

IX. Unscheduled Oral Communications

Birdsong noted that the Historic Preservation Association received approval from District 3 to paint the lamp posts green. Birdsong asked Staff if there is a point of contact to confirm the color of the lamp posts.

X. Adjournment

Johnson adjourned the meeting at 7:10 pm.