

TOWER DISTRICT SPECIFIC PLAN IMPLEMENTATION COMMITTEE

MEETING AGENDA

Thursday February 19, 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)

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

II. APPROVAL OF AGENDA

III. CONSENT CALENDAR

- A. January 22, 2026, Tower District Specific Plan Implementation Committee Meeting Minutes** (see instructions above to view exhibits)
- B. Workshop – Project Review and the Tower District Design Standards & Guidelines.**

IV. 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.

V. 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. Election of Chairperson and Vice Chairperson for 2026 Calendar Year

This item is to determine the Chairperson and Vice Chairperson for the 2026 calendar year of the Tower District Specific Plan Implementation Committee.

B. Parking Lot Expansion

Location: 855 E Floradora Ave (APN 451-184-05)

Applicant: Ken Vang

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Pertains to a portion of an approximately 0.56-acre site located at 855 East Floradora Avenue. The applicant proposes to construct 69 new parking stalls, security fencing, and installation of onsite lighting.

Project Documents (see instructions above to view exhibits)

C. Warming and Cooling Center and Transitional Housing

Location: 402 N Broadway Street (APN 459-041-09)

Applicant: Keith Scott of Gracebound Inc.

Pertains to a portion of an approximately 0.19-acre site located at 402 North Broadway Street. The applicant proposes to construct a three-story building and provide a warming and cooling center, and transitional housing with programs to prepare for permanent housing elsewhere.

Project Documents (see instructions above to view exhibits)

VI. 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.

VII. ADJOURNMENT

The next scheduled meeting is scheduled for **Thursday, March 19, 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>

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