

City of Fresno

*2600 Fresno Street
Fresno, CA 93721*



Meeting Minutes - Final

Thursday, July 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 CITY HALL, LOCATED AT 2600 FRESNO STREET, FRESNO, CA 93721

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 Room 2165 located at in City Hall at 2600 Fresno Street, Fresno, CA 93728.

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

Also present were Long-Range Planning Staff Jennifer Clark, Maya Mubarak, and via Zoom Sophia Pagoulatos.

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 ITEM were APPROVED. 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

On motion of Board Member Coble, seconded by Chairperson Johnson, the MINUTES were APPROVED. The motion carried by the following vote:

III-A [ID 25-1010](#) June 19, 2025, Tower District Specific Plan Implementation Committee Meeting Minutes

On motion of Board Member Coble, seconded by Chairperson Johnson, that the above Action Item be APPROVED. 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

Clark acknowledged the committee and staff for their work to date. She announced that the Tower District Specific Plan, Tower District Design Guidelines, and accompanying EIR will be released for public comment by August 15, 2025.

Johnson spoke about the award that was given by Central California APA Section for the outreach efforts regarding the Tower District Specific Plan.

VII. Continued Matters

N/A

VIII. New Matters

VIII-A [ID 25-1011](#) Final discussion of the July Draft Tower District Design Standards and Guidelines

Clark gave the presentation on the revised draft of the Tower District Design Guidelines and Standards, focusing on the progress of the document and the revisions up to date, including the addition of the Architectural Styles and Glossary chapters.

Clark requested that the committee members provide feedback on the current draft of the Design Guidelines and Standards to staff by July 24, 2025, and noted that there will be additional time to provide comments during the Public Comment period.

Birdsong asked about the committee's review process for development applications.

Clark explained that upon the document's adoption the committee will transition into an implementation body tasked with reviewing all applications against the objective standards of the Design Guidelines and Standards,

Catania asked about the review process of the Council District Review Committees and the Tower District Implementation Committee.

Clark clarified that permits would go to both the Council District Review and the Tower District Implementation Committee and summarized the review process and roles of both committees.

Birdsong raised concerns about potential conflicts between the Council District Review and the Tower District Implementation Committees.

Clark did not anticipate true conflicts between the committees.

Johnson inquired what changes came from the committee, staff or the consultants.

Pagoulatos explained the source of the revisions in the current draft of the Design Guidelines and Standards.

IX. Unscheduled Oral Communications

Clark discussed options for the August and September committee meetings.

The committee decided the August meeting will be an introduction to the Public Comment Period for the Tower District Specific Plan, Design Guidelines and Standards, and the EIR.

Conley asked about marketing materials for the August meeting.

Pagoulatos explained that the marketing materials will encourage the public to attend the August meeting and participate in the Public Comment Period.

X. Adjournment

Johnson adjourned the meeting at 6:11 pm.