

City of Fresno

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



Meeting Minutes - Draft

Tuesday, January 14, 2025

5:30 PM

Special Meeting

City Hall, 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-gov.zoom.us/webinar/register/WN_taAP1qgNRGGeXj2cB5mzQQ
Webinar ID: 951 8694 8275**

- 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 Sophia Pagoulatos, Adrienne Asadoorian-Gilbert, Ashley Atkinson, and Adeena Navarro.

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 Chairperson Johnson, seconded by Board Member Lokrantz, the above AGENDA was 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

[ID 25-74](#) October 15, 2024, Tower District Specific Plan Implementation Committee Regular Meeting Minutes

Conley requested to reorder names in Agenda Minutes. Staff responded that they will look into revising.

On motion of Vice Chair Conley, seconded by Board Member Lokrantz, 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

Johnson stated a desire to hold meetings out in the community.

Coble made a request to change meeting nights due to conflict, which was

deferred to later discussion as the subject was an existing agenda item.

VI. Staff Updates

Asadoorian-Gilbert gave an update and an overview of the Implementation Committee timeline.

Johnson made a request for the Committee timeline to be sent to the Committee and asked for clarification on the inclusion of the Tower District Entertainment District.

VII. Continued Matters

N/A

VIII. New Matters

[ID 25-75](#) Consideration of the Tower District Specific Plan Implementation Committee Meeting Schedule for Calendar Year 2025

Coble made a request to change meeting dates from second Tuesdays, due to a preexisting commitment. Staff noted that second Tuesdays were chosen after much deliberation considering time, location, and room availability.

Conley asked about possible sponsorships for locations within the community; staff confirmed that no sponsorship agreements had been discussed.

On motion of Chairperson Johnson, seconded by Vice Chair Conley, that the above Action Item be CONTINUED. 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

[ID 25-76](#) Update on the Tower District Design Guidelines

Pagoulatos provided background on the 2004 Tower District Design Guidelines.

Asadoorian-Gilbert gave a presentation on the Tower District Design Guidelines.

Johnson asked for clarification on the process of the Design Guidelines review as well as the structure and intent of this and future meetings.

Coble asked about the fate of existing non-compliant structures; Staff clarified that the guidelines would apply only to proposed new structures.

Johnson asked how much of the original narrative text will remain; Staff stated that some text will be 'refreshed and strengthened' but much of the original document will be maintained.

Johnson wants to ensure that any referred-to zoning code remains relevant to the Tower District. Also noted that he would like to see the digital version of the document feature accessibility features, such as links directly to the referred zoning codes.

Coble asked whether the Implementation Committee could provide input on whether text should be classified as a guideline or standard.

Johnson noted the Implementation Committee would like to review Design Guidelines alongside the consultant WRT; Staff reassured that the consultant will be present at future meetings.

IX. Unscheduled Oral Communications

Brooke Payton asked whether there is a rough draft available for public comment and review.

Aaron from The Lincoln expressed concern that the Tower Entertainment District is being worked on by two separate groups, the Implementation Committee and City Council, and that the two groups are lacking communication.

Conley asked that Implementation Committee be made aware of any meetings or conversations pertaining to the Tower Entertainment District.

Staff reassured that no matter pertaining to the Tower Entertainment District

has been approved and that there are no ancillary committees or meetings being conducted by Staff.

X. Adjournment

Johnson adjourned the meeting at 6:30pm.