

City of Fresno

*2600 Fresno Street
Fresno, CA 93721*



Meeting Minutes - Draft

Thursday, August 21, 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 5:33 pm and initiated roll call.

Also present were Long-Range Planning Staff Jennifer Clark, Maya Mubarak, Michelle Zumwalt, and Preston Her.

Present 5 - Chairperson Christopher Johnson, Vice Chair Janay Conley, Board Member Annie Lokrantz, Board Member Myra Coble, and Board Member James Kitch

Absent 2 - Board Member Michael Birdsong, and Board Member Joseph Catania

II. Approve Agenda

On motion of Vice Chair Conley, seconded by Board Member Coble, that the above be APPROVED. The motion carried by the following vote:

Aye: 5 - Chairperson Johnson, Vice Chair Conley, Board Member Lokrantz, Board Member Coble and Board Member Kitch

Absent: 2 - Board Member Birdsong and Board Member Catania

III. Approve Meeting Minutes

III-A [ID 25-1155](#) July 17, 2025, Tower District Specific Plan Implementation Committee Meeting Minutes

On motion of Vice Chair Conley, seconded by Board Member Kitch, that the above Action Item be APPROVED. The motion carried by the following vote:

Aye: 5 - Chairperson Johnson, Vice Chair Conley, Board Member Lokrantz, Board Member Coble and Board Member Kitch

Absent: 2 - Board Member Birdsong and Board Member Catania

IV. Council District Updates

N/A

V. Chair's Report

Johnson reported his absence from the scheduled September meeting.

VI. Staff Updates

Clark congratulated the launch of the draft Plan and EIR. Both documents are available for public comment until September 29th and encouraged the Committee spread the news. The Plan is scheduled for presentation to Planning Commission and then City Council in November. Clark also presented gifts to the committee, a painted Tower Rock commemorating the outreach endeavors for the Plan.

VII. Continued Matters

N/A

VIII. New Matters

VIII-A [ID 25-1064](#) Announcement of Launch of the Draft Tower District Specific Plan, Draft Tower District Design Standards and Guidelines, and EIR for Public Comment

Winch from WRT, gave a presentation about the structure of the Tower District Specific Plan, Tower District Design Standards and Guidelines, and the Environmental Impact Report.

Johnson commented about the EIR, acknowledging the Tower District's lack of park space affecting the community's health. Although park development like Trolley and Broadway show utilization of infill opportunity the Tower's already built out urban form prevents major park development.

Atkinson, responded to Johnson's comment about infill development and shared the City of Fresno's ADU program and announced free standard plans for duplexes. Developers can combine the standard plans of the duplexes and ADUs to create cottage courts for large lot developments.

IX. Unscheduled Oral Communications

Member of the public congratulated the committee for the work accomplished. Expressed focus upon infill opportunity and pocket park developments like Trolley Park.

Conley asked about any updates pertaining to the Tower Entertainment

District. Atkinson responded that the Tower Entertainment District will follow after the specific plan adoption. Johnson added that next week he was going to meet with City Council representatives regarding the Tower Entertainment District.

X. Adjournment