

Exhibit X

**FRESNO CITY PLANNING COMMISSION
RESOLUTION NO. 13926**

The Fresno City Planning Commission at its regular meeting on November 5, 2025, adopted the following resolution relating to Final Environmental Impact Report (FEIR) SCH No. 2025050309.

WHEREAS, the City of Fresno Planning and Development Department Director has recommended that the Fresno City Planning Commission recommend to the City Council certification of FEIR SCH No. 2025050309 associated with implementation of the Tower District Specific Plan and Tower District Design Standards and Guidelines; and,

WHEREAS, in accordance with the California Environmental Quality Act (CEQA), an EIR was prepared by the City to consider potential impacts associated with implementation of the project, and to provide mitigation measures that would reduce impacts to less than significant levels. The Draft EIR was released for a 45-day public review period beginning on August 15, 2025, and ending on September 29, 2025. The FEIR Response to Comments, which includes all comments received during the public review period, City responses to issues raised regarding adequacy of the Draft EIR, and minor edits to the Draft EIR as depicted in the Final EIR; was considered by the Planning Commission, and,

WHEREAS, FEIR SCH No. 2025050309 is being processed with related Plan Amendment Applications No. P25-03196 to repeal the 1991 Tower District Specific Plan, Plan Amendment Applications No. P25-03197 to repeal the Tower District Design Guidelines, Plan Amendment Application No. P25-003198 to adopt the Tower District Specific Plan, Plan Amendment Application No. P25-003201 to adopt the Tower District Design Standards and Guidelines, Plan Amendment Application No. P25-03200 to amend the Fresno General Plan, and Rezone Application No. P25-03202 to rezone property consistent with the proposed plans; and,

WHEREAS, the Fresno City Planning Commission conducted a public hearing to review the FEIR SCH No. 2025050309, received public testimony, and considered the Planning and Development Department's report recommending to the City Council to certify FEIR SCH No. 2025050309; and,

WHEREAS, the Planning Commission reviewed the subject applications in accordance with the land use policies of the Fresno General Plan and reviewed the FEIR in accordance with the provisions of the California Environmental Quality Act.

NOW, THEREFORE, BE IT RESOLVED by the Fresno City Planning Commission, based upon the testimony and information presented at the hearing and upon review and consideration of the environmental documentation provided, as follows:

1. The Commission finds in accordance with its own judgment that the Final Environmental Impact Report (FEIR) SCH No. 2025050309 was completed in compliance with the California Environmental Quality Act (CEQA). The FEIR found

that the project will have significant environmental impacts which have not been mitigated to a level below significant. Therefore, it has been determined that a Statement of Overriding Considerations, as required by CEQA Guidelines Section 21081.6 and CEQA Guideline Section 15097, is also appropriate. Accordingly, the Commission recommends that the Council review and certify the FEIR, Adopt Findings of Fact and Statement of Overriding Considerations and approve the Mitigation Monitoring and Reporting Program.

BE IT FURTHER RESOLVED that the Fresno City Planning Commission hereby recommends to the City Council that FEIR SCH No. 2025050309 associated with implementation of the Tower District Specific Plan and Tower District Design Standards and Guidelines, be certified.

The foregoing Resolution was adopted by the Fresno City Planning Commission upon a motion from Commissioner Lyday seconded by Vice Chair Bray.

VOTING: Ayes - Lyday, Bray (Vice Chair), Calandra, Shergill, and Vang (Chair)
 Noes - None
 Not Voting - None
 Absent - Criner, and Diaz

Dated: November 5, 2025



JENNIFER K. CLARK, Secretary
Fresno City Planning Commission

Resolution No. 13926
Certify FEIR for the Tower District
Specific Plan and Tower District
Design Standards and Guidelines
Filed by Planning & Development
Director
Action: Recommend Certification

**FRESNO CITY PLANNING COMMISSION
RESOLUTION NO. 13927**

The Fresno City Planning Commission at its regular meeting on November 5, 2025, adopted the following resolution relating to Plan Amendment Application No. P25-03196.

WHEREAS, on December 18, 2014, by Resolution No. 2014-266, the City Council adopted the Fresno General Plan which includes general goals, objectives, and policies that apply for the City of Fresno as a whole; and

WHEREAS, on November 7, 2024, by Resolution No. 2024-270 pursuant to Fresno Municipal Code Section 15-4902-B, the Fresno City Council initiated the Tower District Specific Plan the Draft Land Use Map and Draft Tower District Specific Plan update; and

WHEREAS, the Planning and Development Director has initiated Plan Amendment and Rezone Applications P25-03198, P25-03200, and P25-03202 to adopt the Tower District Specific Plan, to update the Land Use Map (Figure LU-1) of the Fresno General Plan, and to rezone land to be consistent with the Proposed Planned Land Use Map and expand the Apartment House Overlay District; and

WHEREAS, the Tower District Specific Plan, adopted by the Fresno City Council on March 26, 1991, by Ordinance Bill 91-26, is outdated, and members of the Tower District community expressed a desire to update the existing 1991 Tower District Specific Plan by re-evaluating and revising objectives and policies to encourage consistent and compatible development of future residential and commercial uses; and

WHEREAS, on November 5, 2025, pursuant to the provisions of 15-5809 of the Fresno Municipal Code, the Planning Commission of the City of Fresno held a duly noticed public hearing to consider the subject applications and the associated EIR; and

WHEREAS, at the hearing 4 persons spoke in favor of the applications, 2 spoke in opposition of particular land use changes, and 0 spoke in support of the applications but in opposition to a particular land use change; and

WHEREAS, on November 5, 2025 the Fresno City Planning Commission reviewed the subject Plan Amendment Application in accordance with the land use policies of the Fresno General Plan; and

WHEREAS, the Fresno City Planning Commission reviewed the FEIR prepared for this Plan Amendment, SCH No. 2025050309; and

NOW, THEREFORE, BE IT RESOLVED by the Fresno City Planning Commission, based upon the testimony and information presented at the hearing and upon review and consideration of the environmental documentation provided, as follows:

The Commission finds in accordance with its own judgment that the FEIR SCH No. 2025050309, was completed in compliance with the California Environmental Quality Act (CEQA). The FEIR found that the project will have significant environmental impacts which have not been mitigated to a level below significant. Therefore, it has been determined that a Statement of Overriding Considerations, as required by CEQA Guidelines Section 15903 is appropriate. It has been further determined that a Mitigation Monitoring and Reporting Program, as required by Public Resources Code Section 21081.6 and CEQA Guidelines Section 15097, is also appropriate. Accordingly, the Commission recommends that the Council review and certify the FEIR, Adopt Findings of Fact and Statement of Overriding Considerations and approve the Mitigation Monitoring and Reporting Program.

BE IT FURTHER RESOLVED that the Fresno City Planning Commission hereby recommends to the City Council that Plan Amendment Application No. P25-03196, which proposes to repeal the 1991 Tower District Specific Plan.

The foregoing Resolution was adopted by the Fresno City Planning Commission upon a motion from Commissioner Lyday seconded by Vice Chair Bray.

VOTING: Ayes - Lyday, Bray (Vice Chair), Calandra, Shergill, and Vang (Chair)
 Noes - None
 Not Voting - None
 Absent - Criner, and Diaz

Dated: November 5, 2025



JENNIFER K. CLARK, Secretary
Fresno City Planning Commission

Resolution No. 13927
Plan Amendment Ap. No. P25-03196
Initiated by the Fresno City Council
Action: Recommend Approval

**FRESNO CITY PLANNING COMMISSION
RESOLUTION NO. 13928**

The Fresno City Planning Commission at its regular meeting on November 5, 2025, adopted the following resolution relating to Plan Amendment Application No. P25-03197.

WHEREAS, on December 18, 2014, by Resolution No. 2014-266, the City Council adopted the Fresno General Plan which includes general goals, objectives, and policies that apply for the City of Fresno as a whole; and

WHEREAS, on November 7, 2024, by Resolution No. 2024-271 pursuant to Fresno Municipal Code Section 15-4902-B, the Fresno City Council initiated the Tower District Design Standards and Guidelines; and

WHEREAS, the Planning and Development Director has initiated Plan Amendment P25-03201 to adopt the Tower District Design Standards and Guidelines; and

WHEREAS, the Tower District Design Guidelines, adopted by the Fresno City Council on June 14, 2005, by Ordinance Bill 2005-64, are outdated pursuant to state law which requires objective standards, and members of the Tower District community expressed a desire to update the Tower District Design Guidelines to replace guidelines with objective standards to the maximum extent possible to encourage consistent and compatible development of future residential and commercial uses; and

WHEREAS, California Government Code Section 65913. 4 establishes objective design standards to require "a design standard that involves no personal or subjective judgement by a public official and are uniformly verifiable by reference to an external and uniform benchmark of criterion available and knowable by both the development applicant or proponent and the public official prior to submittal"; and

WHEREAS, on November 5, 2025, pursuant to the provisions of 15-5809 of the Fresno Municipal Code, the Planning Commission of the City of Fresno held a duly noticed public hearing to consider the subject applications and the associated EIR; and

WHEREAS, at the hearing 4 persons spoke in favor of the applications, 2 spoke in opposition of particular land use changes, and 0 spoke in support of the applications but in opposition to a particular land use change; and

WHEREAS, on November 5, 2025, the Fresno City Planning Commission reviewed the subject Plan Amendment Application in accordance with the land use policies of the Fresno General Plan; and

WHEREAS, the Fresno City Planning Commission reviewed the FEIR prepared for this Plan Amendment, SCH No. 2025050309; and

NOW, THEREFORE, BE IT RESOLVED by the Fresno City Planning Commission, based upon the testimony and information presented at the hearing and upon review and consideration of the environmental documentation provided, as follows:

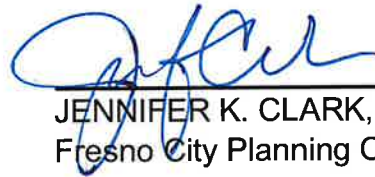
The Commission finds in accordance with its own judgment that the FEIR SCH No. 2025050309, was completed in compliance with the California Environmental Quality Act (CEQA). The FEIR found that the project will have significant environmental impacts which have not been mitigated to a level below significant. Therefore, it has been determined that a Statement of Overriding Considerations, as required by CEQA Guidelines Section 15903 is appropriate. It has been further determined that a Mitigation Monitoring and Reporting Program, as required by Public Resources Code Section 21081.6 and CEQA Guidelines Section 15097, is also appropriate. Accordingly, the Commission recommends that the Council review and certify the FEIR, Adopt Findings of Fact and Statement of Overriding Considerations and approve the Mitigation Monitoring and Reporting Program.

BE IT FURTHER RESOLVED that the Fresno City Planning Commission hereby recommends to the City Council that Plan Amendment Application No. P25-03197, which proposes to repeal the Tower District Design Standards and Guidelines.

The foregoing Resolution was adopted by the Fresno City Planning Commission upon a motion from Commissioner Lyday seconded by Vice Chair Bray.

VOTING: Ayes - Lyday, Bray (Vice Chair), Calandra, Shergill, and Vang (Chair)
 Noes - None
 Not Voting - None
 Absent - Criner, and Diaz

Dated: November 5, 2025



JENNIFER K. CLARK, Secretary
Fresno City Planning Commission

Resolution No. 13928
Plan Amendment Ap. No. P25-03197
Initiated by the Fresno City Council
Action: Recommend Approval

**FRESNO CITY PLANNING COMMISSION
RESOLUTION NO. 13929**

The Fresno City Planning Commission at its regular meeting on November 5, 2025, adopted the following resolution relating to Plan Amendment Application No. P25-03198.

WHEREAS, on December 18, 2014, by Resolution No. 2014-226, the City Council adopted the Fresno General Plan which incorporated a policy to amend or update several of the City's plans, including the Tower District Specific Plan; and

WHEREAS, members of the Tower District community expressed a desire to update the existing 1991 Tower District Specific Plan and to evaluate and revise objectives and policies to encourage consistent and compatible development of future residential and commercial uses; and

WHEREAS, on May 27, 2021, the City Council Approved Resolution No. 2021-147, establishing the Tower District Specific Plan implementation committee and requiring membership to consist of seven members; and

WHEREAS, the Implementation Committee held its first meeting in January 2022; and

WHEREAS, on April 28, 2022, the City of Fresno entered into a contract with Wallace, Roberts and Todd (WRT) to assist in the preparation and analysis of the Tower District Specific Plan update; and

WHEREAS, the implementation committee met 36 times from January 2022 to August 2025, adhering to brown act procedures to consider issues raised by themselves and community members; and

WHEREAS, City staff hosted two community workshops, attended seven community pop-up events, sent mailers in August 2023, February 2024, and July 2024, to property owners and tenants in the Tower District and regularly canvassed Tower District neighborhoods; and

WHEREAS, on May 14, 2024, the Implementation Committee made the recommendation to forward the draft objectives and policies which correspond to the draft land use map to the City Council for initiation of the plan; and

WHEREAS, on July 12, 2024, the Draft Specific Plan update was released for a 30-day public comment period through August 12, 2024, to receive community feedback; and

WHEREAS, the Fresno City Council took action to recommend that staff be directed to continue working with the Implementation Committee and community to refine the plan and commence environmental analysis, as required by the California Environmental Quality Act.

WHEREAS, on November 7, 2024, by Resolution No. 2024-270 pursuant to Fresno Municipal Code Section 15-4902-B, the Fresno City Council initiated the Tower District Specific Plan update based on the Draft Land Use Map and Draft Tower District Specific Plan update and the following motions:

- Initiate the designation of the Lower Fulton -Van Ness District and the area bounded by Olive, Poplar, Elizabeth and Van Ness as Historic Districts pursuant to Fresno Municipal Code Section 12-1610(a).
- Rezone all properties facing Blackstone Avenue from McKinley Avenue to Bremer Avenue, omitting the portion of Susan B. Anthony Elementary School which fronts Blackstone Avenue to the Corridor/ Center Mixed Use Zone.
- Add additional park opportunity areas for study at the following general locations: Olive/Calaveras, Echo/Thomas, Fruit/Home, Belmont/Van Ness, and Poplar/Klondike
- Evaluate 604 N San Pablo to rezone the property to the Neighborhood Mixed Use Zone; and

WHEREAS, on August 15, 2025, the City released the Public Draft of the Tower District Specific Plan for a 45-day comment period; and

WHEREAS, the Planning and Development Director has initiated Plan Amendment Application P25-03186 to repeal the 1991 Tower District Specific Plan.

WHEREAS, the Planning and Development Director has initiated Plan Amendment Application P25-03200 to update the Planned Land Use Map (Figure LU-1) of the Fresno General Plan for approximately 118 acres; and

WHEREAS, pursuant to the provisions of 15-5809 of the Fresno Municipal Code, the Planning Commission of the City of Fresno held a duly noticed public hearing on November 5, 2025, to consider the subject applications and the associated EIR; and

WHEREAS, at the hearing 4 persons spoke in favor of the applications, 2 spoke in opposition of particular land use changes, and 0 spoke in support of the applications but in opposition to a particular land use change; and

WHEREAS, the Fresno City Planning Commission reviewed the FEIR prepared for this Plan Amendment, SCH No. 2025050309; and

WHEREAS, the Planning Commission took action to recommend approval of the subject applications and the proposed revisions in Exhibit D and ; and

NOW, THEREFORE, BE IT RESOLVED by the Fresno City Planning Commission, based upon the testimony and information presented at the hearing and upon review and consideration of the environmental documentation provided, as follows:

1. The Commission finds in accordance with its own judgment that the FEIR SCH No. 2025050309, was completed in compliance with the California Environmental Quality Act (CEQA). The FEIR found that the project will have significant environmental impacts which have not been mitigated to a level below significant. Therefore, it has been determined that a Statement of Overriding Considerations, as required by CEQA Guidelines Section 15903 is appropriate. It has been further determined that a Mitigation Monitoring and Reporting Program, as required by Public Resources Code Section 21081.6 and CEQA Guidelines Section 15097, is also appropriate. Accordingly, the Commission recommends that the Council review and certify the FEIR, Adopt Findings of Fact and Statement of Overriding Considerations and approve the Mitigation Monitoring and Reporting Program.
2. The Commission finds in accordance with its own judgment that the proposed Plan Amendment complies with Government Code Section 65863 related to the Housing Element, as it is consistent with the Fresno General Plan and the sites remaining in the Housing Element are adequate to accommodate the City's share of the Regional Housing Needs Allocation.

BE IT FURTHER RESOLVED that the Fresno City Planning Commission hereby recommends to the City Council that Plan Amendment Application No. P25-03198, which proposes to adopt the Tower District Specific Plan be approved, including the revisions set forth in Exhibit D (which include land use change requests 1-3) and additional land use change requests 4 and 5 presented at the hearing.

The foregoing Resolution was adopted by the Fresno City Planning Commission upon a motion from Commissioner Lyday seconded by Vice Chair Bray.

VOTING: Ayes - Lyday, Bray (Vice Chair), Calandra, Shergill, and Vang (Chair)
 Noes - None
 Not Voting - None
 Absent - Criner, and Diaz

Dated: November 5, 2025



JENNIFER K. CLARK, Secretary
Fresno City Planning Commission

Resolution No. 13929
Plan Amendment Ap. No. P25-03198
Initiated by the Fresno City Council
Action: Recommend Approval

Attachment:
- Attachment 1: Exhibit D

- Attachment 2: Land Use Change Requests

Attachment 1
Exhibit D
Proposed Changes to the
Draft Tower District Specific Plan (August 2025), the
Draft Tower District Design Standards and Guidelines (August 2025),
the Fresno General Plan Planned Land Use (Figure LU-1) Map and
the Zoning Map based on Public Comment and City Staff
Recommendation

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PROPOSED CHANGES TO THE PUBLIC REVIEW DRAFT TOWER DISTRICT SPECIFIC PLAN, PUBLIC REVIEW DRAFT TOWER DISTRICT DESIGN STANDARDS AND GUIDELINES, GENERAL PLAN PLANNED LAND USE MAP (Figure LU-1), and ZONING MAP

Abbreviations

TDSP = Tower District Specific Plan TDDSG = Tower District Design Standards and Guidelines

Item #	Staff Recommended Changes to the TDSP	Staff Recommended Changes to the TDDSG	Staff Recommended Changes to Fresno General Plan Planned Land Use (Figure LU-1) and the Zoning Map
1	Revise page 119, photo caption, to read as follows: "Sidewalk gaps, as in the south Tower District area, are a barrier to pedestrian comfort and safety."		
2	Edit Figures 1.4 and 2.3 to change the words in the Legend from "Historic Districts - Proposed" and "Historic Districts - Proposed 2025" to "Historic Designation Study Area"		
3		Add photos or graphics to approximately 30 pages to improve understanding of standards and/or guidelines on those pages.	
4		Revise Guideline G28, in all instances that it appears in the document, to read as follows: It is preferred that gCarages and carports will be detached from the primary building and placed behind the primary building and toward the rear of the lot to limit visibility from the public street.	
5		Revise Standard S86, in all instances that it appears in the document, to read as follows: Exterior materials used in renovations of and additions to existing buildings shall be the same as one or more of the existing or original materials. Stucco shall not be used to replace or cover other materials.	

PROPOSED CHANGES TO THE PUBLIC REVIEW DRAFT TOWER DISTRICT SPECIFIC PLAN, PUBLIC REVIEW DRAFT TOWER DISTRICT DESIGN STANDARDS AND GUIDELINES, GENERAL PLAN PLANNED LAND USE MAP (Figure LU-1), and ZONING MAP

Item #	Staff Recommended Changes to the TDSP	Staff Recommended Changes to the TDDSG	Staff Recommended Changes to Fresno General Plan Planned Land Use (Figure LU-1) and the Zoning Map
6		Revise Guideline G81, in all instances that it appears in the document, to read as follows: Stucco is only appropriate for existing homes and new homes that mimic historical styles only when stucco was the original cladding material used for that style. In cases where stucco is appropriate, the method of application must match that originally used for such homes. Generally, modern stucco applications which are highly textured, such as spatter dash, are inappropriate on historic styles such as Mediterranean and Tudor, which used a smoother troweled finish. Conversely, the modern knock down smooth stucco style would be materially incompatible and aesthetically inconsistent with the traditional composition of historic period architecture and therefore also inappropriate to use in these circumstances.	
7		Revise Guideline G90, in all instances that it appears in the document, to read as follows: Windows may include glazing bars, or muntins. The addition of glazing bars can break up the house’s façade and add texture to the building. On historical homes, the original muntin and pane pattern should be maintained when windows are replaced. However, it is in appropriate to install replacement windows with fake muntins- true-divided lites when the original windows did not have muntins (i.e. were not multi-glazed).	
8		Revise Guideline G97, in all instances that it appears in the document, to read as follows: Each window should be individually articulated and windows should not form long horizontal or vertical bands unless part of that particular style.	
9	Replace photo on page 48 to better represent a typical accessory dwelling unit in the Tower District.		
10	Replace photo on page 98 to one that does not include a sandwich board.		

PROPOSED CHANGES TO THE PUBLIC REVIEW DRAFT TOWER DISTRICT SPECIFIC PLAN, PUBLIC REVIEW DRAFT TOWER DISTRICT DESIGN STANDARDS AND GUIDELINES, GENERAL PLAN PLANNED LAND USE MAP (Figure LU-1), and ZONING MAP

Item #	Staff Recommended Changes to the TDSP	Staff Recommended Changes to the TDDSG	Staff Recommended Changes to Fresno General Plan Planned Land Use (Figure LU-1) and the Zoning Map
11	Replace photo on page 101 to one that is representational of a mixed-use building designed to minimize potential conflicts between residential and commercial uses adjacent to one another or within the same building.		
12		Revise Standard S152, in all instances that it appears in the document, to read as follows: Vertical blade signs shall be limited to hotels, cinemas, and live theaters only, and shall be limited to one per building all commercial uses.	
13		Add list of acknowledgments to match those provided on the Acknowledgments page in the Tower District Specific Plan.	
14	Replace photo on page 41 to one of the 541 @ South Tower.		
15	Staff recommends edit of Policy CHP 1.7, in all instances that it occurs, to read as follows: CHP 1.7 Evaluate designation of potential resources in the public right-of-way. Using historic resource survey(s) and community engagement for guidance, identify and evaluate public realm design elements that may be eligible for historic designation. These elements should be researched for their historic significance and, if eligible, nominated for designation accordingly. Elements located in the Tower District that have been discussed as potential resources include but are not limited to the following: • Historic hitching posts • Van Ness Avenue “pineapple” streetlights • Historic signage • Sidewalk WPA stamps • Stone gateway features on Palm and Van Ness • Belmont phoenix palms • Deodar cedars		

PROPOSED CHANGES TO THE PUBLIC REVIEW DRAFT TOWER DISTRICT SPECIFIC PLAN, PUBLIC REVIEW DRAFT TOWER DISTRICT DESIGN STANDARDS AND GUIDELINES, GENERAL PLAN PLANNED LAND USE MAP (Figure LU-1), and ZONING MAP

Item #	Staff Recommended Changes to the TDSP	Staff Recommended Changes to the TDDSG	Staff Recommended Changes to Fresno General Plan Planned Land Use (Figure LU-1) and the Zoning Map
16	As directed by the Fresno City Council, for the property located at 604 N. San Pablo Avenue, revise Figures 3.2 and 3.3 to show the planned land use designation proposed to be changed to Neighborhood Mixed-Use.		As directed by the Fresno City Council, for the property located at 604 N. San Pablo Avenue, change the General Plan planned land use designation (Figure LU-1) and zone district on the Zoning Map to Neighborhood Mixed-Use.
17	Revise Figure 4.1 to remove the note "Planned Broadway Parque", change the color of the park to light green to match the designation in the legend for Existing Parks, and label the park "Broadway Parque" to match the label for Trolley Park.		
18	Revise Figure 4.1 to remove the vacant parcel designated on APNs 44405201 and 44405202, the concentric circle surrounding these properties, and the leader line from the green boxed note below.		
19	Provide the following edits on page 97 in Section 4.4: While the Tower District has no public library branch at this time, the community has been working with the Fresno County Public Library district to create a new branch, relocate an existing one, or enhance the quality of the Gillis Branch Library Branch, located on at 629 W. west Dakota Avenue. that currently serves the District.		
20	Add the following policy: POS 4.4 Removal of electrical provider barriers to new accessory dwelling unit development. Initiate a dialogue between the City of Fresno, Pacific Gas and Electric (PG&E), and residents to reach agreements around opportunities to remove barriers to accessory dwelling unit (adu) development. Work with PG&E to determine priorities for transformer replacement and undergrounding of power lines.		

PROPOSED CHANGES TO THE PUBLIC REVIEW DRAFT TOWER DISTRICT SPECIFIC PLAN, PUBLIC REVIEW DRAFT TOWER DISTRICT DESIGN STANDARDS AND GUIDELINES, GENERAL PLAN PLANNED LAND USE MAP (Figure LU-1), and ZONING MAP

Item #	Staff Recommended Changes to the TDSP	Staff Recommended Changes to the TDDSG	Staff Recommended Changes to Fresno General Plan Planned Land Use (Figure LU-1) and the Zoning Map
21	Add the following policy: POS 4.5 Removal of solid waste management provider barriers to designing quality urban site plans for new commercial, multi-family, and mixed-use development. Initiate a dialogue between the City of Fresno Planning and Development Department staff, Solid Waste Management Division staff, and residents to reach agreements around opportunities to remove barriers to to designing quality urban site plans for new commercial, multi-family, and mixed-use development. Dialogue should include the following: 1) Allow for flexibility for urban developments on tight in-fill sites to utilize hand cart for solid waste, recycling and green waste rather than dumpsters. This will free up needed square footage for other uses while also encourage limiting waste produced on site. 2) Add publicly accessible trash cans on sidewalks throughout the commercial corridors that can be emptied with automated lift of existing garbage trucks to reduce cost of trash collection and limit trash overflows and littering.		
22	On page 165, delete second reference to Council District Review Committees 1, 3, and 7		
23	On page 166, revise "South tower Trust to "South Tower Community Land Trust"		
24	On page 190, in the Land Use table, in the first row, regarding Policy LU 6.1, add two red negative symbols under Environmental Comfort below the two green plus signs and add two two red negative symbols under Housing Stability.		

PROPOSED CHANGES TO THE PUBLIC REVIEW DRAFT TOWER DISTRICT SPECIFIC PLAN, PUBLIC REVIEW DRAFT TOWER DISTRICT DESIGN STANDARDS AND GUIDELINES, GENERAL PLAN PLANNED LAND USE MAP (Figure LU-1), and ZONING MAP

Item #	Staff Recommended Changes to the TDSP	Staff Recommended Changes to the TDDSG	Staff Recommended Changes to Fresno General Plan Planned Land Use (Figure LU-1) and the Zoning Map
25	Remove planned land use and zoning designations from the Tower District Specific Plan Planned Land Use Figure 3.2 for the following APNs: 45026003T, 45027112T, 45027212T, 45027213T, 45027214T, 45027118T, 45027326T, 45027227T, 450272228T, 45027312T, and 45027313T.		Remove planned land use and zoning designations from the Fresno General Plan Planned Land Use Map (Figure LU-1) and the Zoning Map for the following APNs: 45026003T, 45027112T, 45027212T, 45027213T, 45027214T, 45027118T, 45027326T, 45027227T, 450272228T, 45027312T, and 45027313T.
26	Revise Figure 3.2 to show the the planned land use and zoning designation for APN 45904340 as Commercial General and remove the bold outline and note as well. In Figure 3.3, for the same property, show the the planned land use and zoning designation for APN 45904340 as Commercial General nd remove the bold outline.		

Attachment 2
Land Use Change Request

Request 1- Technical Correction*

APNs	City/ County	Requested by
45026003T, 45027112T, 45027212T, 45027213T, 45027214T, 45027118T, 45027326T, 45027227T, 450272228T, 45027312T, 45027313T	City	Staff

PLU Request	Zoning Request	Same as General Plan?
Remove parcels designated as Commercial Main Street acquired for public right of way	Remove parcels zoned CMS acquired for public right of way	Yes

Total Acreage	Housing Capacity Impact	CEQA
1.96	Loss of 94 units of capacity	Can be accommodated within EIR scope

Staff Comments: The request is a technical correction to acknowledge acquisition of eleven parcels for the Belmont overpass that were planned and zoned Commercial Main Street (CMS).

Request 2 - Council Motion*

APNs	City/ County	Requested by
45229134	City	Council Motion, Initiation

PLU Request	Zoning Request	Same as General Plan?
Medium Density Residential to Neighborhood Mixed Use	RS-5 to NMX	No

Total Acreage	Housing Capacity Impact	CEQA
0.58	Gain of 37 units of capacity	Can be accommodated within EIR scope

Staff Comments – In response to a request from South Tower Community Land Trust, the Council approved a motion to change the planned land use and zoning from Medium Density Residential / RS-5 to Neighborhood Mixed Use.

Request 3- Map Correction*

APNs	City/ County	Requested by
45904340	City	Staff

PLU Request	Zoning Request	Same as General Plan?
Neighborhood Mixed Use to General Commercial	NMX to CG	Yes

Total Acreage	Housing Capacity Impact	CEQA
0.56	Loss of 36 units of capacity	Can be accommodated within the EIR scope

Staff Comments – This parcel was designated NMX in error.

Request 4 – Land Use Change Request

APNs	City/ County	Requested by
44427431	City	Doug Cords

PLU Request	Zoning Request	Same as General Plan?
Neighborhood Mixed Use to Commercial Community	NMX to CC	Yes

Total Acreage	Housing Capacity Impact	CEQA
0.46	Loss of 29 units of capacity	Can be accommodated within EIR scope

Staff Comments – this change was requested by the property owner of this site, which is currently developed as a retail establishment.

Request 5 – Land Use Change Request

APNs	City/ County	Requested by
45903101, 45902403	City	Marco Zamorra

PLU Request	Zoning Request	Same as General Plan?
Neighborhood Mixed Use to General Commercial	NMX to CG	Yes

Total Acreage	Housing Capacity Impact	CEQA
0.57	Loss of 36 units of capacity	Can be accommodated within EIR scope

Staff Comments – this change was requested by the property owner of this site, which is currently developed as a retail establishment.

*the first 3 requests were included in the Planning Commission staff report; requests 4 and 5 were new. All were recommended for approval by the Planning Commission on November 5, 2025.

**FRESNO CITY PLANNING COMMISSION
RESOLUTION NO. 13930**

The Fresno City Planning Commission at its regular meeting on November 5, 2025, adopted the following resolution relating to Rezone Application No. P25-03201.

WHEREAS, on December 18, 2014, by Resolution No. 2014-226, the City Council adopted the Fresno General Plan which includes general goals, objectives, and policies that apply to the City of Fresno as a whole; and

WHEREAS, on November 7, 2024, by Resolution No. 2024-271 pursuant to Fresno Municipal Code Section 15-4902-B, the Fresno City Council initiated the Tower District Design Standards and Guidelines; and

WHEREAS, on August 15, 2025, the City released the Public Draft of the Tower District Design Standards and Guidelines for a 45-day comment period; and

WHEREAS, the Tower District Design Guidelines, adopted by the Fresno City Council on June 14, 2005, by Ordinance Bill 2005-64, are outdated due to state law which requires objective standards; and

WHEREAS, the Planning and Development Director has initiated Plan Amendment Application P25-03197 to repeal the Tower District Design Guidelines (adopted 2005); and

WHEREAS, pursuant to the provisions of 15-5809 of the Fresno Municipal Code, the Planning Commission of the City of Fresno held a duly noticed public hearing on November 5, 2025, to consider the subject applications and the associated EIR; and

WHEREAS, at the hearing 4 persons spoke in favor of the applications, 2 spoke in opposition of particular land use changes, and 0 spoke in support of the applications but in opposition to a particular land use change; and

WHEREAS, the Fresno City Planning Commission reviewed the FEIR prepared for this Plan Amendment, SCH No. 2025050309; and

WHEREAS, the Planning Commission took action to recommend approval of the subject applications and the proposed revisions in Exhibit D; and

NOW, THEREFORE, BE IT RESOLVED by the Fresno City Planning Commission, based upon the testimony and information presented at the hearing and upon review and consideration of the environmental documentation provided, as follows:

1. The Commission finds in accordance with its own judgment that the FEIR SCH No. 2025050309, was completed in compliance with the California Environmental

Quality Act (CEQA). The FEIR found that the project will have significant environmental impacts which have not been mitigated to a level below significant. Therefore, it has been determined that a Statement of Overriding Considerations, as required by CEQA Guidelines Section 15903 is appropriate. It has been further determined that a Mitigation Monitoring and Reporting Program, as required by Public Resources Code Section 21081.6 and CEQA Guidelines Section 15097, is also appropriate. Accordingly, the Commission recommends that the Council review and certify the FEIR, Adopt Findings of Fact and Statement of Overriding Considerations and approve the Mitigation Monitoring and Reporting Program.

BE IT FURTHER RESOLVED that the Fresno City Planning Commission hereby recommends to the City Council that Plan Amendment Application No. P25-03201, which proposes to adopt the Tower District Design Standards and Guidelines be approved, including the revisions set forth in Exhibit D.

The foregoing Resolution was adopted by the Fresno City Planning Commission upon a motion from Commissioner Lyday seconded by Vice Chair Bray.

VOTING: Ayes - Lyday, Bray (Vice Chair), Calandra, Shergill, and Vang (Chair)
 Noes - None
 Not Voting - None
 Absent - Criner, and Diaz

Dated: November 5, 2025



JENNIFER K. CLARK, Secretary
Fresno City Planning Commission

Resolution No. 13930
Plan Amendment Ap. No. P25-03201
Initiated by the Fresno City Council
Action: Recommend Approval

Attachment:
- Attachment 1: Exhibit D

- Attachment 2: Land Use Change Requests

Attachment 1
Exhibit D
Proposed Changes to the
Draft Tower District Specific Plan (August 2025), the
Draft Tower District Design Standards and Guidelines (August 2025),
the Fresno General Plan Planned Land Use (Figure LU-1) Map and
the Zoning Map based on Public Comment and City Staff
Recommendation

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PROPOSED CHANGES TO THE PUBLIC REVIEW DRAFT TOWER DISTRICT SPECIFIC PLAN, PUBLIC REVIEW DRAFT TOWER DISTRICT DESIGN STANDARDS AND GUIDELINES, GENERAL PLAN PLANNED LAND USE MAP (Figure LU-1), and ZONING MAP

Abbreviations

TDSP = Tower District Specific Plan TDDSG = Tower District Design Standards and Guidelines

Item #	Staff Recommended Changes to the TDSP	Staff Recommended Changes to the TDDSG	Staff Recommended Changes to Fresno General Plan Planned Land Use (Figure LU-1) and the Zoning Map
1	Revise page 119, photo caption, to read as follows: "Sidewalk gaps, as in the south Tower District area, are a barrier to pedestrian comfort and safety."		
2	Edit Figures 1.4 and 2.3 to change the words in the Legend from "Historic Districts - Proposed" and "Historic Districts - Proposed 2025" to "Historic Designation Study Area"		
3		Add photos or graphics to approximately 30 pages to improve understanding of standards and/or guidelines on those pages.	
4		Revise Guideline G28, in all instances that it appears in the document, to read as follows: It is preferred that gCarages and carports will be detached from the primary building and placed behind the primary building and toward the rear of the lot to limit visibility from the public street.	
5		Revise Standard S86, in all instances that it appears in the document, to read as follows: Exterior materials used in renovations of and additions to existing buildings shall be the same as one or more of the existing or original materials. Stucco shall not be used to replace or cover other materials.	

PROPOSED CHANGES TO THE PUBLIC REVIEW DRAFT TOWER DISTRICT SPECIFIC PLAN, PUBLIC REVIEW DRAFT TOWER DISTRICT DESIGN STANDARDS AND GUIDELINES, GENERAL PLAN PLANNED LAND USE MAP (Figure LU-1), and ZONING MAP

Item #	Staff Recommended Changes to the TDSP	Staff Recommended Changes to the TDDSG	Staff Recommended Changes to Fresno General Plan Planned Land Use (Figure LU-1) and the Zoning Map
6		Revise Guideline G81, in all instances that it appears in the document, to read as follows: Stucco is only appropriate for existing homes and new homes that mimic historical styles only when stucco was the original cladding material used for that style. In cases where stucco is appropriate, the method of application must match that originally used for such homes. Generally, modern stucco applications which are highly textured, such as spatter dash, are inappropriate on historic styles such as Mediterranean and Tudor, which used a smoother troweled finish. Conversely, the modern knock down smooth stucco style would be materially incompatible and aesthetically inconsistent with the traditional composition of historic period architecture and therefore also inappropriate to use in these circumstances.	
7		Revise Guideline G90, in all instances that it appears in the document, to read as follows: Windows may include glazing bars, or muntins. The addition of glazing bars can break up the house’s façade and add texture to the building. On historical homes, the original muntin and pane pattern should be maintained when windows are replaced. However, it is in appropriate to install replacement windows with fake muntins-true-divided lites when the original windows did not have muntins (i.e. were not multi-glazed).	
8		Revise Guideline G97, in all instances that it appears in the document, to read as follows: Each window should be individually articulated and windows should not form long horizontal or vertical bands unless part of that particular style.	
9	Replace photo on page 48 to better represent a typical accessory dwelling unit in the Tower District.		
10	Replace photo on page 98 to one that does not include a sandwich board.		

PROPOSED CHANGES TO THE PUBLIC REVIEW DRAFT TOWER DISTRICT SPECIFIC PLAN, PUBLIC REVIEW DRAFT TOWER DISTRICT DESIGN STANDARDS AND GUIDELINES, GENERAL PLAN PLANNED LAND USE MAP (Figure LU-1), and ZONING MAP

Item #	Staff Recommended Changes to the TDSP	Staff Recommended Changes to the TDDSG	Staff Recommended Changes to Fresno General Plan Planned Land Use (Figure LU-1) and the Zoning Map
11	Replace photo on page 101 to one that is representational of a mixed-use building designed to minimize potential conflicts between residential and commercial uses adjacent to one another or within the same building.		
12		Revise Standard S152, in all instances that it appears in the document, to read as follows: Vertical blade signs shall be limited to hotels, cinemas, and live theaters only, and shall be limited to one per building all commercial uses.	
13		Add list of acknowledgments to match those provided on the Acknowledgments page in the Tower District Specific Plan.	
14	Replace photo on page 41 to one of the 541 @ South Tower.		
15	Staff recommends edit of Policy CHP 1.7, in all instances that it occurs, to read as follows: CHP 1.7 Evaluate designation of potential resources in the public right-of-way. Using historic resource survey(s) and community engagement for guidance, identify and evaluate public realm design elements that may be eligible for historic designation. These elements should be researched for their historic significance and, if eligible, nominated for designation accordingly. Elements located in the Tower District that have been discussed as potential resources include but are not limited to the following: • Historic hitching posts • Van Ness Avenue “pineapple” streetlights • Historic signage • Sidewalk WPA stamps • Stone gateway features on Palm and Van Ness • Belmont phoenix palms • Deodar cedars		

PROPOSED CHANGES TO THE PUBLIC REVIEW DRAFT TOWER DISTRICT SPECIFIC PLAN, PUBLIC REVIEW DRAFT TOWER DISTRICT DESIGN STANDARDS AND GUIDELINES, GENERAL PLAN PLANNED LAND USE MAP (Figure LU-1), and ZONING MAP

Item #	Staff Recommended Changes to the TDSP	Staff Recommended Changes to the TDDSG	Staff Recommended Changes to Fresno General Plan Planned Land Use (Figure LU-1) and the Zoning Map
16	As directed by the Fresno City Council, for the property located at 604 N. San Pablo Avenue, revise Figures 3.2 and 3.3 to show the planned land use designation proposed to be changed to Neighborhood Mixed-Use.		As directed by the Fresno City Council, for the property located at 604 N. San Pablo Avenue, change the General Plan planned land use designation (Figure LU-1) and zone district on the Zoning Map to Neighborhood Mixed-Use.
17	Revise Figure 4.1 to remove the note "Planned Broadway Parque", change the color of the park to light green to match the designation in the legend for Existing Parks, and label the park "Broadway Parque" to match the label for Trolley Park.		
18	Revise Figure 4.1 to remove the vacant parcel designated on APNs 44405201 and 44405202, the concentric circle surrounding these properties, and the leader line from the green boxed note below.		
19	Provide the following edits on page 97 in Section 4.4: While the Tower District has no public library branch at this time, the community has been working with the Fresno County Public Library district to create a new branch, relocate an existing one, or enhance the quality of the Gillis Branch Library Branch, located on at 629 W. west Dakota Avenue. that currently serves the District.		
20	Add the following policy: POS 4.4 Removal of electrical provider barriers to new accessory dwelling unit development. Initiate a dialogue between the City of Fresno, Pacific Gas and Electric (PG&E), and residents to reach agreements around opportunities to remove barriers to accessory dwelling unit (adu) development. Work with PG&E to determine priorities for transformer replacement and undergrounding of power lines.		

PROPOSED CHANGES TO THE PUBLIC REVIEW DRAFT TOWER DISTRICT SPECIFIC PLAN, PUBLIC REVIEW DRAFT TOWER DISTRICT DESIGN STANDARDS AND GUIDELINES, GENERAL PLAN PLANNED LAND USE MAP (Figure LU-1), and ZONING MAP

Item #	Staff Recommended Changes to the TDSP	Staff Recommended Changes to the TDDSG	Staff Recommended Changes to Fresno General Plan Planned Land Use (Figure LU-1) and the Zoning Map
21	Add the following policy: POS 4.5 Removal of solid waste management provider barriers to designing quality urban site plans for new commercial, multi-family, and mixed-use development. Initiate a dialogue between the City of Fresno Planning and Development Department staff, Solid Waste Management Division staff, and residents to reach agreements around opportunities to remove barriers to to designing quality urban site plans for new commercial, multi-family, and mixed-use development. Dialogue should include the following: 1) Allow for flexibility for urban developments on tight in-fill sites to utilize hand cart for solid waste, recycling and green waste rather than dumpsters. This will free up needed square footage for other uses while also encourage limiting waste produced on site. 2) Add publicly accessible trash cans on sidewalks throughout the commercial corridors that can be emptied with automated lift of existing garbage trucks to reduce cost of trash collection and limit trash overflows and littering.		
22	On page 165, delete second reference to Council District Review Committees 1, 3, and 7		
23	On page 166, revise "South tower Trust to "South Tower Community Land Trust"		
24	On page 190, in the Land Use table, in the first row, regarding Policy LU 6.1, add two red negative symbols under Environmental Comfort below the two green plus signs and add two two red negative symbols under Housing Stability.		

PROPOSED CHANGES TO THE PUBLIC REVIEW DRAFT TOWER DISTRICT SPECIFIC PLAN, PUBLIC REVIEW DRAFT TOWER DISTRICT DESIGN STANDARDS AND GUIDELINES, GENERAL PLAN PLANNED LAND USE MAP (Figure LU-1), and ZONING MAP

Item #	Staff Recommended Changes to the TDSP	Staff Recommended Changes to the TDDSG	Staff Recommended Changes to Fresno General Plan Planned Land Use (Figure LU-1) and the Zoning Map
25	Remove planned land use and zoning designations from the Tower District Specfic Plan Planned Land Use Figure 3.2 for the following APNs: 45026003T, 45027112T, 45027212T, 45027213T, 45027214T, 45027118T, 45027326T, 45027227T, 450272228T, 45027312T, and 45027313T.		Remove planned land use and zoning designations from the Fresno General Plan Planned Land Use Map (Figure LU-1) and the Zoning Map for the following APNs: 45026003T, 45027112T, 45027212T, 45027213T, 45027214T, 45027118T, 45027326T, 45027227T, 450272228T, 45027312T, and 45027313T.
26	Revise Figure 3.2 to show the the planned land use and zoning designation for APN 45904340 as Commercial General and remove the bold outline and note as well. In Figure 3.3, for the same property, show the the planned land use and zoning designation for APN 45904340 as Commercial General nd remove the bold outline.		

Attachment 2
Land Use Change Request

Request 1- Technical Correction*

APNs	City/ County	Requested by
45026003T, 45027112T, 45027212T, 45027213T, 45027214T, 45027118T, 45027326T, 45027227T, 450272228T, 45027312T, 45027313T	City	Staff

PLU Request	Zoning Request	Same as General Plan?
Remove parcels designated as Commercial Main Street acquired for public right of way	Remove parcels zoned CMS acquired for public right of way	Yes

Total Acreage	Housing Capacity Impact	CEQA
1.96	Loss of 94 units of capacity	Can be accommodated within EIR scope

Staff Comments: The request is a technical correction to acknowledge acquisition of eleven parcels for the Belmont overpass that were planned and zoned Commercial Main Street (CMS).

Request 2 - Council Motion*

APNs	City/ County	Requested by
45229134	City	Council Motion, Initiation

PLU Request	Zoning Request	Same as General Plan?
Medium Density Residential to Neighborhood Mixed Use	RS-5 to NMX	No

Total Acreage	Housing Capacity Impact	CEQA
0.58	Gain of 37 units of capacity	Can be accommodated within EIR scope

Staff Comments – In response to a request from South Tower Community Land Trust, the Council approved a motion to change the planned land use and zoning from Medium Density Residential / RS-5 to Neighborhood Mixed Use.

Request 3- Map Correction*

APNs	City/ County	Requested by
45904340	City	Staff

PLU Request	Zoning Request	Same as General Plan?
Neighborhood Mixed Use to General Commercial	NMX to CG	Yes

Total Acreage	Housing Capacity Impact	CEQA
0.56	Loss of 36 units of capacity	Can be accommodated within the EIR scope

Staff Comments – This parcel was designated NMX in error.

Request 4 – Land Use Change Request

APNs	City/ County	Requested by
44427431	City	Doug Cords

PLU Request	Zoning Request	Same as General Plan?
Neighborhood Mixed Use to Commercial Community	NMX to CC	Yes

Total Acreage	Housing Capacity Impact	CEQA
0.46	Loss of 29 units of capacity	Can be accommodated within EIR scope

Staff Comments – this change was requested by the property owner of this site, which is currently developed as a retail establishment.

Request 5 – Land Use Change Request

APNs	City/ County	Requested by
45903101, 45902403	City	Marco Zamorra

PLU Request	Zoning Request	Same as General Plan?
Neighborhood Mixed Use to General Commercial	NMX to CG	Yes

Total Acreage	Housing Capacity Impact	CEQA
0.57	Loss of 36 units of capacity	Can be accommodated within EIR scope

Staff Comments – this change was requested by the property owner of this site, which is currently developed as a retail establishment.

*the first 3 requests were included in the Planning Commission staff report; requests 4 and 5 were new. All were recommended for approval by the Planning Commission on November 5, 2025.

**FRESNO CITY PLANNING COMMISSION
RESOLUTION NO. 13931**

The Fresno City Planning Commission at its regular meeting on November 5, 2025, adopted the following resolution relating to Plan Amendment Application No. P25-03200.

WHEREAS, on December 18, 2014, by Resolution No. 2014-226, the City Council adopted the Fresno General Plan which incorporated a policy to amend or update several of the City's plans, including the Tower District Specific Plan; and

WHEREAS, members of the Tower District community expressed a desire to update the existing 1991 Specific Plan and to evaluate and revise objectives and policies to encourage consistent and compatible development of future residential and commercial uses; and

WHEREAS, on May 27, 2021, the City Council approved Resolution No. 2021-147, establishing the Tower District Specific Plan Implementation Committee and requiring membership to consist of seven members; and

WHEREAS, the Implementation Committee held its first meeting in January 2022; and

WHEREAS, on April 28, 2022, the City of Fresno entered into a contract with Wallace, Roberts and Todd (WRT) to assist in the preparation and analysis of the Tower District Specific Plan update; and

WHEREAS, the Implementation Committee met 36 times from January 2022 to August 2025, adhering to Brown Act procedures to consider issues raised by themselves and community members; and

WHEREAS, City staff hosted two community workshops, attended seven community pop-up events, sent mailers in August 2023, February 2024, and July 2024, to property owners and tenants in the Tower District and regularly canvassed Tower District neighborhoods; and

WHEREAS, on May 14, 2024, the Implementation Committee made the recommendation to forward the draft objectives and policies which correspond to the draft land use map to the City Council for initiation of the plan; and

WHEREAS, on July 12, 2024, the Draft Specific Plan update was released for a 30-day public comment period through August 12, 2024, to receive community feedback; and

WHEREAS, the Fresno City Council took action to recommend that staff be directed

to continue working with the Implementation Committee and community to refine the plan and commence environmental analysis, as required by the California Environmental Quality Act.

WHEREAS, on November 7, 2024, by Resolution No. 2024-270 pursuant to Fresno Municipal Code Section 15-4902-B, the Fresno City Council initiated the Tower District Specific Plan update based on the Draft Land Use Map and Draft Tower District Specific Plan update and the following motions:

- Initiate the designation of the Lower Fulton -Van Ness District and the area bounded by Olive, Poplar, Elizabeth and Van Ness as Historic Districts pursuant to Fresno Municipal Code Section 12- 1610(a).
- Rezone all properties facing Blackstone Avenue from McKinley Avenue to Bremer Avenue, omitting the portion of Susan B. Anthony Elementary School which fronts Blackstone Avenue to the Corridor/ Center Mixed Use Zone.
- Add additional park opportunity areas for study at the following general locations: Olive/Calaveras, Echo/Thomas, Fruit/Home, Belmont/Van Ness, and Poplar/Klondike
- Evaluate 604 N San Pablo to rezone the property to the Neighborhood Mixed Use Zone; and

WHEREAS, on August 15, 2025, the City released the Public Draft of the Tower District Specific Plan for a 45-day comment period; and

WHEREAS, City Staff sent mailers in October 2025 to property owners whose planned land uses are proposed to be changed by the Tower District Specific Plan; and

WHEREAS, the Planning and Development Director has initiated Plan Amendment Application P25-03186 to repeal the 1991 Tower District Specific Plan; and

WHEREAS, the Planning and Development Director has initiated Plan Amendment Application P25-03200 to update the Planned Land Use Map (Figure LU-1) of the Fresno General Plan for approximately 118 acres; and

WHEREAS, pursuant to the provisions of 15-5809 of the Fresno Municipal Code, the Planning Commission of the City of Fresno held a duly noticed public hearing on November 5, 2025, to consider the subject applications and the associated EIR; and

WHEREAS, at the hearing 4 persons spoke in favor of the applications, 2 spoke in opposition of particular land use changes, and 0 spoke in support of the applications but in opposition to a particular land use change; and,

WHEREAS, the Fresno City Planning Commission reviewed the FEIR prepared for this Plan Amendment, SCH No. 2019069117; and,

WHEREAS, the Planning Commission took action to recommend approval of the subject applications and the proposed revisions in Exhibit D; and,

NOW, THEREFORE, BE IT RESOLVED by the Fresno City Planning Commission, based upon the testimony and information presented at the hearing and upon review and consideration of the environmental documentation provided, as follows:

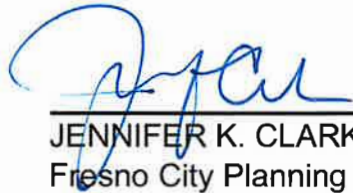
1. The Commission finds in accordance with its own judgment that the FEIR SCH No. 2025050309, was completed in compliance with the California Environmental Quality Act (CEQA). The FEIR found that the project will have significant environmental impacts which have not been mitigated to a level below significant. Therefore, it has been determined that a Statement of Overriding Considerations, as required by CEQA Guidelines Section 15903 is appropriate. It has been further determined that a Mitigation Monitoring and Reporting Program, as required by Public Resources Code Section 21081.6 and CEQA Guidelines Section 15097, is also appropriate. Accordingly, the Commission recommends that the Council review and certify the FEIR, Adopt Findings of Fact and Statement of Overriding Considerations and approve the Mitigation Monitoring and Reporting Program.
2. The Commission finds in accordance with its own judgment that the proposed Plan Amendment complies with Government Code Section 65863 related to the Housing Element, as it is consistent with the Fresno General Plan and the sites remaining in the Housing Element are adequate to accommodate the City's share of the Regional Housing Needs Allocation.

BE IT FURTHER RESOLVED that the Fresno City Planning Commission hereby recommends to the City Council that Plan Amendment No. P22-03200, which proposes to amend the Fresno General Plan Planned Land Use Map (Figure LU-1) to incorporate the land use change proposed in the Tower District Specific Plan, as shown in Attachment 1, be approved, including the revisions set forth in Exhibit D (which include land use change requests 1-3) and additional land use change requests 4 and 5 presented at the hearing.

The foregoing Resolution was adopted by the Fresno City Planning Commission upon a motion from Commissioner Lyday seconded by Commissioner Vice Chair Bray.

VOTING: Ayes - Lyday, Bray (Vice Chair), Calandra, Shergill, and Vang (Chair)
 Noes - None
 Not Voting - None
 Absent - Criner, and Diaz

Dated: November 5, 2025


JENNIFER K. CLARK, Secretary
Fresno City Planning Commission

Resolution No. 13931
Plan Amendment Ap. No. P25-03200
Initiated by the Fresno City Council
Action: Recommend Approval

Attachment:

- Attachment 1: Proposed Changes to the General Plan Planned Land Use Map
- Attachment 2: Land Use Change Requests

Attachment 1
Plan Amendment P25-03200
Proposed changes to General Plan Planned Land Use Map

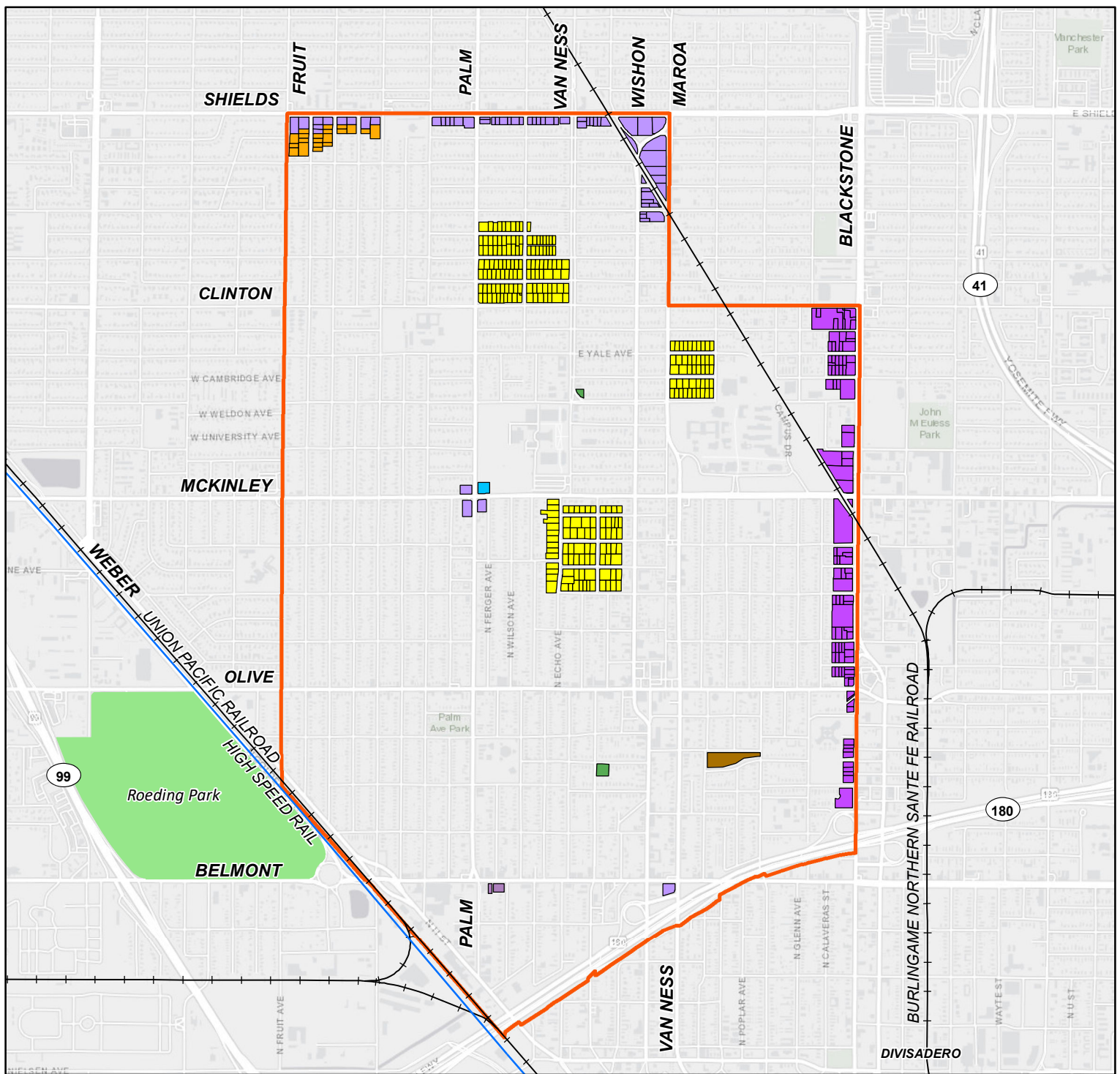


FIGURE 2: SPECIFIC PLAN PLANNED LAND USE CHANGES

Legend

- Tower District Specific Plan Boundary
- High Speed Rail Unofficial Alignment
- Existing Railroad

RESIDENTIAL

- Residential - Medium Low Density
- Residential - Medium High Density
- Residential - Urban Neighborhood

COMMERCIAL

- Commercial - Main Street

MIXED USE

- Neighborhood Mixed-Use
- Corridor/Center Mixed Use

OPEN SPACE

- Open Space

PUBLIC FACILITIES

- Public Facility

Note:

1. Proposed planned land use changes to 427 parcels (118 acres)

Source: City of Fresno GIS Data
Prepared by the Planning and Development Department

9/24/2025

Tower District Specific Plan



0 0.25 0.5 Miles

Attachment 2
Land Use Change Requests

Request 1- Technical Correction*

APNs	City/ County	Requested by
45026003T, 45027112T, 45027212T, 45027213T, 45027214T, 45027118T, 45027326T, 45027227T, 450272228T, 45027312T, 45027313T	City	Staff

PLU Request	Zoning Request	Same as General Plan?
Remove parcels designated as Commercial Main Street acquired for public right of way	Remove parcels zoned CMS acquired for public right of way	Yes

Total Acreage	Housing Capacity Impact	CEQA
1.96	Loss of 94 units of capacity	Can be accommodated within EIR scope

Staff Comments: The request is a technical correction to acknowledge acquisition of eleven parcels for the Belmont overpass that were planned and zoned Commercial Main Street (CMS).

Request 2 - Council Motion*

APNs	City/ County	Requested by
45229134	City	Council Motion, Initiation

PLU Request	Zoning Request	Same as General Plan?
Medium Density Residential to Neighborhood Mixed Use	RS-5 to NMX	No

Total Acreage	Housing Capacity Impact	CEQA
0.58	Gain of 37 units of capacity	Can be accommodated within EIR scope

Staff Comments – In response to a request from South Tower Community Land Trust, the Council approved a motion to change the planned land use and zoning from Medium Density Residential / RS-5 to Neighborhood Mixed Use.

Request 3- Map Correction*

APNs	City/ County	Requested by
45904340	City	Staff

PLU Request	Zoning Request	Same as General Plan?
Neighborhood Mixed Use to General Commercial	NMX to CG	Yes

Total Acreage	Housing Capacity Impact	CEQA
0.56	Loss of 36 units of capacity	Can be accommodated within the EIR scope

Staff Comments – This parcel was designated NMX in error.

Request 4 – Land Use Change Request

APNs	City/ County	Requested by
44427431	City	Doug Cords

PLU Request	Zoning Request	Same as General Plan?
Neighborhood Mixed Use to Commercial Community	NMX to CC	Yes

Total Acreage	Housing Capacity Impact	CEQA
0.46	Loss of 29 units of capacity	Can be accommodated within EIR scope

Staff Comments – this change was requested by the property owner of this site, which is currently developed as a retail establishment.

Request 5 – Land Use Change Request

APNs	City/ County	Requested by
45903101, 45902403	City	Marco Zamorra

PLU Request	Zoning Request	Same as General Plan?
Neighborhood Mixed Use to General Commercial	NMX to CG	Yes

Total Acreage	Housing Capacity Impact	CEQA
0.57	Loss of 36 units of capacity	Can be accommodated within EIR scope

Staff Comments – this change was requested by the property owner of this site, which is currently developed as a retail establishment.

*the first 3 requests were included in the Planning Commission staff report; requests 4 and 5 were new. All were recommended for approval by the Planning Commission on November 5, 2025.

FRESNO CITY PLANNING COMMISSION

RESOLUTION NO. 13932

The Fresno City Planning Commission at its regular meeting on November 5, 2025, adopted the following resolution relating to Rezone Application No. P25-03202.

WHEREAS, on December 18, 2014, by Resolution No. 2014-226, the City Council adopted the Fresno General Plan which incorporated a policy to amend or update several of the City's plans, including the Tower District Specific Plan; and

WHEREAS, members of the Tower District community expressed a desire to update the existing 1991 Specific Plan and to evaluate and revise objectives and policies to encourage consistent and compatible development of future residential and commercial uses; and

WHEREAS, on May 27, 2021, the City Council approved Resolution No. 2021-147, establishing the Tower District Specific Plan Implementation Committee and requiring membership to consist of seven members; and

WHEREAS, the Implementation Committee held its first meeting in January 2022; and

WHEREAS, on April 28, 2022, the City of Fresno entered into a contract with Wallace, Roberts and Todd (WRT) to assist in the preparation and analysis of the Tower District Specific Plan update; and

WHEREAS, the Implementation Committee met 36 times from January 2022 to August 2025, adhering to Brown Act procedures to consider issues raised by themselves and community members; and

WHEREAS, City staff hosted two community workshops, attended seven community pop-up events, sent mailers in August 2023, February 2024, and July 2024, to property owners and tenants in the Tower District and regularly canvassed Tower District neighborhoods; and

WHEREAS, on May 14, 2024, the Implementation Committee made the recommendation to forward the draft objectives and policies which correspond to the draft land use map to the City Council for initiation of the plan; and

WHEREAS, on July 12, 2024, the Draft Specific Plan update was released for a 30-day public comment period through August 12, 2024, to receive community feedback; and

WHEREAS, the Fresno City Council took action to recommend that staff be directed

to continue working with the Implementation Committee and community to refine the plan and commence environmental analysis, as required by the California Environmental Quality Act.

WHEREAS, on November 7, 2024, by Resolution No. 2024-270 pursuant to Fresno Municipal Code Section 15-4902-B, the Fresno City Council initiated the Tower District Specific Plan update based on the Draft Land Use Map and Draft Tower District Specific Plan update and the following motions:

- Initiate the designation of the Lower Fulton -Van Ness District and the area bounded by Olive, Poplar, Elizabeth and Van Ness as Historic Districts pursuant to Fresno Municipal Code Section 12- 1610(a).
- Rezone all properties facing Blackstone Avenue from McKinley Avenue to Bremer Avenue, omitting the portion of Susan B. Anthony Elementary School which fronts Blackstone Avenue to the Corridor/ Center Mixed Use Zone.
- Add additional park opportunity areas for study at the following general locations: Olive/Calaveras, Echo/Thomas, Fruit/Home, Belmont/Van Ness, and Poplar/Klondike
- Evaluate 604 N San Pablo to rezone the property to the Neighborhood Mixed Use Zone; and

WHEREAS, on August 15, 2025, the City released the Public Draft of the Tower District Specific Plan for a 45-day comment period; and

WHEREAS, City Staff sent mailers in October 2025 to property owners whose planned land uses are proposed to be changed by the Tower District Specific Plan; and

WHEREAS, the Planning and Development Director has initiated Plan Amendment Application P25-03186 to repeal the 1991 Tower District Specific Plan; and

WHEREAS, the Planning and Development Director has initiated Plan Amendment Application P25-03200 to update the Planned Land Use Map (Figure LU-1) of the Fresno General Plan for approximately 118 acres; and

WHEREAS, pursuant to the provisions of 15-5809 of the Fresno Municipal Code, the Planning Commission of the City of Fresno held a duly noticed public hearing on November 5, 2025, to consider the subject applications and the associated EIR; and

WHEREAS, the City of Fresno Planning and Development Department Director has filed Plan Amendment Application P25-03200 to correspondingly update the Land Use Map (Figure LU-1) of the Fresno General Plan; and

WHEREAS, the City of Fresno Planning and Development Department Director has also concurrently filed Rezone Application P25-03202 to rezone approximately 138 acres of property within the Tower District Specific Plan Area, consistent with Plan Amendment Application No. P25-03198 to adopt the Tower District Specific Plan, and Plan Amendment Application No. P25-03200 to update the Planned Land Use Map (Figure LU-1) of the Fresno General Plan; and

WHEREAS, pursuant to the provisions of 15-5809 of the Fresno Municipal Code, the Planning Commission of the City of Fresno held a duly noticed public hearing on November 5, 2025, to consider Rezone Application P25-03202, and the associated EIR; and

WHEREAS, at the hearing 4 persons spoke in favor of the applications, 2 spoke in opposition of particular land use changes, and 0 spoke in support of the applications but in opposition to a particular land use change; and

WHEREAS, the Fresno City Planning Commission reviewed the FEIR prepared for this Plan Amendment, SCH No. 2025050309; and,

WHEREAS, the Planning Commission took action to recommend approval of the subject applications and for the City Council to review and consider the requested land use changes; and,

NOW, THEREFORE, BE IT RESOLVED by the Fresno City Planning Commission, based upon the testimony and information presented at the hearing and upon review and consideration of the environmental documentation provided, as follows:

1. The Commission finds in accordance with its own judgment that the FEIR SCH No. 2025050309, was completed in compliance with the California Environmental Quality Act (CEQA). The FEIR found that the project will have significant environmental impacts which have not been mitigated to a level below significant. Therefore, it has been determined that a Statement of Overriding Considerations, as required by CEQA Guidelines Section 15903 is appropriate. It has been further determined that a Mitigation Monitoring and Reporting Program, as required by Public Resources Code Section 21081.6 and CEQA Guidelines Section 15097, is also appropriate. Accordingly, the Commission recommends that the Council review and certify the FEIR, Adopt Findings of Fact and Statement of Overriding Considerations and approve the Mitigation Monitoring and Reporting Program.

BE IT FURTHER RESOLVED that the Fresno City Planning Commission hereby recommends to the City Council that Rezone Application No. P25-03202, which proposes to rezone approximately 138 acres within the Tower District Specific Plan area to be consistent with the proposed planned land uses and expand the Housing Overlay Zone District, as shown in Attachment 1, be approved, including the revisions set forth in Exhibit D (which include zone change requests 1-3) and additional zone change requests 4 and 5 presented at the hearing.

The foregoing Resolution was adopted by the Fresno City Planning Commission upon a motion from Commissioner Lyday seconded by Vice Chair Bray.

VOTING: Ayes - Lyday, Bray (Vice Chair), Calandra, Shergill, and Vang (Chair)
 Noes - None
 Not Voting - None
 Absent - Criner, and Diaz

Dated: November 5, 2025



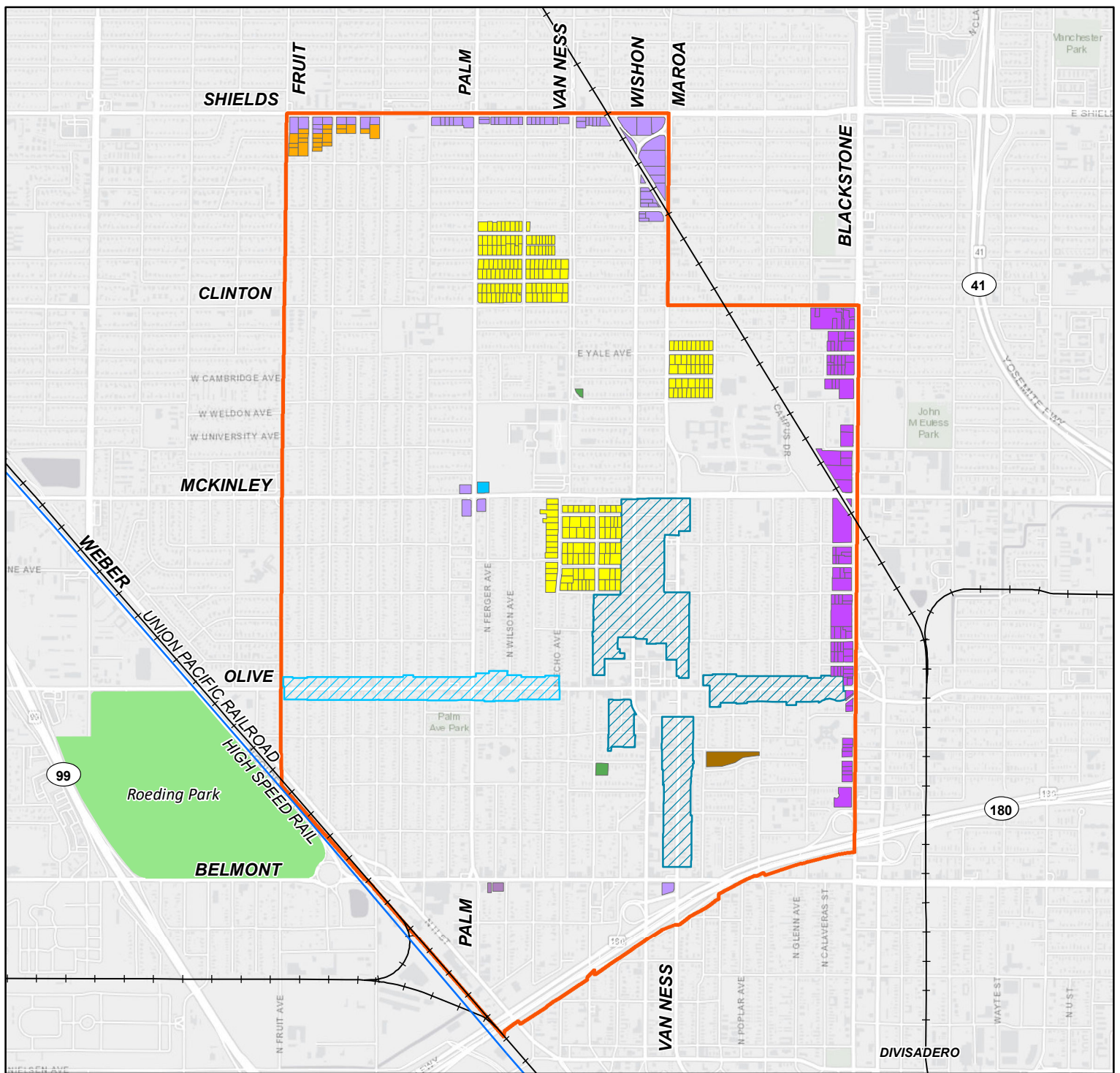
JENNIFER K. CLARK, Secretary
Fresno City Planning Commission

Resolution No. 13932
Rezone Ap. No. P25-03202
Initiated by the Fresno City Council
Action: Recommend Approval

Attachment:

- Attachment 1: Proposed Changes to the Zoning Map
- Attachment 2: Land Use Change Requests

Attachment 1
Rezone P25-03202
Tower District Specific Plan Proposed
Changes to the Zoning Map



TOWER DISTRICT SPECIFIC PLAN PROPOSED CHANGES TO THE ZONING MAP

Legend

Zoning Districts

- RS-4 - Residential Single-Family, Medium Low Density
- RM-1 - Residential Multi-Family, Medium High Density
- RM-2 - Residential Multi-Family, Urban Neighborhood
- NM-X - Neighborhood Mixed Use
- CM-X - Corridor/Center Mixed Use
- CMS - Commercial Main Street
- OS - Open Space
- PI - Public and Institutional

Apartment House Overlay District

- Existing
- Proposed

- Existing Railroad
- High Speed Rail Unofficial Alignment
- Tower District Specific Plan Boundary

Notes:

1. Proposed zone district rezone of 427 parcels (118 acres)
2. Proposed Apartment House Overlay District rezone of 93 parcels (19.73 acres)



Attachment 2
Land Use Change Request

Request 1- Technical Correction*

APNs	City/ County	Requested by
45026003T, 45027112T, 45027212T, 45027213T, 45027214T, 45027118T, 45027326T, 45027227T, 450272228T, 45027312T, 45027313T	City	Staff

PLU Request	Zoning Request	Same as General Plan?
Remove parcels designated as Commercial Main Street acquired for public right of way	Remove parcels zoned CMS acquired for public right of way	Yes

Total Acreage	Housing Capacity Impact	CEQA
1.96	Loss of 94 units of capacity	Can be accommodated within EIR scope

Staff Comments: The request is a technical correction to acknowledge acquisition of eleven parcels for the Belmont overpass that were planned and zoned Commercial Main Street (CMS).

Request 2 - Council Motion*

APNs	City/ County	Requested by
45229134	City	Council Motion, Initiation

PLU Request	Zoning Request	Same as General Plan?
Medium Density Residential to Neighborhood Mixed Use	RS-5 to NMX	No

Total Acreage	Housing Capacity Impact	CEQA
0.58	Gain of 37 units of capacity	Can be accommodated within EIR scope

Staff Comments – In response to a request from South Tower Community Land Trust, the Council approved a motion to change the planned land use and zoning from Medium Density Residential / RS-5 to Neighborhood Mixed Use.

Request 3- Map Correction*

APNs	City/ County	Requested by
45904340	City	Staff

PLU Request	Zoning Request	Same as General Plan?
Neighborhood Mixed Use to General Commercial	NMX to CG	Yes

Total Acreage	Housing Capacity Impact	CEQA
0.56	Loss of 36 units of capacity	Can be accommodated within the EIR scope

Staff Comments – This parcel was designated NMX in error.

Request 4 – Land Use Change Request

APNs	City/ County	Requested by
44427431	City	Doug Cords

PLU Request	Zoning Request	Same as General Plan?
Neighborhood Mixed Use to Commercial Community	NMX to CC	Yes

Total Acreage	Housing Capacity Impact	CEQA
0.46	Loss of 29 units of capacity	Can be accommodated within EIR scope

Staff Comments – this change was requested by the property owner of this site, which is currently developed as a retail establishment.

Request 5 – Land Use Change Request

APNs	City/ County	Requested by
45903101, 45902403	City	Marco Zamorra

PLU Request	Zoning Request	Same as General Plan?
Neighborhood Mixed Use to General Commercial	NMX to CG	Yes

Total Acreage	Housing Capacity Impact	CEQA
0.57	Loss of 36 units of capacity	Can be accommodated within EIR scope

Staff Comments – this change was requested by the property owner of this site, which is currently developed as a retail establishment.

*the first 3 requests were included in the Planning Commission staff report; requests 4 and 5 were new. All were recommended for approval by the Planning Commission on November 5, 2025.