

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

This page intentionally left blank

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.		