

Exhibit L
Fresno Bee Public Hearing Notice
on October 10, 2025

**NOTICE OF THE FRESNO CITY PLANNING COMMISSION
AND CITY COUNCIL HEARINGS REGARDING THE
TOWER DISTRICT SPECIFIC PLAN, TOWER DISTRICT
DESIGN STANDARDS AND GUIDELINES, AND RELATED
FINAL ENVIRONMENTAL IMPACT REPORT
(SCH NO. 2025050309)**

NOTICE IS HEREBY GIVEN that the Fresno City Planning Commission and City Council, in accordance with the procedures of Chapter 15, Sections 5007 and 5801-5812 of the Fresno Municipal Code (FMC), will conduct public hearings to consider the draft Tower District Specific Plan, Tower District Design Standards and Guidelines, and related Final Environmental Impact Report (FEIR), State Clearinghouse (SCH) No. 2010079022.

Project Description. The project is the adoption of the Tower District Specific Plan (TDSP) and the Tower District Design Standards and Guidelines (TDDSG). Adoption of the TDSP would require amendment of the City of Fresno General Plan land use map and corresponding rezoning for 118 acres. In addition, a rezone to expand the Apartment House Overlay District for 19.73 acres along Olive Avenue between Fruit and Echo Avenues is part of the project. The intent of the TDSP is to refine and build upon the General Plan goals for the area through guiding principles, policies, development standards, and implementation strategies that reflect the unique opportunities and characteristics of the Plan Area. The purpose of the TDSP is to serve as a policy and regulatory document that seeks to balance economic benefit, reduce environmental impacts, and improve quality of life. The purpose of the TDDSG is to implement the TDSP and update the 2005 Design Guidelines with objective design standards per California Government Code Section 65913.4.

The specific applications filed for the Project are described as follows:

1. **ENVIRONMENTAL IMPACT REPORT SCH No. 2025050309:** In accordance with the California Environmental Quality Act (CEQA), an Environmental Impact Report (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 ended on September 29, 2025. A Final EIR will be released no later than November 7, 2025, which will include all comments received during the public review period, City responses to issues raised regarding the adequacy of the Draft EIR, and any necessary errata to the Draft EIR.
2. **Plan Amendment Application No. P25-03196** proposes to repeal the 1991 Tower District Specific Plan.
3. **Plan Amendment Application No. P25-03197** proposes to repeal the Tower District Design Guidelines (2005).

4. **Plan Amendment Application No. P25-03198** proposes to adopt the Tower District Specific Plan.
5. **Plan Amendment Application No. P25-03200** proposes to update the Planned Land Use Map (Figure LU-1) of the Fresno General Plan to incorporate the land use changes proposed in the Tower District Specific Plan.
6. **Plan Amendment Application No. P25-03201** proposes to adopt the Tower District Design Standards and Guidelines.
7. **Rezone Application No. P25-03202** proposes to rezone approximately 118 acres of property for consistency with the proposed land use changes and add the Apartment House Overlay District to approximately 19.73 acres of property along Olive Avenue between Fruit and Echo Avenues.

This published notice is provided in lieu of mailed notices to affected property owners pursuant to Fresno Municipal Code section 15-5007-d.

Public hearings on these items are scheduled with the Fresno Planning Commission and City Council as noted below. The Planning Commission's recommendation is advisory to the City Council. The City Council's action is final.

FRESNO CITY PLANNING COMMISSION	FRESNO CITY COUNCIL
Date: Wednesday, November 5, 2025 Time: 6:00 pm, or thereafter Place: City Hall Council Chamber 2600 Fresno Street, 2 nd Floor Fresno, CA 93721	Date: Thursday, November 20, 2025 Time: 9:10 am, or thereafter Place: City Hall Council Chamber 2600 Fresno Street, 2 nd Floor Fresno, CA 93721

Any interested person may appear at either or both of the public hearings and present written testimony, or speak in favor or against the project proposal. All documents submitted to the Planning Commission or the City Council for consideration should be submitted in accordance with the instructions provided in the respective agendas at least **24 hours prior** to the start of the Planning Commission meeting or to the start of the Council Agenda item being heard, pursuant to the Planning Commission's and City Council's meeting rules and procedures. If an individual challenges the above applications in court, they may be limited to raising only those issues that were raised at the public hearings described in this notice, or in written correspondence delivered to the Planning & Development Department, Planning Commission and/or City Council at or prior to the public hearing. The Planning Commission's recommendations pertaining to the Environmental Assessment, Plan Amendments, and Rezone applications will be considered by the City Council.

For more information:

Beginning November 7, 2025, the Tower District Specific Plan, Tower District Design Standards and Guidelines, and Final Environmental Impact Report and related documents may be viewed at the following locations:

- Online at www.fresno.gov/tdsp
- Planning and Development Department counter, located in Fresno City Hall (Room 3043 at the south end of the third floor), 2600 Fresno Street, Fresno, California 93721
- Fresno County Public Library, 2420 Mariposa Street, Fresno, CA 93721
- Gillis Branch Library, 629 West Dakota Avenue, Fresno, CA 93705

If you have any questions, you may contact Sophia Pagoulatos at (559) 621-8062 or sophia.pagoulatos@fresno.gov.

Si necesita información en Español, comuníquese con Sophia Pagoulatos al teléfono (559) 621-8062.

Written comments may be sent via email to longrangeplanning@fresno.gov or US Mail to:

Jennifer K. Clark, AICP
Director, Planning & Development Department
Fresno City Hall
2600 Fresno Street, Rm. 3065
Fresno, CA 93721

Attn: Sophia Pagoulatos, Planning Manager

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