

Exhibit U
Resolution of the Council of the City of Fresno, California,
updating the Land Use Map (Figure LU-1) of the Fresno General
Plan and to incorporate the Tower District Specific Plan
(Plan Amendment P25-03200).

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RESOLUTION NO. _____

A RESOLUTION OF THE COUNCIL OF THE CITY OF FRESNO, CALIFORNIA, UPDATING THE LAND USE MAP (FIGURE LU-1) OF THE FRESNO GENERAL PLAN AND INCORPORATING THE TOWER DISTRICT SPECIFIC PLAN (PLAN AMENDMENT 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

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City Attorney Approval: VC

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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.

WHEREAS, the Planning and Development Director has initiated Plan Amendment Application P25-03196 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, the Fresno City Planning Commission took action, as evidenced in

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Planning Commission Resolutions Nos. 13927 to 13932, to recommend approval of the subject applications; and

WHEREAS, on November 20, 2025, the Fresno City Council held a public hearing to consider Plan Amendment application No. P25-03200 and received both oral testimony and written information presented at the hearing regarding the subject applications; and

WHEREAS, prior to taking action on this project, Council certified the Final EIR (SCH No. 2025050309) for the Tower District Specific Plan and Tower District Design Standards and Guidelines, approving the Mitigation Monitoring and Reporting Program, adopting the Findings of Fact, and a Statement of Overriding Considerations, and determining that it was prepared in compliance with the California Environmental Quality Act.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Fresno as follows:

1. The Council finds the adoption of Plan Amendment Application P25-03200, as recommended by the Planning Commission, is in the best interest of the City of Fresno.
2. The Council of the City of Fresno hereby adopts Plan Amendment Application P25-03200, updating the Land Use Map (Figure LU-1) of the Fresno General Plan to incorporate the land use changes proposed in the Tower District Specific Plan as shown in Attachment 1 - Proposed Changes to the General Plan Planned Land Use Map.
3. This resolution shall be effective upon final approval.

* * * * *

STATE OF CALIFORNIA)
COUNTY OF FRESNO) ss.
CITY OF FRESNO)

I, Todd Stermer, City Clerk of the City of Fresno, certify that the foregoing resolution was adopted by the Council of the City of Fresno, at a regular meeting held on the _____ day of _____, 2025.

AYES :
NOES :
ABSENT :
ABSTAIN :

Todd Stermer, CMC
City Clerk

By: _____
Deputy Date

APPROVED AS TO FORM:
CITY ATTORNEY'S OFFICE

BY: _____
Kristi M. Costa Date
Supervising Deputy City Attorney

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

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Exhibit U - Attachment 1
Plan Amendment P25-03200
Tower District Specific Plan Planned Land Use
Map with Proposed Changes to the General Plan
Planned Land Use Map (LU-1)

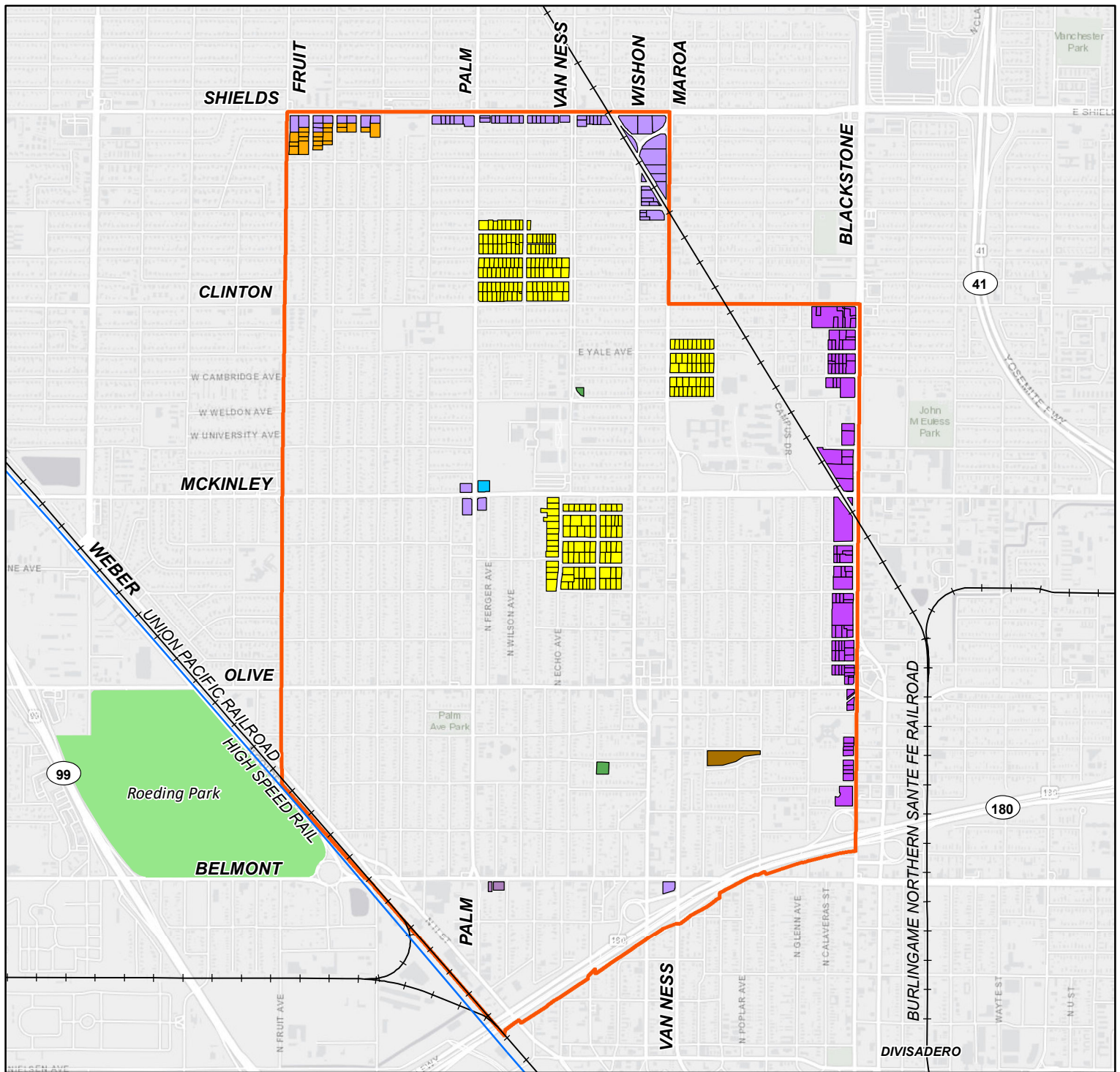


FIGURE 2: SPECIFIC PLAN PLANNED LAND USE CHANGES

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