

RESOLUTION NO. _____

A RESOLUTION OF THE COUNCIL OF THE CITY OF FRESNO, CALIFORNIA, APPLICATION NO. P24-02871, INITIATING THE TOWER DISTRICT SPECIFIC PLAN OBJECTIVE DESIGN STANDARDS, PERTAINING TO APPROXIMATELY 1,868 ACRES IN THE TOWER DISTRICT SPECIFIC PLAN AREA.

WHEREAS, the Tower District Specific Plan Area is bounded by Shields Avenue to the north, Fruit Avenue to the west, H Street and Highway 180 to the south, and Blackstone Avenue to the east; and

WHEREAS, the plan area is within Council District 1, Council District 3 and Council District 7; and

WHEREAS, the Tower District Specific Plan was adopted on March 26, 1991 by Bill No. 91-26; and

WHEREAS, the Tower District Specific Plan Design Guidelines (Design Guidelines) were established as a joint effort by the Tower District Design Review Committee and the Tower District Specific Plan Implementation Committee in June of 2004; and

WHEREAS, the Design Guidelines were established to assist property owners and developers by clearly describing what is expected of projects in the Plan Area, assist the Implementation Committee by guiding development in the neighborhood commercial mixed-use area, and to assist the Planning and Development Department by outlining requirements for projects and minimizing conflicts with established plans; and

Date Adopted:

Date Approved:

Effective Date:

City Attorney Approval: *VC*

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Resolution No.

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

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

WHEREAS, on May 27th, 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, California Government Code Section 65913.4 establishes objective design standards to require “a design standard that involve 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, City staff, along with community involvement, intend to update the existing Design Guidelines to comply with applicable state law to establish objective design standards to accompany the Tower District Specific Plan.

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

1. The Council, pursuant to Fresno Municipal Code Section 15-4902-B hereby initiates the Tower District Specific Plan Objective Design Standards (Exhibit A)

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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 _____ 2024.

AYES :
NOES :
ABSENT :
ABSTAIN :

TODD STERMER, CMC
City Clerk

By: _____
Deputy Date

APPROVED AS TO FORM:
ANDREW JANZ
City Attorney

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

Attachment: Exhibit A – Objective Design Standards Project Description

EXHIBIT A

OBJECTIVE DESIGN STANDARDS PROJECT DESCRIPTION

Objective Design Standards Project Description

In June of 2005, the Tower District Specific Plan Design Guidelines were adopted. These guidelines were established to assist property owners and developers by clearly describing what is expected of projects in the Plan Area, assist the Implementation Committee by guiding development in the neighborhood commercial mixed-use area, and to assist the Planning and Development Department by outlining requirements for projects and minimizing conflicts with existing plans.

California Government Code Section 65913.4 defines objective design standards as “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.” The City is required to update the existing Design Guidelines to comply with applicable state law to establish objective design standards to accompany the Tower District Specific Plan. This update may result in text amendments to Chapter 15 of the Citywide Development Code.