

Exhibit Q
Ordinance Bill of the Council of the City of Fresno, California,
Approving Plan Amendment Application P25-03196 to repeal the
1991 Tower District Specific Plan

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BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF FRESNO, CALIFORNIA,
APPROVING PLAN AMENDMENT NO. P25-03196, TO REPEAL
THE 1991 TOWER DISTRICT SPECIFIC PLAN.

WHEREAS, on December 18, 2014, by Resolution No. 2014-226, the City Council adopted the Fresno General Plan which incorporated policies and implementation strategies which include the update of the Tower District Specific Plan; 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the Tower District Specific Plan, adopted by the Fresno City Council on March 26, 1991, by Ordinance Bill 91-26, is outdated, and members of the Tower District community expressed a desire to update the existing 1991 Tower District Specific Plan by re-evaluating and revising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, 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

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Date Adopted:

Resolution No.

Date Approved:

Effective Date:

City Attorney Approval: *VC*

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November 5, 2025, to consider the subject applications and the associated EIR; and

WHEREAS, the Fresno City Planning Commission took action, as evidenced in Planning Commission Resolution No.13927 and voted to recommend approval of the subject applications; and

WHEREAS, on November 20, 2025, the Fresno City Council held a public hearing to consider subject applications and the associated Final EIR, 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, approving the Mitigation Monitoring and Reporting Program, adopting the Findings of Fact, and 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 No. P25-03196, 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 No. P25-03196, repealing the 1991 Tower District Specific Plan, pertaining to approximately 1,869 acres centrally located in Fresno, as depicted in Exhibit A.

3. This Ordinance shall become effective and in full force and effect at 12:01 a.m. on the thirty-first day after its passage.

* * * * *

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

I, Todd Stermer, City Clerk of the City of Fresno, certify that the foregoing Ordinance was adopted by the Council of the City of Fresno, California, at a regular meeting held on the _____ day of _____, 2025, by the following vote:

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 – Tower District Specific Plan Area Map

Exhibit A
Vicinity Map of Tower District Specific Plan Area



Tower District Specific Plan Area Vicinity Map
Planning and Development Department

