

Exhibit V

An Ordinance of the City of Fresno, California, to
approve Rezone Application No. P25-03202 to amend
the Official Zoning Map to rezone approximately 138
acres of property within the Tower District Specific Plan
Area to be consistent with the adopted Specific Plan
Planned Land Use Map and expand the Apartment
House Overlay District

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BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF FRESNO, CALIFORNIA, TO APPROVE REZONE APPLICATION NO. P25-03202 TO AMEND THE OFFICIAL ZONING MAP TO REZONE APPROXIMATELY 138 ACRES OF PROPERTY WITHIN THE TOWER DISTRICT SPECIFIC PLAN AREA TO BE CONSISTENT WITH THE ADOPTED SPECIFIC PLAN PLANNED LAND USE MAP AND EXPAND THE APARTMENT HOUSE OVERLAY DISTRICT.

WHEREAS, on December 18, 2014, by Resolution No. 2014-226, the City Council adopted the Fresno General Plan, and;

WHEREAS, on December 3, 2015, by Ordinance 2015-39, the City Council adopted the Citywide Development Code to implement the Fresno General Plan; and,

WHEREAS on February 4, 2016, by Ordinance 2016-4, the City Council updated the Official Zoning Map of the City of Fresno; and

WHEREAS, the Fresno City Council initiated Plan Amendment Application No. P25-03196 to repeal the 1991 Tower District Specific Plan, and Plan Amendment Application No. P25-03198 to adopt the updated Tower District Specific Plan; and

WHEREAS, the City of Fresno Planning and Development Department Director has filed Plan Amendment Application P25-03200 to correspondingly update the Land Use Map (Figure LU-1) of the Fresno General Plan; and,

WHEREAS, the City of Fresno Planning and Development Department Director has also concurrently filed Rezone Application P25-03202 to rezone approximately 138 acres of property within the Tower District Specific Plan Area, consistent with Plan Amendment Application No. P22-03198 to adopt the Tower District Specific Plan, and Plan Amendment

Page 1 of 4

Date Adopted:

Date Approved

Effective Date:

City Attorney Approval: 

577381v1

Ordinance No.

Application No. P22-03200 to update the Planned Land Use Map (Figure LU-1) of the Fresno General Plan; 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 Rezone Application P25-03202, and the associated EIR; and,

WHEREAS, the Fresno City Planning Commission took action, as evidenced in 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 Rezone Application No. P25-03202 and reviewed any and all submitted oral testimony and written information; and,

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

NOW, THEREFORE, THE COUNCIL OF THE CITY OF FRESNO DOES ORDAIN AS FOLLOWS:

SECTION 1. The Council finds in accordance with its own independent judgment that Final Program EIR (SCH No. 2025050309) for the Tower District Specific Plan, along with the Mitigation Monitoring and Reporting Program and Statement of Overriding Considerations, was prepared in compliance with the California Environmental Quality Act.

SECTION 2. The Council finds the requested Rezone application is consistent with the planned land use designation of the Fresno General Plan as expressed in Figure LU-1 as

amended by Plan Amendment Application No. P25-03200.

SECTION 3. The Council hereby rezones 138 acres of property within the Tower District Specific Plan area as shown on the Map in Attachment 1: Proposed Changes to the Zoning Map, with all conditions of zoning remaining in full force and effect.

SECTION 4. 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, at a regular meeting held on the day of _____ 2025.

AYES :
NOES :
ABSENT :
ABSTAIN :

TODD STERMER, CMC
City Clerk

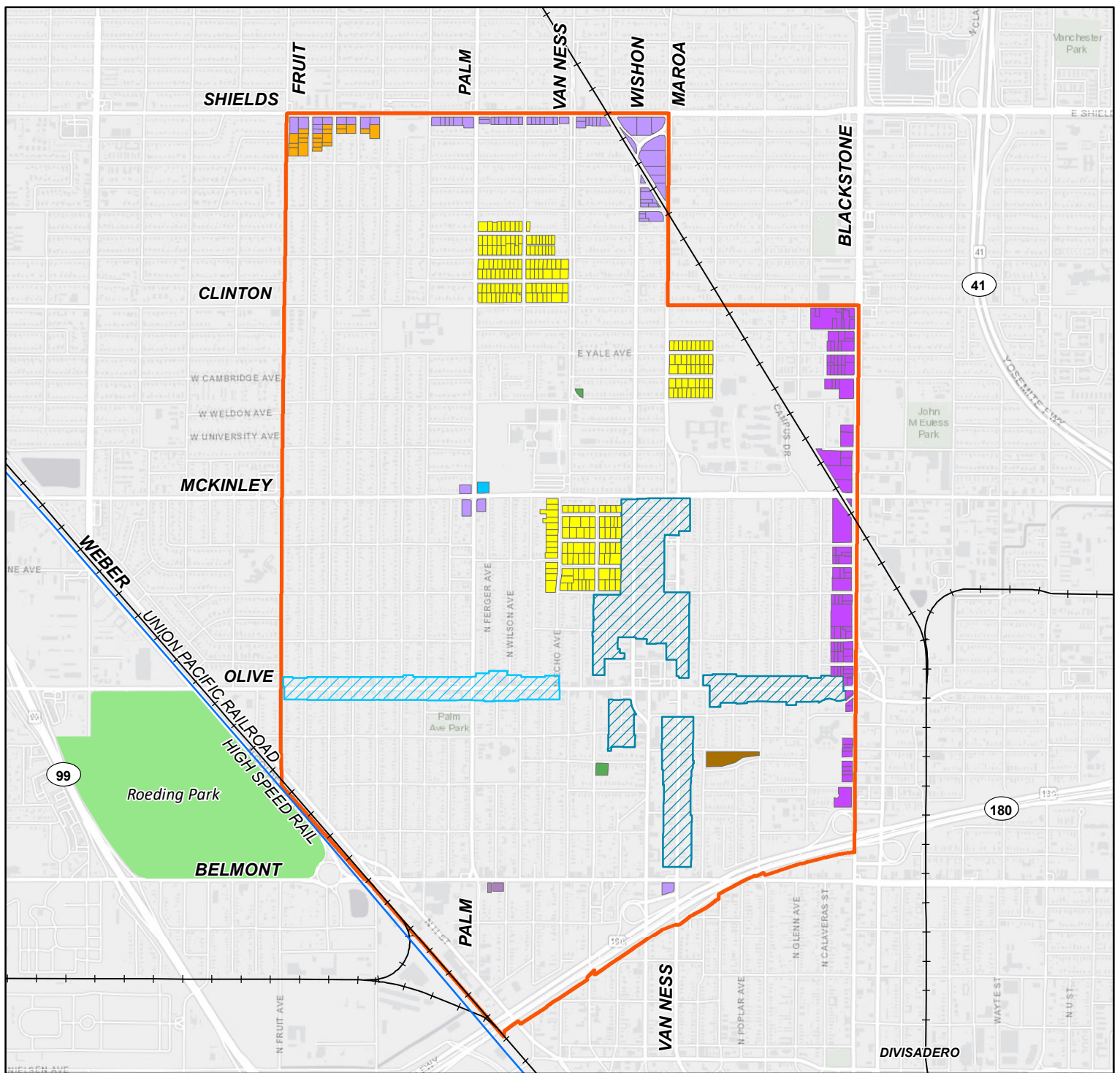
By: _____
Deputy Date

APPROVED AS TO FORM:
CITY ATTORNEY'S OFFICE

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

Attachment:
Attachment 1: Proposed Changes to the Zoning Map

Exhibit V - Attachment 1
Rezone P25-03202
Tower District Specific Plan Proposed
Changes to the Zoning Map



TOWER DISTRICT SPECIFIC PLAN PROPOSED CHANGES TO THE ZONING MAP

Legend

Zoning Districts

- RS-4 - Residential Single-Family, Medium Low Density
- RM-1 - Residential Multi-Family, Medium High Density
- RM-2 - Residential Multi-Family, Urban Neighborhood
- NMX - Neighborhood Mixed Use
- CMX - Corridor/Center Mixed Use
- CMS - Commercial Main Street
- OS - Open Space
- PI - Public and Institutional

Apartment House Overlay District

- Existing
- Proposed

- Existing Railroad
- High Speed Rail Unofficial Alignment
- Tower District Specific Plan Boundary

Notes:

1. Proposed zone district rezone of 427 parcels (118 acres)
2. Proposed Apartment House Overlay District rezone of 93 parcels (19.73 acres)

