

Exhibit R  
Ordinance Bill of the Council of the City of Fresno, California,  
Approving Plan Amendment Application P25-03197 to repeal  
the Tower District Design Guidelines (2005)

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BILL NO. \_\_\_\_\_

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE OF THE CITY OF FRESNO, CALIFORNIA,  
APPROVING PLAN AMENDMENT No P25-03197, TO REPEAL  
THE TOWER DISTRICT DESIGN GUIDELINES (ADOPTED  
2005).

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

WHEREAS, on November 7, 2024, by Resolution No. 2024-271 pursuant to Fresno Municipal Code Section 15-4902-B, the Fresno City Council initiated the Tower District Design Standards and Guidelines; and

WHEREAS, the Planning and Development Director has initiated Plan Amendment P25-03201 to adopt the Tower District Design Standards and Guidelines; and

WHEREAS, the Tower District Design guidelines, adopted by the Fresno City Council on June 14, 2005, by Ordinance Bill 2005-64, are outdated pursuant to state law which requires objective standards, and members of the Tower District community expressed a desire to update the Tower District Design Guidelines to replace guidelines with objective standards to the maximum extent possible to encourage consistent and compatible development of future residential and commercial uses; and

WHEREAS, California Government Code Section 65913. 4 establishes objective design standards to require " 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;" 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 Planning Commission Resolution No.13928 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. P25-03197, 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. P25-03197, repealing the Tower District Design Guidelines (Adopted 2005), 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:  
- Exhibit A – 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

