

Regular Council Meeting

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November 7, 2024

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FRESNO CITY COUNCIL

CITY OF FRESNO
CITY CLERK'S OFFICE



Supplement Packet

ITEM(S)

9:25 A.M. (ID 24-1395)

HEARING to consider initiation of the Tower District Specific Plan update, pertaining to all properties located within the boundaries of the Tower District Specific Plan area of the Fresno General Plan.

[TITLE TRUNCATED FOR SUPPLEMENTAL PACKET COVER PAGE]

Contents of Supplement: Revised Presentation

Supplemental Information:

Any agenda related public documents received and distributed to a majority of the City Council after the Agenda Packet is printed are included in Supplemental Packets. Supplemental Packets are produced as needed. The Supplemental Packet is available for public inspection in the City Clerk's Office, 2600 Fresno Street, during normal business hours (main location pursuant to the Brown Act, G.C. 54957.5(2)). In addition, Supplemental Packets are available for public review at the City Council meeting in the City Council Chambers, 2600 Fresno Street. Supplemental Packets are also available on-line on the City Clerk's website.

Americans with Disabilities Act (ADA):

The meeting room is accessible to the physically disabled, and the services of a translator can be made available. Requests for additional accommodations for the disabled, sign language interpreters, assistive listening devices, or translators should be made one week prior to the meeting. Please call City Clerk's Office at 621-7650. Please keep the doorways, aisles and wheelchair seating areas open and accessible. If you need assistance with seating because of a disability, please see Security.



TOWER DISTRICT SPECIFIC PLAN UPDATE

ID 24-1395

City Council – November 7th, 2024

Engagement and Timeline

Public Engagement

- Implementation Committee meetings
 - January 2022 to October 2024
 - 40 public meetings to date
- Public outreach video
- First-in-kind standalone City website for Plan update
- Public survey: reached 682 respondents
- Two public workshops: 330 attendees
- Canvassing
- Mailers/letters: August 2023, February 2024, July 2024
- Pop-up events
- Tower Rocks

City Council Meetings

- Workshop: September 26th, 2024
- Initiation (item continued): October 10th, 2024
- Initiation: November 7th, 2024

Timeline

- Environmental Impact Report to be released for public comment in summer 2025 and presented to City Council fall 2025

Clarifying Language

Clarification on staff's recommendations as noted in Exhibits I and J:

- Recommend: Staff recommends making the requested change as provided
- Recommend with revisions: Staff recommends making the requested change with minor revisions
- Comment noted: Staff has documented the comment provided. Changes based on the comment may be made, based on further staff analysis
 - **Please note:** Staff recommends changing “Comment noted” language on comments that require further research to “To be determined”
- Do not recommend: Staff does not recommend the requested change.

FOR QUESTIONS, PLEASE CONTACT:

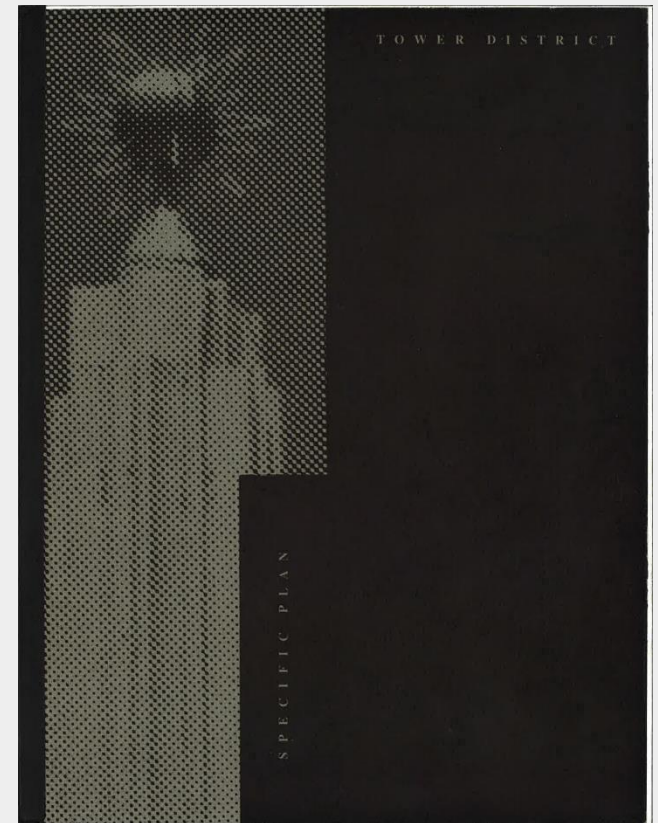
Adrienne.Asadoorian@fresno.gov

City Council Initiation

- Initiates environmental review of the following:
 - Draft Specific Plan update objectives and policies
 - Proposed Land Use Map
 - Objective Design Standards
- Allows environmental review process to begin to analyze potential impacts
- Once environmental analysis is complete, the Plan update will be presented to the City Council for final recommendation

1991 Tower District Specific Plan

- Plan adopted on March 26, 1991 (Bill No. B-26)
- Plan Concepts:
 - Historic Preservation
 - Land Use
 - Open Space
 - Circulation
 - Infrastructure
- Key purpose:
 - Provide the City and the residents of the district with a comprehensive structure for managing historic resources and neighborhoods in the face of future change and development



Tower District Specific Plan Boundary



Specific Plan Update

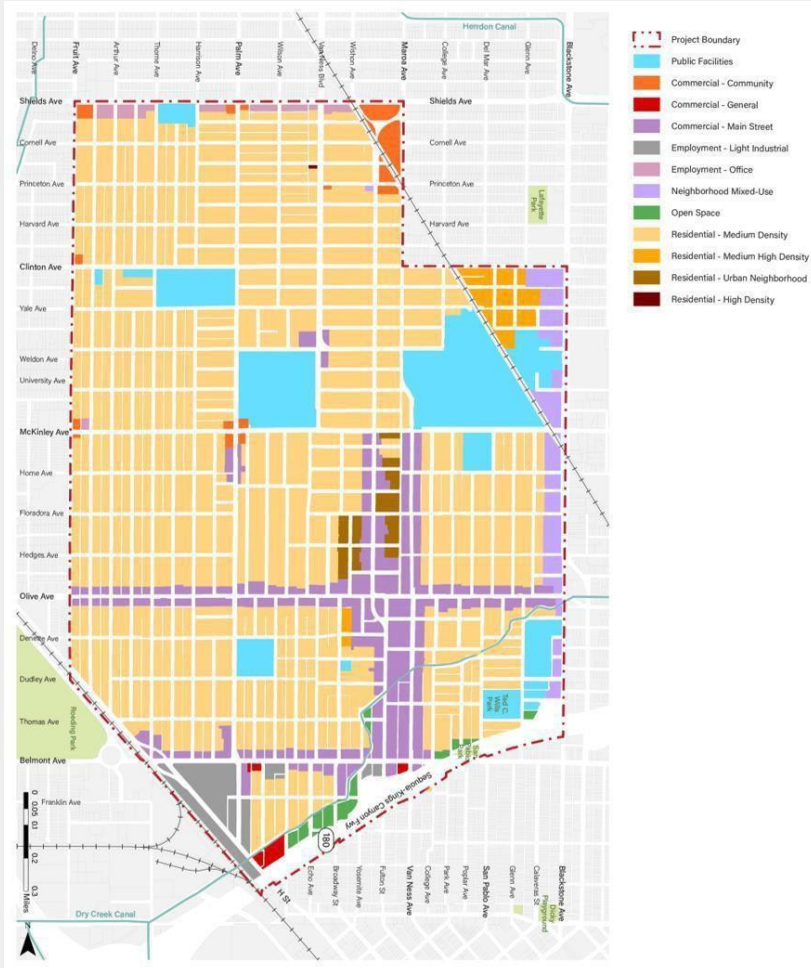
- Community feedback
 - Update 1991 Plan objectives and policies to encourage consistent and compatible development
- Resolution No. 2021-147
 - Approved by City Council on May 27, 2021
 - Established Tower District Specific Plan Implementation Committee
- Budget: \$570,590
- Consultant team
 - Wallace, Roberts & Todd (WRT)
 - LSA Associates (LSA)
 - Zack Urban Solutions

Plan Update Process

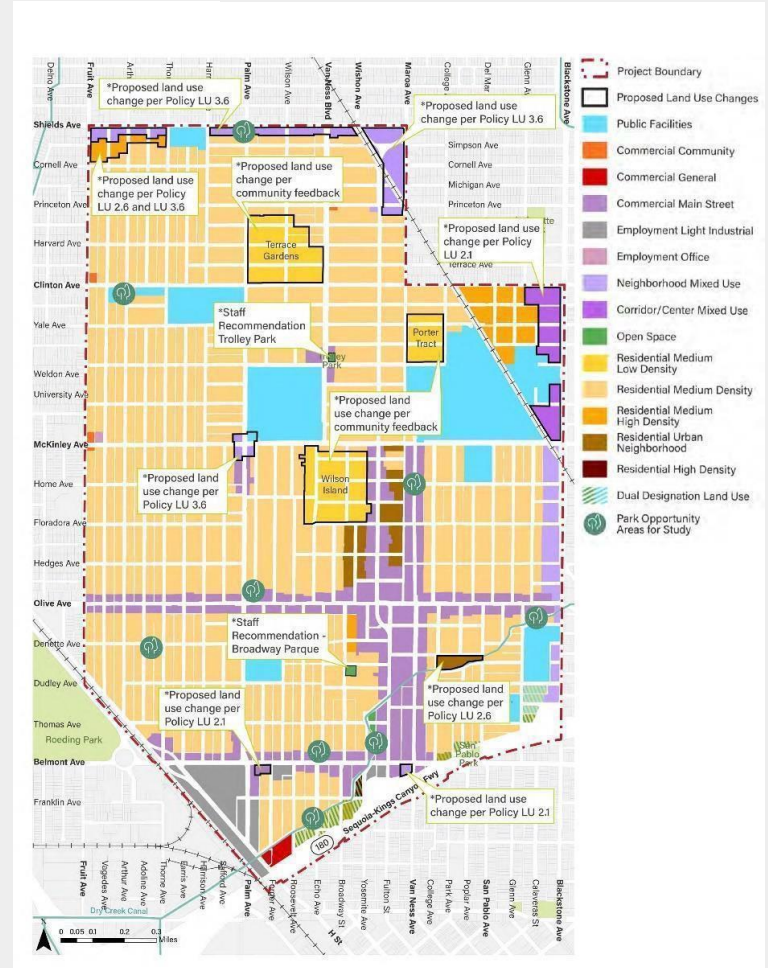
- Implementation Committee meetings: commenced January 2022
- Evaluation of policies in 1991 Plan and associated analysis of current conditions:
 - Existing and planned land uses
 - Street and block patterns
 - Urban fabric in existing neighborhoods
 - Locations of residential, commercial and industrial uses
 - Existing, planned and future park sites
 - Historic resources and districts
 - Circulation patterns
- Subcommittee formation: Land Use, Circulation, Historic Preservation, Parks and Open Space
 - Keep, remove revise strategy
- Follow up review at subsequent Implementation Committee meetings

Planned and Proposed Land Use Maps

General Plan Land Use Map



TDSP Proposed Land Use Map



Tower Entertainment District Overlay

- Establishes regulations for late-night entertainment uses adjacent to residential zoning
- Applies to establishments with restaurant, bar and night-club related uses that include rear or side outdoor patios with a Conditional Use Permit
- Entertainment Overlay will be presented to the City Council for initiation at a future date

Objective Design Standards

- Tower District Design Guidelines: established June 2005
- California Government Code Section 65913.4: establishes requirements for objective design standards
 - Standards that involve no personal or subjective judgement
- Requires update of existing Design Guidelines to comply with State law
- Objective Design standards to accompany Tower District Specific Plan update

Implementation Committee Recommendations

Committee independent review:

- Individual review of 96 policies

Committee Recommendations:

- May 14th, 2024 Meeting
- August 20th, 2024 Meeting
- September 3rd, 2024 Meeting
- September 9th, 2024 Meeting
- September 17th, 2024 Meeting

Draft Plan Update – Anticipated Revisions

- Broaden Health and Equity analysis throughout entire plan
- Add history of racial covenants and redlining that occurred in the Tower District
- Identify specific locations for future parks
- Mapping revisions
- Expand Utilities Chapter
- Include Implementation Chapter
- Policy and narrative revisions per Committee recommendations
- Policy and narrative revisions per public comments received

Timeline and Next Steps



- Environmental analysis: Summer 2024 – Fall 2025 (assuming an Environmental Impact Report)
- Preparation of Objective Design Standards: Summer 2024 – Fall 2025
- Planning Commission / City Council for final recommendation: December 2025

RECOMMENDATIONS

1. **ADOPT RESOLUTION, Application No. P24-02869**, initiating the Tower District Specific Plan Draft Land Use Map and Draft Specific Plan update, with changes as noted in Exhibit H – Committee Comment Matrix and Exhibit I – Public Comment Matrix
2. **ADOPT RESOLUTION, Application No. P24-02871**, initiating the Tower District Specific Plan Objective Design Standards