

CITY OF FRESNO  
PLANNING AND DEVELOPMENT



PLAN AMENDMENT AND  
ENVIRONMENTAL ASSESSMENT APPLICATION

- |   |  |
|---|--|
| 1. Applicant: <u>550 East Shaw Partnership, George Andros</u><br>Name: <u>Richard V. and Margaret S. Gunner</u><br>Address: <u>c/o Gunner &amp; Andros, 555 W. Shaw Ave, Suite B04</u><br>City & Zip: <u>Fresno, CA 93704</u><br>Telephone: <u>559-227-1647</u> | 2. Consultant: <u>Jeffrey M. Reid, Esq.</u><br><u>McCormick Barstow, et al.</u><br><u>5 River Park Place East</u><br><u>Fresno, CA 93720</u><br>Phone: <u>559-433-2310</u> |
|---|--|

If applicant is not the property owner, list owner information.

2. Name: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 Telephone: \_\_\_\_\_

Description of Proposed Project: (Attach a vicinity map showing adjacent land uses within 300 feet of the amendment site)

3. Plan(s) to be amended: Bullard Community Plan, Fresno 2025 General Plan
4. Land use designation to be changed from: The proposal is to amend the planned medium high residential land use for APNs 417-231-16, 417-231-17, and 417-240-37 to Office Commercial to support a CP zoning for those parcels so that they will conform to the planned use and zoning for the balance of the proposed mixed use development.
5. Amendment location: South (corner) (side of) West San Jose Avenue  
 between North Colonial (Avenue/Street) and  
 between North Maroa Avenue/Street.
6. Assessor's Parcel Number(s): 417-231-16, 417-231-17 and 417-240-37
7. Acreage of Amendment: 3.88
8. Existing zoning: APN 417-231-16 is zoned R-2. APN 417-231-17 and 417-240-37 are zoned R1-AH.
9. If proposed Residential use, number of units: The proposed use is for a mixed use development. Part of that development will include the development of residential uses on the Site Addition that is the subject of the proposed plan amendment. Total number residential units that would be developed is 349.
10. Non-residential use, floor area: The overall mixed use project will comprise 656,000 square feet. 317,000 of that is commercial office. 339,000 is proposed for residential. (Continued on attached sheet).
11. Identify other current applications that have been or are proposed to be filed on this project.  
 Site Plan Review No. \_\_\_\_\_  
 Conditional Use Permit No. Mixed-Use Project  
 Rezone Application No. \_\_\_\_\_ From R-2 and R1-AH to CP

For Department Use Only

*Handwritten initials and "Dept of EIR"*

Consultant Technical Services  
(Includes Plan Amendment Report)

Staff Technical Services

Fee: \$ 8467.50

Cashier's Memorandum No. 07-0200021  
(also refer to 07-3000077)

Received By: RB

Date: 12-12-07

Application verified complete by: \_\_\_\_\_

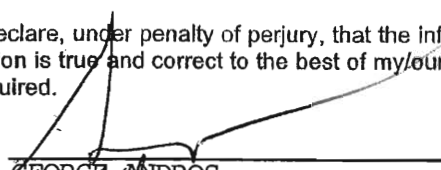


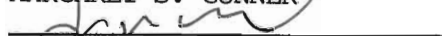
Date: \_\_\_\_\_

Signature

12. State briefly how the proposed land uses will implement the policies and achieve the goals of the City's General Plan better than the existing land use designation.

See attached sheet

13. By signing below, I/we declare, under penalty of perjury, that the information provided on, and attached to, this application is true and correct to the best of my/our knowledge and belief. All signatures below are required.

Signature of Applicant:		Date:	_____
Signature of Owner(s):	<u>GEORGE ANDROS</u>	Date:	_____
		Date:	_____
	<u>RICHARD V. GUNNER</u>	Date:	_____
		Date:	_____
	<u>MARGARET S. GUNNER</u>	Date:	_____
Signature of Consultant:		Date:	_____

14. MANDATORY ATTACHMENTS:

- A. Copy of recorded grant deed showing current ownership of the subject parcel(s).
- B. If a consultant is utilized, a letter of authorization from the property owner(s).
- C. If a consultant is utilized, a list of property owners within 300 feet of the amendment site is required 30 days prior to the Planning Commission Public Hearing date. This list is to include every owner of every parcel, the Assessor's Parcel Number of each parcel, and the mailing address of each owner.

## **Plan Amendment and Environmental Assessment Application - Con't.**

2. **Con't. - Description of Proposed Project: (Attach a vicinity map showing land uses within 300 feet of the amendment site).**

The owners of the Fig Garden Financial Center propose to transform the existing Fig Garden Financial Center into a mixed-use project and to incorporate into its environs a new mid-rise residential oriented building. This new structure will be developed on lands that lie immediately adjacent to the existing developments within the center (the "Site Addition"). The majority of the site is presently designated Commercial Office. However, the Site Addition (comprising APNs 417-231-16, 417-231-17 and 417-240-37 ) are planned medium high residential.

A land use map showing the planned land uses in the environs of the project is attached. Planned land uses to the south of the Site Addition are medium high residential. Planned land uses to the north of the Site Addition are planned medium residential. Planned land uses to the east of the site are planned medium low residential.

10. **Con't. - Non-residential use, floor area:**

The 317,000 of commercial office is presently developed on the existing CP zoned lands for which no plan amendment is required.

12. **Con't. - State briefly how the proposed land uses will implement the policies and achieve the goals of the City's General Plan better than the existing land use description.**

The projects goal is to establish a mixed use center, including multi-storied residential structure, within a central part of the existing urban community. The project will also uniquely benefit from its co-location with substantial retail commercial developments at Fig Garden Center.

The amendment of the subject properties to Commercial Office is necessary to support the overall mixed use development of the overall center. The development of mixed use centers of these types is consistent with some of the key goals of the 2025 General Plan.

The stated focal point of the general plan vision is to accommodate moderate population growth while limiting outward expansion beyond the city's present planned urban boundaries, and to enhance the established community's physical and social environment through revitalization of Fresno's existing urban core. (2025 General Plan, General Plan Goals, page 2). Mixed use higher density developments within the existing urban core is a key means of accomplishing this focal goal.

A multi-storied residential structure in the midst of commercial office and commercial retail center will also assist in the General Plan's goal of developing urban design strategies to improve Fresno's visual image and enhance its form and function. (2025 General Plan, General Plan Goals, item 12, page 3).

The Urban Form Element of the General Plan discussed land use activity centers, which are located within the environs of this center. Such centers are intended to provide commercial uses, employment centers, and higher density residential development. The General Plan has stated intention of supporting the development of those center, and to reinforce the goals through mixed use and intensification. (General Plan, Urban Form Element, item 3, page 2). This project is precisely what the General Plan specifies it intends to achieve.

The Activity Center objective and policies are further detailed at page 35 (Objective C-4). The several policies detailed for that objective include the goal of pursuing intensive concentrations of urban uses in strategically located areas, to include commercial, employment and higher density residential, with pedestrian activities and linkages that provide mixed use, multi-story facilities with underground parking. Obtaining Office Commercial designation for the Site Addition lands is necessary to obtain the CP zoning that will support the mixed use development standards necessary to support the activity center style developments on this site which are detailed as General Plan Objective C-4.

Beyond the Activity Center lands, the General Plan has a broader purpose of facilitating In-Fill Development. Objective C-16 (General Plan page 45) details the goal of establishing more efficient, economical and livable urban forms through the concentration of developments within older, build-up core communities, including activity centers. Policy 16-b specifically includes the purpose of revising and city codes to eliminate constraints on design flexibility for higher density projects constructed in infill areas. The attainment of the General Plan amendments, and rezonings proposed by this project, are necessary to support the application of the mixed use policies that are at the heart of the City of Fresno's recent code amendments that were intended to obtain these objectives.



ENVIRONMENTAL ASSESSMENT APPLICATION

1. APPLICANT: George Andros, Richard V. & Margaret S.
Gunner, 550 East Shaw Partnership
ADDRESS: 555 W. Shaw Ave., Suite B-4
CITY: Fresno
STATE & ZIP: CA, 93704

2. REPRESENTATIVE: Jeffrey M. Reid, Esq.
ADDRESS: 5 River Park Place East
CITY: Fresno
STATE & ZIP: CA, 93720

Applicant's representative ( if any) only will be sent a copy of the completed environmental finding. If box is checked, the applicant will also be sent a copy. [X]

3. DESCRIPTION OF PROPOSED PROJECT: 3a. Narrative Description - (Describe the use and outstanding characteristics, including architectural characteristics, type of construction, number of stories, activities resulting from the proposed project and other major features:

SEE ATTACHED SHEET.

3b. Area of Parcel: 17.06 Acres/or Square Feet

3c: Location of proposed project: Southeast (corner) (side of) of Palm and San Ramon, and between encompassing lands on the and south side of West San Jose Ave between North Colonial and North Maroa.

Street Address: 569 West San Jose Ave and 535 West San Jose Ave

3d: Existing Zoning: SEE ATTACHED 3e. Assessor's Parcel Number: 417-140-26; 417-140-27; 417-231-19; 417-231-16; 417-231-17; 417-240-37

3f: Related Entitlement process (indicate by [ ])
[X] Rezoning: Proposed Zone(s) SEE ATTACHED
[ ] Tentative Tract Map: If know, IT Map No.
[ ] Site Plan Review
[X] Conditional use Permit - SEE ATTACHED
[ ] Parcel Map
[X] Other, Identify: General Plan Amendment. To amend the planned medium high residential land use for APNs 417-231-16; 417-231-17 and 417-240-37 to Office Commercial.

4. IF RESIDENTIAL USE is proposed, number of dwelling units: SEE ATTACHED

5. IF NON RESIDENTIAL USE is proposed, identify use: SEE ATTACHED

5a. Non-residential floor area: SEE ATTACHED

5b. Estimated total number of employees:

5c. Total number of off-street parking spaces provided:

FOR STAFF USE ONLY

PLANNING AND DEVELOPMENT DEPARTMENT - CITY OF FRESNO MA

Application Number: A-07-021
Date: 12-12-07
P & Z No. 07-02000021
Received by: RB

6. If this project involves a Site Plan Review and/or rezoning for an industrial use, describe in detail the use intended (such as sheet metal fabrication, auto body painting, warehouse, meat packing, frozen food processing, truck trailer assembly, etc.):

N/A

7. Identify probable sources of noise generated by the proposed project that affect the surrounding area. The Mixed-Use site is presently developed as an existing commercial center and as an existing apartment complex. The addition of the new residential component (replacing the existing apartment complex) will increase the density of existing residential uses, which would be the sole potential source of noise on an ongoing basis. However, during the development of the site, construction noise will also be generated.

8. Describe known sources of noise in the vicinity that may impinge upon the proposed project site: None

9. Describe other characteristics of the proposed project that will cause smoke, odor, or gases: None

10. Describe existing structures on the site and other site characteristics: SEE ATTACHED

11. Describe the existing use of the site and other site characteristics: As noted in item 10 above, the site is substantially developed. Parcel 417-230-16, however is presently bare ground. The intention is to also demolish the existing apartment complex located on APN 417-231-17 and 417-240-37.

12. Adjoining Land Uses: (Example: North - new single story apartments)

NORTH Planned land uses to the north of the Site Addition are planned medium residential. Planned land uses to the north of the existing commercial office center are medium low residential.

SOUTH Planned uses to the south of the Site Addition are medium high residential

EAST Planned land uses to the east of the Site Addition are planned medium low residential

WEST Planned land uses to the west of the Site Addition are planned commercial/office.

13. Is the proposed site within 200 yards of an existing or proposed freeway?  Yes  No; Within 200 yards of a railroad?  Yes  No

14. It is the applicant's opinion that significant adverse effects on the environment  will  will not result from the proposed project.

15. Other comments or information. Attach additional sheets if necessary.

## ENVIRONMENTAL ASSESSMENT APPLICATION - Con't.

3. **DESCRIPTION OF PROPOSED PROJECT: 3a. Narrative Description - (Describe the use and outstanding characteristics, including architectural characteristics, type of construction, number of stores, activities resulting from the proposed project and other major features:**

The Fig Garden Financial Center is an office and banking center located on approximately 13.18 acres in northwest Fresno at the intersection of Palm and San Jose Avenues. In addition to four banks along the Palm frontage, the center includes three 4-story office buildings containing about 317,000 square feet and was built in the mid-1980s. The project area is located adjacent on the north to Fig Garden Shopping Center, a community shopping center on approximately 35 acres containing specialty retail, coffee shops, restaurants, and an up-scale grocery store.

The owners of the Fig Garden Financial Center (Gunner-Andros Investments) now propose to transform the existing Fig Garden Financial Center into a mixed use project and to incorporate into its environs a new mid-rise residential oriented building. This new structure will be developed on lands that lie immediately adjacent to the existing developments within the center (the "Site Addition").

The Site Addition owned by the applicants includes three parcels adjacent and east of the existing center, totaling approximately 3.88 acres. A 6-story residential-oriented mixed use structure is proposed to contain approximately 349 residential units with underground parking. The subject parcels are Assessor Parcel Numbers 417-231-16, 417-231-17, and 417-240-37.

The project site is located northeast of the Palm and Shaw Avenue intersection and would take all vehicle access from San Jose Avenue or from within the shopping center site. The Site Addition is currently occupied by a 44-unit two-story apartment complex and vacant land that was previously the site of a single family home. The apartment complex would be removed to enable construction of the new residential oriented mixed-use structure. The site is flat with a slight slope from the northeast to southwest to allow drainage to West San Jose Avenue. No significant topographic features exist on the property. Pictures depicting the architectural characteristics and other outstanding characteristics of the proposed project are detailed on the attached exhibits.

3d. **Existing Zoning:** A portion of the site is presently zoned CP (APNs 417-140-26, 417-140-27, 417-231-19). In addition, APN 417-231-16 is zoned R-2. APN 417-231-17 and 417-240-37 are zoned R1-AH.

3f. **Related Entitlement process (indicated by x)**

X **Rezoning: Proposed Zone(s):** To rezone APN 417-231-16 from R-2 to CP, and to rezone APN 417-231-17 and 417-240-37 from R1-AH to CP.

X **Conditional Use Permit:** To designate the entirety of 417-140-26, 417-140-27, 417-231-19, 417-231-16, 417-231-17 and 417-240-37 for a mixed use development.

4. **IF RESIDENTIAL USE is proposed, number of dwelling units:**

The proposed use is for a mixed use development. Part of that development will include the development of residential uses on the Site Addition that is the subject of the proposed plan amendment. Total number of residential units that would be developed is 349.

5. **IF NON RESIDENTIAL USE is proposed, identify use:**

5a. **Non-residential floor area.** The overall mixed use project will comprise 656,000 square feet. 317,000 of that is commercial office. 339,000 is proposed for residential. The 317,000 of commercial office is presently developed on the existing CP zoned lands for which no plan amendment is required.