

**CITY OF FRESNO
PLANNING AND DEVELOPMENT DEPARTMENT
APPLICATION FOR**

- VARIANCE MINOR DEVIATION
 SITE PLAN REVIEW CONDITIONAL USE PERMIT
 MAJOR AMENDMENT MINOR AMENDMENT REVISED EXHIBIT

Site Address 5200 N. Palm Ave; 5260 N. Palm Ave., 5254 N. Palm Ave.
525 W. San Jose Ave., and 569 W. San Jose Ave.

A.P.N. 417-140-26; 4417-140-27;
417-231-19; 417-231-16;
417-231-17; 417-240-37

Size of Site 17.06 acres

Integrated/Historical Project? No

Description of improvement for which this application is being requested. 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.

The following attachments are mandatory for this application to be processed.

- A. ELEVEN COPIES OF SITE PLANS AND FOUR COPIES OF ELEVATIONS: Six copies of site plan and two copies of elevations to be on 24" by 36" paper or larger and all other drawings reduced to 11" by 17". See back cover for required information. **(Exception: Revised Exhibits and Rear Yard Encroachments, three copies of site plan and elevations on 24" by 36" paper and one 11" by 17")**
- B. Submit three copies of the landscape plans and irrigation system. (24" by 36" or larger and one 11" by 17")
- C. Copy of the recorded deed or Title Report with legal description. **(IF PARTNERSHIP OR CORPORATION, PROVIDE DOCUMENTATION FOR AUTHORIZED SIGNATURES).**
- D. Agent authorization document (if not signed by the record owner).
- E. Written statement addressing planned operations and potential environmental effects.

Please read carefully before signing or filing.

Submission of this application does not imply approval of this special permit by the Department. This application will be checked for accuracy and completeness by the Planning and Development Department, you will be formally notified by mail of the decision of the Director on this application. **NOTE: APPLICATION APPROVAL WILL BECOME NULL AND VOID IF IT IS DETERMINED THAT APPROVAL WAS BASED ON OMISSIONS OR INACCURATE INFORMATION SUBMITTED BY THE APPLICANT.**

Applicant/Agent George Andros, Richard V. and Margaret S. Gunner,
550 East Shaw Partnership

Signature SEE ATTACHED SHEET

Address c/o Gunner & Andros, 555 W. Shaw Ave, Suite B-4, Fresno

Zip Code 93704 Phone 559-227-1647

Record Owner George Andros, Richard V. and Margaret S. Gunner,
550 East Shaw Partnership

Signature SEE ATTACHED SHEET

Address c/o Gunner & Andros 555 W. Shaw Ave., Suite B-4, Fresno

Zip Code 93704 Phone 559-227-1647

FOR DEPARTMENT USE ONLY

APPLICATION ASSISTANCE CENTER: _____ DATE: _____

Received by [Signature] Date 04/04/08 Verification by _____ Date _____

Application Fee 7118.00 EA 0 w/ GPA PZ No. 08-80000082

Zone District _____ Zone Map _____ Application No. C-08-082

SUBMITTAL REQUIREMENTS FOR ALL SITE PLANS

The purpose of the site (or plot) plan is to enable the Planning and Development Department to determine whether or not a proposed development conforms with Zoning Ordinance regulations. The requirements listed below are necessary to ensure proper review based on complete information and to prevent unnecessary delays in the processing of applications. Improper or incomplete site plans will not be accepted.

A. GENERAL REQUIREMENTS:

- | | |
|---|--|
| <ul style="list-style-type: none"> 1. The plan must be drawn on a 24" by 36" or larger sheet of paper. 2. The plan shall include a vicinity map showing local and major streets and a north arrow (to the North), a legal description of the subject property, and be drawn to a scale (clearly shown under the North arrow) large enough to show all required information. | <ul style="list-style-type: none"> 3. The plan must shown the entire parcel of property described in the application. If only a portion of an existing parcel is to be developed, a keep map shall be included showing the entire parcel. 4. Indicate phase lines. |
|---|--|

B. SPECIFIC INFORMATION TO BE SHOWN:

- | | |
|---|---|
| <ul style="list-style-type: none"> 1. All existing and proposed buildings and structures, including buildings to be removed. Building should be labeled as either existing or proposed. 2. The proposed use of all buildings and structures. 3. All adjacent streets and roads and their names. 4. Access to the property: pedestrian, vehicular, and service 5. Proposed street improvements and dedications. 6. Existing and proposed off-street parking, bicycle racks and loading areas: show location and type of paving, number of spaces (including detailed layout) and internal circulation pattern by providing the following measurements: <ul style="list-style-type: none"> • Size of stalls • Directional flow of traffic • Wheels stops • Handicap parking • Width of circulation aisles • Handicap ramps | <ul style="list-style-type: none"> 7. Existing and proposed on-site lighting: location, type of fixtures, height and method of controlling glare and illumination. 8. Wall and fences: located, height and type of material. 9. Location of existing a required public and private fire hydrants, access and fire lanes per Fire Department standards. 10. Such other information as may be pertinent to the application. |
|---|---|

C. ELEVATIONS:

- | | |
|---|---|
| <ul style="list-style-type: none"> 1. Exterior elevations representing all building views. 2. Composition and colors of all building exterior surfaces. | <ul style="list-style-type: none"> 3. Dimensions to scale depicting existing and proposed building size and height (inclusive of all proposed roof mounted equipment). |
|---|---|

D. LANDSCAPE PLANS:

- | | |
|---|--|
| <ul style="list-style-type: none"> 1. Indicate size, number and location of existing and proposed trees, shrubs, ground cover, etc. 2. Location of street tree wells. | <ul style="list-style-type: none"> 3. Parking lot shading calculations. |
|---|--|

SPECIAL PERMIT ROUTING

The City of Fresno will normally route your project to the following departments, agencies and organizations for review and comment.


- | | |
|---|--|
| <ul style="list-style-type: none"> _____ Fresno Metropolitan Flood Control Dist. _____ Public Works/Traffic _____ Parks and Recreation _____ Fire Department _____ Public Utilities/Solid Waste Mgmt.
 _____ Development Planning Division _____ Development Building and Safety _____ Public Works/Engineering Services _____ Public Utilities/Water Division _____ Police Department | <ul style="list-style-type: none"> _____ Fresno County Environmental Health _____ Air Pollution Control District _____ Fresno Irrigation District _____ Schools
 _____ _____ _____ _____ _____ |
|---|--|

You may expedite our review of your application if you -- (1) Get written response from the above noted agencies, (2) Contact in advance, any neighborhood committees, and/or (3) Schedule a pre-application review with staff.

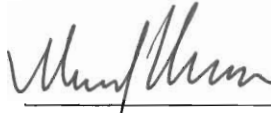
AGENCIES AND ORGANIZATIONS ARE GIVEN 10 DAYS TO REVIEW AND COMMENT UPON A PROJECT.

APPLICATION- PAGE 2

SIGNATURES:




George Andros



Richard V. Gunner

550 EAST SHAW PARTNERS, a California
partnership

By: _____



Margaret S. Gunner

Print Name

Its _____

APPLICATION- PAGE 2

SIGNATURES:

George Andros

Richard V. Gunner

550 EAST SHAW PARTNERS, a California
partnership

By: 

Margaret S. Gunner

GEORGE ANDROS

Print Name

Its GENERAL PARTNER

**CITY OF FRESNO
PLANNING AND DEVELOPMENT DEPARTMENT**

APPLICATION FOR CONDITIONAL USE PERMIT - Con't.

E. Written statement addressing planed operations and potential environmental effects.

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 will increase the density of 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.

Operational/Environmental Statement

1. Describe the nature of your proposal/operation (please be specific).

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.

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. Total number of residential units that would be developed is 349.

2. What is the existing use of the property?

A portion of the property is currently used as commercial office, supporting the existing Fig Garden Financial Center. The Site Addition portion of the property is currently an existing apartment complex, and a vacant parcel which was recently cleared of a preexisting single family residence.

3. What products will be produced by the operation? Will they be produced on-site or at some other location? Are these products to be sold on-site? (Retail or Wholesale)

This Mixed Use Development will not be a "production operation". It will be a site that supports a commercial office development and multifamily residential uses.

4. What are the proposed operational time limits?

Because of its mixed use nature, including residential, the activities will be conducted on a 24/7 basis.

5. Will there be any special activities, events, or displays? From time to time there have been and may in the future be some special events conducted within the outdoor central courtyards in the area of the commercial buildings. However, no portion of the development is intended to regularly support special activities, events or displays.

6. Employees.

The commercial offices presently house approximately 1,500 personnel. The residential development will support a total of 349 units, which will have one onsite manager. It is likely that some of the residential development tenants will be employees of the commercial offices, but no projections of those numbers is reasonably available.

7. What equipment, materials, or supplies will be used and how will they be stored? If appropriate, provide pictures or brochures.

The commercial offices will use standard office equipment, materials and supplies. The residential units will use standard residential equipment, materials and supplies.

8. Will there be any service and delivery vehicles?

Service vehicles for postal and package deliveries will support the office and residential users. No other service vehicles are anticipated, except for occasional moving vans.

9. Will existing buildings be used or will new buildings be constructed? Indicate which building(s) or portion(s) will be utilized and describe the type of construction materials, height, color, etc. Provide floor plan and elevations, if appropriate.

A combination of existing buildings and new buildings will be encompassed within the mixed use project area. The existing buildings are three four-story commercial office buildings, comprising 317,000 square feet. The new buildings will comprise approximately 339,000 of residential oriented uses on in a six story, approximately 65 foot high new construction. An example of the floor plan and elevations of the new construction is provided.

10. Will this operation or equipment used generate noise above existing parcels in the 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 will increased 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..

11. Will hazardous materials or waste be produced as part of this project? If so, how will they be shipped or disposed of?

No hazardous materials or waste be produced as part of this project.