



CITY OF FRESNO
PLANNING AND DEVELOPMENT DEPARTMENT
APPLICATION FOR REZONING

A. REZONING REQUEST: The undersigned property owner/authorized agent requests the rezoning of the property described below, as follows:

FROM: APN 417-231-16 From R-2 APN 417-231-17 and 417-240-37 From R1-AH ZONE DISTRICT
TO: APN 417-231-16 TO CP APN 417-231-17 and 417-240-37 TO CP ZONE DISTRICT

B. SITE DATA:

- 1. Location: South side of West San Jose Avenue between North Colonial and North Maroa,
2. Address: 569 West San Jose Avenue and 525 West San Jose Avenue
3. Area: 3.88 acres or square-feet
4. Assessor's Parcel Number(s): 417-231-16, 417-231-17 and 417-240-37

C. ATTACHMENTS: Please refer to page two of this application for a list of mandatory attachments necessary to process this application.

D. SIGNATURE BLOCK:

Please read the following carefully before signing and filing this application. Submission of this application for processing does not imply support or approval of the requested change of zone district for the subject site. This application will be check for accuracy and completeness by the Planning and Development Department before it is formally accepted. You will be notified by letter of the action taken by the Director and advised of the next step in the process.

Owner of Record George Andros, Richard V. Gunner, Margaret S. Gunner, and 550 East Shaw Partners, a CA general partnership
Address 550 W. Shaw Ave, Suite B-4
City Fresno
Agent Jeffrey M. Reid, Esq.
Address 5 River Park Place East
City Fresno
Signature SEE ATTACHED SHEET
Phone 559-227-1647
State CA Zip Code 93704
Signature
Phone 559-433-2310
State CA Zip Code 93720

NOTE: If the owner is a partnership or corporation, provide a copy of the partnership agreement, corporate resolution or other acceptable documentation identifying the names and titles of authorized signatures on a separate sheet of paper.

FOR DEPARTMENT USE ONLY

Received by: [Signature] Date: 12-12-07 Verified by: Date:
Application Fee: \$ 2000 E.A. Fee: \$ 2050 Receipt No: 07-30000077 (also refer to 07-02000021)
Official Zone Map Page No: APPLICATION NUMBER R-07-077

E. It is mandatory that the following items be submitted with this application before processing may begin.

1. GRANT DEED – A copy of the recorded grant deed, or escrow Instructions if the property is in the process of transferring title, showing current (or future) ownership of all parcels subject to this rezoning request.
2. LEGAL DESCRIPTION – As shown on the grant deed, official county records or title report.
NOTE: If more than one zone change is being requested, a detailed legal description of each specific zone district is required.
3. PROPERTY MAP – A copy of the Fresno County Assessor's Parcel Map, a title map or subdivision map drawn to scale and sufficient to verify accuracy of the legal description submitted. Please indicate the property to be rezoned on the map.
4. FILING FEE – Section 12-410 of the Fresno Municipal Code (FMC) requires that a filing fee be paid by the applicant to defray the cost of processing this application. Checks and money orders shall be made payable to the city of Fresno. Upon initial review by staff, you will be notified if a plan amendment is required. In this event, you will be advised of your alternatives.
5. AGENT AUTHORIZATION – If an agent is to represent the owner, written authorization signed by the record owner(s).
6. Describe the proposed development and intended operation. Include any existing use, structures, and any unique features of the site and if they are to be retained or removed.

F. RELATED ENTITLEMENTS: Please indicate any known related entitlements by marking the appropriate box below.

- | | | | | |
|-------------------------------------|----------------------------|-----------------|---|-----------------------------|
| <input checked="" type="checkbox"/> | Plan Amendment No. | <u>A-07</u> | - | <u>021</u> |
| <input checked="" type="checkbox"/> | Conditional Use Permit No. | <u>C-</u> | - | <u> </u> |
| <input type="checkbox"/> | Site Plan Review No. | <u>S-</u> | - | <u> </u> |
| <input type="checkbox"/> | Tentative Tract Map No. | <u>T-</u> | - | <u> </u> |
| <input type="checkbox"/> | Parcel Map No. | <u>P-</u> | - | <u> </u> |
| <input checked="" type="checkbox"/> | Other (please identify) | <u>Rezoning</u> | | |

G. If you wish to provide additional information in support of your proposal, please attach it to this application.

REZONING APPLICATION
STATEMENT OF INTENDED DEVELOPMENT AND OPERATIONS

E-6. DESCRIPTION OF INTENDED DEVELOPMENT AND OPERATIONS

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.

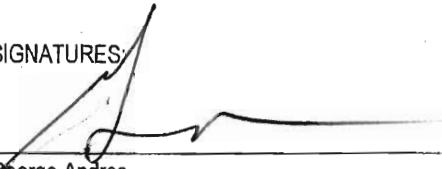
The owners of the Fig Garden Financial Center (Gunner-Andros Investments) now propose to transform the existing Fig Garden Financial Center into a mixed use project and to incorporate into its environs a new mid-rise residential oriented building. This new structure will be developed on lands that lie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

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SIGNATURES:




George Andros



Richard V. Gunner

550 EAST SHAW PARTNERS, a California
partnership

By: _____



Margaret S. Gunner

Print Name

Its _____

APPLICATION FOR REZONING - PAGE 2

SIGNATURES:

George Andros

550 EAST SHAW PARTNERS, a California
partnership

By: 

GEORGE ANDROS

Print Name

Its GENERAL PARTNER

Richard V. Gunner

Margaret S. Gunner