

# ENTITLEMENT APPLICATION PACKAGE

FOR  
CONDITIONAL USE PERMIT  
PLAN AMENDMENT  
REZONE  
VESTING TENTATIVE PARCEL MAP  
ENVIRONMENTAL ASSESSMENT

**FIG GARDEN FINANCIAL CENTER  
PHASE IV  
5204 N. PALM AVENUE  
FRESNO, CA. 93704**

**GUNNER ANDROS INVESTMENTS, LLC  
555 W SHAW AVENUE, SUITE B4  
FRESNO, CA 93704**



SUBMITTED BY:  
**SCOTT A. MOMMER CONSULTING**  
4694 W. JACQUELYN AVENUE  
FRESNO, CA 93722

JUNE 2011

**Master Application Form** #: A-11-006, R-11-008, VTPM 2008-07 (Amended), C-11-088

Check all that apply:

<input checked="" type="checkbox"/>	Plan Amendment	<input type="checkbox"/>	Site Plan Review	<input type="checkbox"/>	Amendment	<input type="checkbox"/>	Major	<input type="checkbox"/>	Minor
<input checked="" type="checkbox"/>	Rezone	<input type="checkbox"/>	Variance	<input type="checkbox"/>	Revised Exhibit	<input type="checkbox"/>	Major	<input type="checkbox"/>	Minor
<input checked="" type="checkbox"/>	Conditional Use Permit	<input type="checkbox"/>	Minor Deviation	<input type="checkbox"/>	Easement Encroachment				
<input type="checkbox"/>	Tentative Tract Map	<input checked="" type="checkbox"/>	Tentative Parcel Map	<input type="checkbox"/>	Lot Line Adjustment				
<input type="checkbox"/>	Voluntary Parcel Merger	<input type="checkbox"/>	Fresno Green Project	<input type="checkbox"/>	Public Art Project				
<input type="checkbox"/>	Annexation	<input type="checkbox"/>	Other:						

Project Name: Fig Garden Financial Center Phase IV  
 Project Address: 5204 N. Palm Avenue Fresno, CA. 93704 (site address) A.P.N. 417-240-37, 417-231-16, 17  
 Size of Site: (See Attached) Sq. Ft. 3.96 Ac. Historical Project? (Building on registry and/or over 50 yrs. old) No  
 Project Description (attach additional pages if necessary):  
(See Attached)

Zoning Designation: (See Attached) R-1-AH + R-2 General Plan Designation: Proposed: C-P (Administrative + Professional Office) Proposed: Commercial office med-high + med-low residential  
 List all ~~previously approved~~ and/or pending entitlements, associated with this project/site (provide application number(s), if available): R-11-008, C-11-088, Vesting Tentative Parcel Map 2008-07-Amended

**Please read carefully before signing or filing.**

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**PRIMARY CONTACT, check all that apply**

Applicant  Owner  Other

Name: \_\_\_\_\_ Signature: \_\_\_\_\_  
 Company/Organization: Gunner Andros Investments, LLC  
 Address: 555 W. Shaw Avenue, Suite B-4 City: Fresno Zip: 93704  
 Email: gafresno@gunnerandandros.com Phone: (559) 227-1647

**Check all that apply**

Applicant  Owner  Other Legal Council

Name: Jeffrey M. Reid, Esq. Signature: \_\_\_\_\_  
 Company/Organization: McCormick, Barstow, Sheppard, Wayte & Carruth, LLP  
 Address: 5 River Park Place East City: Fresno Zip: 93720  
 Email: jeff.reid@mccormickbarstow.com Phone: (559) 433-2310

**Check all that apply**

Applicant  Owner  Other Site Development Coordinator

Name: Scott A. Mommer Signature: \_\_\_\_\_  
 Company/Organization: Scott A. Mommer Consulting  
 Address: 4694 W. Jacquelyn Avenue City: Fresno Zip: 93722  
 Email: smommer@larsandersen.com Phone: (559) 276-2790 x 12

Note: This application will not be accepted for processing without the mandatory attachments. Please see the corresponding **Application Submittal Requirements** for the checklist(s) of required documents.

**FOR INTERNAL USE ONLY**

DEVELOPMENT PARTNERSHIP CENTER			
Received By:		Date:	
Verification By:		Date:	
Application Fee:		EA Fee:	
PZ No:	<u>11-2-006</u>	Zone District:	

**SUPPORTING INFORMATION  
FOR  
MASTER APPLICATION FORM  
  
PLAN AMENDMENT**

**✓ PROJECT DESCRIPTION**

The owners of the Fig Garden Financial Center propose to expand the existing Fig Garden Financial Center (see Figure I-1 Existing Site Plan) and to incorporate into its environs a new mid-rise office building. This new structure will be developed on lands that lie immediately east of the existing Financial Center Development within the center (the "Site Addition"). The Site Addition comprising APNs 417-231-16, 417-231-17 and 417-240-37, (see FIGURE I-5 Existing Zoning Map) is planned medium high residential and medium low residential.

The proposed project will comprise a total of net useable area 104,593 square feet on four floors. Also, proposed is a parking structure under the office building. The proposed office building will be located on lands presently zoned R1-AH and R-2, for which a Plan Amendment and Rezone will be required.

<b>EXISTING STRUCTURES</b>		
APN	EXISTING COMMERCIAL SQ. FT.	RESIDENTIAL UNITS
417-240-37	---	1(1)
417-231-16	---	44
417-231-17	---	N/A

(1) Note the single family dwelling unit at 525 W. San Jose (417-240-37) was previously removed

The proposed project involves the removal of the approximately existing 44 dwelling units and all on-site structures including the accompanying parking lots, and the construction of a mid-rise four-story office building on 3.96 acres of the project site (Figure II-1 – Proposed Overall Site Plan). At grade parking and a subterranean parking structure is proposed beneath the office building, which would provide a total on-site parking supply of 417 spaces in compliance with the requirements of the City of Fresno Municipal Code. The proposed structure will be 60 feet in height.

The proposed structure would be designed to be consistent with the predominant character and scale of the architecture of the adjacent Financial Center. The proposed project would also incorporate landscaping and other site aesthetics. Figure II-2 (Elevations) illustrates the proposed architectural style.

Currently, there are existing trees on the project site that are part of the existing apartment complex and surrounding single family lot. As currently proposed, all of the trees will be removed or where feasible relocated on the proposed project site. There are no oak or other indigenous species found on the project site. The proposed project would include a Landscape Plan which would provide for trees, shrubs and other ornamental plants.

In order to construct the underground parking structure and proposed site, the grading for the proposed project would require approximately 35,000 cubic yards (cy) of dirt to be excavated and removed from the site. The project will comply with City of Fresno grading and drainage requirements and detailed Grading and Drainage Plans will be provided for final permits.

Utilities required for the proposed project (e.g., electricity, natural gas, sewer and water) already exist on-site. The project will comply with City of Fresno utility requirements and Utility Plans will be provided for final permits.

The project is proposed to be constructed and completed in one phase.

Primary access to the site would be off of North Palm Avenue through the Fig Garden Financial Center’s driveway, Shaw Avenue via private driveways (Figure II-3 Access Plan). Both accesses would accommodate ingress and egress into the proposed development, surface parking and garage parking accommodating 445 parking spaces. No public access will be provided from West San Jose Avenue.

- ✓ **PROJECT ADDRESSES** (SEE TABLE MA-I)
- ✓ **ASSESSOR’S PARCEL NUMBERS** (SEE TABLE MA-I AND FIGURES I-7A, I-7B & I-7C)
- ✓ **SIZE OF SITE SQUARE FOOTAGE** (SEE TABLE MA-I)
- ✓ **SIZE OF SITE ACREAGE** (SEE TABLE MA-I)
- ✓ **ZONING DESIGNATION** (SEE TABLE MA-I & FIGURE I-5)
- ✓ **GENERAL PLAN DESIGNATION** (SEE TABLE MA-I & FIGURE I-2)

**TABLE MA-I**

ADDRESS	APN	SIZE OF SITE SQ. FT.	SIZE OF SITE ACREAGE	ZONING DESIGNATION (EXISTING)	GENERAL PLAN DESIGNATION (EXISTING)
525 W. San Jose Avenue	417-240-37	61,855	1.42	R1-AH	Residential Medium Low Density
569 W. San Jose Avenue	417-231-16	102,366	2.35	R-2	Residential Medium High Density
NO ADDRESS	417-231-17	8,276	0.19	R1-AH	Residential Medium Low Density

**FIGURES**

- FIGURE I-1: EXISTING SITE PLAN
- FIGURE I-2: EXISTING GENERAL PLAN
- FIGURE I-3: PROPOSED GENERAL PLAN
- FIGURE I-4: COMMUNITY BOUNDARY MAP
- FIGURE I-5: EXISTING ZONE MAP
- FIGURE I-6: PROPOSED ZONING MAP
- FIGURE I-7A: APN MAP
- FIGURE I-7B: APN MAP
- FIGURE II-1: SITE PLAN EXHIBIT
- FIGURE II-2: ELEVATIONS EXHIBIT
- FIGURE II-3: ACCESS PLAN

**THE OPERATIONAL STATEMENT  
FOR  
PLAN AMENDMENT**

- ✓ **PROJECT SITE ADDRESSES** (SEE TABLE SPR-1)
- ✓ **ASSESSOR'S PARCEL NUMBERS (APN)** (SEE TABLE SPR -I)
- ✓ **EXISTING GENERAL PLAN LAND USE DESIGNATION** (SEE FIGURE I-2)
- ✓ **EXISTING ZONING** (SEE FIGURE I-5)

**TABLE PA -I**

PROJECT SITE ADDRESS	APN	EXISTING GENERAL PLAN LAND USE DESIGNATION	EXISTING ZONING
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569 W. San Jose Avenue	417-231-16	Residential Medium High Density	R-2
NO ADDRESS	417-231-17	Residential Medium Low Density	R1-AH

✓ **IDENTIFY THE COMMUNITY PLAN**

The project site is located in the Bullard Community Plan (see Figure I-4), and consists of three parcels of land, which two have West San Jose Avenue addresses and one piece is a vacant strip of land and does not have an address. Their current and proposed zoning and use designations are indicated on the above Table SPR-1. The Bullard Community Plan will also be required to be amended for the project scope.

✓ **IDENTIFY THE SPECIFIC PLAN**

The project is not located in a City of Fresno Specific Plan.

✓ **IDENTIFY THE REDEVELOPMENT PLAN (IF APPLICABLE)**

The project is not located in a City of Fresno Redevelopment Plan.

✓ **DESCRIPTION OF EFFORTS THAT HAVE BEEN MADE TO DISCUSS THE PROPOSAL WITH NEIGHBORS**

Gunner Andros Investments, LLC has been proactive in its outreach to the neighborhood. Development proposals for the site were the focus of a meeting hosted by Gunner Andros for neighborhood residents. A further meeting to discuss development proposals with neighborhood representatives was also held in coordination with elected representatives. Neighbors have also received several items of written correspondence regarding project plan updates to keep them informed. Gunner Andros has strived to maintain an open door policy and encouraged neighbors and those interested in the project to contact them via phone, email or personal meeting(s).

✓ **DESCRIPTION OF HOW THE PROPOSAL IS COMPLEMENTARY TO THE SURROUNDING NEIGHBORHOOD**

The site will be developed (through site access and project orientation) in a fashion that will principally associate this site with immediately adjacent Fig Garden Financial Center. The construction materials and architectural style will be substantially consistent with the existing three office buildings at this location. It will thereby be complementary to its surrounding neighborhood.

In addition, through prior consultations with neighbors in the adjacent residential neighborhoods, we learned of their concerns about noise and other impacts associated with certain approaches to intensified residential uses in these environs. We also learned about their concerns for appropriate set backs for any multi-storied development. The proposed office structure will not include a residential component and will be constructed to the same height and with comparable setbacks as the immediately adjacent office development.

✓ **DESCRIPTION OF HOW THE PROPOSAL HELPS IMPLEMENT THE 2025 FRESNO GENERAL PLAN.**

The project will replace an aged former apartment two-story apartment complex structure with a Class A four story office structure. The office structure will be developed in a style consistent with the three existing adjacent office facilities which comprise the Fig Garden Financial Center. This in-fill development is consistent with some key goals of the 2025 General Plan.

The proposed multi-storied office complex will be developed with a style and massing consistent with adjacent commercial buildings. This style of development 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 project's design and strategic location also facilitate the General Plan's goal of providing activity centers within plan areas. (2025 General Plan, General Plan goals, item 9, page 3).

More specifically, the General Plan's Urban Form Element includes a statement of strategies for Commercial Land Use (item 7 at page 23). That statement confirms that a quality of life in the city requires commercial developments for employment opportunities. Those commercial uses should be strategically located to ensure accessibility and convenience to the population they service, while minimizing travel requirements, infrastructure demands and adverse impacts, particularly adverse effects on nearby residential areas. (See generally the Objectives and Policies of the City of Fresno 2025 General Plan at C-12). The proposed project is a continuation of the development that comprises the existing Fig Garden Financial Center. That strong market support for the existing Financial Center development is a reflection of its qualities of appropriate access and convenience. The character and amenities of the Fig Garden Financial Center have also proven its capacity to avoid adverse effects on nearby residential neighborhoods. Development of this character in these environs has proven itself to serve as an effective transition between more intensive commercial uses and sensitive residential areas (See General Plan Policy C-12-c, at page 41).

The Urban Form Element of the General Plan also discusses land use activity centers, which have been conceptually located within the environs of this center. Such centers are intended to provide commercial uses and employment centers. The General Plan has a stated intent to support the development of those centers, and to reinforce the goals through mixed-use and intensification (General Plan, Urban Form Element, item 3, page 22 ). The Activity Center objective and policies are further detailed at page 35 (Objective C-4). 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 multi-story facilities with underground parking.

This project provides the infill and intensified employment center development that is one of the prongs of the Activity Center goal. It provides a multi-storied facility with underground parking that intensifies existing urban uses. Its strategic location for these development goals is demonstrated by the fact that the site has obtained conceptual designation as a favored Activity Center location. (See materials prepared for the "Activity Center Presentation to Joint Planning Commission on January 28, 2009" and Fresno Activity Center and Corridor Intensification Study Workshop Materials conducted December 9, 2008, available at <http://www.fresno.gov/Government/DepartmentDirectory/PlanningandDevelopment/Planning/Ongoing+Planning+Studies.htm>)

Beyond the Activity Center Lands, the General Plan has a broader purpose of facilitating In-Fill Development. Objective C-16 (General Plan page 25) details the goal of establishing more efficient, economical and livable urban forms through the concentration of developments within older, built-up core communities including activity centers. The location of this project, within an older, built-up core community is an effective in-fill and private redevelopment of lands.

✓ **DESCRIBE IN DETAIL, THE PROPOSED USE(S)**

The proposed multi-story office development will be utilized for a variety of commercial office activities.

✓ **DETAIL THE HOURS OF OPERATION AND THE NUMBER OF EMPLOYEES**

The proposed office development will support a total of 400 employees.

The activities for the proposed office building will be conducted on normal business.

✓ **DETAIL THE EXPECTED DAILY VISITORS/USERS/GUESTS**

The employees of the proposed office development are estimated at 400 and are anticipated to use the office on normal business hours basis, 5 days a week; the tenants will also have occasional visitors and/or guests.

✓ **DESCRIBE ANY REASONABLE FORESEEABLE EFFECTS FROM CONSTRUCTION AND/OR THE SITE THAT MAY IMPACT THE NEIGHBORS.**

The construction of the proposed office building will involve demolition of the existing apartment complex. The underground parking structure will require excavation and removal of approximately 35,000 cubic yards of dirt. The construction of the parking structure will be a reinforced concrete structure with the remaining of the above ground structure to be wood framed. Construction impact to the neighbors will be noise.

The project will utilize Best Management Practices (BMPs) for compliance with all State and Local Codes for storm water quality during construction. A Storm Water Pollution Prevention Plan will be implemented to minimize or prevent sediment or erosion to neighboring sites.

The addition of the new office building into the Financial Center (replacing the existing apartment complex) will increase the density of the existing commercial office uses which would increase the potential for a source of noise from the project area.

✓ **DETAIL ALL SECURITY MEASURES**

There will be security lighting around the proposed project.

**Master Application Form** #: R-11-008, A-11-006, C-11-088, VTPM 2008-07-AMENDED

Check all that apply:

<input checked="" type="checkbox"/>	Plan Amendment	<input type="checkbox"/>	Site Plan Review	<input type="checkbox"/>	Amendment	<input type="checkbox"/>	Major	<input type="checkbox"/>	Minor
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Project Name: Fig Garden Financial Center Phase IV

Project Address: 5204 N. Palm Avenue Fresno, CA. 93704 (siteaddress) A.P.N. 417-240-37, 417-231-16, 17

Size of Site: (See Attached) Sq. Ft. 3.96 Ac. Historical Project? (Building on registry and/or over 50 yrs. old) No

Project Description (attach additional pages if necessary):  
(See Attached)

Proposed: C-P (Administrative + Professional Office) Proposed: Commercial Office  
Zoning Designation: R-1-AH + R-2 General Plan Designation: Med-High + Med-Low Residential

List all previously approved and/or pending entitlements, associated with this project/site (provide application number(s), if available): A-11-006, C-11-088, VTPM 2008-07-AMENDED

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Name: \_\_\_\_\_ Signature: \_\_\_\_\_

Company/Organization: Gunner Andros Investments, LLC

Address: 555 W. Shaw Avenue, Suite B-4 City: Fresno Zip: 93704

Email: gafresno@gunnerandandros.com Phone: (559) 227-1647

**Check all that apply**

Applicant  Owner  Other Legal Council

Name: Jeffrey M. Reid, Esq. Signature: \_\_\_\_\_

Company/Organization: McCormick, Barstow, Sheppard, Wayte & Carruth, LLP

Address: 5 River Park Place East City: Fresno Zip: 93720

Email: jeff.reid@mccormickbarstow.com Phone: (559) 433-2310

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FOR INTERNAL USE ONLY

DEVELOPMENT PARTNERSHIP CENTER			
Received By:		Date:	
Verification By:		Date:	
Application Fee:		EA Fee:	
PZ No:	<u>11-3-008</u>	Zone District:	

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**SUPPORTING INFORMATION  
FOR  
MASTER APPLICATION FORM  
  
REZONE**

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✓ **PROJECT DESCRIPTION**

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The proposed structure would be designed to be consistent with the predominant character and scale of the architecture of the adjacent Financial Center. The proposed project would also incorporate landscaping and other site aesthetics. Figure II-2 (Elevations) illustrates the proposed architectural style.

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- ✓ **SIZE OF SITE ACREAGE** (SEE TABLE MA-I)
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- ✓ **GENERAL PLAN DESIGNATION** (SEE TABLE MA-I & FIGURE I-2)

**TABLE MA-I**

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NO ADDRESS	417-231-17	8,276	0.19	R1-AH	Residential Medium Low Density

**LEGAL DESCRIPTION FOR PARCELS TO BE REZONED**

**PARCEL 1: APN 417-231-16:**

Lot 80 of California Poultry Farms, in the City of Fresno, County of Fresno, State of California, according to the Map thereof recorded May 2, 1904 in Book 2, Page 82 of Record of Surveys, Records of said County.

Excepting therefrom the South half thereof.

**PARCEL 2: APN 417-231-17:**

The West 30 feet of the North 278.34 feet of Lot 79 of California Poultry Farms, in the County of Fresno, State of California, according to the Map thereof recorded in Book 2 Page 82 of Record of Surveys, Fresno County Records.

**PARCEL 3: APN 417-240-37:**

The North 278.34 feet of Lot 79 of California Poultry Farms, as per Map recorded in Book 2, Page 82 of Record of Surveys, Fresno County Records.

Excepting therefrom the East 90 feet thereof and the West 30 feet thereof.

## FIGURES

- FIGURE I-1: EXISTING SITE PLAN
- FIGURE I-2: EXISTING GENERAL PLAN
- FIGURE I-3: PROPOSED GENERAL PLAN
- FIGURE I-4: COMMUNITY BOUNDARY MAP
- FIGURE I-5: EXISTING ZONE MAP
- FIGURE I-6: PROPOSED ZONING MAP
- FIGURE I-7A: APN MAP
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- FIGURE II-1: SITE PLAN EXHIBIT
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**THE OPERATIONAL STATEMENT  
FOR  
REZONE**

- ✓ **PROJECT SITE ADDRESSES** (SEE TABLE SPR-1)
- ✓ **ASSESSOR'S PARCEL NUMBERS (APN)** (SEE TABLE SPR -1)
- ✓ **EXISTING GENERAL PLAN LAND USE DESIGNATION** (SEE FIGURE I-2)
- ✓ **EXISTING ZONING** (SEE FIGURE I-5)

**TABLE RZ -I**

PROJECT SITE ADDRESS	APN	EXISTING GENERAL PLAN LAND USE DESIGNATION	EXISTING ZONING
525 W. San Jose Avenue	417-240-37	Residential Medium Low Density	R1-AH
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✓ **IDENTIFY THE COMMUNITY PLAN**

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✓ **DESCRIPTION OF EFFORTS THAT HAVE BEEN MADE TO DISCUSS THE PROPOSAL WITH NEIGHBORS**

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The site will be developed (through site access and project orientation) in a fashion that will principally associate this site with immediately adjacent Fig Garden Financial Center. The construction materials and architectural style will be substantially consistent with the existing three office buildings at this location. It will thereby be complementary to its surrounding neighborhood.

In addition, through prior consultations with neighbors in the adjacent residential neighborhoods, we learned of their concerns about noise and other impacts associated with certain approaches to intensified residential uses in these environs. We also learned about their concerns for appropriate set backs for any multi-storied development. The proposed office structure will not include a residential component and will be constructed to the same height and with comparable setbacks as the immediately adjacent office development.

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The proposed multi-storied office complex will be developed with a style and massing consistent with adjacent commercial buildings. This style of development 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 project's design and strategic location also facilitate the General Plan's goal of providing activity centers within plan areas. (2025 General Plan, General Plan goals, item 9, page 3).

More specifically, the General Plan's Urban Form Element includes a statement of strategies for Commercial Land Use (item 7 at page 23). That statement confirms that a quality of life in the city requires commercial developments for employment opportunities. Those commercial uses should be strategically located to ensure accessibility and convenience to the population they service, while minimizing travel requirements, infrastructure demands and adverse impacts, particularly adverse effects on nearby residential areas. (See generally the Objectives and Policies of the City of Fresno 2025 General Plan at C-12). The proposed project is a continuation of the development that comprises the existing Fig Garden Financial Center. That strong market support for the existing Financial Center development is a reflection of its qualities of appropriate access and convenience. The character and amenities of the Fig Garden Financial Center have also proven its capacity to avoid adverse effects on nearby residential neighborhoods. Development of this character in these environs has proven itself to serve as an effective transition between more intensive commercial uses and sensitive residential areas (See General Plan Policy C-12-c, at page 41).

The Urban Form Element of the General Plan also discusses land use activity centers, which have been conceptually located within the environs of this center. Such centers are intended to provide commercial uses and employment centers. The General Plan has a stated intent to support the development of those centers, and to reinforce the goals through mixed-use and intensification (General Plan, Urban Form Element, item 3, page 22 ). The Activity Center objective and policies are further detailed at page 35 (Objective C-4). 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 multi-story facilities with underground parking.

This project provides the infill and intensified employment center development that is one of the prongs of the Activity Center goal. It provides a multi-storied facility with underground parking that intensifies existing urban uses. Its strategic location for these development goals is demonstrated by the fact that the site has obtained conceptual designation as a favored Activity Center location. (See materials prepared for the "Activity Center Presentation to Joint Planning Commission on January 28, 2009" and Fresno Activity Center and Corridor Intensification Study Workshop Materials conducted December 9, 2008, available at <http://www.fresno.gov/Government/DepartmentDirectory/PlanningandDevelopment/Planning/Ongoing+Planning+Studies.htm>)

Beyond the Activity Center Lands, the General Plan has a broader purpose of facilitating In-Fill Development. Objective C-16 (General Plan page 25) details the goal of establishing more efficient, economical and livable urban forms through the concentration of developments within older, built-up core communities including activity centers. The location of this project, within an older, built-up core community is an effective in-fill and private redevelopment of lands.

✓ **DESCRIBE IN DETAIL, THE PROPOSED USE(S)**

The proposed multi-story office development will be utilized for a variety of commercial office activities.

✓ **DETAIL THE HOURS OF OPERATION AND THE NUMBER OF EMPLOYEES**

The proposed office development will support a total of 400 employees.

The activities for the proposed office building will be conducted on normal business.

✓ **DETAIL THE EXPECTED DAILY VISITORS/USERS/GUESTS**

The employees of the proposed office development are estimated at 400 and are anticipated to use the office on normal business hours basis, 5 days a week; the tenants will also have occasional visitors and/or guests.

✓ **DESCRIBE ANY REASONABLE FORESEEABLE EFFECTS FROM CONSTRUCTION AND/OR THE SITE THAT MAY IMPACT THE NEIGHBORS.**

The construction of the proposed office building will involve demolition of the existing apartment complex. The underground parking structure will require excavation and removal of approximately 35,000 cubic yards of dirt. The construction of the parking structure will be a reinforced concrete structure with the remaining of the above ground structure to be wood framed. Construction impact to the neighbors will be noise.

The project will utilize Best Management Practices (BMPs) for compliance with all State and Local Codes for storm water quality during construction. A Storm Water Pollution Prevention Plan will be implemented to minimize or prevent sediment or erosion to neighboring sites.

The addition of the new office building into the Financial Center (replacing the existing apartment complex) will increase the density of the existing commercial office uses which would increase the potential for a source of noise from the project area.

✓ **DETAIL ALL SECURITY MEASURES**

There will be security lighting around the proposed project.

**Master Application Form** #: C-11-088, A-11-006, R-11-008, VTPM 2008-07-Amended

**Check all that apply:**

<input checked="" type="checkbox"/>	Plan Amendment	<input type="checkbox"/>	Site Plan Review	<input type="checkbox"/>	Amendment	<input type="checkbox"/>	Major	<input type="checkbox"/>	Minor
<input checked="" type="checkbox"/>	Rezone	<input type="checkbox"/>	Variance	<input type="checkbox"/>	Revised Exhibit	<input type="checkbox"/>	Major	<input type="checkbox"/>	Minor
<input checked="" type="checkbox"/>	Conditional Use Permit	<input type="checkbox"/>	Minor Deviation	<input type="checkbox"/>	Easement Encroachment				
<input type="checkbox"/>	Tentative Tract Map	<input checked="" type="checkbox"/>	Tentative Parcel Map	<input type="checkbox"/>	Lot Line Adjustment				
<input type="checkbox"/>	Voluntary Parcel Merger	<input type="checkbox"/>	Fresno Green Project	<input type="checkbox"/>	Public Art Project				
<input type="checkbox"/>	Annexation	<input type="checkbox"/>	Other:						

Project Name: Fig Garden Financial Center Phase IV  
 Project Address: 5204 N. Palm Avenue Fresno, CA. 93704 A.P.N. 417-240-37, 417-231-16, 17  
 Size of Site: (See Attached) Sq. Ft. 3.96 Ac. Historical Project? (Building on registry and/or over 50 yrs. old) No  
 Project Description (attach additional pages if necessary):  
(See Attached)

Proposed: C-P (Administrative + Professional Office) Proposed: Commercial Office  
 Zoning Designation: R-1-AH + R-2 General Plan Designation: Med-High + Med-Low Residential  
 List all previously approved and/or pending entitlements, associated with this project/site (provide application number(s), if available): A-11-006, R-11-008, VTPM 2008-07-Amended

**Please read carefully before signing or filing.**

Submission of this application does not imply approval of this permit by the Planning and Development Department. Application approval will become null and void if it is determined that approval was based on omissions or inaccurate information submitted by the applicant.

**PRIMARY CONTACT, check all that apply**  Applicant  Owner  Other \_\_\_\_\_  
 Name: \_\_\_\_\_ Signature: \_\_\_\_\_  
 Company/Organization: Gunner Andros Investments, LLC  
 Address: 555 W. Shaw Avenue, Suite B-4 City: Fresno Zip: 93704  
 Email: gafresno@gunnerandros.com Phone: (559) 227-1647

**Check all that apply**  Applicant  Owner  Other Legal Counsel  
 Name: Jeffrey M. Reid, Esq. Signature: \_\_\_\_\_  
 Company/Organization: McCormick, Barstow, Sheppard, Wayte & Carruth, LLP  
 Address: 5 River Park Place East City: Fresno Zip: 93720  
 Email: jeff.reid@mccormickbarstow.com Phone: (559) 433-2310

**Check all that apply**  Applicant  Owner  Other Site Development Coordinator  
 Name: Scott A. Mommer Signature: \_\_\_\_\_  
 Company/Organization: Scott A. Mommer Consulting  
 Address: 4694 W. Jacquelyn Avenue City: Fresno Zip: 93722  
 Email: smommer@larsandersen.com Phone: (559) 276-2790 x 12

Note: This application will not be accepted for processing without the mandatory attachments. Please see the corresponding **Application Submittal Requirements** for the checklist(s) of required documents.

FOR INTERNAL USE ONLY

DEVELOPMENT PARTNERSHIP CENTER			
Received By:		Date:	
Verification By:		Date:	
Application Fee:		EA Fee:	
PZ No:	<u>11-9-088</u>	Zone District:	

**SUPPORTING INFORMATION  
FOR  
MASTER APPLICATION FORM**

**CONDITIONAL USE PERMIT**

✓ **PROJECT DESCRIPTION**

The owners of the Fig Garden Financial Center propose to expand the existing Fig Garden Financial Center (see Figure I-1 Existing Site Plan) and to incorporate into its environs a new mid-rise office building. This new structure will be developed on lands that lie immediately east of the existing Financial Center Development within the center (the "Site Addition"). The Site Addition comprising APNs 417-231-16, 417-231-17 and 417-240-37, (see FIGURE I-5 Existing Zoning Map) is planned medium high residential and medium low residential.

The proposed project will comprise a total of net useable area 104,593 square feet on four floors. Also, proposed is a parking structure under the office building. The proposed office building will be located on lands presently zoned R1-AH and R-2, for which a Plan Amendment and Rezone will be required.

<b>EXISTING STRUCTURES</b>		
APN	EXISTING COMMERCIAL SQ. FT.	RESIDENTIAL UNITS
417-240-37	---	1(i)
417-231-16	---	44
417-231-17	---	N/A

(i) Note the single family dwelling unit at 525 W. San Jose (417-240-37) was previously removed

The proposed project involves the removal of the approximately existing 44 dwelling units and all on-site structures including the accompanying parking lots, and the construction of a mid-rise four-story office building on 3.96 acres of the project site (Figure II-1 – Proposed Overall Site Plan). At grade parking and a subterranean parking structure is proposed beneath the office building, which would provide a total on-site parking supply of 417 spaces in compliance with the requirements of the City of Fresno Municipal Code. The proposed structure will be 60 feet in height.

The proposed structure would be designed to be consistent with the predominant character and scale of the architecture of the adjacent Financial Center. The proposed project would also incorporate landscaping and other site aesthetics. Figure II-2 (Elevations) illustrates the proposed architectural style.

Currently, there are existing trees on the project site that are part of the existing apartment complex and surrounding single family lot. As currently proposed, all of the trees will be removed or where feasible relocated on the proposed project site. There are no oak or other indigenous species found on the project site. The proposed project would include a Landscape Plan which would provide for trees, shrubs and other ornamental plants.

In order to construct the underground parking structure and proposed site, the grading for the proposed project would require approximately 35,000 cubic yards (cy) of dirt to be excavated and removed from the site. The project will comply with City of Fresno grading and drainage requirements and detailed Grading and Drainage Plans will be provided for final permits.

Utilities required for the proposed project (e.g., electricity, natural gas, sewer and water) already exist on-site. The project will comply with City of Fresno utility requirements and Utility Plans will be provided for final permits.

The project is proposed to be constructed and completed in one phase.

Primary access to the site would be off of North Palm Avenue through the Fig Garden Financial Center’s driveway, Shaw Avenue via private driveways (Figure II-3 Access Plan). Both accesses would accommodate ingress and egress into the proposed development, surface parking and garage parking accommodating 445 parking spaces. No public access will be provided from West San Jose Avenue.

- ✓ **PROJECT ADDRESSES** (SEE TABLE MA-I)
- ✓ **ASSESSOR’S PARCEL NUMBERS** (SEE TABLE MA-I AND FIGURES I-7A, I-7B & I-7C)
- ✓ **SIZE OF SITE SQUARE FOOTAGE** (SEE TABLE MA-I)
- ✓ **SIZE OF SITE ACREAGE** (SEE TABLE MA-I)
- ✓ **ZONING DESIGNATION** (SEE TABLE MA-I & FIGURE I-5)
- ✓ **GENERAL PLAN DESIGNATION** (SEE TABLE MA-I & FIGURE I-2)

**TABLE MA-I**

ADDRESS	APN	SIZE OF SITE SQ. FT.	SIZE OF SITE ACREAGE	ZONING DESIGNATION (EXISTING)	GENERAL PLAN DESIGNATION (EXISTING)
525 W. San Jose Avenue	417-240-37	61,855	1.42	R1-AH	Residential Medium Low Density
569 W. San Jose Avenue	417-231-16	102,366	2.35	R-2	Residential Medium High Density
NO ADDRESS	417-231-17	8,276	0.19	R1-AH	Residential Medium Low Density

**FIGURES**

- FIGURE I-1: EXISTING SITE PLAN
- FIGURE I-2: EXISTING GENERAL PLAN
- FIGURE I-3: PROPOSED GENERAL PLAN
- FIGURE I-4: COMMUNITY BOUNDARY MAP
- FIGURE I-5: EXISTING ZONE MAP
- FIGURE I-6: PROPOSED ZONING MAP
- FIGURE I-7A: APN MAP
- FIGURE I-7B: APN MAP
- FIGURE II-1: SITE PLAN EXHIBIT
- FIGURE II-2: ELEVATIONS EXHIBIT
- FIGURE II-3: ACCESS PLAN

**THE OPERATIONAL STATEMENT  
FOR  
CONDITIONAL USE PERMIT**

- ✓ **PROJECT SITE ADDRESSES** (SEE TABLE SPR-1)
- ✓ **ASSESSOR'S PARCEL NUMBERS (APN)** (SEE TABLE SPR -1)
- ✓ **EXISTING GENERAL PLAN LAND USE DESIGNATION** (SEE FIGURE I-2)
- ✓ **EXISTING ZONING** (SEE FIGURE I-5)

**TABLE CUP -I**

PROJECT SITE ADDRESS	APN	EXISTING GENERAL PLAN LAND USE DESIGNATION	EXISTING ZONING
525 W. San Jose Avenue	417-240-37	Residential Medium Low Density	R1-AH
569 W. San Jose Avenue	417-231-16	Residential Medium High Density	R-2
NO ADDRESS	417-231-17	Residential Medium Low Density	R1-AH

✓ **IDENTIFY THE COMMUNITY PLAN**

The project site is located in the Bullard Community Plan (see Figure I-4), and consists of three parcels of land, which two have West San Jose Avenue addresses and one piece is a vacant strip of land and does not have an address. Their current and proposed zoning and use designations are indicated on the above Table SPR-1. The Bullard Community Plan will also be required to be amended for the project scope.

✓ **IDENTIFY THE SPECIFIC PLAN**

The project is not located in a City of Fresno Specific Plan.

✓ **IDENTIFY THE REDEVELOPMENT PLAN (IF APPLICABLE)**

The project is not located in a City of Fresno Redevelopment Plan.

✓ **DESCRIPTION OF EFFORTS THAT HAVE BEEN MADE TO DISCUSS THE PROPOSAL WITH NEIGHBORS**

Gunner Andros Investments, LLC has been proactive in its outreach to the neighborhood. Development proposals for the site were the focus of a meeting hosted by Gunner Andros for neighborhood residents. A further meeting to discuss development proposals with neighborhood representatives was also held in coordination with elected representatives. Neighbors have also received several items of written correspondence regarding project plan updates to keep them informed. Gunner Andros has strived to maintain an open door policy and encouraged neighbors and those interested in the project to contact them via phone, email or personal meeting(s).

✓ **DESCRIPTION OF HOW THE PROPOSAL IS COMPLEMENTARY TO THE SURROUNDING NEIGHBORHOOD**

The site will be developed (through site access and project orientation) in a fashion that will principally associate this site with immediately adjacent Fig Garden Financial Center. The construction materials and architectural style will be substantially consistent with the existing three office buildings at this location. It will thereby be complementary to its surrounding neighborhood.

In addition, through prior consultations with neighbors in the adjacent residential neighborhoods, we learned of their concerns about noise and other impacts associated with certain approaches to intensified residential uses in these environs. We also learned about their concerns for appropriate set backs for any multi-storied development. The proposed office structure will not include a residential component and will be constructed to the same height and with comparable setbacks as the immediately adjacent office development.

✓ **DESCRIPTION OF HOW THE PROPOSAL HELPS IMPLEMENT THE 2025 FRESNO GENERAL PLAN.**

The project will replace an aged former apartment two-story apartment complex structure with a Class A four story office structure. The office structure will be developed in a style consistent with the three existing adjacent office facilities which comprise the Fig Garden Financial Center. This in-fill development is consistent with some key goals of the 2025 General Plan.

The proposed multi-storied office complex will be developed with a style and massing consistent with adjacent commercial buildings. This style of development 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 project's design and strategic location also facilitate the General Plan's goal of providing activity centers within plan areas. (2025 General Plan, General Plan goals, item 9, page 3).

More specifically, the General Plan's Urban Form Element includes a statement of strategies for Commercial Land Use (item 7 at page 23). That statement confirms that a quality of life in the city requires commercial developments for employment opportunities. Those commercial uses should be strategically located to ensure accessibility and convenience to the population they service, while minimizing travel requirements, infrastructure demands and adverse impacts, particularly adverse effects on nearby residential areas. (See generally the Objectives and Policies of the City of Fresno 2025 General Plan at C-12). The proposed project is a continuation of the development that comprises the existing Fig Garden Financial Center. That strong market support for the existing Financial Center development is a reflection of its qualities of appropriate access and convenience. The character and amenities of the Fig Garden Financial Center have also proven its capacity to avoid adverse effects on nearby residential neighborhoods. Development of this character in these environs has proven itself to serve as an effective transition between more intensive commercial uses and sensitive residential areas (See General Plan Policy C-12-c, at page 41).

The Urban Form Element of the General Plan also discusses land use activity centers, which have been conceptually located within the environs of this center. Such centers are intended to provide commercial uses and employment centers. The General Plan has a stated intent to support the development of those centers, and to reinforce the goals through mixed-use and intensification (General Plan, Urban Form Element, item 3, page 22 ). The Activity Center objective and policies are further detailed at page 35 (Objective C-4). 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 multi-story facilities with underground parking.

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Beyond the Activity Center Lands, the General Plan has a broader purpose of facilitating In-Fill Development. Objective C-16 (General Plan page 25) details the goal of establishing more efficient, economical and livable urban forms through the concentration of developments within older, built-up core communities including activity centers. The location of this project, within an older, built-up core community is an effective in-fill and private redevelopment of lands.

✓ **DESCRIBE IN DETAIL, THE PROPOSED USE(S)**

The proposed multi-story office development will be utilized for a variety of commercial office activities.

✓ **DETAIL THE HOURS OF OPERATION AND THE NUMBER OF EMPLOYEES**

The proposed office development will support a total of 400 employees.

The activities for the proposed office building will be conducted on normal business.

✓ **DETAIL THE EXPECTED DAILY VISITORS/USERS/GUESTS**

The employees of the proposed office development are estimated at 400 and are anticipated to use the office on normal business hours basis, 5 days a week; the tenants will also have occasional visitors and/or guests.

✓ **DESCRIBE ANY REASONABLE FORESEEABLE EFFECTS FROM CONSTRUCTION AND/OR THE SITE THAT MAY IMPACT THE NEIGHBORS.**

The construction of the proposed office building will involve demolition of the existing apartment complex. The underground parking structure will require excavation and removal of approximately 35,000 cubic yards of dirt. The construction of the parking structure will be a reinforced concrete structure with the remaining of the above ground structure to be wood framed. Construction impact to the neighbors will be noise.

The project will utilize Best Management Practices (BMPs) for compliance with all State and Local Codes for storm water quality during construction. A Storm Water Pollution Prevention Plan will be implemented to minimize or prevent sediment or erosion to neighboring sites.

The addition of the new office building into the Financial Center (replacing the existing apartment complex) will increase the density of the existing commercial office uses which would increase the potential for a source of noise from the project area.

✓ **DETAIL ALL SECURITY MEASURES**

There will be security lighting around the proposed project.

**AMENDED**  
APPLICATION FOR VESTING TENTATIVE PARCEL MAP P-2008-07



Planning & Development Department  
2600 Fresno Street, Third Floor  
Fresno, CA 93721-3604  
Ph: (559) 621-8277

**APPLICATION FOR TENTATIVE PARCEL MAP**

The following information and attachments are required to be attached to this application.

**Existing parcels:** Submit copies of recorded grant deeds and/or title report.

Located on the: South side of West San Jose btw. North Colonial & North Maroa Ave.  
Assessor's Parcel Numbers: see attached  
Zone district(s) see attached  
Date property was purchased: see attached  
Deed Recorded: Book- see attached Page- see attached Document No.- see attached  
Square footage of **existing** parcel(s): see attached  
Acreage of **existing** parcel(s) see attached  
Number of **proposed** parcels: 2 If over 4 parcels proposed, cite justification by Map Act Section No. \_\_\_\_\_  
Square footage of **proposed** parcel(s): 172,497 sq. ft.  
Acreage of **proposed** parcel(s): 3.96 acres  
**Existing** use of parcel(s) to be divided: see attached

**Proposed** use of the new parcels/related applications: see attached for use (see Table VTM-1 & Figure 1-3)

Source of water: City of Fresno Method of Sewage disposal: City of Fresno

Signature(s) of Record Owner(s):\* \_\_\_\_\_

Name (print): Gunner Andros Investments, LLC Address: 555 W. Shaw Ave., #B4, Fresno, 93704 Phone: (559) 227-1647

Signature of agent (if applicable): \_\_\_\_\_

Name (print): \_\_\_\_\_ Address: \_\_\_\_\_ Phone: \_\_\_\_\_

Signature of person preparing map: \_\_\_\_\_

Name (print): Scott A. Mommer Address: 4694 W. Jacquelyn Ave., Fresno, 93722 Phone: (559) 276-2790 x-12  
Lars Andersen & Associates, Inc.

FOR OFFICIAL USE ONLY	Date Received _____	Received By: _____
	<b>TENTATIVE PARCEL MAP NO.</b>	Fees Paid: \$ _____
	_____	HTE No.: _____
	_____	Planner: _____

NOTE: Approval of the Tentative Parcel Map is based on submitted data. Conditions affecting the property which do not appear on this application or the map may void approval.

\* All owner(s) must either sign the application or must provide a letter of authorization.

**PROJECT APPLICATION FOR  
VESTING TENTATIVE PARCEL MAP P-2008-07**

**TABLE VTM-I**

ADDRESS	APN	CURRENT ZONING	PROPOSED ZONING	CURRENT GENERAL PLAN	PROPOSED GENERAL PLAN	ACRES	SQ/ FT	PROPERTY PURCHASED	DEED RECORDED BOOK PAGE DOCUMENT NO
525 W. San Jose Avenue	417-240-37	RI-AH	C-P /CZ	Residential Medium Low Density	Commercial Office	1.42	61,855	12/29/2005	12/29/2005 2005-0303673
569 W. San Jose Avenue	417-231-16	R-2	C-P /CZ	Residential Medium High Density	Commercial Office	2.35	102,366	12/30/2005	12/30/2005 2005-0305627
No Address	417-231-17	RI-AH	C-P /CZ	Residential Medium Low Density	Commercial Office	0.19	8,276	12/29/2005	12/29/2005 2005-0303673
					Acreage to be Rezoned and Use Amended	3.96	172,497		

**FIGURES**

- FIGURE I-2: EXISTING GENERAL PLAN
- FIGURE I-3: PROPOSED GENERAL PLAN
- FIGURE I-4: COMMUNITY BOUNDARY MAP
- FIGURE I-5: EXISTING ZONE MAP
- FIGURE I-6: PROPOSED ZONING MAP

**THE OPERATIONAL STATEMENT  
FOR  
VESTING TENTATIVE PARCEL MAP P-2008-07**

- ✓ **PROJECT SITE ADDRESSES** (SEE TABLE VTPM-I)
- ✓ **ASSESSOR'S PARCEL NUMBERS (APN)** (SEE TABLE VTPM -I)
- ✓ **EXISTING GENERAL PLAN LAND USE DESIGNATION** (SEE FIGURE I-2)
- ✓ **EXISTING ZONING** (SEE FIGURE I-5)

**TABLE VTPM -I**

PROJECT SITE ADDRESS	APN	EXISTING GENERAL PLAN LAND USE DESIGNATION	EXISTING ZONING
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✓ **DETAIL THE EXPECTED DAILY VISITORS/USERS/GUESTS**

The employees of the proposed office development are estimated at 400 and are anticipated to use the office on normal business hours basis, 5 days a week; the tenants will also have occasional visitors and/or guests.

✓ **DESCRIBE ANY REASONABLE FORESEEABLE EFFECTS FROM CONSTRUCTION AND/OR THE SITE THAT MAY IMPACT THE NEIGHBORS.**

The construction of the proposed office building will involve demolition of the existing apartment complex. The underground parking structure will require excavation and removal of approximately 35,000 cubic yards of dirt. The construction of the parking structure will be a reinforced concrete structure with the remaining of the above ground structure to be wood framed. Construction impact to the neighbors will be noise.

The project will utilize Best Management Practices (BMPs) for compliance with all State and Local Codes for storm water quality during construction. A Storm Water Pollution Prevention Plan will be implemented to minimize or prevent sediment or erosion to neighboring sites.

The addition of the new office building into the Financial Center (replacing the existing apartment complex) will increase the density of the existing commercial office uses which would increase the potential for a source of noise from the project area.

✓ **DETAIL ALL SECURITY MEASURES**

There will be security lighting around the proposed project.

## Environmental Assessment Application

1. APPLICANT'S NAME: <u>Gunner Andros Investmnts</u>	2. CONSULTANT'S NAME: <u>Jeffrey Reid - MBSW&amp;C</u>
ADDRESS: <u>555 W. Shaw Ave., Ste B4</u>	ADDRESS: <u>5 river Park Place East</u>
CITY & ZIP: <u>Fresno, Ca. 93704</u>	CITY & ZIP: <u>Fresno, Ca. 93720</u>
TELEPHONE: <u>(559) 227-1674</u>	TELEPHONE: <u>(559) 433-2310</u>
EMAIL: <u>gafresno@gunnerandandr</u>	EMAIL: <u>jeff.reid@mccormickbarsto</u>
SIGNATURE: _____	SIGNATURE: _____

Applicant's Consultant (if any) will only be sent a copy of the completed environmental findings. If box is checked, the applicant will also be sent a copy

3. DESCRIPTION OF PROPOSED PROJECT:

3a. Narrative Description – Describe outstanding characteristics, including architectural characteristics, type of construction, number of stories, activities resulting from the proposed project and other major features:

(See Attached)

3b. Area of Parcel: (See Attached) Acres or Square Feet (See Attached)

3c. Proposed Project is located on the: South (side of) West San Jose Avenue  
between North Colonial Avenue and North Maroa Avenue

Street Address: 5204 N. Palm Avenue Fresno, Ca. 93704

3d. Existing Zoning: (See Attached) 3e. Assessor's Parcel Number: (See Attached)

3f. Related entitlement (indicate by )

Rezoning: Proposed Zone(s) (See Attached)

Tentative Tract Map; if known, TT Map No. \_\_\_\_\_

Site Plan Review \_\_\_\_\_

Conditional Use Permit \_\_\_\_\_

Parcel Map Vesting Tentative Parcel Map 2008-07

Other, Identify: General Plan Amendment

4. IF RESIDENTIAL USE is proposed, number of dwelling units: N/A

5. IF NON-RESIDENTIAL USE is proposed, identify: Office

5a. Non-residential Floor area: (See Attached)

5b. Estimated total number of employees: 400

5c. Total Number of off-street parking spaces provided: 417

**FOR STAFF USE ONLY**

PLANNING & DEVELOPMENT DEPARTMENT – CITY OF FRESNO

Application No. \_\_\_\_\_

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

P & Z No. \_\_\_\_\_

Received By: \_\_\_\_\_

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.):

No Industrial Use proposed

7. Identify probable sources of noise generated by the proposed project that affect the surrounding area. If noise is considered moderate or severe, describe measures to be taken to reduce the effect.

The addition of the new office building (replacing the existing Apartment Complex) will increase the density of the existing office uses, which would be the sole potential source of noise on an ongoing basis. However, during 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, odors, 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:

See Attached Project Description

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

North Land uses to the north of the Site are Planned Medium Residential

South Land uses to the south of the Site are Planned Medium/Low Residential (Figure I-2)

East Land uses to the east of the Site are Planned Medium/Low Residential (Figure I-2)

West Land uses to the west of the Site are Planned Commercial (Figure I-2)

13. Is the proposed project 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.

**SUPPORTING INFORMATION  
FOR  
ENVIRONMENTAL ASSESSMENT APPLICATION**

✓ **PROJECT DESCRIPTION**

The owners of the Fig Garden Financial Center propose to expand the existing Fig Garden Financial Center (see Figure I-1 Existing Site Plan) and to incorporate into its environs a new mid-rise office building. This new structure will be developed on lands that lie immediately east of the existing Financial Center Development within the center (the “Site Addition”). The Site Addition comprising APNs 417-231-16, 417-231-17 and 417-240-37, (see FIGURE I-5 Existing Zoning Map) is planned medium high residential and medium low residential.

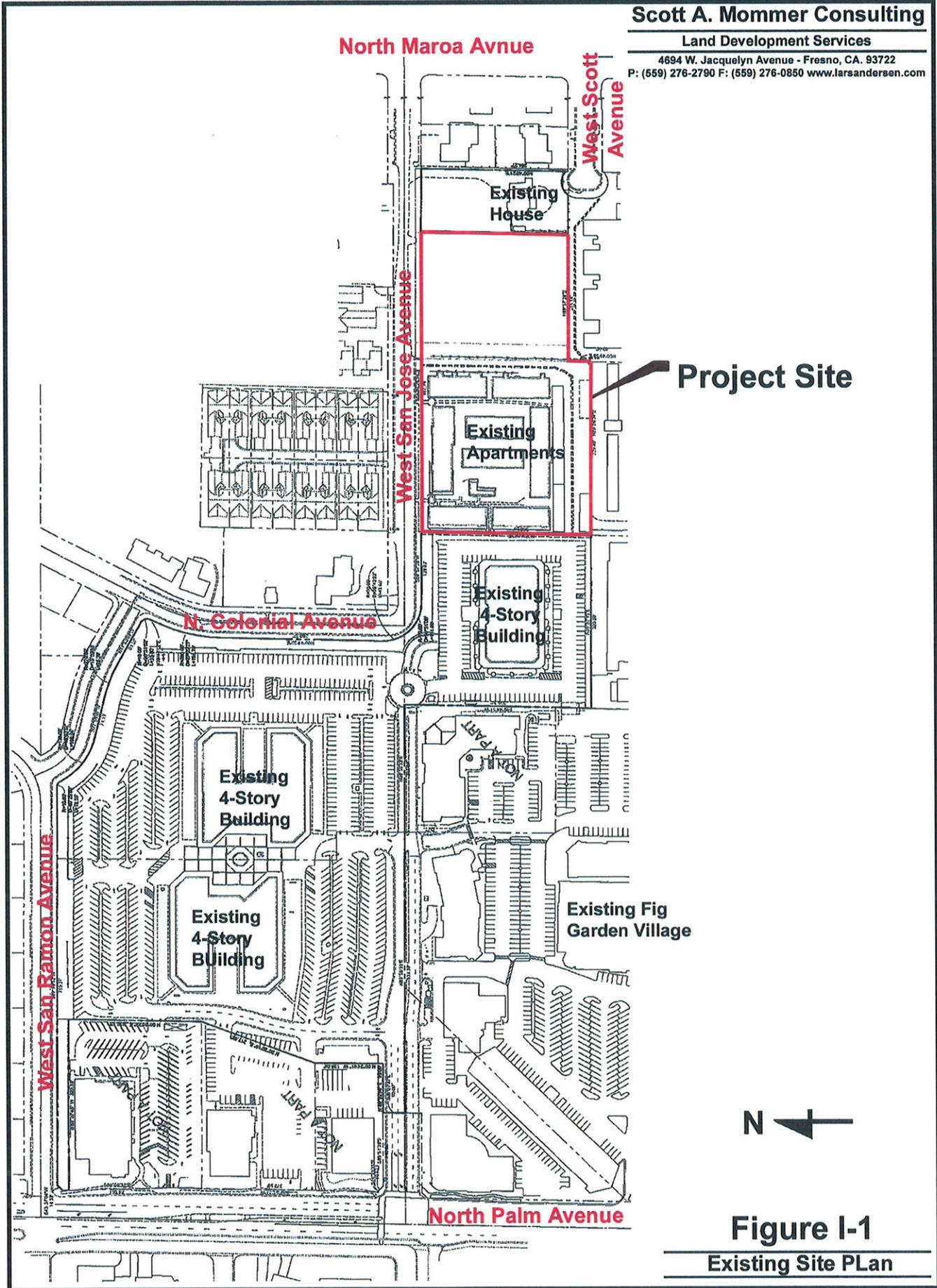
The proposed project will comprise a net usable area total of 104,593 square feet on four floors. Also, proposed is a parking structure under the office building consisting of 84,048 square feet. The proposed office building will be located on lands presently zoned R1-AH and R-2, for which a Plan Amendment and Rezone will be required.

**TABLE VTM-I**

ADDRESS	APN	CURRENT ZONING	PROPOSED ZONING	CURRENT GENERAL PLAN	PROPOSED GENERAL PLAN	ACRES	SQ / FT
525 W. San Jose Ave	417-240-37	R1-AH	C-P /CZ	Residential Medium Low Density	Commercial Office	1.42	61,855
569 W. San Jose Ave	417-231-16	R-2	C-P /CZ	Residential Medium High Density	Commercial Office	2.35	102,366
No Address	417-231-17	R1-AH	C-P /CZ	Residential Medium Low Density	Commercial Office	0.19	8,276
					<b>TOTAL ACREAGE</b>	<b>3.96</b>	<b>172,497</b>
					<b>ACREAGE TO BE REZONED &amp; USE AMENDED</b>	<b>3.96</b>	<b>172,497</b>

**FIGURES**

- FIGURE I-1: EXISTING SITE PLAN
- FIGURE I-2: EXISTING GENERAL PLAN
- FIGURE I-5: EXISTING ZONE MAP



Project Site



Figure I-1

Existing Site Plan

# Existing 2025 Fresno General Plan Land Use Map

Scott A. Mommer Consulting

Land Development Services

4694 W. Jacquelyn Avenue - Fresno, CA. 93722  
P: (559) 276-2790 F: (559) 276-0850 www.larsandersen.com

## LEGEND

### RESIDENTIAL

- Low Density (0.0-2.18 D.U./acre)
- Medium Low Density (2.19-4.98 D.U./acre)
- Medium Density (4.99-10.37 D.U./acre)
- Medium High Density (10.38-18.15 D.U./acre)
- High Density (18.16-43.56 D.U./acre)
- Residential (Central Area)

### COMMERCIAL

- Parking
- Office
- Neighborhood
- Limited Neighborhood
- Community
- Commercial-Recreational
- General-heavy
- Special
- Business Park
- Regional
- Commercial (Central Area)
- Commercial mixed use level 1 (Central Area)
- Commercial mixed use level 2 (Central Area)

### OPEN SPACE

- Clear Zone
- Commercial-Recreational
- Community Park
- Flood Control Project
- Golf Course
- Lake, Pond
- Multi-Use
- Neighborhood Park
- Outdoor Environmental education area
- Open Space
- Park
- Ponding Basin
- Ponding Basin (Park use)
- Regional Park

### BOUNDARIES

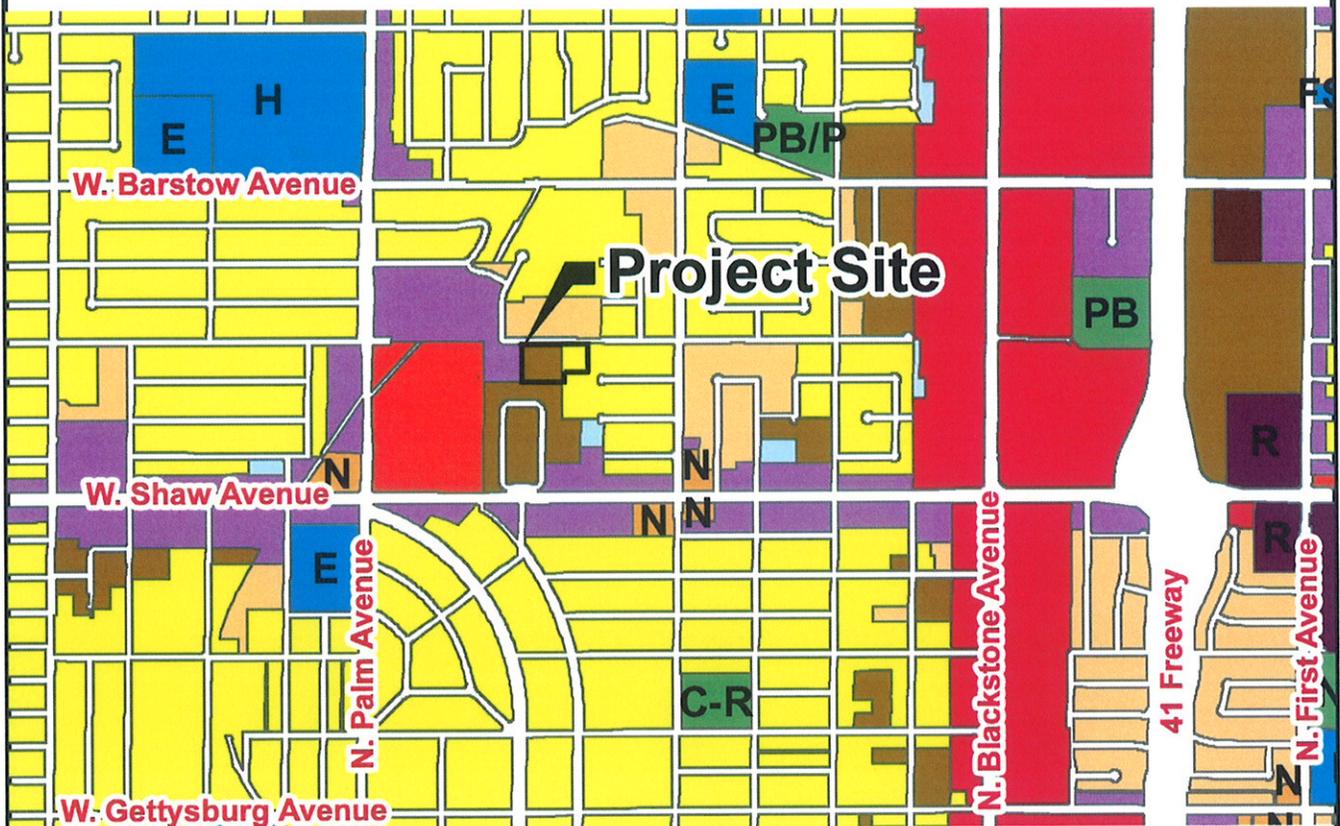
- Existing Fresno Sphere of Influence
- Growth Areas

### PUBLIC FACILITIES

- Public/Quasi-public Facility
- Special School
- Elementary School
- Elementary & Junior High Schools
- Elementary & Middle School
- Elementary, Middle & High School
- Junior High School
- Middle School
- High School
- College
- Cal State University, Fresno
- Airport
- Cemetery
- Church
- Convention Center (Central Area)
- Community Activity Center
- Convalescent Hospital
- Fairgrounds
- Fire Station
- Government Offices
- Hospital
- Medical Center
- Neighborhood Center
- PG & E Substation
- Police Dressing Station
- Post Office
- Water Recharge Basin
- Civic Center (Central Area)
- Municipal Service Center (Central Area)
- School (Central Area)
- County Court House (Central Area)
- Waste Water Treatment Facility

### INDUSTRIAL

- Light
- Heavy
- Commercial/Industrial (Central Area)



Existing Land Uses on project site:

- Commercial Office
- Medium-High Density Residential
- Medium-Low Density Residential

Figure I-2

Existing General Plan Map

# Proposed 2025 Fresno General Plan Land Use Map

Scott A. Mommer Consulting

Land Development Services

4694 W. Jacquelyn Avenue - Fresno, CA. 93722  
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## LEGEND

### RESIDENTIAL

- Low Density (0.0-2.18 D.U./acre)
- Medium Low Density (2.19-4.98 D.U./acre)
- Medium Density (4.99-10.37 D.U./acre)
- Medium High Density (10.38-18.15 D.U./acre)
- High Density (18.16-43.56 D.U./acre)
- Residential (Central Area)

### COMMERCIAL

- Parking
- Office
- Neighborhood
- Limited Neighborhood
- Community
- Commercial-Recreational
- General-heavy
- Special
- Business Park
- Regional
- Commercial (Central Area)
- Commercial mixed use level 1 (Central Area)
- Commercial mixed use level 2 (Central Area)

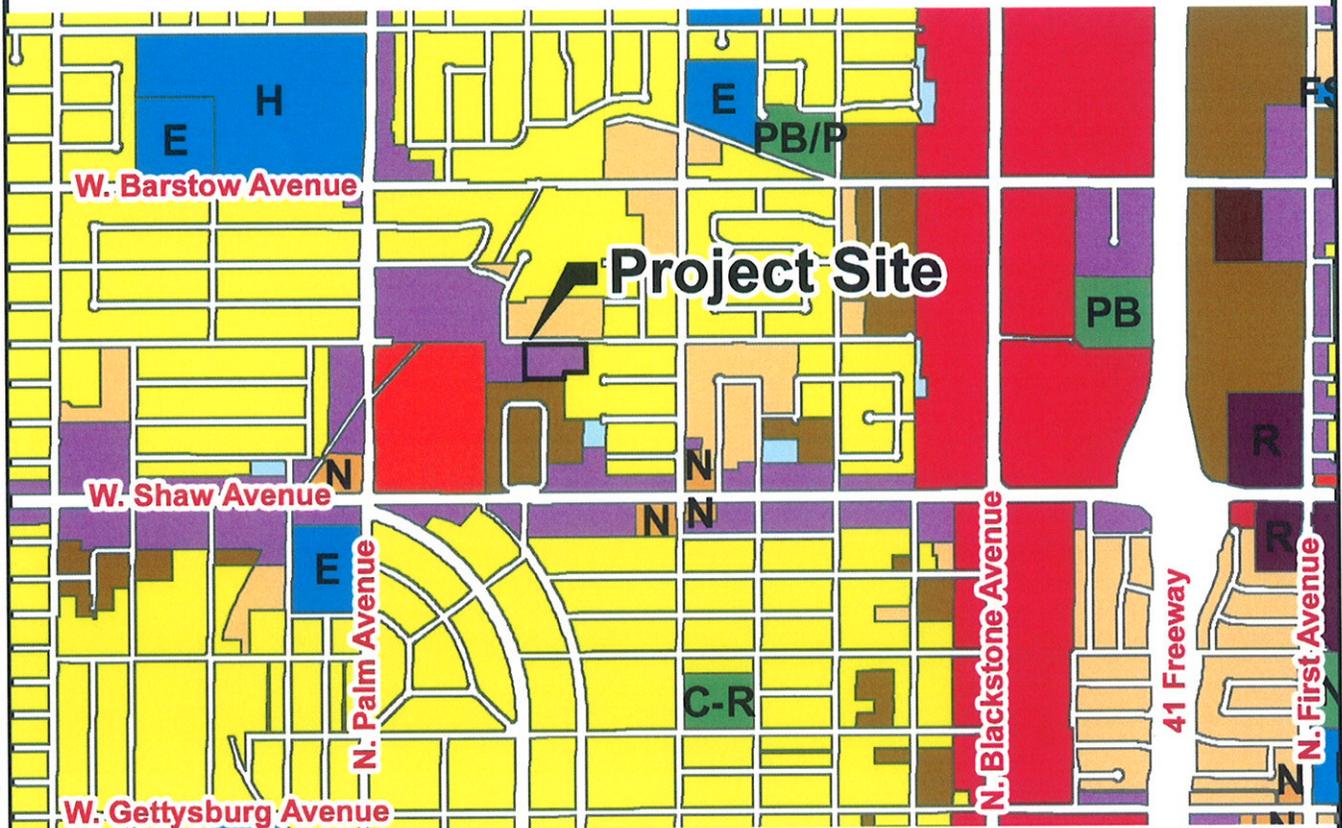
### OPEN SPACE

- Clear Zone
  - Commercial-Recreational
  - Community Park
  - Flood Control Project
  - Golf Course
  - Multi-Use
  - Neighborhood Park
  - Outdoor Environmental education area
  - Open Space
  - Park
  - Ponding Basin
  - Ponding Basin (Park use)
  - Regional Park
- BOUNDARIES**
- Existing Fresno Sphere of Influence
  - Growth Areas

### PUBLIC FACILITIES

- Public/Quasi-public Facility
- Special School
- Elementary School
- Elementary & Junior High Schools
- Elementary & Middle School
- Elementary, Middle & High School
- Junior High School
- Middle School
- High School
- College
- Cal State University, Fresno
- Airport
- Cemetery
- Church
- Convention Center (Central Area)
- Community Activity Center

- Convalescent Hospital
  - Fairgrounds
  - Fire Station
  - Government Offices
  - Hospital
  - Medical Center
  - Neighborhood Center
  - PG & E Substation
  - Police Dressing Station
  - Post Office
  - Water Recharge Basin
  - Civic Center (Central Area)
  - Municipal Service Center (Central Area)
  - School (Central Area)
  - County Court House (Central Area)
  - Waste Water Treatment Facility
- INDUSTRIAL**
- Light
  - Heavy
  - Commercial/Industrial (Central Area)



Proposed Land Uses on project site:

- Commercial Office

Figure I-3

Proposed General Plan Map

# City of Fresno Community Plan Boundary Map

Scott A. Mommer Consulting

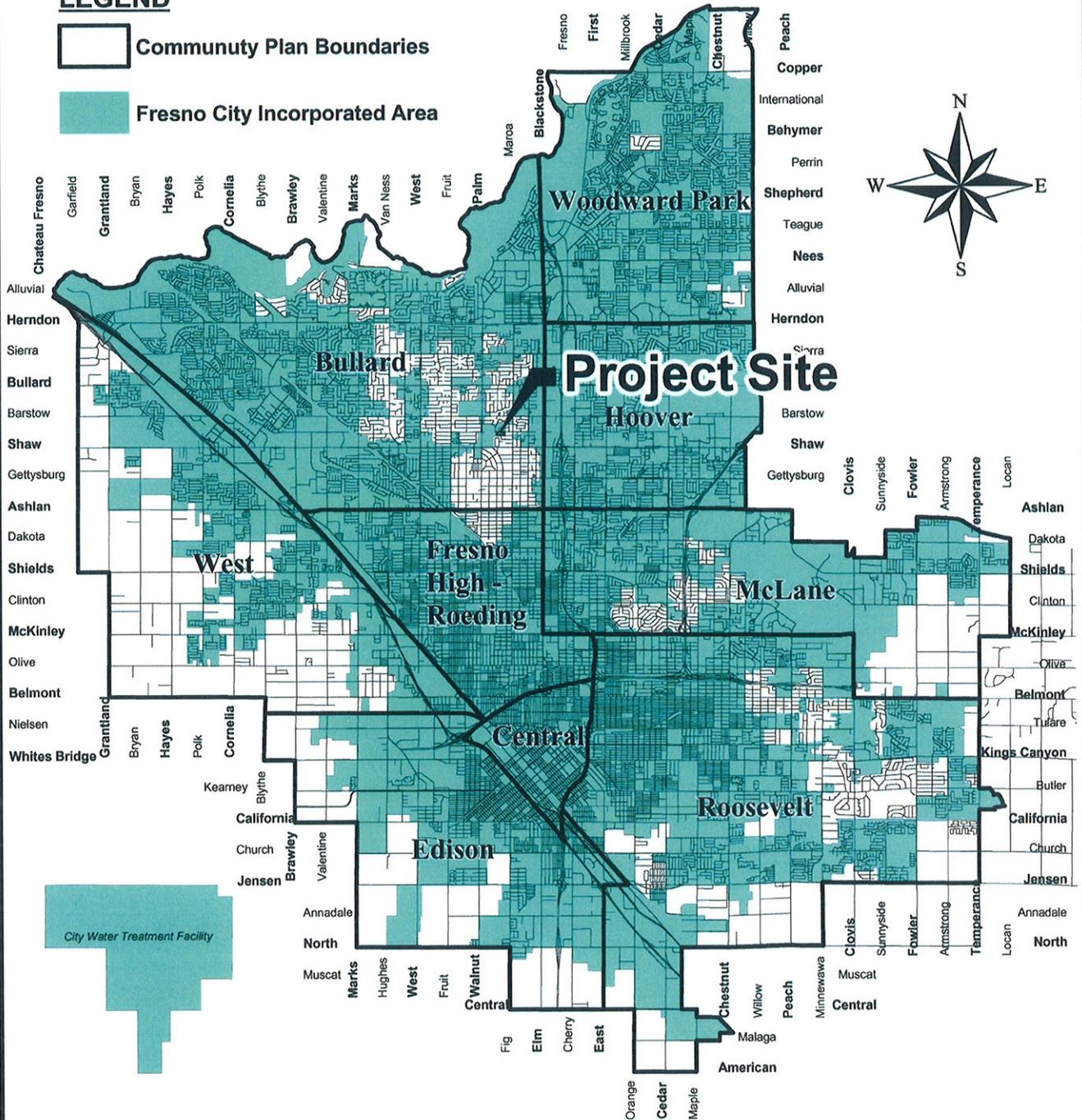
Land Development Services

4694 W. Jacquelyn Avenue - Fresno, CA. 93722  
P: (559) 276-2790 F: (559) 276-0850 www.larsandersen.com

## LEGEND

 Community Plan Boundaries

 Fresno City Incorporated Area



**Figure I-4**  
**Community Plan Boundary Map**

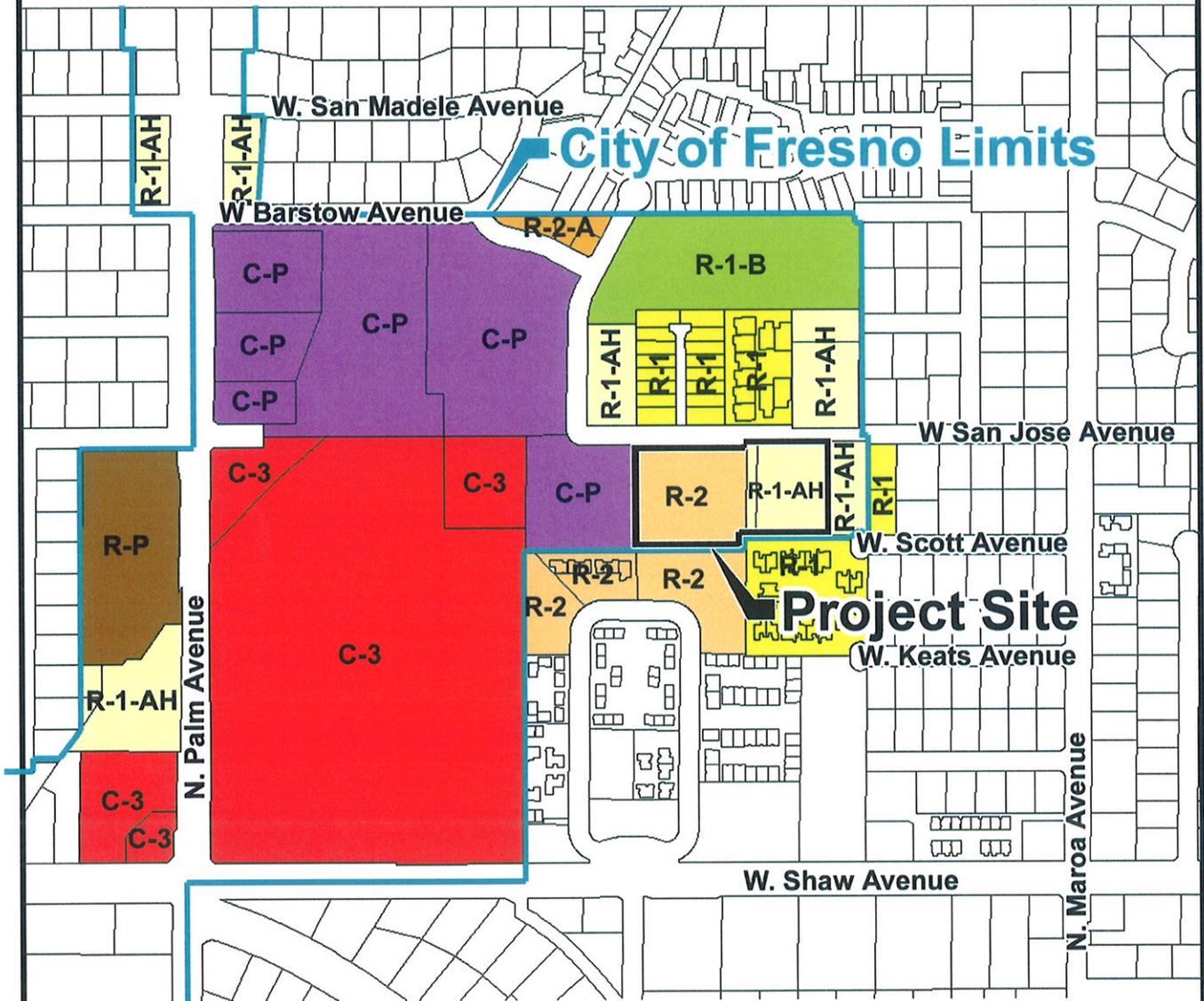
# Existing City of Fresno Zoning Map

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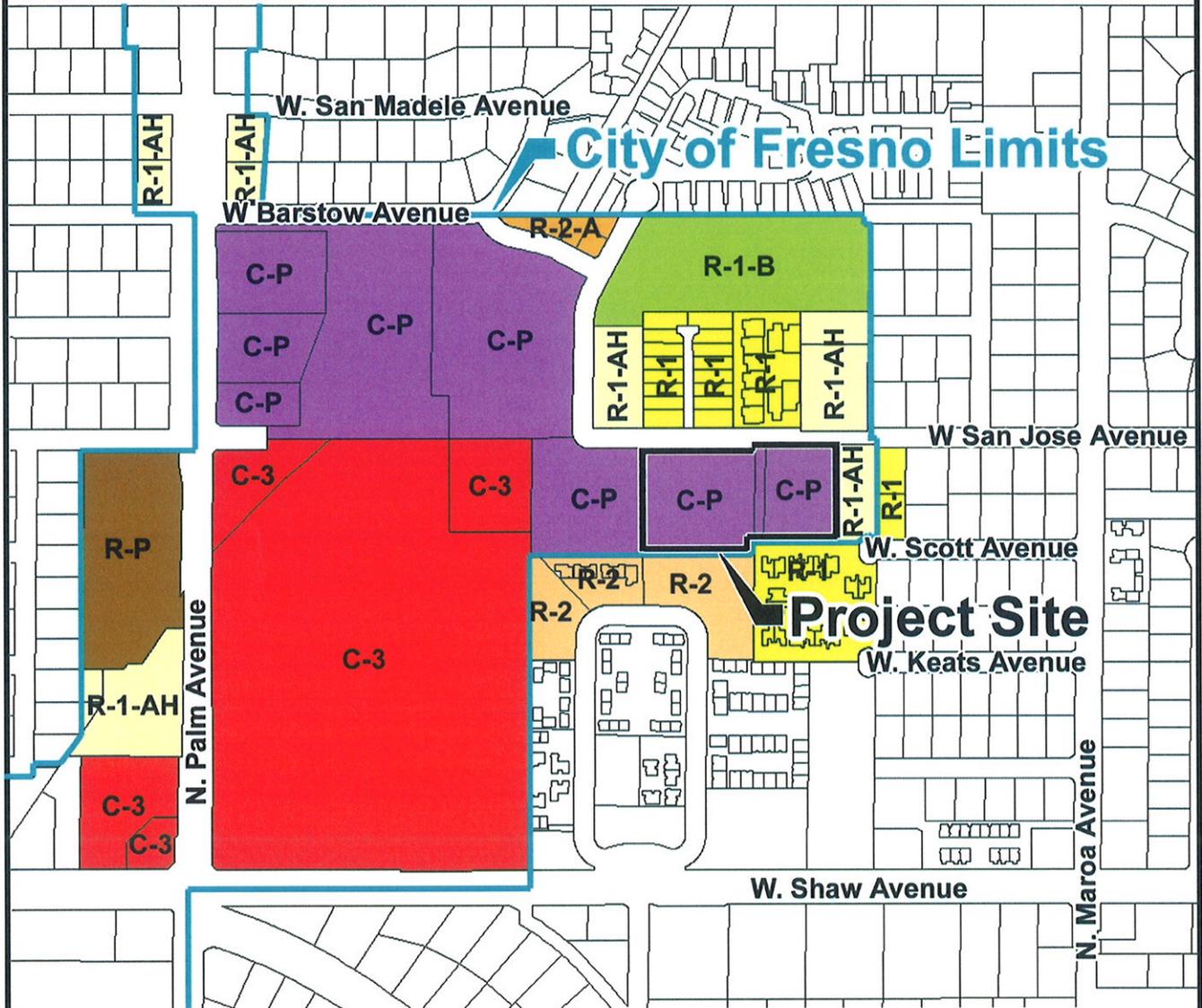
**Figure I-5**  
**Existing Zoning Map**

# Proposed City of Fresno Zoning Map

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Land Development Services

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**Figure I-6**  
Proposed Zoning Map

417-23

SUBDIVIDED LAND IN POR. SEC. 9, T.13S., R. 20E., M.D.B. & M.

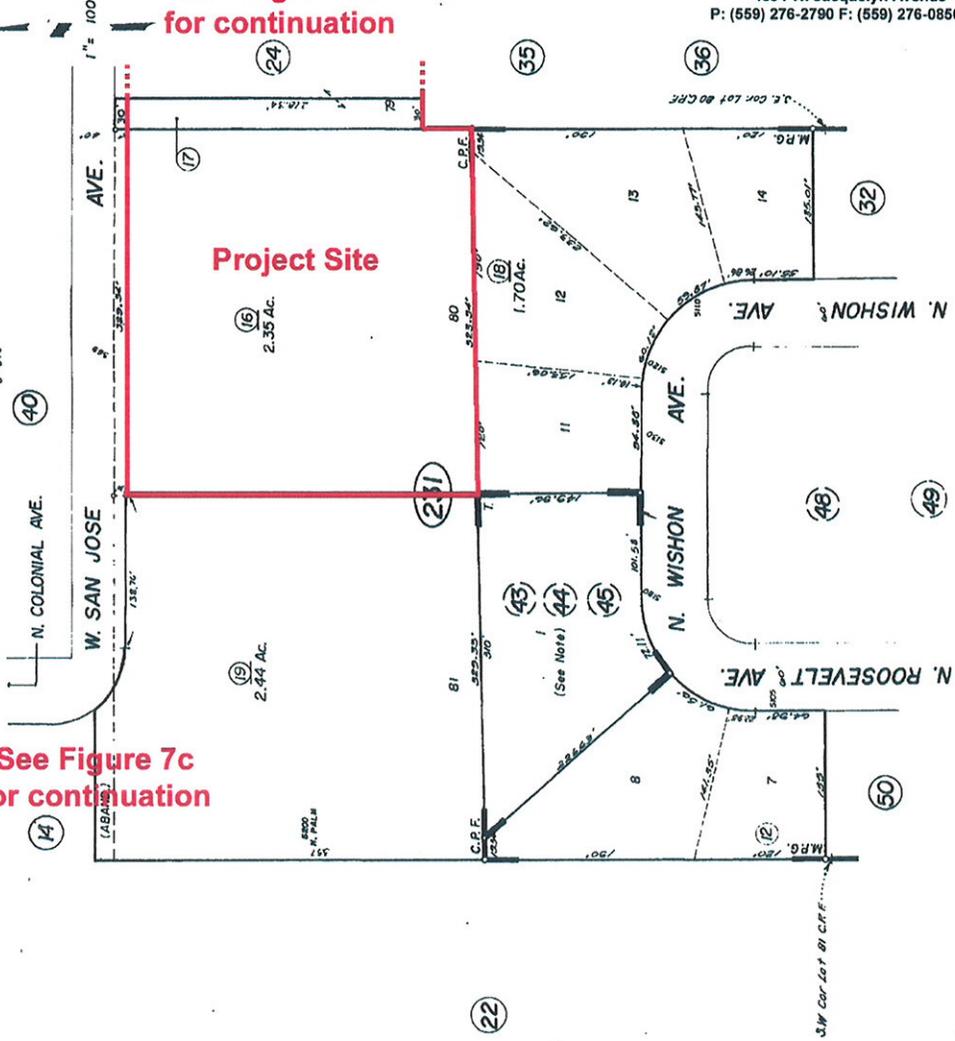
Tax Area  
5-484 98-023  
5-672  
5-675

See Figure 7b  
for continuation

See Figure 7c  
for continuation

Project Site

NOTE  
This map is for Assessment purposes only.  
It is not to be construed as portraying legal  
ownership or divisions of land for purposes  
of zoning or subdivision law.



Assessor's Map Bk. 417 - Pg. 23

County of Fresno, Calif.

NOTE: THE TOWERS, SEE PGS. 43, 44, 45 & 46 FOR DETAIL

California Poultry Farm - R.S. Bk. 2, Pg. 82

Marlo Palm Gardens - Tr. 1805 - Plat Bk. 20, Pg. 36

The Towers, Tr. No. 2570 (Condominium) - Plat Bk. 29, Pg. 100 - Plat Bk. 30, Pg. 2

NOTE - Assessor's Block Numbers Shown in Ellipses  
Assessor's Parcel Numbers Shown in Circles

Scott A. Mommer Consulting

Land Development Services

4694 W. Jacquelyn Avenue - Fresno, CA. 93722

P: (559) 276-2790 F: (559) 276-0850 www.larsandersen.com

Figure I-7a

APN Map: 417-23

417-24

Tax Area  
5-815  
88-033

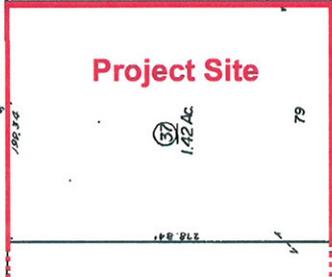
SUBDIVIDED LAND IN POR. SEC. 9, T. 13 S., R. 20 E., M.D.B. & M.

NANTUCKET AVE.

(15)

W. SAN JOSE

AVE.



See Figure 7a  
for continuation

Project Site

(25)

W. SCOTT AVE.

(23)

(35)

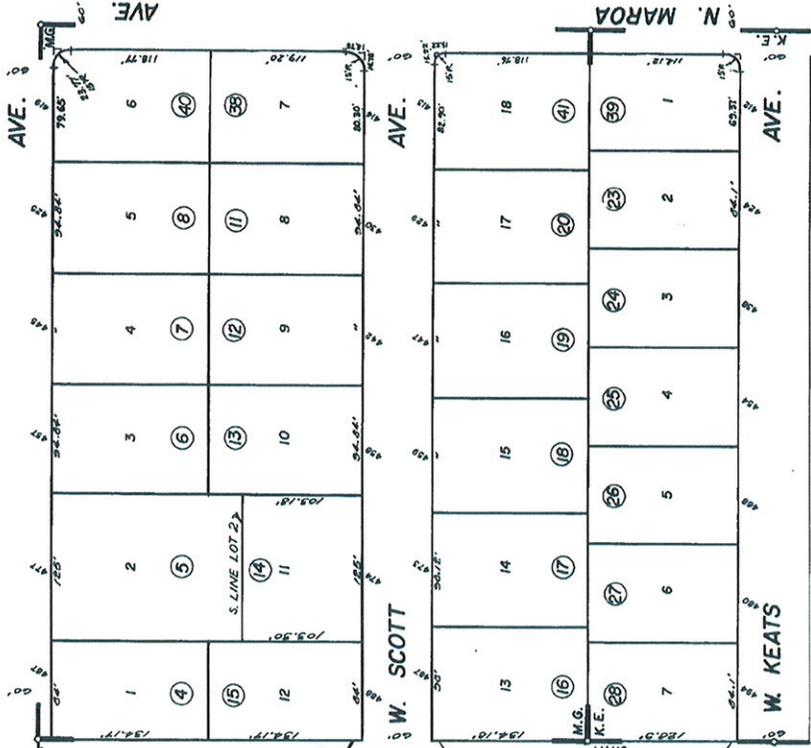
N. MAROA AVE.

(25)

(36)

W. KEATS AVE.

(32)



California Poultry Farm - R.S. Bk. 2, Pg. 82  
Karlowe Estates - Tr. 1187 - Plat Bk. 15, Pg. 65  
Morroa Gardens - Tr. 1344 - Plat Bk. 16, Pg. 60

Assessor's Map Bk. 417 - Pg. 24  
County of Fresno, Calif.

NOTE - Assessor's Block Numbers Shown in Ellipses.  
Assessor's Parcel Numbers Shown in Circles

Figure I-7b

APN Map: 417-24

West San Jose Avenue

Site Plan Exhibit

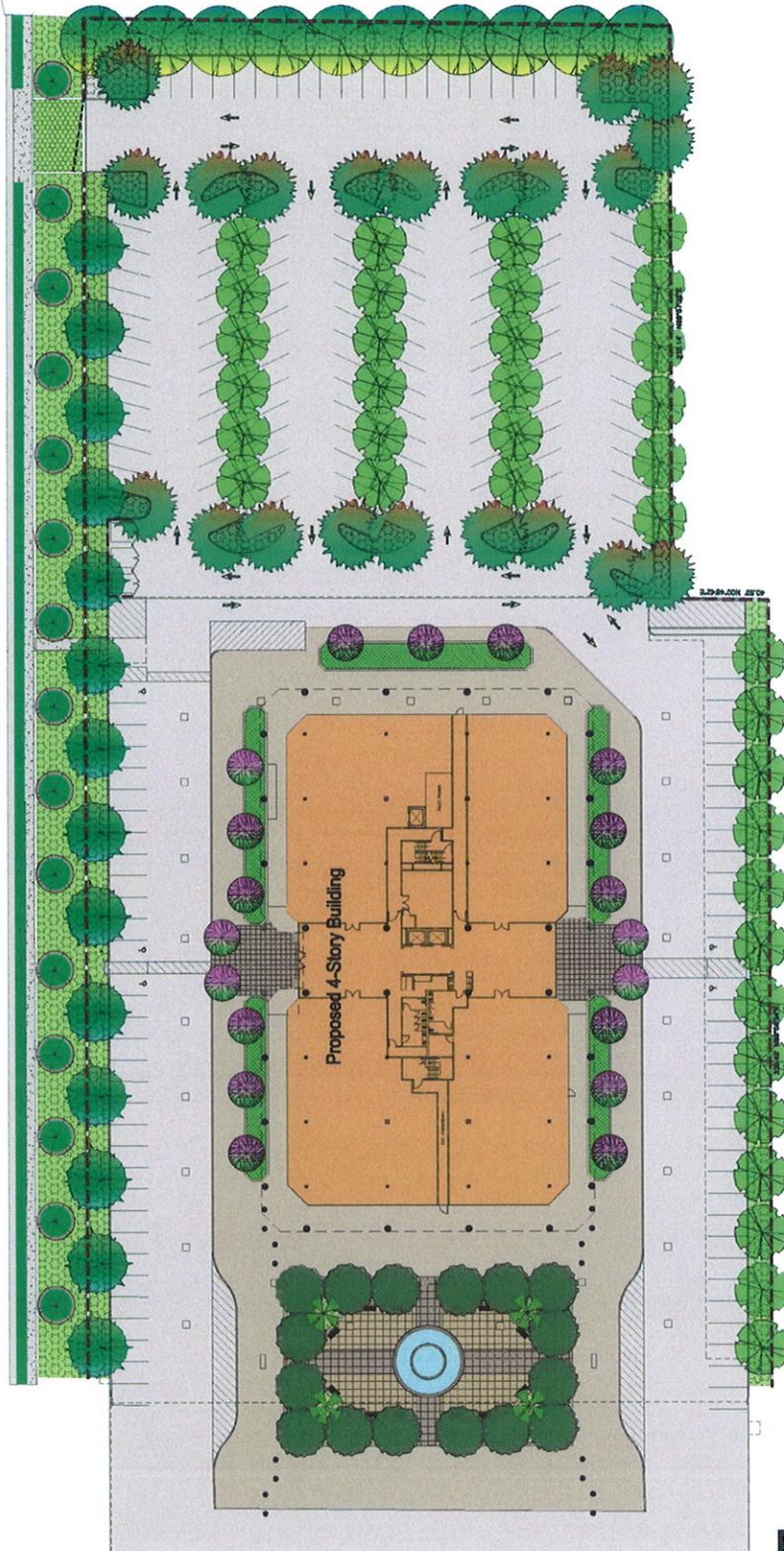
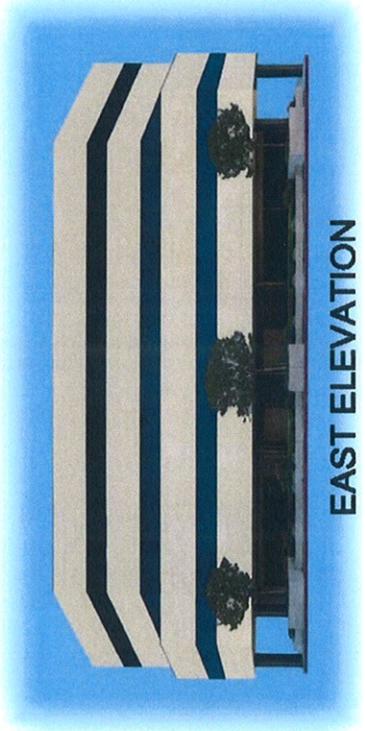
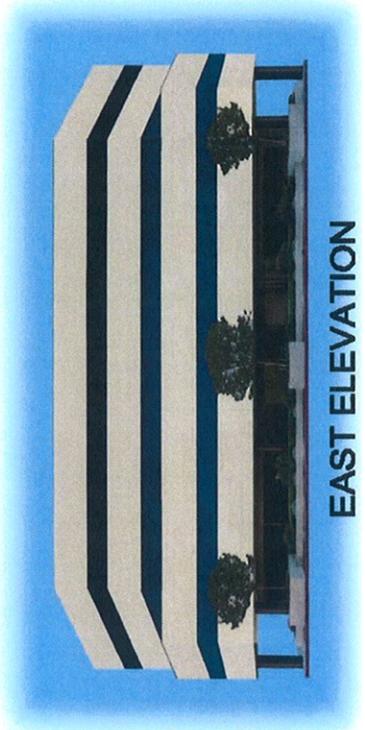
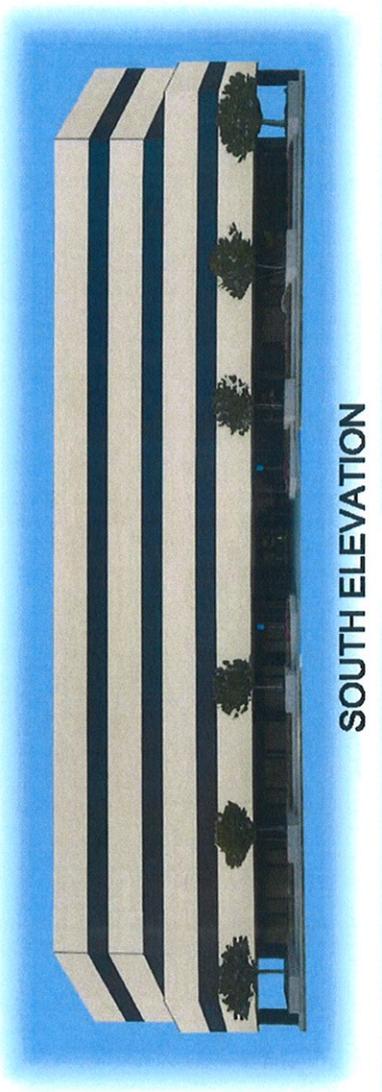
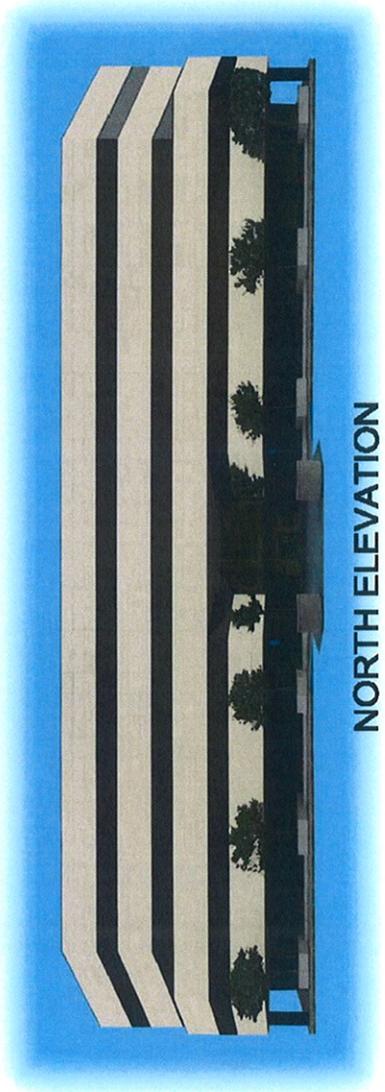


Figure II-1  
Site Plan Exhibit



**Figure II-2**  
**Elevations Exhibit**



**Figure II-3**  
**Access Exhibit**