

Subject: "Operational Statement" - Fig Garden Financial Center - "Addition"

A. Background:

The applicant, ARC Properties, owns and manages the existing "Fig Garden Financial Center" project located in northwest Fresno located east of Palm Ave. and north of San Jose Ave. The project consists of three 4 – story office buildings with a total of approximately 250,000 sq. ft. Parking for the property is located on site and is primarily located "at grade" but one building has parking located underground. The applicant has two additional properties that they would like to incorporate into the existing project area so they can construct one additional 4 – story office building with 100,000 sq. ft. One property is 1.08 acres in size and the other is 2.35 acres. The project area for the following applications is approximately 4.14 acres total including the public street area proposed for abandonment.

B. Proposed Project:

The applicant is filing several applications with the City of Fresno to provide for the ability to enlarge the Fig Garden Financial Center and construct one additional building. These applications consist of the following:

- **General Plan Amendment:** To change the "Medium Density Residential" land use designation on the 1.08 acre parcel of land located at the northeast corner of N. Colonial Ave. and W. San Jose Ave. to "Reginal Mixed Use" land use designation (APN 417-140-21)
- **Rezone Application:** To change the existing "RS-5" Zoning on the 1.08 acre parcel (referenced above) to "RMX" and to remove any and all of the "conditions of Zoning" that were placed on portions of the project area with the approval of Rezoning Application No. 6696 and Rezoning Application No. R-16-020.
- **Abandonment of Public Streets:** To provide for the "vacation" of the public street rights of way on a portion of N. Colonial Ave. and W. San Jose Ave. adjacent to the 1.08 acre parcel referenced above (APN 417-140-21) This abandonment would provide "connectivity" between the existing Fig Garden Financial Center office project and the additional 1.08 acre site also owned by the applicant and would add approximately .71 acres of land to the project area. **[Not part of Plan Amendment/Rezone Application P18-03659]**
- **Construction of one additional 4 – story office building with approximately 100,000 sq. ft. (future Site Plan and/or Development Permit application(s))** **[Not part of Plan Amendment/Rezone Application P18-03659]**
- **Demolition of 44 existing apartments located on 2.35 acre on the south side of W. San Jose (APN 417-231-16) for the development of parking to serve the proposed Fig Garden Financial Center and its one proposed additional office building,** **[Not part of Plan Amendment/Rezone Application P18-03659]**

The applicant believes that this "addition" to the Fig Garden Financial Center will provide for a reduction in auto traffic using the neighborhood as a "shortcut", an architecturally attractive addition to the existing office complex, additional pedestrian connectivity to the Fig Garden Village Shopping center, and the elimination of existing and additional residential units.

C. Previous Applications / Approvals:

The City has processed and approved several applications for projects that were not ever constructed on the proposed project site:

- APN 417-140-21 / 1.08 acres (C-16-062) To provide for the construction of a 13 unit Planned Residential Development
- APN 417-231-16 / 2.35 acres (A-11-06 / R-11-008 / C-11-088 / EIR No. 10147 (With the adjacent property to the east, to provide for the construction of a 4 – story 104,595 sq. ft. office building with at grade and underground parking.

D. Operation of the Proposed Project:

The applicant currently manages the existing Fig Garden Financial Center with a professional staff located on the project site. If approved and constructed as envisioned by the applications, the existing management team would enlarge their responsibilities to include the new area and one additional building. The staff oversees the leasing, rent collection indoor maintenance of “common areas”, exterior maintenance, 24 hour security, and additional tasks as needed.

If the project is approved by the City of Fresno, The applicant will file additional applications that would provide for the improvement of the entire project area. These improvements would include one additional 4 – story building, additional parking areas, landscaped areas, and exterior amenities to enhance the pedestrian “connectivity” to the surrounding neighborhood.

E. Neighborhood Discussions:

The owners of the 8 homes within the “Seville” Planned Unit Development (which is located adjacent to and east of the proposed project areas) were all sent a letter informing them of the proposed change and requesting a meeting. To date, the applicant has met on site with two of the owners and off site with an additional 4 owners. The applicant also sent out over 200 notices to property owners within 1000’ of the proposed project area and provided them with contact information and invited them to an informational meeting. The meeting was held within the lobby of one of the buildings within the Fig Garden Financial Center on 9-27-18 at 6:00 pm. The meeting lasted approximately 90 minutes and was attended by 44 people from the neighborhood and 4 members of the Applicants’ “Team”. Some additional follow up with several of the residents was requested and those in attendance signed their names and addressed so they can be contacted in the future when additional neighborhood meetings are scheduled.