

**b. FIG GARDEN RECONSTRUCTION---(Has not been formally submitted---submitted via email)**

*The proposed reconstruction of two tenant spaces was presented and discussed at length. Karana Hattersley-Drayton introduced herself and presented some historical background information regarding the Fig Garden Shopping Center and the possibility that the City's Historic Commission could explore the historical significance of the Shopping Center. Edgar Pejoro, Construction Manager for Donahue Schriber Realty Group explained that the new tenant, Lu Lu Mon, has a corporate identity and that the covered walkway would be eliminated. Tong Pings, an architect and member of the Fig Garden Homeowners Association, noted that removal of the covered walkway would disrupt the 10-foot elevation of the roof line and allow the new tenant spaces to be as high as 30 feet. Another member of the Fig Garden Homeowner's Association also spoke against the project as proposed. The Committee discussed the project and concluded that the applicant come back with a design that fits the historical "Fig Garden style", with the covered walkway, wood shingles and brick exterior.*

**c. PROJECT DESCRIPTION AND LOCATION:**

**Plan Amendment Application No. A-14-002, Rezone Application No. R-14-002, and Conditional Use Permit Application No. C-14-012** were filed by Giorgio Russo of Ginder Development, on behalf of the John Allen Company, and pertain to 8.219 acres of property located on the northeasterly side of North Figarden Drive between North Gates and West Bullard Avenues. **Plan Amendment Application No. A-14-002** proposes to amend the 2025 Fresno General Plan and the Bullard Community Plan from the community commercial planned land use designation to the medium-high density residential land use designation. **Rezone Application No. R-14-002** proposes to amend the Official Zone Map to reclassify the subject property from the C-2/BA-20/UGM (*Community Shopping Center/Boulevard Area Overlay, 20 feet/Urban Growth Management*) zone district to the R-2/BA-20/UGM (*Low Density Multiple Family Residential/Boulevard Area Overlay, 20 feet/Urban Growth Management*) zone district. **Conditional Use Permit Application No. C-14-012** proposes a gated multiple family residential development consisting of 40 single-story duplexes (80 dwelling units), a clubhouse, and community pool for tenants/owners 55 years of age and older. (Lot Line Adjustment LLA-2013-14, No. 0028087)

**APN: 509-030-70S (portion)**

**ZONING: C-2/BA-20/UGM to R-2/BA-20/UGM**

**SITE ADDRESS: 5550 North Figarden Drive**

*The applicant presented the project which is proposed to be an 80-unit duplex project which will be rented to those aged 55 or over. The Committee was pleased with the design and layout of the units with one exception. Each unit in the project currently has two car garage and one visitor parking space for each two units. After much discussion, Rosie Hendry moved, and Michael Napoli seconded that there be one visitor parking space for each of the 80 units. The applicant indicated that was possible to do and agreed to the modification.*

**5. STAFF INFORMATIONAL REPORT**

*Staff apologized about not placing Dirk Poeschel's Text Amendment on the agenda. The Committee added the project to the agenda and Dirk explained the project. Dirk indicated 19 "by right" uses were being added to the M-1 district and Committee did not have a problem with that. Staff indicated he would forward the uses to the Committee member in the morning and if any use seemed objectionable that we could reconvene. Otherwise, Rosie Hendry moved, and Michael Napoli seconded a motion to support the additional uses to the M-1 District.*

**6. PUBLIC COMMENTS**