I. CALL TO ORDER OF REGULAR MEETING: Chairman Shaw

➢ Pledge of Allegiance: Commissioner Sanchez
➢ Roll Call: Commissioners Brosious, Krick, Schuler, Sanchez, Chairman Shaw

II. PUBLIC COMMENTS - On Items Not on the Agenda

A five-minute limitation shall apply to each member of the public who wishes to address the Chairman and Commissioners for items not on the agenda. No member of the public shall be permitted to “share” his/her five minutes with any other member of the public. (Items received under this heading may be referred to staff or future study, research, completion and/or future Commissioner Action.) PLEASE STATE YOUR NAME AND ADDRESS FOR THE RECORD.

III. CONSENT CALENDAR ITEMS:

Note: All items listed on the Consent Calendar may be enacted by a single motion without separate discussion. If a discussion or a separate vote on any item is desired by a Planning Commissioner, that item may be removed from the Consent Calendar and considered separately. All remaining items not removed from the Consent Calendar by a Planning Commissioner shall be voted on prior to discussion of the item(s) requested to be pulled.

1. Minutes of September 4, 2019 Regular Planning Commission meeting

IV. PUBLIC HEARING:

1. REQUEST FOR CONTINUANCE TO DECEMBER 4, 2019 FOR RESOLUTION 2019-19, CONSIDERING DESIGN REVIEW 19-7005, CONDITIONAL USE PERMIT 19-8004, AND ENVIRONMENTAL ASSESSMENT 19-1502 TO ALLOW FOR THE CONSTRUCTION AND OPERATION OF A WIRELESS TELECOMMUNICATIONS FACILITY LOCATED NORTH OF EAST RAMSEY STREET AND EAST OF NORTH
PHILLIPS STREET, AT 1165 EAST RAMSEY STREET IN THE BUSINESS PARK (BP) ZONING DISTRICT.

Staff Report – Mark de Manincor..........................................................Page 49

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<td>2. Motion and Second to continue the item to the December 4, 2019 Regular Planning Commission Meeting.</td>
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<td>3. Call the question (Roll call vote)</td>
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Recommendation:

Staff recommends that the Planning Commission continue the public hearing for the project to the December 4, 2019 meeting.

V. PLANNING COMMISSIONER COMMENTS:

VI. COMMUNITY DEVELOPMENT DIRECTOR’S COMMENTS:

VII. ADJOURNMENT:

The City of Banning Planning Commission is hereby adjourned to the regular Planning Commission meeting of November 6, 2019 starting at 6:30 p.m. in the City Council Chambers.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Planning Division (951) 922-3125. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting [28 CFR 35.102-35.104 ADA title II].
City of Banning

PLANNING COMMISSION MINUTES

September 4, 2019

A regular meeting of the City of Banning Planning Commission was held on Wednesday, September 4, 2019 at 6:30 p.m., in the Council Chambers, City Hall, 99 East Ramsey Street, Banning, CA, 92220.

Commissioners Present:
Commissioner Brosious
Commissioner Krick
Commissioner Sanchez
Commissioner Schuler
Commissioner Shaw

Staff Present:
Community Development Director Adam Rush
Assistant City Attorney Serita R. Young
Senior Planner Sonia Pierce
Recording Secretary Sandra Calderon

Commissioner Shaw introduced new Commissioner Alberto Sanchez.

I. CALL TO ORDER OF REGULAR MEETING:

The meeting was called to order at 6:30 p.m. by Chairman Shaw

II. SELECTION OF VICE-CHAIRMAN:

Chairman Shaw opened nominations for the office of Vice-Chairman.

Commissioner Schuler made a motion to nominate Commissioner Krick for Vice-Chairman.

ACTION: Motion/Second (SCHULER/BROSIOUS)

(Motion Carried 5-0)

III. PUBLIC COMMENTS:

Laurie McLaughlin, Secretary for the San Gorgonio Pass Historical Society gave a presentation (Attachment 1)
Pat Merklin member of the San Gorgonio Pass Historical Society presented a slideshow highlighting the five top priority historic concerns (Attachment 2)

IV. CONSENT CALENDAR ITEMS:

ACTION: Motion/Second (SCHULER/KRICK)
(Motion Carried 4-0) passed
Sanchez Abstained

V. PUBLIC HEARING:

1. DESIGN REVIEW 19-7005, CONDITIONAL USE PERMIT 19-8004, AND ENVIRONMENTAL ASSESSMENT 19-1502 TO ALLOW FOR THE CONSTRUCTION AND OPERATION OF A WIRELESS TELECOMMUNICATIONS FACILITY LOCATED NORTH OF EAST RAMSEY STREET AND EAST OF NORTH PHILLIPS STREET, AT 1165 EAST RAMSEY STREET IN THE BUSINESS PARK (BP) ZONING DISTRICT.

Director Rush presented the staff report. He said the Commission directed AT&T to look at possible relocation of this cell tower. The applicant went back to the property and the property owner agreed on a location that is about 350-feet north of E. Ramsey Street. There is a fair amount of rise in elevation on the property from Ramsey Street going North that it would put the cell tower over the previously approved Federal Aviation Administration (FAA) limit. The Airport Land Use Commission (ALUC) has agreed to perform a staff review and have determined the relocated tower to be consistent, subject to FAA approval.

Staff recommends that this item is continued to the October meeting.

ACTION: Motion/Second (KRICK/SCHULER)

DESIGN REVIEW 19-7005, CONDITIONAL USE PERMIT 19-8004, AND ENVIRONMENTAL ASSESSMENT 19-1502 BE CONTINUED TO THE OCTOBER 2, 2019 REGULAR PLANNING COMMISSION MEETING.

(Motion Carried 5-0) passed

VI. PLANNING COMMISSIONER COMMENTS:

No comments.

VII. COMMUNITY DEVELOPMENT DIRECTOR’S COMMENTS:

Director Rush thanked the San Gorgonio Historical Society for their presentation and gave updates on few items:

The contract for the planning management and building permitting system has been executed. The new system will be a cloud based that will allow for online submittal, reviewal of comments and status of submittals.
A proposal deadline for a new Building Services contract is closed, and eight (8) proposals were received. Staff will provide a recommendation to the City Council on September 24th.

The City Manager supported a recommendation to hire an Associate Planner to help alleviate the department’s workload.

Pardee continues to move forward. Their model homes are anticipated to be built by the end of this year.

A commercial cannabis application was received, and the applicant had a pre-application meeting with all the departments.

One of the retail cannabis operators has proposed a new location on Ramsey and Sunset Street.

Rancho San Gorgonio project is still moving forward, they intend to submit 5 tentative maps shortly and hope to pull a grading permit by the fourth quarter of 2020.

The extension of Sun lakes Blvd. and Highland Springs contract has been executed for the General Plan Amendment and Environmental.

Director Rush welcomed recently appointed Commissioner Alberto Sanchez to the Commission and said he’s working on getting approval for the commissioners to receive city issued email addresses.

VIII. ADJOURNMENT:

There being no further business, the meeting adjourned at 7:09 p.m. to the next Regular Planning Commission of October 2nd at 6:30 p.m. at the City of Banning Council Chambers.

Respectfully submitted,

__________________________
Sandra Calderon
Recording Secretary

THE ACTION MINUTES SUMMARIZE ACTIONS TAKEN BY THE PLANNING COMMISSION. A COPY OF THE MEETING IN ITS ENTIRETY IS AVAILABLE IN DVD FORMAT AND CAN BE REQUESTED IN WRITING FROM THE CITY CLERK’S OFFICE.
Attachment 1

Director and members of the board:

Thank you for your time this evening.

I'm Laurie McLaughlin, a board member of the San Gorgonio Pass Historical Society, and on behalf of our membership, I thank you for your interest in the historical society.

A quick update on our society and activities: We are a nonprofit, all-volunteer organization, and our society explores the history of the Banning, Cabazon, Beaumont, Cherry Valley and San Timoteo Canyon. Over the last 18 months, our No. 1 goal has been to increase membership and volunteerism so that we may do more historical awareness projects, continue our work on updating the museum’s exhibits and cataloguing our archive. Among our several archive projects right now is completing an inventory of our local newspaper collection in preparation for a digitization project with UC Riverside – these newspapers date back to 1905.

Our meetings are on the second Thursday evening of each month, and our museum, which is housed in the Beaumont Woman’s Club, is open the first Saturday of each month.

To increase local history awareness, we also participate in civic events, including the Stagecoach Days parade – this Saturday, we will once again be entering a float – and our traveling exhibit is on display at expos and festivals several times a year, including the Gilman Ranch events.

We also provide a historical slide show to community groups, and in the last year, we presented it to the Beaumont Woman’s Club, the Soroptimists, the Retired Teachers Association, the Episcopal Church, the Four Seasons community, and to Beaumont city employees. Please let us know if there is a group that you think would enjoy our historical slide show at a meeting.
In the last year, we also honored the many, many local descendants of Victor Dominguez and Guadalupe Garcia – a family that has shaped the San Gorgonio Pass for more than 100 years.

Coming up, we will host “Historical Society Day at the San Timoteo Canyon School House” on Saturday, October 5. We are also working with the county supervisor to create a display of local photos for the supervisor’s Moreno Valley office. We hope to host a walking tour of downtown Banning in June.

As you know, the mayor and city manager asked us to aid in the formation of a Banning Historic Preservation Commission, and we have submitted three suggestion for commissioners, and are awaiting a response. These three are Bill Bell, Helen Enriquez and Mike Rose.

The best way to keep up with our events is to give me your email so that I may send you our newsletter and to regularly visit our very popular and active Facebook page, which has new historical information and photos every day.

We hope to see you at some of our events!
San Gorgonio Pass Historical Society

Banning Planning Commission,
September 4, 2019
Top 5 Historical Priorities

• Reid Building
  1884, Banning’s oldest commercial building
• Nicolet School (former Banning High School)
  1938, art moderne centerpiece with mural
• Fox Theater, opened in 1928
• Stores along W. Ramsey St.,
  Banning’s historic downtown core
• Cottages on Second, Third, Fourth Streets, some
  built as part of Hotel Banning on Ramsey.
Reid Building, 1884, Banning’s oldest commercial building
John C. King came to Banning in 1883. He suffered from consumption. He and Dr. Welwood Murray were the first occupants of the building, operating it as FA Barr & Co. Murray later moved to Palm Springs. King went on to found the Banning Hospital and Sanatorium, the start of Banning’s health industry.
Lamar, Missouri

1890. Charles Reid and his family move from Lamar and arrive in Banning.
Banning 1890s
Banning 1890s

Weinland Collection, Huntington Library
1890s
Early Banning elementary school, 1890

(Banning Library District photo)
Banning High School, 1899

(Banning Library District photo)
Downtown, 1901
Looking North, San Gorgonio Ave.
May 17, 1939

[Handwritten text]

"To the left is Carpenter and Hamilton's store."

"Parlor was the Chinese restaurant and the barber shop. Hazen's store on the corner."

"Farther up, the Methodist Church. Across the street was Holcomb's blacksmith shop, Reid's store, carpenter's stable, and Hamilton's corral office."

"This picture hung for years in the office of Duane Hauserman's Banning Mercantile Store, next to depot in Altavista Hotel."

"[Signatures or dates written in different handwriting]"

(Banning Library District Photo)
Looking south on S. San Gorgonio, 1902

(Banning Library District photo)
Banning Elementary, 1905
1917

Winter Scene, Banning, Cal.,
3,000 Acres of Orchards.

(Banning Library District Photo)
1920

Banning Union High School
Banning, California

This Diploma certifies that Marian Alice Gilman
has satisfactorily completed the four-year course of study prescribed
for graduation from this High School.

Awarded at Banning Union High School this eleventh
day of June, nineteen hundred and twenty.

[Signatures]
Principal

[Signatures]
President, Board of Education
French & Sara Gilman

Wedding photo, 1899
Riverside County Landmark and California Point of Historical Interest
Nicolet School (former Banning High School)  
1938, art moderne centerpiece with mural

(Banning Library District Photo)
Former Banning library

(Banning Library District Photo)
Community Centerpiece

(Banning Library District Photo)
Banning Theatre, opened in 1928

1940s
(Banning Library District Photo)
THE FILM GUIDE
Published Semi-Monthly by
THE BANNING THEATRE

HUGH C. WINN        Manager
DEREK PARKER        Editor

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News

Saturday November 9

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(Banning Library District Photo)
Radio shows

(Banning Library District Photo)
Stores along W. Ramsey St.,
Banning’s historic downtown core

(Banning Library District Photo)
1900 West Ramsey

(Banning Library District Photo)
Chamber of Commerce, 1930s

(Banning Library District Photo)
1930s, West Ramsey

(Courtesy of Wings)
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Cottages on Second, Third, Fourth Streets, some built as part of Hotel Banning on Ramsey.
Other landmarks: Gilman Ranch

(Banning Library District Photo)
1925 So. California Citrus Fair

(Banning Library District Photo)
Banning Woman’s Club

Organized as the Saturday Afternoon Club in 1904. “Members performed as a Chamber of Commerce, Welfare Association and service club all rolled into one.”
COUNTY OF RIVERSIDE
HISTORICAL MARKER
NO. 060

BANNING WOMAN'S CLUB CLUBHOUSE


MARKER PLACED IN COOPERATION WITH THE RIVERSIDE COUNTY HISTORICAL COMMISSION.
ECV BILLY HOLCOMB CHAPTER; THIS MARKER IS DEDICATED TO CLUB FOUNDERS MRS. IDA BIRD, MRS. FRENCH GILMAN, MRS. SAMINA CARPENTER, MRS. MARY ELLIS, MRS. JOSEPH FOUNTAIN, MRS. FLORETTA FRASER, MRS. OCTAVINA HAMILTON, MRS. JOHN KING, MRS. HARRIET STONE.
Coplin House, built 1900

1930 (Banning Library District Photo)
St. Boniface

Campus pictured in 1960s (Banning Library District Photo)
The Song of Banning

I've visited the city great,
I've strolled on ocean strand.
I've climbed the lofty mountain peak
And walked through desert sand.
Oh you may have just all these things
But please remember this:
I claim for mine a certain little city,
Now listen and I'll tell you where it is...

Chorus:
Where the mountains meet the desert
Oh that is where I'd be.
Where the mountain rock and the desert sand
Meet and mingle like a melody.
Where the pine trees meet the flowers,
Oh that is always home to me.
Let me tell it, let me spell it,
B-A-N-N-I-N-G!

The mighty mountains stand on guard,
The desert is our friend.
Our western sky is open wide,
A road that has no end.
Oh, come and breathe our gorgeous air,
If only for a day.
We know that you will fall in love with Banning,
And very soon we'll surely hear you say,

Chorus

— Jimmy Francis, 1941
(pen name for Marian Bird Barbour, who gifted the song to the City of Banning in 1941)
The Song of Banning

WORDS AND MUSIC BY

Jimmy Francis

March Time

D.C. for 2nd verse

I've visited the city great. I've strolled on ocean strand, I've climbed the lofty
TO: PLANNING COMMISSION
FROM: Adam B. Rush, Community Development Director
PREPARED BY: Mark de Manincor, Contract Planner
MEETING DATE: October 2, 2019

RECOMMENDED ACTION:

Staff recommends that the Planning Commission continue the public hearing for the project to the December 4, 2019 meeting.

APPLICANT INFORMATION:

Project Location: 1165 East Ramsey Street
APN Information: 541-162-010
Project Applicant: Smart Link, LLC (AT&T)
3300 Irvine Avenue # 300
Newport Beach, CA 92660
Property Owner: Krystal Perez Cruz
1300 East Ramsey Street
Banning, CA 92220

BACKGROUND:

At the Planning Commission meeting of August 14, 2019, the Commission considered the project. At that meeting the Planning Commission directed the applicant to determine
the feasibility of moving the location of the Telecommunications facility back to the center of the lot away from the street frontage. The Planning Commission felt the proposed location near the property frontage would inhibit future commercial development. The applicant agreed to look into the matter by discussing it with his telecommunications engineers and the property owner.

The project was presented at the, September 4, 2019, Planning Commission meeting where the Commission granted a request for a continuance to allow time for the applicant to gain approvals from the Riverside County Airport Land Use Commission (ALUC) and the Federal Aviation Administration (FAA).

At this time, the applicant has gained owner approval and has revised the plans. He is requesting additional time to get the amended plans approved by ALUC and the FAA. A redetermination hearing is scheduled with ALUC, November 14, 2019. Therefore, the applicant is asking for a continuance to the December 4, 2019 Planning Commission meeting to allow time to gain approval from ALUC and the FAA.

REQUEST:

The applicant, Smart Link, LLC, is requesting approval of a Design Review (DR) and Conditional Use Permit (CUP) to construct and operate a 70-foot-tall telecommunications antennae with related equipment. The proposed project is located in a vacant lot in the Business Park (BP) Zoning District on property identified as 1165 East Ramsey Street, APN 541-162-010.

Prepared by:  

Mark de Manincon  
Contract Planner

Reviewed by:  

Adam B. Rush  
Community Development Director