I. CALL TO ORDER: Chairman Siva

➢ Pledge of Allegiance: Commissioner Hawkins

➢ Roll Call: Chairman Siva, Commissioner Barsh, Commissioner Briant, Commissioner Ellis and Commissioner Hawkins

II. COMMISSIONER APPOINTMENT:

A welcoming for newly appointed Commissioner David Ellis appointed by action of the City Council on April 23, 2013.

III. PUBLIC COMMENTS:

At this time, the general public is invited to address the Planning Commission concerning any items that are not listed on the agenda, which are not public hearings or other items under the jurisdiction of the Planning Commission. Comments from the public of any non-agenda items will be limited to three (3) minutes in accordance with City policy.

IV. 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.
V. PUBLIC HEARING

1. TIME EXTENSION FOR DESIGN REVIEW (DR) #10-702 (VILLAGE AT PASEO SAN GORGONIO)

Staff Report

Order of Procedure:
1. Request staff report / Questions of staff
2. Open public hearing
3. Close public hearing
4. Planning Commission discussion / Questions of staff
5. Motion and Second
6. Discussion on motion
7. Call the question (Roll call vote)

Recommendations:

That the Planning Commission take the following actions:

1. Adopt PC Resolution No. 2013-07 approving the extension of time for Design Review (DR) #10-702.

VI. PLANNING COMMISSIONER COMMENTS

VII. COMMUNITY DEVELOPMENT DIRECTOR'S COMMENTS

VIII. ADJOURNMENT

The City of Banning Planning Commission is hereby adjourned to the regular Planning Commission meeting of June 5, 2013 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

February 6, 2013

A regular meeting of the City of Banning Planning Commission was held on Wednesday, February 6, 2013 at 7:30 p.m., in the Council Chambers, City Hall, 99 East Ramsey Street, Banning, CA, 92220.

Commissioners Present: Chairman Siva
Commissioner Arterberry
Commissioner Barsh
Commissioner Briant
Commissioner Hawkins

Staff Present: Community Development Director Abu Bakar
Director of Public Works Burk
Assistant City Attorney Lona Laymon
Recording Secretary Stuart

I. CALL TO ORDER

II. PUBLIC COMMENT

No comments.

III. PLANNING COMMISSION CHAIR APPOINTMENTS AND REORGANIZATION

1. Chairperson Nomination

ACTION (HAWKINS/ARTERBERRY): Siva was nominated for Chairperson. A motion was moved, seconded and all were in favor.

2. Vice-Chair Nomination

ACTION (HAWKINS/ARTERBERRY): Briant was nominated for Vice-Chair person. A motion was moved, seconded and all were in favor.
IV. PRESENTATION

The Director of Public Works, Duane Burk, and consultant David Higginson from Higginson and Cartozian Architects, Inc. provided a presentation on proposed Project No. 2013-01, “Corporate Yard Operations Building.” As part of this project, the City plans to demolish an existing Corporate Yard building (approx. 6,000) which currently houses the Electric and Street/Parks Departments. Conceptual designs were presented including a new, enhanced metal building (approx. 22,500 SF) which will house the same functions, as well as, enhanced programs. Project budget is projected to be approximately 2.5 to 3 million dollars. It was noted that there is an ordinance against metal buildings; however this will not be a standard metal building. Architectural features will be present and it will be replacing an existing metal building which will assist with keeping costs down. For these reasons, staff is presenting the conceptual design for the consensus of the Planning Commission to move forward in its planning of the project which is anticipated to be brought forward in 2014. The Commission’s consensus was communicated. Conceptual drawings are attached hereto by reference.

Don Smith, Resident of Banning: Concurred that the building looked nice and that it is more cost effective to produce this type of building. Based on the presentation Mr. Smith stated that the general public would not be able to build a metal building and recommended amending the code to allow those in the private industry to build metal buildings as well.

Director Zai Abu Bakar responded stating currently the code allows for metal buildings with enhancements such as with the current project Family Dollar which is a metal building with exterior enhancements.

V. CONSENT CALENDAR ITEMS

1. Minutes of November 7, 2012

    ACTION (HAWKINS/BRIANT): A motion was moved, seconded and carried that item 1 be approved as presented.

    (Motion carried 4-0) (Chairman Siva abstained)

VI. PUBLIC HEARINGS

1. ORDINANCE NO. 1461 – DENSITY BONUS

    Director Zai Abu Bakar presented the Ordinance and stated that there is currently an existing density bonus provision in the code; however it is outdated and it is not in compliance with State law. The updated Ordinance is being proposed to comply with State law. The Director recommended that Planning Commission adopt this Ordinance recommending its approval to the
City Council. The Assistant City Attorney identified that this update will allow for developers to receive density bonuses for creating affordable housing and that the updated code duplicates Government Code Section 65519.

The public hearing was declared opened.

Inga Schuler, 1030 W. Westward: Provided a statement requesting that it be included as part of the record. This statement is attached hereto by reference.

Chairman Siva requested clarification that the City is mandated by State Code Section 65519. Assistant City Attorney confirmed that the City is mandated by the State code stating that it reads all cities shall adopt an ordinance enacting provisions of this section. Additionally, State law is design in such a way that it takes precedence over local ordinances.

Commissioner Arterberry inquired whether or not there is a benefit in adopting the Ordinance since it is already mandated by State law. Assistant Attorney Lona Laymon stated the existing ordinance is contrary to State law and that essentially we are already following State law; therefore, we are updating the existing ordinance to comply. Discussion continued clarifying density bonuses and when it would be implemented.

Seeing that there were no other comments from the public the public hearing was closed. Chairman Siva opened the floor for the Commissioners to come to their decision.

**ACTION (HAWKINS/ ARTERBERRY): A motion was moved, seconded and carried that the Planning Commission take the following action:**

1. **RECOMMENDING ADOPTION OF AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BANNING, CALIFORNIA, REPEALING CHAPTER 15.60 IN ITS ENTIRETY AND ADDING CHAPTER 15.60 TO THE BANNING MUNICIPAL CODE AND AMENDING SECTION 17.08.070 OF THE BANNING ZONING CODE TO ESTABLISH DENSITY BONUS STANDARDS CONSISTENT WITH STATE LAW FOR AFFORDABLE RESIDENTIAL UNITS.**

   (Motion Carried 5 – 0)

2. **ORDINANCE NO. 1462 – ZONING ORDINANCEAMENDMENT ADDING CHAPTER 17.42 TO THE BANNING ZONING CODE REGARDING REASONABLE ACCOMMODATIONS FOR DISABLED INDIVIDUALS**

Director Zai Abu Bakar presented the Ordinance stating it was necessary again to comply with Federal and State law, specifically the Federal Fair Employment and Housing Act and the California’s Fair Employment and Housing Act with regard to reasonable accommodation. The
Ordinance allows the development standards and the zoning code to be modified to accommodate individuals that are disabled. The purpose is to allow everybody to have fair access to housing.

The public hearing was declared opened. Seeing that there were no public comments the public hearing was closed. Chairman Siva requested a motion from the Commissioners.

ACTION (ARTERBERRY/ BRIANT): A motion was moved, seconded and carried that the Planning Commission take the following actions:

1. ADOPT A CLASS 1 (EXISTING FACILITIES) AND CLASS 3 (NEW CONSTRUCTION OF CONVERSION OF SMALL STRUCTURES) CATEGORICAL EXEMPTION IN COMPLIANCE WITH CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES; AND

2. ADOPT PC RESOLUTION NO 2013-01 RECOMMENDING TO THE CITY COUNCIL THE APPROVAL OF ORDINANCE NO. 1462 AMENDING TITLE 17 OF THE BANNING ZONING CODE REGARDING REASONABLE ACCOMMODATIONS FOR DISABLED INDIVIDUALS.

(Motion Carried 5 – 0)

VII. PLANNING COMMISSIONER COMMENTS

None.

VIII. COMMUNITY DEVELOPMENT DIRECTOR’S REPORT

None.

IX. ADJOURNMENT

There being no further business to come before the Planning Commission, the meeting was adjourned at 8:18 p.m.

Respectfully submitted,

______________________________
Holly Stuart
Recording Secretary

Planning Commission Meeting
February 6, 2013
Statistics:
Total Building Square Footage: 22,500 s.f.
Materials: Painted tapered steel girders, painted interior metal columns, masonry wainscot, dark bronze glazing in steel frames, steel doors and frames, metal exterior wall panels with foam-insulated core, weatherized roll-up doors (motorized), fiberglass insulation under standing seam metal roof, plexiglass skylights, clerestory windows at each side of high roof, roof-mounted solar panels

Office Space: 3,900 s.f.

Warehouse Space: 18,600 s.f.
Service Vehicle Bay: 7,500 s.f.
Warehouse: 7,100 s.f.
Street Division: 4,000 s.f.

Mezzanine Space:
Warehouse Mezzanine: 3,900 s.f.
Street Division Mezzanine: 1,025 s.f.
"Density Bonus" resolution
primarily benefiting developers of housing projects
just in time to precede the upcoming dog and pony show
for the planned 3000 homes south of W. Westward Ave
covering essentially the previous planned developments
of the Tellef and Stallion Estates projects. These
projects would have amounted to ca 600 homes,
considerably less than 3000.

The legal announcements in the R&L (Jan 25) are
always more obfuscating than revealing.
Residents have no way of assessing the
impact of the proposed resolution.

As in other cases, a statute law is cited by number,
presumably requiring communities to obey
or face dire financial consequences. I doubt
that our elected and/or appointed officials
have the time to study/research the cited laws.
It behooves the city to include at least the
salient points of the law cited. Sometimes
what is deemed mandatory is only recommended
or advised.

I urge the PC members to thoroughly research any
of the background material before taking
action on the issue.

Inge Schuler 1030 W. Westward Banff
City of Banning

PLANNING COMMISSION MINUTES

March 6, 2013

A regular meeting of the City of Banning Planning Commission was held on Wednesday, March 6, 2013 at 6:30 p.m., in the Council Chambers, City Hall, 99 East Ramsey Street, Banning, CA, 92220.

Commissioners Present:  Chairman Siva
                        Commissioner Arterberry
                        Commissioner Barsh
                        Commissioner Briant
                        Commissioner Hawkins

Staff Present:         Community Development Director Abu Bakar
                        Director of Public Works Burk
                        Economic Development Director/Public Information Officer
                        Bill Manis
                        Associate Planner Guillot
                        Assistant City Attorney Lona Laymon
                        Recording Secretary Stuart

I. CALL TO ORDER

II. PUBLIC COMMENT

Inga Schuler, 1030 W. Westward: Concerned with the notices in the Record Gazette stating the notices are confusing to the public due to the layout and positioning of the publication. Ms. Schuler also commented on the difficulty of reviewing the online Planning Commission packet due to the lack of page numbers and the alignment of the landscaped maps.

Bill Lamb, 931 April Lane: Concerned with the development project that is in the planning stages that is proposed on the south side. As an owner of horse property and horses, he is concerned that the proposed development does not accommodate equestrian property and horse owners which he does not want “squeezed” out. As this project moves forward he requested that there be focus placed on this issue.
III. PRESENTATION

The Economic Development Director/Public Information Officer, Bill Manis, updated the Commission on economic development both regionally and locally. Aspects discussed included the business community, current business and the attraction of new businesses to the city. Mr. Manis provided an update regarding the local economy and what is happening in the region and the state and tied it back into the City of Banning. Items covered included employment, real estate and goods movement, commercial office space, sales taxes in Banning and where the City is headed over the next couple of years.

IV. CONSENT CALENDAR ITEMS

No items.

V. PUBLIC HEARINGS

1. CONDITIONAL USE PERMIT (CUP) #13-801: A REQUEST BY STANLEY K. MILLER, DDS, TO EXPAND THE DENTAL/MEDICAL OFFICE LOCATED AT 6350 W. RAMSEY STREET IN THE GENERAL COMMERCIAL (GC) ZONE

Associate Planner Brian Guillot presented the application for the conditional use permit to expand the dental office located at 6350 W. Ramsey Street in the General Commercial Zone. The Associate Planner proceeded to summarize the permit request and proposed project including the existing suite, requested expansion and surrounding shopping area. The existing tenant space is approximately 1800 square feet and the expansion is 1200 square feet with the total office area being 3,170 square feet. The Zoning Ordinance allows medical office subject to the approval of a conditional use permit by Planning Commission. Staff recommends approval of the subject conditional use permit as the project is consistent with the General Plan and Zoning Ordinance while not significantly effecting the environment. The presented PowerPoint is attached by reference for review.

Following the presentation, questions and discussion proceeded regarding the structure and layout of the expansion, impacts on neighboring offices, and parking which exceeds requirements with the exception of a loading and unloading zone which is required as part of the conditions.

Chairman Siva opened the public hearing requesting public comments. Seeing that no one came forward Chairman Siva closed the public hearing. There was significant discussion between the Commissioners in regard to aesthetics related to the landscaping and lighting design. In regard to conditions, those that were included were the maintenance of safety lighting, the construction of a loading and unloading zone and an updated trash enclosure to meet City standards.

Planning Commission Meeting
March 6, 2013
ACTION (BARSH/ BRIANT): A motion was moved and seconded to take the following action:

1. AMENDED MOTION TO INCLUDE RECOMMENDED LANGUAGE REGARDING LANDSCAPE ENHANCEMENTS AND MAINTENANCE.

(Motion Opposed 3 – 2)

ACTION (ARTERBERRY/ HAWKINS): A motion was moved, seconded and carried that the Planning Commission take the following action:

1. ADOPT A CLASS I CATEGORICAL EXEMPTION IN COMPLIANCE WITH CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES SECTION 15301 (EXISTING FACILITIES).

2. ADOPT PC RESOLUTION NO. 2013-04 APPROVING CONDITIONAL USE PERMIT #13-801 SUBJECT TO CONDITIONS OF APPROVAL.

(Motion Carried 5 – 0)

2. GENERAL PLAN AMENDMENT (GPA 13-2501) - AMENDMENT TO THE GENERAL PLAN CIRCULATION ELEMENT

Director Zai Abu Bakar addressed the Circulation Element identifying that it has two components. One component is the change to the Citywide policy for roadway level-of-service from C to D and the other is removal of Highland Home Road Interchange from the City’s General Plan. Director Abu Bakar introduced the City’s consultant, Les Card, from LSA Associates who previously presented on January 8, 2013 at the Joint City Council and Planning Commission meeting.

Les Card presented the Circulation Element report and the proposed General Plan amendment. Mr. Card proceeded by informing the Commission that the Level-of-Service (LOS) D is really the common accepted, urban level-of-service condition that adjacent communities use. Having a different LOS would cause a couple of issues. For example, Highland Springs is the border between the cities of Banning and Beaumont meaning Banning really could not contend with two different levels-of-service in trying to design one half of the street utilizing the City’s standards and the other based on Beaumont’s conditions. Issues also exist related to physical improvements that would be necessary in order to achieve LOS C criteria. Another issue that exists is dealing with the Highland Home Road interchange. The City is able to identify acceptable improvements on the adjacent interchanges of Sunset or Highland Springs that can accommodate the City’s long range traffic volumes. Caltrans would be the agency to ultimately approve the interchange and has indicated no support in the future to approve such an interchange primarily for the reason that the traffic demand can be supported with additional
improvements at those adjacent interchanges. Mr. Card continued with his presentation and reviewed the study area and intersections as shown in the attached Circulation Element PowerPoint. Discussion continued regarding the impacts of amending the Circulation Element. Confirmation was provided that the changes were related to design and not growth.

The public hearing was declared opened.

Don Smith, resident and business owner: Concerned with the type of traffic pattern the City would have if the element was amended. Questioned if the City would demand “better” and “higher” standards and what the future would hold if it does not.

Inga Schuler, 1030 W. Westward: As a whole everything being brought forward relates to urban development which in her opinion is a lower standard in which people do not want to live. The City needs to keep in mind the type of community and lifestyle is preferred for the future.

The Director of Public Works, Duane Burk, clarified that the City is committing only to the intersections that are shown in the PowerPoint. The impacts were discussed regarding existing development if the LOS was not adjusted, as well as, the City’s need to develop an impact fee study and development impact fees. The discussion was about intersections currently in place. If not another house is built in Banning the existing intersections will still be impacted by developments in Beaumont, Cabazon, Calimesa, Hemet and so forth. As it relates to developing fees for developers, the City needs to develop a fee that is competitive and/or understandable in the market. The original LOS C has impacts on existing development that are not practical. The intersection at 8th and Ramsey is already developed and the only way it would meet LOS C is if it were torn down and rebuilt again. That was the idea behind changing the LOS. Highland Home Road interchange is not on CalTrans’ right-of-way or even on their radar. The City did a feasibility study that cost $65,000 which states the City could not build it today; therefore it is would not be desirable to collect a fee on behalf of the City for something that could not be built. Staff is attempting to develop a comprehensive plan for the fee so that the City can identify those impacts. For these reasons, the Circulation Element amendment is being brought forth.

Chairman Siva commented and reiterated the fact that it was a design issue being considered. He stated that the problem is considering what is the best overall plan that can be provided to Council and the importance in taking into consideration all that is said. The bottom line is that the best thing needs to be considered for the community. He expressed concern with the impacts that are out there now and questioned what is going to happen to traffic with more housing and other issues that have been brought up in the past that need to be addressed including densities.

Commissioner Arterberry commented that the City is going to grow. There is a population demand and demand for housing. People want to come to California and Banning has great weather and location. People sell, buy and develop land. He expressed thoughtfulness toward large property owners but his concerned is with the City growing proportionality. He stated that he trusts those that run the City and that they have taken all these aspects into consideration. When a developer comes to town they are going to bring jobs, tax base and they are going to have to expand certain
roads and so forth which will be taken into consideration by staff. He feels that changing the LOS will be positive.

**ACTION (ARTERBERRY/ HAWKINS):** A motion was moved, seconded and carried that the Planning Commission take the following actions:

1. **THAT THE PLANNING COMMISSION ADOPT RESOLUTION NO. 2013-06 RECOMMENDING TO THE CITY COUNCIL THE CERTIFICATION OF THE FINAL ENVIRONMENTAL IMPACT REPORT (EIR) AND APPROVAL OF GENERAL PLAN AMENDMENT (GPA 13-2501).**

(Motion Carried 5 – 0)

3. **GENERAL PLAN AMENDMENT NO. 13-2502 – AMENDMENT TO LAND USE AND ECONOMIC DEVELOPMENT ELEMENT POLICIES TO PROVIDE FOR THE AtTRACTION AND RETENTION OF THE COMMERCIAL AND INDUSTRIAL DEVELOPMENT**

Director Zai Abu Bakar stated it was a joint effort between Community Development and Economic Development. The purpose of the General Plan amendment to the Land Use and Economic Development Elements is to have policies that provide for attraction and retention of commercial and industrial development that provide sales tax, property tax, and jobs to the residents of Banning. The reason that this matter has been brought forward is because within the last few months the City has been getting inquiries from real estate brokers, property owners and interested developers that want to develop but most of the inquires relate to development that does not generate sales tax. The City needs sales tax to maintain future infrastructure within the community to make sure that it is consistent with the goals for improving the quality of life in the community. Staff has reviewed the goals, policies and objectives in the Land Use Element and also the Economic Development Element. The elements have been revised to ensure that developments provide sales tax, property tax and jobs. The Director proceeded to walk the Commission through the changes and call their attention to the staff report which referenced the Rancho San Gorgonio project which is an issue since the project has not been approved; therefore requested the information be removed.

The public hearing was declared opened.

Don Smith, Banning Resident: Encouraged adoption of the amendment. Commented that the policies were numbered wrong and that old policy number nine (9) was missing regarding the redevelopment agency. Although the RDA and funding is no longer available, his opinion is that the goal should remain to encourage the removal of houses in the industrial area to make it more reasonable and fitting for industrial development. He commented on incorrect page numbers in the element and that the numbers related to the top employers in Banning appeared incorrect.

Planning Commission Meeting
March 6, 2013
Seeing no other public comments the hearing was closed and discussion was opened to staff and the Commission. Director Zai confirmed that the public comments will be addressed. Regarding old policy number nine (9) the Director stated that the zoning code already addresses this transition issue under the non-conforming section of the code.

Following up on the public comment regarding the number of employees, Commissioner Briant requested the source of the numbers. Director Bill Manis commented the source was provided through County EDA staff and typically data services could be acquired; however, the City does not have a budget. The Director stated he could certainly contact employers direct. Commissioner Briant stated it is important data and it should be accurate. Commissioner Arterberry disagreed. The Director stated that Mr. Smith was correct that the data within the plan is actually outdated within a matter of months and is constantly changing; therefore he made the decision not to include heavy data in the report because it would be shortly outdated. Regarding employer counts he said he would update the information on a regular basis.

ACTION (BRIANT/HAWKINS): A motion was moved, seconded and carried that the Planning Commission take the following actions:

1. THAT THE PLANNING COMMISSION ADOPT PC RESOLUTION NO. 2013-05 RECOMMENDING TO THE CITY COUNCIL THE APPROVAL OF GENERAL PLAN AMENDMENT NO. 13-2502 (EXHIBIT “A”), AN AMENDMENT TO THE LAND USE AND ECONOMIC DEVELOPMENT ELEMENTS TO UPDATE RELEVANT POLICIES FOR ATTRACTION AND RETENTION OF COMMERCIAL AND INDUSTRIAL USES THAT GENERATE AND INCREASE REVENUES FROM SALES TAX, PROPERTY TAX, AND PROVIDE JOVS FOR THE RESIDENTS OF BANNING.

(Motion Carried 5 - 0)

4. GENERAL PLAN ANNUAL REPORT CALENDAR YEAR 2012

Director Zai Abu Bakar presented the report and stated this is an annual process due to State mandate which requires an update and submittal by April 1st of each year. The intent of the report is to meet that requirement. She reported for this year the General Plan has 263 implementation action programs and of those, 85% have been completed or initiated. The Director commented on the remaining 15% and stated it was due to budget cuts, limited staff and priority changes. The staff report highlights the issues that need to be addressed including the Circulation Element, Housing Element, the land use non-conformity near Charles and Hargrave, and Land Use and Economic Development Elements which were all discussed in further detail.

Planning Commission Meeting
March 6, 2013
Chairman Siva opened the public hearing and seeing that there were no public comments the hearing was closed.

**ACTION (BRIANT/ HAWKINS):** A motion was moved, seconded and carried that the Planning Commission take the following actions:

1. **RECOMMEND TO THE CITY COUNCIL THE APPROVAL OF THE REPORT BY ADOPTING RESOLUTION NO. 2013-03 AND DIRECT STAFF TO FILE IT WITH THE STATE OFFICE OF PLANNING AND RESEARCH AND THE STATE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT.**

**(Motion Carried 5 – 0)**

**VII. PLANNING COMMISSIONER COMMENTS**

The Commission requested color pictures of the attachment included in the annual report regarding development projects in Banning.

**VIII. COMMUNITY DEVELOPMENT DIRECTOR'S REPORT**

The Community Development Director introduced the Planning Intern, Esmeralda Baza, a graduate student at Cal State San Bernardino. The Director thanked and appreciated Ms. Baza’s contribution to the department and the City.

**IX. ADJOURNMENT**

There being no further business, the meeting was adjourned at 8:05 p.m.

Respectfully submitted,

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Holly Stuart  
Recording Secretary

Planning Commission Meeting  
March 6, 2013
CONDITIONAL USE PERMIT (CUP) #13-801:
A Request by Stanley K. Miller, DDS, to Expand the
Dental Office Located at 6350 W. Ramsey Street in
the General Commercial (GC) zone
Community Development
Planning Division

City of Banning – Planning Division
99 E. Ramsey Street
Banning, CA 92220
(951) 922-3125
OVERVIEW OF THE PROPOSED PROJECT

The proposed Banning General Plan Amendment Project includes the following components:

- Amend the Circulation Element of the City's General Plan to change the acceptable level of service (LOS) for roadway operating conditions from LOS C to LOS D

- Remove the I-10/Highland Home Road interchange from the Circulation Element
STUDY AREA INTERSECTIONS FOR GPA CHANGE IN LOS POLICY

LEGEND
1 - Study Area Intersection

SOURCE: RL Mace, Inc.
DIFFERENCE IN IMPROVEMENTS WITH/WITHOUT INTERCHANGE

Legend
☐ Signal | Current General Plan
• Stop Sign | Improvements Eliminated
F Free Right | Improvements Added

1. Highland Ave at 8th Blkmen Dr
2. Highland Ave at 6th Blkmen Dr
3. Highland Ave at 4th Blkmen Dr
4. Huntington Ave and 10th Blkmen Dr
5. Highland Ave and 12th Blkmen Dr
6. Huntington Ave and 14th Blkmen Dr
7. Huntington Ave and 16th Blkmen Dr
8. Huntington Ave and 18th Blkmen Dr
9. Serene Ave and 8th Blkmen Dr
10. Serene Ave and 10th Blkmen Dr
11. Serene Ave and 12th Blkmen Dr
12. Serene Ave and 14th Blkmen Dr
13. Serene Ave and 16th Blkmen Dr
14. Serene Ave and 18th Blkmen Dr
15. Highland Ave at 10th Blkmen Dr
16. Highland Ave at 12th Blkmen Dr
DIFFERENCE IN IMPROVEMENTS WITH/WITHOUT INTERCHANGE

Legend

- Signal | Current General Plan
- Stop Sign | Improvements Eliminated
- F Free Right | Improvements Added

1 Highland Springs Ave/8th St-Wilson St
DIFFERENCE IN IMPROVEMENTS WITH/WITHOUT INTERCHANGE

Legend
- Signal
- Stop Sign
F Free Right

Current General Plan
Improvements Eliminated
Improvements Added

3 Highland Springs Ave/I-10 WB Ramps
4 Highland Springs Ave/I-10 EB Ramps
DIFFERENCE IN IMPROVEMENTS
WITH/WITHOUT INTERCHANGE

Legend
○ Signal ✦ Current General Plan
← Stop Sign ↑ Improvements Eliminated
F Free Right ▲ Improvements Added

5 Highland Springs Ave/1st St-Sunlakes Blvd
DIFFERENCE IN IMPROVEMENTS WITH/WITHOUT INTERCHANGE

Legend
- Signal
- Stop Sign
- Free Right
- Improvements Eliminated
- Improvements Added
DATE: May 1, 2013

TO: Planning Commission

FROM: Zai Abu Bakar, Community Development Director

SUBJECT: TIME EXTENSION FOR DESIGN REVIEW (DR) #10-702 (VILLAGE AT PASEO SAN GORONIO)

STAFF RECOMMENDATION:

The Planning Division recommends that the Planning Commission take the following actions:

1. Adopt PC Resolution No. 2013-07 approving the extension of time for Design Review (DR) #10-702.

PROJECT/APPLICANT INFORMATION:

Project Location: South of Ramsey Street; east of San Gorgonio Avenue

APN Information: 541-181-009, 010, 011, 012, 014, 023-028; 541-183-001, 002-004

Project Applicant: JMA Village, LLC – The Frost Company
30001 Golden Lantern
Laguna Niguel, CA 92677

Property Owner(s): same as applicant

Project Architect: Mark Giles - DLR Group WWCOT

Specific Plan: no

PROJECT BACKGROUND AND DESCRIPTION:

On May 24, 2011, the City Council approved the application to construct a 68,955 square foot mixed use commercial development on a 5.25 acre parcel by adoption of Resolution No. 2011-44. Said resolution and accompanying staff report are on file with the City Clerk for the City of Banning and may be reviewed by the public.
Specifically, the project proposes the construction of approximately 13,500 square feet of office space; 29,955 square feet of hotel/office space; 13,500 square feet of retail space; and, 12,000 square feet of restaurant space (see Attachment 4 - Plans). Improvements to the site include a parking lot for approximately 360 vehicles, landscaping, utilities, and public improvements along Ramsey Street. The project included approval of a Tentative Parcel Map No. 36285.

Thereafter, the City Council entered into a Purchase and Sale Agreement with JMA Village on February 26, 2012, to develop the property. Provisions of the agreement require that construction commence no later than December 1, 2014, with the City Manager given authority to extend that date 180 days (to May 30, 2015). Since the approved Design Review will expire on May 24, 2013, it is requested that the DR#10-702 be extended two years to correspond with the Purchase and Sale Agreement as approved by City Council. See Exhibit A the revised Conditions of Approval that would extend the Design Review approval to May 24, 2015.

Environmental/CEQA

On May 24, 2011, the City Council adopted Resolution No. 2011-44 approving a Mitigated Negative Declaration that includes a Mitigation Monitoring Program in accordance with the California Environmental Quality Act (CEQA). Section 15162 of the California Environmental Quality Act Guidelines states that once a Negative Declaration has been adopted for a project, no subsequent EIR or Mitigated Negative Declaration shall be prepared unless: 1) substantial changes are proposed to the project, 2) substantial changes occur with respect to the circumstances under which the project is undertaken, or 3) new information of substantial importance is presented which was not known and could not have been known at the time the previous Mitigated Negative Declaration was adopted. This request for an extension of time does not propose changes to the approved project, nor is there evidence of the circumstances noted in conditions 2 or 3 above. Therefore, a subsequent/supplemental environmental document is not required.

Conclusion

Staff recommends approval of the request to extend Design Review (DR) #10-702 in order to correspond with the provisions of the Purchase and Sale Agreement. The project adequately meets the performance standards and design guidelines as discussed in the staff report on file with the City Clerk; or, will meet those requirements as stated in the conditions of approval and upon review and approval of the construction plans and specifications.

PUBLIC COMMUNICATION:

The proposed project was advertised in the Record Gazette newspaper, and notices were mailed to all property owners within a 300-foot radius of the site on April 19, 2013. As of the date of this report, staff has not received any verbal or written comments for or against the proposed project.
PC Attachments:

1. PC Resolution No. 2013-07 (that includes Exhibit A revised Conditions of Approval)
2. Location Map, Assessor's Parcel Map (APN), and Aerial Photograph
3. Site Photographs
4. Project Plans
Attachment 1

(PC Resolution No. 2013-07)
RESOLUTION NO. 2013-07

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BANNING, CALIFORNIA EXTENDING THE EXPIRATION DATE OF DESIGN REVIEW (DR) #10-702 TO CORRESPOND WITH THE PURCHASE AND SALE AGREEMENT WITH JMA VILLAGE, LLC

WHEREAS, an application to extend the expiration date of Design Review #10-702 previously approved to construct a mixed use commercial development has been duly filed by:

Applicant/Owner: JMA Village, LLC
Authorized Agent: Mark Frost – The Frost Company
Project Location: South of Ramsey Street, east of San Gorgonio Avenue
APN Number: 541-181-009, 010, 011, 012, 014, 023-028; 541-183-001, 002-004
Lot Area: 5.25 Acres

WHEREAS, on May 24, 2011, the City Council approved Design Review #10-702, along with a Mitigated Negative Declaration and Mitigation Monitoring Plan in accordance with the California Environmental Quality Act ("CEQA"), the State CEQA Guidelines, and the City of Banning Environmental Review Guidelines; and

WHEREAS, the Planning Commission has the authority per Section 17.56.070 of the Banning Municipal Code to take action on, or modify Design Review (DR) #10-702 that approved the construction of a mixed use commercial development on a 5.25 acre parcel in the Downtown Commercial (DC) zone located South of Ramsey Street, east of San Gorgonio Avenue; and

WHEREAS, on April 19, 2013, the City gave public notice by advertisement in the Record Gazette newspaper and mailed notice to property owners within 300 feet of the site of the holding of a public hearing at which the extension of DR #10-702 would be considered; and,

WHEREAS, on May 1, 2013, the Planning Commission held the noticed public hearing at which time interested persons had an opportunity to testify in support of, or opposition to, the extension of DR #10-702 at which the Planning Commission considered the request to extend the subject design review approval; and

WHEREAS, at this public hearing on May 1, 2013, the Planning Commission considered and heard public comments on the request to extend the subject design review approval.

NOW THEREFORE, the Planning Commission of the City of Banning does hereby resolve, determine, find, and order as follows:
SECTION 1  PLANNING COMMISSION ACTIONS.

The Planning Commission hereby takes the following actions:


   PASSED, APPROVED AND ADOPTED this 1st day of May, 2013.

   ____________________________________________
   Kevin Siva, Chairman
   Banning Planning Commission

APPROVED AS TO FORM AND LEGAL CONTENT:

________________________________________
Lona N. Laymon
Aleshire & Wynder, LLP

ATTEST:

________________________________________
Holly Stuart, Recording Secretary
City of Banning, California

CERTIFICATION:

I, Holly Stuart, Recording Secretary of the Planning Commission of the City of Banning, California, do hereby certify that the foregoing Resolution, No. 2013-07, was duly adopted by the Planning Commission of the City of Banning, California, at a regular meeting thereof held on the 1st day of May, 2013, by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

________________________________________
Holly Stuart, Recording Secretary
City of Banning, California
I. General/On-Going.

* All fair share agreements, covenant agreements and agreements subject to recordation will be subject to review and approval by the City Attorney and will include appropriate enforcement provisions by the City and be properly securitized.

Community Development Department

1. The applicant shall indemnify, protect, defend, and hold harmless, the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, from any and all claims, demands, lawsuits, writs of mandamus, and other actions and proceedings (whether legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative dispute resolutions procedures (including, but not limited to arbitrations, mediations, and other such procedures), (collectively “Actions”), brought against the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or annul, the action of, or any permit or approval issued by, the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof (including actions approved by the voters of the City), for or concerning the project, whether such Actions are brought under the California Environmental Quality Act, the Planning and Zoning Law, the Subdivisions Map Act, Code of Civil Procedure Section 1085 or 1094.5, or any other state, federal, or local statute, law, ordinance, rule, regulation, or any decision of a competent jurisdiction. It is expressly agreed that the City shall have the right to approve, which approval will not be unreasonably withheld, the legal counsel providing the City’s defense, and that applicant shall reimburse City for any costs and expenses directly and necessarily incurred by the City in the course of the defense. City shall promptly notify the applicant of any Action brought and City shall cooperate with applicant in the defense of the Action.
2. These conditions of approval are subject to and may be revised, added to, or amended by the Disposition and Development Agreement to be approved by City Council.

3. The issuance of these Conditions of Approval do not negate the requirements of the Engineering/Public Works Department or submittal, review, and approval of: Street improvement plans, signing and striping plans, grading plans, storm drain improvement plans, street lighting plans, water, sewer, and electrical improvement plans, or other plans as deemed necessary by the City Engineer.

4. Construction shall commence by May 24, 2015, or the Design Review shall become null and void. Additionally, if after commencement of construction work is discontinued for a period of one year the Design Review shall become null and void. Projects may be built in phases if pre-approved by the review authority.

5. A copy of the signed resolution of approval or Community Development Director's letter of approval and all conditions of approval (with conditions from Banning Fire Services attached) and any applicable mitigation measures shall be reproduced in legible form on the grading plans, building and construction plans, and landscape and irrigation plans submitted for review and approval as required by the reviewing department.

6. The applicant shall comply with all conditions of approval as stipulated by the Airport Land Use Commission (ALUC) project review held on April 14, 2011, and any amendments; including any requirements stipulated by the Federal Aviation Administration (FAA) Aeronautical Study.

7. The site shall be developed and maintained in accordance with the plans stamped approved by the City dated May 4, 2011, which include site plans, architectural elevations, exterior materials and colors, landscaping, and grading on file in the Planning Division; the conditions contained herein; and, municipal code regulations.

8. Approval of this entitlement shall not waive compliance with any sections of the Development Code, other applicable City Ordinances, in effect at the time of building permit issuance.

9. If human remains are encountered during grading and other construction excavation, the developer/owner shall stop/cease work in the immediate vicinity and the County Coroner shall be contacted pursuant to State Health and Safety Code Section 7050.5.

10. In the event that Native American cultural resources are discovered during project development/construction, all work in the immediate vicinity of the find shall cease and a qualified archeologist meeting the Secretary of Interior Standards shall be hired to access the find. Work on the overall project may continue during this assessment period. If significant Native American cultural resources are discovered, for which a Treatment Plan must be prepared, the developer or his archeologist shall contact the Morongo Band of Mission Indians ("Tribe"). If requested by the Tribe, the developer of the project archeologist shall, in good faith, consult on the discovery and its disposition.
11. Trash collection shall occur between the hours of 8:00 a.m. and 6:00 p.m. only.

12. All graffiti shall be removed immediately or within 24 hours of notice from the City.

13. The entire site shall be kept free from trash and debris at all times and in no event shall trash and debris remain for more than 24 hours.

14. The property owner shall permanently maintain all parking lot signs and markings in a clear and visible manner.

15. Exterior wall mounted lighting shall be decorative fixtures in a prefinished color to match the building. Wall fixtures shall be consistent with any pole mounted fixtures required to maintain minimum lighting levels.

16. The buildings used in the development for office use shall designate one preferred parking space for carpool vehicles.

17. The developer shall provide a bicycle parking spot including a rack to secure bicycles.

18. The office buildings shall be designed to accommodate telecommuting facilities.

19. If the 29,955 square foot building is developed as an office, the developer shall prepare a trip reduction program for the office building. This will include an information center for transportation alternatives.

20. There shall be no light spillover onto the adjacent properties from the parking lot lighting and/or exterior building lighting, including outdoor security lighting. All lighting fixtures shall not have a visible light source, must be shielded and directed downward and away from adjoining properties and public rights-of-way.

21. Trash enclosure shall be provided with three, decorative walls with enhanced wall cap and a gate, in a style compatible with the structure’s architecture. The gate shall be maintained in working order and shall remain closed except when in use.

22. All roof-mounted equipment or utility equipment on the side of the structure, or on the ground, shall not be visible from adjacent properties, the public rights-of-way or the parking lot. Any architectural screening that is proposed to shield the roof-mounted equipment shall be compatible in terms of colors and materials of the building. Landscape screening for ground mounted equipment shall be of sufficient size and quantity to fully screen the equipment.

23. There shall be no visible storage of any items including garbage, building, or manufacturing materials or junk, in any portion of the project.
24. Comply with all environmental mitigation measures, as detailed in the Environmental Impact Report (EIR) San Gorgonio Inn Demolition and the Mitigation Monitoring and Reporting Plan, as adopted by the City of Banning Community Redevelopment Agency.

25. Comply with all environmental mitigation measures, as detailed in the Mitigated Negative Declaration or the Mitigation Monitoring and Reporting Plan, as approved by the Planning Commission at their regularly scheduled meeting held on May 4, 2011.

26. The project shall at all times comply with all Federal, State, County and City laws, codes, regulations and standards including those that relate to hazardous materials.

Public Works Department

27. A Public Works Permit shall be required prior to commencement of any work within the public right-of-way. The contractor working within the public right-of-way shall submit proof of a Class “A” State Contractor’s License, City of Banning Business License, and Liability Insurance. Any existing public improvements, or public improvements not accepted by the City that are damaged during construction shall be removed and replaced as determined by the City Engineer or his/her representative.

28. Driveway grades shall not exceed eight percent unless approved by the City Engineer.

29. Parking areas shall be designed and improved with grades not to exceed five percent slope.

30. The developer shall make provision for a pull-out bus bay fronting Ramsey Steet.

31. Access drives to the public right-of-way shall be restricted to those approved by the City Engineer as shown on the approved plans.

32. The following improvement plans shall be prepared by a Civil Engineer licensed by the State of California; and, submitted to the Engineering Division for review and approval. A separate set of plans shall be prepared for each line item listed below. Unless otherwise authorized in writing by the City Engineer, the plans shall utilize the minimum scale specified and shall be drawn on 24” x 36” Mylar film. Plans may be prepared at a larger scale if additional detail or plan clarity is desired (Note: the applicant may be required to prepare other improvement plans not listed here pursuant to improvements required by other agencies and utility purveyors).

- Rough Grading Plans: 1” = 40' horizontal
- Precise Grading Plans: 1” = 40' horizontal
- (All conditions of approval shall be reproduced on last sheet of set)
- Haul Route Plans: 1” = 40' horizontal
- Clearing Plans: 1” = 50' horizontal
- (Include fuel modifications zones)
- (Include construction fencing plan)
- Erosion Control & Storm Water
Pollution Prevention Plan (SWPPP) 1" = 40' horizontal
(Note: a, b, c & d shall be reviewed and approved concurrently)
Storm Drain Plans 1" = 40' horizontal
Street Improvement Plans 1" = 40' horizontal
1" = 4' vertical
Traffic Signal Plans (Caltrans Standard) 1" = 20' horizontal
Signing & Striping Plans 1" = 40' Horizontal
Construction Traffic Control Plan 1" = 40' Horizontal
(Major or arterial highways only)
Landscaping Plans-Streets 1"=20' Horizontal
On-site Utility Plans 1" = 40' horizontal

33. Other engineered improvement plans prepared for City approval that are not listed herein shall be prepared in formats approved by the City Engineer prior to commencing plan preparation.

34. All off-site plan and profile street improvement plans and signing & striping plans shall show all existing improvements for a distance of at least 200-feet beyond the project limits, or at a distance sufficient to show any required design transitions.

35. All on-site signing and striping plans shall show the following at a minimum: stop signs, limit lines and legends, no parking signs, raised pavement markers (including blue raised pavement markers at fire hydrants) and street name signs per Public Works standard plans and/or as approved by the City Engineer.

36. A small index map shall be included on the title sheet of each set of plans, showing the overall view of the entire work area.

37. The applicant shall not grant any easements over any property subject to a requirement of dedication or irrevocable offer of dedication to the City of Banning or the Riverside County Flood Control and Water Conservation District unless such easements are expressly made subordinate to the easements to be offered for dedication to the City or RCFCD. Prior to granting any of said easements, the applicant shall furnish a copy of the proposed easement to the City Engineer for review and approval. Further, a copy of the approved easement shall be furnished to the City Engineer prior to the issuance of any certificate of use and/or occupancy.

38. The project shall provide two separate and approved access points to the public right-of-way (primary access).

39. All street improvement design shall provide pavement and lane transitions per Caltrans standards for transition to existing street sections.

40. The developer shall participate in the City's recycling program by providing two trash receptacles, one for regular trash and one for recycling, within the trash enclosure. The
trash enclosure shall be designed and constructed in such a manner to accommodate a recycling bin as well as the necessary solid waste containers.

41. The applicant shall plant and perpetually maintain trees, shrubs, and ground cover placed in the parkway, slopes adjacent to public right-of-ways, and median islands constructed in connection with the project in accordance with the approved landscape and irrigation plan. This includes providing irrigation and the clearing of debris and weed removal.

42. The onsite driveway accessing Parcel 1 and Parcel 2 that serves the 3-story building shall be 28 feet wide minimum.

43. Construction debris shall be disposed of at a certified recycling site. It is recommended that the developer contact the City’s franchised solid waste hauler, Waste Management of the Inland Valley at 1-800-423-9986, for disposal of construction debris.

44. Plan check fees for professional report review (geotechnical, drainage, etc.), and all improvement plans review, shall be paid prior to submittal of said documents for review and approval in accordance with the fee schedule in effect at the time of submittal.

45. The CC & R’s shall contain provisions which prohibit dissolution of the property owners’ association unless another entity has agreed to assume the operation and maintenance responsibilities of the property owners’ association. The CC & R’s shall contain provisions that prohibit the developer and his/her successors-in-interest from amending said covenants, conditions and restrictions to conflict with these conditions of approval, City codes and/or standards. The CC & R’s shall be subject to prior review and approval of the City Attorney. The applicant or developer shall bear the cost of the review.

**Electric Utility Department**

46. The Electric Utility shall be notified of any changes to the site plans, & load calculations.

**II. Prior to Issuance of Grading Permits.**

**Community Development Department**

47. All site, grading, landscape, irrigation, and street improvement plans shall be coordinated for consistency such as grading, tree removal, encroachments, building location, etc. or prior to final map approval in the case of a subdivision, or approved use has commenced, whichever comes first.

48. The developer shall coordinate/design pedestrian and vehicle access with the existing adjacent buildings located immediately west of the project. This may include removing and/or replacing portions of the pedestrian walks and vehicle drives in order to comply with current design standards.
49. A tree removal and replacement plan shall be required for the removal and replacement of all trees in excess of 50 years of age, unless their removal is required to protect the public health and safety.

50. The developer shall submit a construction access plan and schedule for the development of the project for Community Development Director and City Engineer approval; including, but not limited to, public notice requirements, special street posting, phone listing for community concerns, hours of construction activity, dust control measures, and security fencing.

51. The following notation shall be placed on the grading plan: “No more than three days prior to removing trees, shrubs or tall herbaceous vegetation during the breeding season for migratory birds (February 15 to August 31) a qualified biologist shall conduct a nesting bird survey.”

Public Works Department

52. Grading of the subject property shall be in accordance with the City of Banning grading standards, and accepted grading practices as reviewed and approved by the City Engineer. The final grading plan shall be in substantial conformance with the approved conceptual grading plan.

53. The applicant shall execute a Stormwater Management Facilities Agreement guaranteeing the maintenance of stormwater pollution controls. Said agreement shall be subject to prior review and approval by the City Attorney. The applicant of developer shall bear the cost of the review. Said approved agreement shall be recorded with the Riverside County Recorder and run with the land.

54. A preconstruction meeting shall be held for all participating field personnel, including all appropriate City staff, prior to the commencement of construction activities.

55. A soils report and geological report shall be prepared by a qualified engineer and geologist, respectively, licensed by the State of California to perform such work. Said report shall be reviewed and approved by the City Engineer. The applicant or developer shall be required to comply with all recommendations of said report.

56. The applicant shall obtain any necessary clearances and/or permits from the following agencies:

- Fire Marshal
- Public Works Department (Grading Permit, Improvement Permit)
- Community Development Department
- Riverside County Environmental Health Department
- California Regional Water Quality Control Board Colorado River Basin (RWQCB)
- South Coast Air Quality Management District (SCAQMD)
- Riverside County Flood Control District (RCFCD)
57. The applicant is responsible for meeting all requirements of permits and/or clearances from the above listed agencies. When the requirements include approval of improvement plans, the applicant shall furnish proof of such approvals when submitting improvements plans to the City.

58. All utility systems including gas, electric, telephone, water, sewer, storm drain, and cable TV shall be provided underground, with easements provided as required, designed and submitted for review and approval. Said items shall be constructed in accordance with City codes and the utility provider. Telephone, cable TV, and/or security systems shall be pre-wired.

59. Submit a copy of the title report, closure calculations, and any separate instruments or necessary right-of-way documents to the Engineering Division for review and approval of the City Engineer prior to grading plan approval.

60. Submit a Drainage Study with hydrologic and hydraulic analysis for developed and undeveloped (existing) conditions to the Engineering Division for review and approval. The study and analysis shall be prepared by a civil engineer licensed by the State of California. Drainage design shall be in accordance with Banning Master Drainage Plan adopted by Riverside County Flood Control and Water Conservation District (RCFCD), RCFCD Hydrology Manual, and standard plans and specifications. The 10-year storm flow shall be contained within the street curbs, and the 100-year storm shall be contained within the street right-of-way; when this criteria is exceeded, additional drainage facilities shall be designed and constructed.

61. If the site is located in a Flood Area as identified in the current Flood Insurance Rate Map the developer is responsible for providing a certification by a registered professional engineer or architect demonstrating that encroachments shall not result in any increase in flood levels during the occurrence of the base flood discharge.

62. The project grading shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage areas, outlet points and outlet conditions. Otherwise a drainage easement shall be obtained for the release of concentrated or diverted storm flows. The project shall accept and convey storm flows from the adjacent property to the west.

63. The applicant shall comply with Chapter 13.24 “Stormwater Management and Discharge Controls” of the Banning Municipal Code (BMC); California Building Code related to excavation and grading; and, the State Water Resources Control Board’s orders, rules and regulations.

64. For construction activities including clearing, grading or excavation of land that disturbs one (1) acre or more of land, or that disturbs less than one (1) acre of land, but which is a part of a construction project that encompasses more than one (1) acre of land, the applicant shall be required to submit a Storm Water Pollution Protection Plan (SWPPP) and file a Notice of Intent (NOI) with the Regional Water Quality Control Board.
65. The applicant’s SWPPP shall include provisions for all of the following Best Management Practices (“BMPs”):

Temporary Soil Stabilization (erosion control).
Temporary Sediment Control.
Wind Erosion Control.
Tracking Control.
Non-Storm Water Management.
Waste Management and Materials Pollution Control.

66. All erosion and sediment control BMPs proposed by the applicant shall be approved by the City Engineer prior to any onsite or offsite grading, pursuant to this project. The approved SWPPP and BMPs shall remain in effect for the entire duration of project construction until all improvements are completed and accepted by the City. The applicant shall ensure that the required SWPPP is available for inspection at the project site at all times through and including acceptance of all improvements by the City.

67. Grading and excavations in the public right-of-way shall be supplemented with a soils and geology report prepared by a professional engineer or geologist licensed by the State of California. A grading permit shall be obtained prior to commencement of any grading activity.

68. Prior to issuance of any grading or building permit a Project-Specific Water Quality Management Plan (WQMP) shall be reviewed and approved in accordance with California Regional Water Quality Control Board Colorado River Basin Region Order No. R7-2008-0001.

69. The applicant shall submit and obtain approval in writing from the Fire Marshall for the plans for all public or private access roads, drives, streets, and alleys. The plans shall include plan and sectional views and indicate the grade and width of the access road measured flow-line to flow-line. When a dead-end access exceeds 150 feet or when otherwise required, a clearly marked fire apparatus access turnaround must be provided and approved by the Fire Marshall. Applicable covenant, conditions or restrictions or other approved documents shall contain provisions which prohibit obstructions such as speed bumps/humps, control gates or other modifications within said easement or access road unless prior approval of the Fire Marshall is granted.

**Electric Utility Department**

70. Protect in place any existing electric utility infrastructure vaults, power poles etc.
III. Prior to Filing of Final Map.

Public Works Department

71. The City and Developer are to enter into a Development Agreement (DA) to guarantee the construction of the public improvements as listed in the Conditions of Approval and as shown on the approved plans. Security for the construction of public improvements including grading may be submitted in accordance with Government Code Section 66499 and shall be as follows:

   Faithful Performance Bond - 100% of estimated cost
   Labor and Material Bond - 100% of estimated cost
   Monumentation Bond - $7,500.00

Securities for the public improvements shall be on file with the City Clerk prior to scheduling the final map for approval by City Council. Unit prices for bonding estimates shall be those specified or approved by the City Engineer.

72. All public improvement plans shall be reviewed and approved by the City Engineer.

73. Offer to dedicate to the City of Banning for public purposes the right-of-way for Ramsey Street fronting the site as an Arterial Highway; 46 feet one-half width. Offers of dedication shall include the corner cut-off at intersections.

74. Offer to dedicate to the City of Banning for public purposes the access and utility easements along the vacated Livingston Street.

75. Offer to dedicate to the City of Banning easements to maintain any slopes supporting public right-of-ways. Maintenance easements shall extend 10 feet beyond the toe of slope.

76. Prepare plans for full half street improvements in accordance with City standards along Ramsey Street from San Gorgonio Avenue to a point easterly of Martin Street. The improvements plans shall also include street lighting, curb and gutter, sidewalk, asphalt concrete paving, traffic signs and striping, and any transitions. Applicants’ geotechnical engineer shall provide the design of the pavement section based upon the Caltrans method. Applicant shall pay fair share of said improvements based on the approved plans.

77. Design and construct the following water lines;

   i. There is an existing 12" D.I.P. Water line on Ramsey Street, a 10" CML&W (Steel) line on Alessandro Road and a 10" CML&W (Steel) on Livingston Street. Buildings will not be allowed to be constructed over these water lines. Currently the existing lines are within existing streets, if said streets are to be vacated a 20' easement shall be reserved.
ii. Design and construct an 8” D.I.P. water line on Martin Street from Ramsey Street to Livingston Street. Submit Water Improvement Plans to the Public Works Department, Engineering Division for review and approval.

iii. A backflow device must be installed on all commercial buildings and at each irrigation water connection. The backflow device must be in compliance with the State Department of Health Regulations.

iv. Construct an 8” D.I.P. on Martin Street from Ramsey Street to Livingston Street.

v. Fire Services will require a Double Detector Check or RPP Device.

vi. Install necessary blowoff and airvac assemblies at the low and high points, respectfully.

vii. Pay all applicable water connection and frontage fees per Chapter 13.08 “Water, Sewer and Electricity Rates” of the Banning Municipal Code prior to the issuance of a building permit.

78. Design and construct the following sewer lines and facilities:

i. There are two existing 8” VCP sewer lines that run parallel with San Gorgonio Avenue approximately 150’ and 347’ east of the centerline of San Gorgonio Avenue, a 15” VCP sewer line on Livingston Street and an 8” VCP sewer line on Alessandro Road. Buildings will not be allowed to be constructed over these sewer lines without the construction of new sewer mains. The existing easements shall remain for these facilities unless relocated.

ii. Submit Sewer Improvement Plans to the Public Works Department, Engineering Division for review and approval.

iii. Properly sized grease interceptors shall be required of restaurant facilities.

iv. Pay all applicable sewer connection and frontage fees per Chapter 13.08 “Water, Sewer and Electricity Rates” of the Banning Municipal Code prior to the issuance of a building permit.

79. A sewer check valve shall be provided for each lot with a finished pad elevation lower than the rim elevation of the immediate up-stream sewer manhole.

80. Public Works Inspection fees shall be paid in accordance with the fee schedule in effect at time of time of scheduling; water and sewer connection fees including frontage fees and water meter installation charges shall be paid on a per lot basis at the time of building permit issuance in accordance with the fee schedule in effect at that time; a plan storage fee shall be paid for any engineering plans that may be required in accordance with the fee schedule in effect at the time the fee is paid; a Traffic Control mitigation fee shall be paid; a fee shall be paid to Riverside County Flood Control and Water Conservation
District in the amount specified by them to perform plan checking for drainage purposes if necessary for the proposed project.

81. Submit a copy of the title report, closure calculations, and any separate instruments or necessary right-of-way documents to the Engineering Division for review and approval of the City Engineer.

82. A map of the proposed subdivision drawn at 1"=200' scale showing the outline of the streets including street names shall be submitted to the City to update the city atlas map.

83. An original Mylar of the final map (after recordation) shall be provided to the City for the record files.

84. A record of all street centerline monument ties shall be submitted to the Engineering Division upon completion of improvements or prior to release of Monumentation Bond.

85. Right of way or easement acquisitions necessary to implement any portion of this map, including public improvements, shall be obtained by the developer at its sole expense prior to the City's consideration of the final map which encompasses the particular improvement. The developer shall notify the City in writing no more than 120 days and no less than 60 days in advance of filing the final map related to the acquisition if City assistance is needed to complete the acquisition pursuant to Government Code Section 66462.5. Funds in an amount of 100% of the estimated acquisition costs shall be deposited with the City to cover appraisal, right of way agent, and legal fees and costs incurred to secure the necessary property.

**Electric Utility Department**

86. Submitting detailed plans indicating lot lines, streets, easements, building layout, anticipated loading information, etc. These plans are required in electronic format. We currently use AutoCad2010. Plans should consist of a plot plan, site plan, one-line diagram of proposed electrical main service panel, and a sheet showing load calculations by an electrical engineer. Additional sheets may be required upon request. An area(s) is will be required for on site electric distribution equipment, pad mounted transformer(s), vault(s) & service equipment etc. The area must be sufficient for safe operation and maintenance.

**IV. Prior to the Issuance of Building Permit.**

**Community Development Department**

87. The project shall implement, at a minimum, and require an increase in building energy efficiency of 15 percent beyond Title 24, and reduce indoor water use by 25 percent. All requirements will be documented through a checklist to be submitted prior to issuance of any building permits with building plans and calculations.
88. Any building placed within 84 feet of Interstate 10 (70 dBA noise contour) will require that a noise study be performed and that noise insulation features be incorporated into the design to reduce the noise impact to acceptable levels.

89. Construct the Roadway Improvements and place the traffic striping improvements in accordance with the traffic impact analysis prepared by Albert A. Webb Associates dated March 1, 2011.

90. The applicant shall cause the final map to be recorded.

91. Provide a reciprocal parking plan/agreement for the proposed parcels based on the required parking for the project.

92. The developer shall obtain Design Review approval from the Planning Commission regarding the requirement for Art in Public Places (see BMC §17.12.020.H.3).

93. The developer shall obtain Design Review approval from the Planning Commission regarding the requirement for a sign program for the overall development.

94. Obtain clearance and/or permits from the Banning Unified School District

95. A detailed on-site lighting plan, including a photometric diagram, shall be reviewed and approved by the Community Development Director and Police Department. Such plan shall indicate style, illumination, location, height, and method of shielding so as not to adversely affect adjacent properties in accordance with the Zoning Code. Lighting fixtures shall be shielded or recessed to prevent spillage to the adjacent properties. The lighting fixture design shall compliment the architecture of the site. Additionally, all lighting plans and installations shall conform to the requirements of the conditions stipulated by the Airport Land Use Commission (ALUC) and Federal Aviation Administration (FAA) review.

96. Plans for any security gates to secure the building premises shall be submitted for the Community Development Director, City Engineer, and City of Banning Fire Marshal review and approval. Security gates will not be allowed to block any public street.

97. A complete landscape/irrigation package prepared by a landscape architect licensed by the State of California shall be reviewed and approved by the Planning Division prior to issuance of building permit. The plans shall include the following elements:

   i. Water conservation concept statement.
   ii. Calculation of maximum applied water allowance.
   iii. Calculation of estimated total water use.
   iv. Landscape design plan.
   v. Irrigation design plan.
   vi. Grading design plan.
   vii. Soil analysis.
   viii. Certificate of substantial completion.
The final design of the perimeter parkways, walls, landscaping, and sidewalks shall be included in the required landscape plans and shall be subject to Community Development Director review and approval and coordinated for consistency with any parkway landscaping plan, which may be required by the Engineering Division.

All landscaping and irrigation shall be designed to conserve water through the principles of Xeriscape in accordance with Zoning Ordinance requirements.

Building and Safety plans shall be submitted for plan check and approval. All plans shall be marked with the project number (i.e., DR #10-702). The applicant shall comply with 2010 California Building Codes, and all other applicable codes, ordinances, and regulations in effect at the time of permit application including but not limited to those regulations that relate to ground movement.

The applicant shall pay development impact fees at the established rate. Such fees may include, but are not limited to: Transportation Development Fee, Drainage Fee, School Fees, Permit and Plan Checking Fees. Applicant shall provide a copy of the school fees receipt to the Building and Safety Division.

Projects subject to flood hazards shall implement standards for flood hazard reduction in accordance with Banning Municipal Code Section 15.64 including, but not limited to, anchoring, construction materials and methods, elevation and floodproofing, and utilities.

Public Works Department

The developer shall provide for the relocation of any sewer or water mains that interfere with the proposed project.

A precise grading plan shall be submitted to the City Engineer for review and approval. Precise grading plans shall include perimeter walls with top of wall and top of footing elevations shown. All footings shall have a minimum of 1-foot of cover, and/or sufficient cover to clear any obstructions.

The applicant shall provide a lot pad certification stamped and signed by a qualified civil engineer or land surveyor. Each pad certification shall list the pad elevation as shown on the approved grading plan, the actual pad elevation and the difference between the two, if any. Such pad certification shall also list the relative compaction of the pad soil.

In accordance with the approved plans, the applicant shall acquire or confer property rights necessary for the construction or proper functioning of the proposed project/development. Conferred rights shall include right-of-way dedications, irrevocable offers to dedicate or grant of easements to the City for emergency services, maintenance, utilities, storm drain facilities, or temporary construction purposes including the reconstruction of essential improvements.
107. The developer shall prepare a water conservation plan to reduce water consumption in the landscape environment using xeriscape principles. "Xeriscape" shall mean a combination of landscape features and techniques that in the aggregate reduce the demand for and consumption of water, including appropriate low water using plants, non-living ground-cover, a low percentage of turf coverage (limited to 25% of the planted area), permeable paving and water conserving irrigation techniques and systems. A low water-using drought tolerant plant includes species suited to our climate, requiring less water in order to grow well.

108. Fire hydrants shall be installed within and on the project boundaries as per the approval plans, and/or as approved by the Fire Department.

109. Provide fire flow calculations for the project and construct the necessary facilities to meet those flows for the project.

110. The site is located within an airport safety zone as designated in the Riverside County Airport Land Use Compatibility Plan. The project shall be submitted to the Riverside Airport Land Use Commission for a consistency determination.

111. A property owners' association shall be established promptly following grading permit issuance and the applicable Conditions, Covenants & Restrictions (CC & R's), shall be prepared for review and approval of the City Engineer providing for maintenance of the parkway, slopes adjacent to public right-of-ways, any debris basins and median island landscaping. The developer shall appoint the members of the Board of Directors of the property owners' association, or take such other steps as may be reasonably necessary to assure that members have been appointed or elected to such Board of Directors, until under the terms of the applicable CC & R's individual lot owners have the power to elect the members of the Board of Directors in accordance with the CC & R's.

**Electric Utility Department**

112. Pay required fees- Engineering, Planning, Inspection and the cost of electric apparatus for completing the primary electric service lateral and Street lighting. The City of Banning Electric Utility commercial service costs are not fixed, but are based on actual cost to install the new service. The cost of each service varies based on project location, service size, and electrical distribution equipment and material needed to service the project.

**V. Prior to the Issuance of Certificate of Occupancy.**

**Community Development Department**

113. In order to reduce energy consumption from the proposed project development, applicable plans (e.g., electrical plans, improvement maps, etc.) submitted to the City shall include the installation of energy efficient street lighting throughout the project site. These plans shall be reviewed and approved by the Electric Utility, Public Works Department and Building and Safety Division.
114. Place a small monument plaque dedicated to several of the town founders at or near the spot where the Bryant House/Banning Hotel once stood. The monument shall be at least 5 feet tall with a metal plaque set in stone and exhibit etched pictures of the San Gorgonio Inn, the Bryant House/Banning Hotel, and a short discussion of the City of Banning founders and the significance of the Hotel Block. The monument shall be protected in place from any future development.

115. The developer shall install the Art in Public Places as required by the Zoning Ordinance prior to the occupancy of any unit within the development. Any proposed art shall be approved by the Planning Commission through the Design Review process.

116. Prior to any use of the project site, or business activity being commenced thereon, all Conditions of Approval shall be completed to the satisfaction of the Community Development Director.

117. All ground-mounted utility appurtenances such as transformers and AC condensers shall be located out of public view and adequately screened through the use of a combination of concrete or masonry walls, berming, and/or landscaping to the satisfaction of the Community Development Director.

118. All building numbers and individual units shall be identified in a clear and concise manner, including proper illumination.

119. Provide for the following design features in each trash enclosure, to the satisfaction of the Community Development Director:

   1. Architecturally integrated into the design of the project.
   2. Separate pedestrian access that does not require the opening of the main doors and to include self-closing pedestrian doors.
   3. Large enough to accommodate two trash bins (see Public Works Dept for details).
   4. Trash bins with counter-weighted lids.
   5. Architecturally treated overhead shade trellis, or cover.
   6. Chain link screen on top to prevent trash from blowing out of the enclosure and designed to be hidden from view.

120. The buildings shall be constructed in substantial compliance with the design elements as depicted in Attachment 5 of the staff report approved by the City Council at their regularly scheduled meeting held on May 24, 2011; and, in accordance with Zoning Code regulations.

121. All roof appurtenances, including air conditioners and other roof mounted equipment and/or projections shall be shielded from view and the sound buffered from adjacent properties and streets as required by the Planning Division. Such screening shall be architecturally integrated with the building design and constructed to the satisfaction of the Community Development Director. Details shall be included in building construction plans.
122. All parking spaces shall be 9 feet wide by 19 feet long minimum. When a side of any parking space abuts a building, wall, support column, or other obstruction, the space shall be a minimum of 11 feet wide.

123. A 25 foot parking setback from the curb face shall be maintained at the driveway fronting all public streets.

124. All parking lot landscape islands shall have a minimum interior dimension of 6 feet in width and shall contain a 12-inch walk adjacent to any parking stall (including curb width).

125. Decorative paving shall be required at all driveway entrances in accordance with the requirements of the Zoning Code and City Engineer and Community Development Director.

126. All parking spaces shall be striped per City standards and all loading zones, driveway aisles, entrances, and exits shall be striped per City standards. Each exit from a parking area shall be clearly marked with a "Stop" sign.

127. A minimum of 20% of trees planted shall be 36 inch box or larger specimens; and, a minimum of 50% trees planted shall be 24 inch box or larger specimens.

128. Within parking lots, trees shall be planted at a rate of at least one 24 inch box tree for every four parking spaces. The maximum spacing between trees in parking areas shall compliment the architecture of the existing buildings.

129. All parking areas shall provide at least 30% permanent landscape shading for parked vehicles within two years of occupancy.

130. Trees shall be planted in areas of public view adjacent to and along structures at a rate of at least one tree per 30 linear feet of building.

131. The slopes within any detention basin shall be irrigated and landscaped with appropriate ground cover for erosion control. Slope planting shall include a permanent irrigation system.

**Public Works Department**

132. The applicant shall furnish the City with reproducible record drawings on Mylar of all improvement plans that were approved by the City Engineer. Each sheet shall be clearly marked "As-Built" or "As-Constructed" and shall be stamped and signed by the engineer or surveyor certifying the accuracy and completeness of the drawings. The applicant shall have all AutoCAD or raster-image files submitted to the City, revised to reflect the "As-Built" conditions.
133. All fire hydrants shall have a blue reflective pavement marker indicating the hydrant location on the street as approved by the Fire Marshall, and must be maintained in good condition by the property owner until the street is accepted for maintenance.

134. Offer to dedicate to the City of Banning an aviation easement for the airspace related to the operation of Banning Municipal Airport.

135. Construct full street improvements in accordance with City standards fronting Martin Street including street lighting, curb and gutter, commercial style drive approaches, sidewalk, and asphalt concrete paving, traffic signs and striping, and any transitions. Street lights shall be installed offset of the existing street lights. Applicant's geotechnical engineer shall provide the design of the pavement section based upon the Caltrans method. The developer shall make the necessary street improvements to Martin Street, west side, fronting the project. The improvements shall include, but not limited to, curb and gutter, curb return, handicap ramp, sidewalk, driveway approach, street lights, street name signs, and landscaping.

136. Construct necessary street improvements to obtain 38 feet minimum pavement width in accordance with City standards along Ramsey Street fronting the property including street lighting, curb and gutter, sidewalk, asphalt concrete paving, traffic signs and striping, and any transitions. Applicant's geotechnical engineer shall provide the design of the pavement section based upon the Caltrans method.

137. An automatic sprinkler system and landscaping shall be installed, prior to occupancy of the first unit of the development, within the parkway fronting Ramsey Street, Martin Street and San Gorgonio Avenue, and any interior public spaces. The system shall include a landscape controller, a separate water meter and electric meter, and plantings as approved by the Community Development Director. Landscaping plans and specifications shall be reviewed and approved by the City Engineer.

138. Any public improvements damaged during the course of construction shall be replaced to the satisfaction of the City Engineer, or his/her designee.

139. Landscape improvements shall be certified by a licensed landscape architect or licensed landscape contractor as having been installed in accordance with the approved detailed plans and specifications. The applicant shall furnish said certification, including an irrigation management report for each landscape irrigation system and any other required implementation report determined applicable, to the City Engineer for review and approval.

140. Street name signs and traffic control devices including traffic legends and traffic striping shall be installed, or relocated in accordance with Caltrans Standards and as shown on the approved plans, and/or as directed by the City Engineer.

141. Monuments and center line ties shall be certified and submitted to the City Engineer for review and approval.
Electric Utility Department

142. Grant easements for electric facilities installation / maintenance, etc. Building & Safety will need to sign a release before any new service is energized. Power cannot be released until the service conductor is pulled in and terminated at the new service panel. The customer must apply for a new electric service account with the C.O.B. Utility Billing Department located at City Hall (99 E. Ramsey St.) Utility Billing will fax a Meter Release Form to the Electric Utility. The Electric Utility will coordinate the meter set with the customer.

143. Provide for the undergrounding of the overhead utility facilities located along Alessandro Road along with the overhead utility facilities located along the frontage of Livingston Street.

144. The developer shall provide all conduits, vaults, and other materials associated with electric facility installations (except cables and their terminations).

145. The developer shall install streetlight poles, fixtures, pullbox, and conduits along the project frontage, and as directed by the City Engineer.

146. Secondary service entrance conductors to be provided and installed by the developer.

POLICE DEPARTMENT

147. Prior to occupancy of the first unit the developer shall provide for a Police Department radio repeater to be placed on the roof of the development. The developer shall submit specifications for review and approval of the Police Department prior to installation.

148. The developer shall install a video surveillance system to view the public areas of the development that may be viewed by police dispatchers. The developer shall submit specifications for review and approval of the Police Department prior to installation.

FIRE DEPARTMENT

The following codes and standards quoted in this review response are selected from the various regulations that apply to this development. Other regulations that are not included on this review response may also apply after additional information is provided.

10. General Conditions

10. FIRE

With respect to the conditions of approval for the referenced project, the Fire Department recommends the following fire protection measures be provided in accordance with Riverside County Ordinances and/or recognize fire protection standards:
10. FIRE SHELL BUILDINGS

These conditions are for a Shell building only. Shell building will receive a shell final only. No certificate of occupancy (human occupant and/or materials) will be issued until the building occupants has been identified with their occupancy classification and have been conditioned by Riverside County Fire Department. Occupant or tenant identification is imperative for orderly and prompt processing.

Upon identification of the occupant or tenant a Fire Protection Analysis report maybe required prior to establishing the requirements for the occupancy permit. Failure to provide comprehensive data analysis and/or technical information acceptable to the Fire Department may result in project delays. A complete commodity listing disclosing type, quantity, level of hazard and potential for “reactivity” must be provided within 15 days. The forgoing is necessary to properly occupancy classify the building(s). Failure to provide comprehensive data and/or highly technical information will result in project delay and Requirement for a complete Fire Protection Study for review.

10. FIRE RESPONSIBILITY

It is the responsibility of the recipient of these Fire Department conditions to forward them to all interested parties. The building permit number is required on all correspondence: (i.e. general contractor, superintendent, owner, subcontractors, etc).

10. FIRE APPROVED SYSTEM

All of the following conditions titled “Prior to Final Inspection”, and/or any type of fire suppression systems, must be approved, inspected and finalized by the Riverside County Fire Department, prior to Building and Safety’s Final inspection. the Fire Department letter of conditions, job card and approved plans must be at the job site for all inspections.

10. FIRE HIGH PILE/RACK STORAGE

A separate permit may be required for high-pile storage and/or racks. Sprinkler plans and/or sprinkler review must be submitted by a licensed sprinkler contractor with storage and/or rack plans to Riverside County Fire Department for review and approval of the 2007 CFC Chapters 24 and 34 compliance. Complete Chapters 24 and 34 information re: all commodities stored, rack dimensions, placement in building, sprinkler densities, etc. must be provided with suppression system for racks and/or high-pile storage review. A complete listing of commodities, Classified using CFC Article 81, 2007 Edition and NFPA 13, 2007 Edition guidelines by a licensed Fire Protection Engineer (or other consultant approved by this jurisdiction).
10. FIRE ROOFING MATERIAL

All buildings shall be constructed with Class B roofing materials as per the California Building Code.

10. FIRE BLUE DOT REFLECTOR

Blue retro reflective pavement markers shall be mounted on private street, public streets and driveways to indicate location of fire hydrants. Prior to installation, placement of markers must be approved by Riverside County Fire Department.

10. FIRE SUPER FIRE HYDRANT

Super fire hydrant(s) (6” x 4” x 2 1/2”) shall be located not less than 25 feet or More than 165 feet from any portion of the building as measured along approved vehicular travel ways.

10. FIRE ABOVE/UNDERGROUND TANK PERMITS

Applicant/developer shall be responsible for obtaining under/aboveground fuel, Propane, chemical and mixing liquid storage tank permits from the Riverside County Fire Department. Underground and chemical tank plans must be approved by the Environmental Health Department prior to submitting plans to the Fire Department. (Fire Department needs to review the Environmental Health Approved Set) Plans must be in triplicate and submitted with the current fee for review and Approval prior to installation. Aboveground fuel/mixed liquid tank(s) shall meet the following standard: Tank must be tested and labeled to UL 2085 Protection Tank Standard or SwRI 93-01. The test must include the Projectile Penetration Test and the Heavy Vehicle Impact Test. A sample copy of the tank’s label from and independent test laboratory must be included with your Plans. (TANK PLANS CANNOT BE SUBMITTED TO THE FIRE DEPARTMENT UNTIL A BUILDING PERMIT HAS BEEN ISSUED, CONTACT FIRE DEPARTMENT FOR GUIDELINE HANDOUT)

10. FIRE RAPID HAZMAT BOX

Rapid entry Hazardous Material data and key storage cabinet shall be installed on outside of the building. Plans shall be submitted to the Riverside County Fire Department for approval prior to installation

10. FIRE HIGH PILE/RACK STORAGE

A separate permit is required for high pile storage and/or racks. Sprinkler Plans and/or sprinkler review must be submitted by a licensed sprinkler Contractor with storage and/or rack plans to Riverside County Fire Department
for review and approval of the 2007 CFC Chapters 24 and 34 compliance. Complete Chapters 24 and 34 information re: all commodities stored, rack dimensions, placement in building, etc. must be provided with suppression system for racks and/or high-pile storage review. A complete listing of commodities classified using UFC Chapters 24 and 34, 2007 Edition, and NFPA 13, 2007 Edition guidelines by a licensed Fire protection Engineer (or other consultant to approve by this jurisdiction.)

10. FIRE GATE ENTRANCES

Gate entrances shall be at least two feet wider than the width of the traffic lane (s) serving that gate. Any gate providing access from a road to a driveway shall be located at least 35 feet from the roadway and shall open to allow vehicle to stop with out obstructing traffic on the road. Where a one-way road with a single traffic lane provides access to a gate entrance, 40 foot turning radius shall be used.

10. FIRE ADDRESS AT CONSTRUCTION

During the construction of this project, the site address shall be clearly posted at the job site entrance. This will enable incoming emergency equipment and the inspectors to locate the job-site from the assigned street location. Number shall be a minimum of 24 inches in height.

10. FIRE PROHIBITED H MATERIALS

It is prohibited to use/process or store any material in this occupancy that Would classify it as “H” occupancy per the 2007 Uniform Building Code.

60. PRIOR TO GRADING PERMIT ISSUANCE

60. FIRE WATER PLANS

The applicant or developer shall separately submit two copies of the water system plans to the Fire Department for review. Plans shall conform to the fire hydrant types, location and spacing, and the system shall meet the fire flow requirements. Plans shall be signed/approved by a registered civil engineer and the local water company with the following certification: “I certify that the design of the water system is in accordance with the requirements prescribed by the Riverside County Fire Department.”

80. PRIOR TO BUILDING PERMIT ISSUANCE

80. FIRE ACCESS ROADS

All fire department access roads shall be as Banning Engineering standards, item #21 of the Building Department Street Conditions.
Fire apparatus access roads and water supplies for fire protection are required to be in service prior to and during the time of construction. (C.F.C., sec. 501.4)

Fire vehicle access shall be provided by either temporary or permanent roads, capable of supporting vehicle loading under all weather conditions. Temporary vehicle access shall be maintained until permanent fire apparatus access roads are available. (C.F.C., sec. 1410.1)

CFC D102.1, shall be able to support at least 75,000 pounds.

All fire department access roads shall have a 28' radius minimum, larger radiiuses may exist when detailed building drawings are submitted. [CFC Appendix D]

80. FIRE WATER CERTIFICATION

The applicant or developer shall be responsible to submit written certification from the water company noting the location of the existing fire hydrant and that the existing water system is capable of delivering 2,750 GPM fire flow for a 2 hours duration at 20 PSI residual operating pressure. If a water system currently does not exist, the applicant or developer shall be responsible to provide written certification that financial arrangements have been made to provide them.

80. FIRE WATER PLANS

The applicants or developer shall separately submit two copies of the water system plans to the Fire Department for review and approval. Calculated velocities shall not exceed 100 feet per second. Plans shall conform to the fire hydrant types, location and spacing, and the system shall meet the fire flow requirements. Plans shall be signed and approved by a registered civil engineer and the local Water Company with the following certification: “I certify that the design of the water system is in accordance with the requirements prescribed by the Riverside County Fire Department.”

90. FIRE DESIGNATED AREAS

Existing fire lanes shall be maintained, additional fire lanes may be required. Contact Fire Department for guideline handout.

90. FIRE EXTINGUISHERS

Install portable fire extinguishers with a minimum rating of 2A-10BC one per 3000 sq. ft. or 75 feet of travel distance. Fire extinguishers located in the public Areas shall be in recess cabinets mounted 48 inches to the center above floor level with maximum 4 inch projection from the wall. (extinguishers must have current CSFM service tag affixed)

90. FIRE SUPER FH/FLOW
Approved super fire hydrants (6” x 4” x 2 ½”) with a fire flow of 2,750 GPM, shall be installed within 165 feet of all public use type buildings and any recreational vehicle type storage area.

90 FIRE SPRINKLER SYSTEM

Install a complete fire sprinkler system per NFPA 13 2010 edition (13D and 13R system are not allowed) in all buildings requiring a fire flow of 1500 GPM or greater sprinkler system (s) with pipe size in excess of 4” inch diameter will require the project structural engineer to certify (wet signature) the stability of the building system for seismic and gravity loads to support the sprinkler system. All fire sprinkler risers shall be protected from any physical damage. The post indicator valve and fire department connection shall be located to the front, within 50 feet of a hydrant, and the minimum of 25 feet from the building (s). A statement that the building (s) will be automatically fire sprinkled must be included on the title page of the building plans.

Applicant or developer shall be responsible to install a Central Station Monitored Fire Alarm System. Monitoring System shall monitor the fire Sprinkler system (s) water flow, P.I.V.’s and all control valves. Plans must be submitted to the Fire Department for approval prior to installation. Contact Fire Department for guideline handout.

90. FIRE AUTO/MAN FIRE ALARM

Applicant or developer shall be responsible to install a manual and automatic Fire Alarm System. Plans must be submitted to the Fire Department for approval prior to installation. Standard for this project will be NFPA 72, 2010 edition.

90. FIRE HOOD DUCT EXTIG SYSTEM

A U.L. 300 hood duct fire extinguishing system must be installed over cooking Equipment. Wet chemical extinguishing system must provide automatic Shutdown of all electrical components and outlets under the hood upon activation System must be installed by a licensed c-16 contractor. Plans must be submitted With current fee to the Fire Department for review and approval prior to installation

Note: A dedicated alarm system is not required to be installed for the exclusive Purpose of monitoring this suppression system. However, a new or pre existing Alarm system must be connected to the extinguishing system. (*separate fire Alarm plans must be submitted for connection)
Attachment 2

(Location Map and Aerial Photograph)
Attachment 3

(Site Photographs)
Looking westerly along Ramsey Street

Looking southeasterly from Ramsey Street
Attachment 4

(Project Plans)
Project Summary
Site Area: ±5.23 AC
(±21.000 s.f.)
Building Area
Office: ±13,600 s.f.
Hotel/Motel: ±29,550 s.f.
Retail: ±13,600 s.f.
Restaurant: ±12,000 s.f.
Total Building Area: ±68,355 s.f.
Parking Summary
Parking Required
Building 1: ±13,600 s.f.
Office: 54 stalls
Retail: 52 stalls
Restaurant: 12 stalls
Building 2: ±3,200 s.f.
Restaurants: 92 stalls
Building 3: ±3,200 s.f.
Restaurants: 101 stalls
Building 4: ±3,200 s.f.
Bedrooms: ±107 stalls
Total Parking Required: 376 stalls
Parking Provided:
On Site: ±200 stalls
Off Site: ±76 stalls
Total Parking Provided: 376 stalls
Overall Parking Ratio: ±1.00

*Total of 28,565 s.f. and 50 rooms, 30 stalls required plus 10 for employees. Therefore, a total of 341 stalls would be required.