



Proud History
Prosperous Tomorrow

City of Banning

99 E. Ramsey Street • P.O. Box 998 • Banning, CA 92220-0998 • (951) 922-3125 • Fax (951) 922-3128

COMMUNITY DEVELOPMENT
DEPARTMENT

NOTICE OF PUBLIC HEARING AND NOTICE OF EXEMPTION FOR DESIGN REVIEW 17-7001 TO CONSIDER THE CONSTRUCTION OF A 29,536 SQUARE FOOT NEIGHBORHOOD GROCERY STORE LOCATED ON THE SOUTH SIDE OF RAMSEY STREET EAST OF HIGHLAND SPRINGS AVENUE, ASSESSOR'S PARCEL NUMBERS 419-112-016 AND 019 WITHIN THE GENERAL COMMERCIAL (GC) ZONE.

NOTICE IS HEREBY GIVEN of a public hearing before the City of Banning Planning Commission, to be held on Wednesday, July 5, 2017, at 6:30 p.m. in the Council Chambers, City Hall, 99 East Ramsey Street, Banning, California, to consider the notice of exemption and a proposal by Greg Lukosky to construct a 29,536 square foot neighborhood grocery store.

Information regarding the Notice of Exemption and Design Review can be obtained by contacting the City's Community Development Department at (951) 922-3125, or by visiting the City Hall located at 99 East Ramsey Street, Banning. You may also go to the City of Banning website at <http://www.ci.banning.ca.us/>.

All parties interested in speaking either in support of or in opposition of this item are invited to attend said hearing, or to send their written comments to the Community Development Department, City of Banning at P.O. Box 998, Banning, California, 92220.

If you challenge any decision regarding the above proposal in court, you may be limited to raising only those issues you or someone else raised in written correspondence delivered to the City Clerk at, or prior to, the time the Planning Commission makes its decision on the proposal; or, you or someone else raised at the public hearing or in written correspondence delivered to the hearing body at, or prior to, the hearing (California Government Code, Section 65009).

BY ORDER OF THE COMMUNITY DEVELOPMENT DIRECTOR OF THE CITY OF BANNING, CALIFORNIA

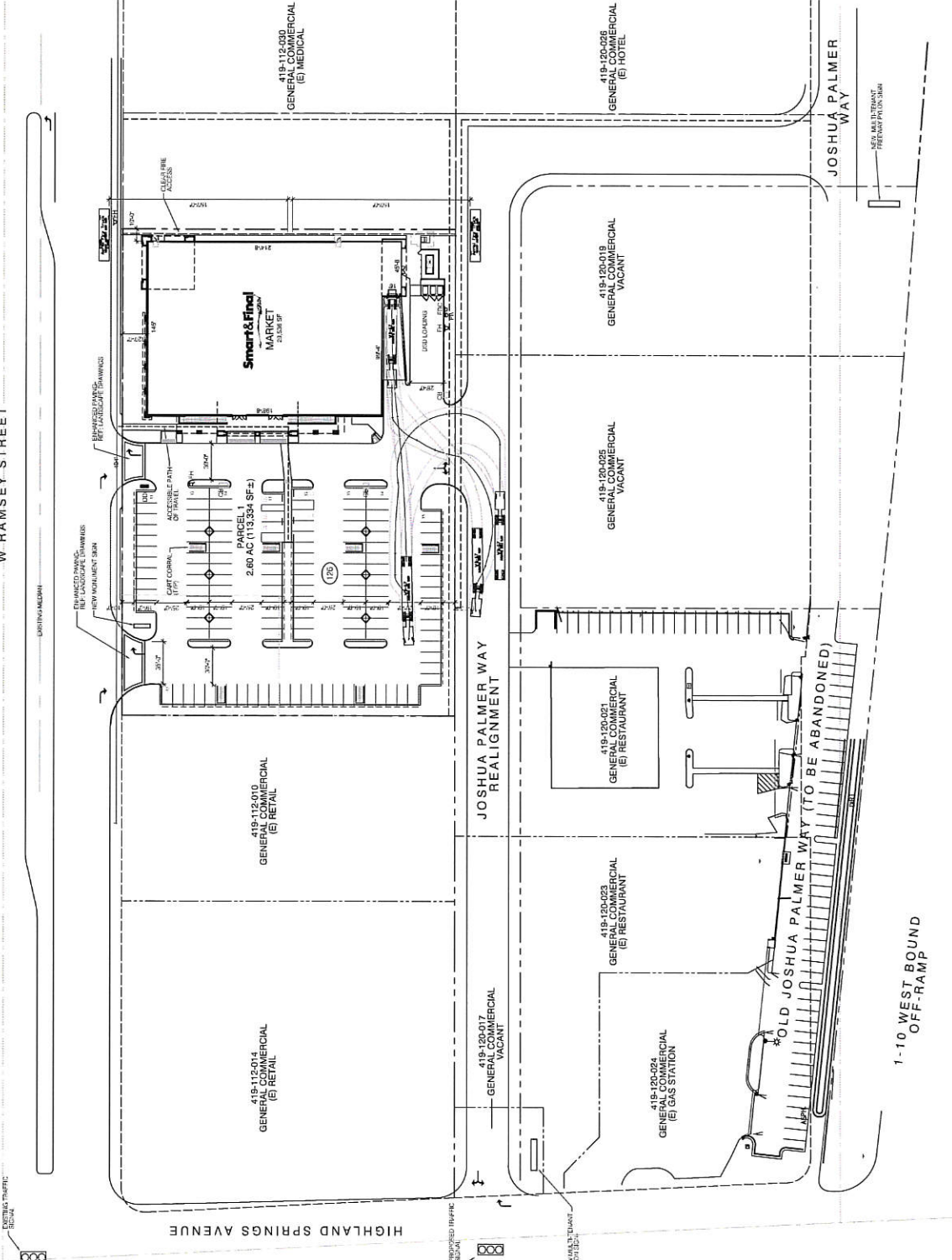
Patty Nevins
Community Development Director

Dated: June 20, 2017
Publish: June 23, 2017

VICINITY



W RAMSEY STREET



LEGAL

ASSESSORS PARCEL #S: 419-112416
419-112419

ZONING

GENERAL PLAN: GENERAL COMMERCIAL
ZONING: GENERAL COMMERCIAL
SETBACKS: 10'
FRONT: 5'
MIN STREET SIDE: 5'
REAR: 5'
MAXIMUM BUILDING HEIGHT: 35'
MINIMUM BUILDING HEIGHT: 10'
MINIMUM BUILDING HEIGHT: 10'
NOT EXCEEDING 10% OF BUILDING AREA
MAXIMUM BUILDING COVERAGE: 35%

PROJECT SUMMARY

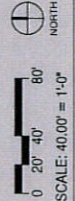
LAND AREA: 2.60 AC (113,334 SF ±)
MARKET: 29,538 SF
BUILDING COVERAGE (F.A.R.): 26.1%
REQUIRED PARKING: 119 STALLS
TOTAL PARKING PROVIDED: 178 STALLS
LANDSCAPE COVERAGE: 178 STALLS
REFER TO LANDSCAPE DRAWINGS
TOTAL LANDSCAPE AREA: 16,053 SF (14.8%)
PARKING LOT AREA: 25,653 SF
PARKING LOT LANDSCAPE: 2,540 (10.1%)

NOTE: THE ARCHITECT HAS CONDUCTED VISUAL ANALYSIS OF THE PROPOSED DEVELOPMENT AND HAS DETERMINED THAT THE DEVELOPMENT IS VISUALLY COMPATIBLE WITH THE SURROUNDING DEVELOPMENT AND THE CHARACTER OF THE AREA. THE ARCHITECT HAS CONDUCTED VISUAL ANALYSIS OF THE PROPOSED DEVELOPMENT AND HAS DETERMINED THAT THE DEVELOPMENT IS VISUALLY COMPATIBLE WITH THE SURROUNDING DEVELOPMENT AND THE CHARACTER OF THE AREA. THE ARCHITECT HAS CONDUCTED VISUAL ANALYSIS OF THE PROPOSED DEVELOPMENT AND HAS DETERMINED THAT THE DEVELOPMENT IS VISUALLY COMPATIBLE WITH THE SURROUNDING DEVELOPMENT AND THE CHARACTER OF THE AREA.

1-10 WEST BOUND ON-RAMP

1-10 WEST BOUND OFF-RAMP

NEQ I-10 & HIGHLAND SPRINGS AVENUE
BANNING, CALIFORNIA
HFC/ PRP BANNING, LLC
417 NORTH STREET
NEWPORT BEACH, CA 92663
949.723.9500



CONCEPTUAL SITE PLAN
SCHEME CV1

MADE AT 211
31.01.01
3.01.01.01



PIERCE PERKINS ARCHITECTS
ALSO WE OFFICE
415.343.2720
415.343.2720