



CITY OF BANNING STAFF REPORT

TO: PLANNING COMMISSION

FROM: Adam Rush, Community Development Director

PREPARED BY: Emery Papp, Senior Planner

MEETING DATE: April 3, 2024

SUBJECT: Consideration of Resolution 2024-06 Making a Determination under CEQA Guidelines Section 15162 (Subsequent EIRs and Negative Declarations) that the Project is consistent with a previously adopted (September 26, 2006) Mitigated Negative Declaration for TM 33540 and that no further analysis is required; and Consideration of Design Review (DR 24-0026, a Proposal to Consider the Architecture and Design for 143 Single-Family Homes on 148 Previously Recorded Lots (TM 33540) On a 65-Acre Site Generally Located North of Gilman Street and West of Wyte Way, and within the Low Density Residential (LDR) Zoning District (APNs 535-070-014; 535-110-002; 535-110-006; 535-110-011; 535-110-012; 535-311-006 Through 023; and 535-312-001 Through 024).

PROJECT APPLICANT:

Vernell Williams
KB Home Coastal
36310 INLAND VALLEY DR #300
WILDOMAR, CA 92595-7594

BACKGROUND:

Tentative Tract Map (TTM) 33540 and a Mitigated Negative Declaration was approved by City Council on June 13, 2006 as Resolution 2006-059, with modifications to the TTM approved by City Council on December 11, 2018 as Resolution 2018-149. The 2018 approval reduced the lot count from 171 lots to 143 lots and required conveyance of additional land to the Morongo Band of Mission Indians. The Applicant processed Final Tract Map (TM) 33540 through the Public Works Department. TM 33540 subdivided 71.79 acres into 143 single family residential lots, 7 Open Space, Park, and Drainage lots, and 1 lot that will be deeded by the owner/developer to the Morongo Band of Mission Indians (MBMI) within 60 days after recordation of the Final Map. The resulting net acreage of the project site is approximately 65 acres after conveyance to MBMI. The Applicant has complied with the required Conditions of Approval for TM 33540, including close coordination with MBMI and has recently obtained approval of the Memorandum of Agreement (MOA), Cultural Resources Mitigation Monitoring Program (CRMMP), and Tribal Monitoring Services Agreement (TSMA). The Final Map was approved by the City Council on December 12, 2023, and the Final Map was recorded on December 21, 2023.

The Applicant submitted proposed architecture for a Pre Application Conference (PAC) in August 2022. Staff reviewed the proposed architecture, provided comments, and the Design Review under consideration has fully integrated said comments from staff. On March 13, 2024, the Applicant completed the submittal of Design Review Application (DR) 24-0026 using the City's online SmartGov portal to consider the architecture and design for 143 single-family homes on 148 previously recorded

lots (TM 33540) on a 65-acre site generally located north of Gilman Street and West of Wyte Way, and within the Low Density Residential (LDR) zoning district.

DESCRIPTION:

The subject property zoning designation is Low Density Residential (LDR) which allows for residential development with a minimum lot size of 7,000 square feet and allowable density of up to 5 dwelling units per acre (du/ac). A total of 143 new detached, one- and two-story single-family homes are proposed on the existing lots, producing a development consistent with the General Plan designation, Zoning district, and the underlying TM 33540.

The development incorporates six residential floor plans having a mix of Craftsman, Spanish, and Traditional architectural styles. Each floor plan also has a reverse floor plan, and some floor plans have options such as a Great Room with a four-door sliding door, and a den/extra bedroom option. In addition, homes with side and rear elevations situated in view from common areas will provide enhancements on those elevations which may include window shutters, wrap around trim, and additional window treatments. Each architectural style proposes three color schemes to further ensure that product placement throughout the tract provides great variations in color, style, height, and material treatments.

The Plan 1, Plan 2, and Plan 3 homes all propose single-story units with 3-4 bedroom floor plans ranging in size from 1,851 square-feet, to 2,379 square feet with two-car attached garages. The single-story homes will have a maximum height of nineteen-feet, four inches. The Plan 4, Plan 5, and Plan 6 homes are two-stories and the proposed floor plans range in size from 2,533 square-feet to 3,118 square-feet, with a two-car garage. The two-story homes will have a maximum height of 29 feet, nine inches. The architectural elevations proposed are a mix of Spanish, Craftsman, and Traditional styles with the use of concrete flat or "S" roof tiles, wood posts, wood siding, stucco arches, and ornamental metal accents (See Attached Color Board). Each architectural style will incorporate three color schemes. Exterior finishes include light earth tone stucco with contrasting trim colors. Desired architectural elements include recessed front door entries, porches with entry archways, prominent columns, and decorative shutters. Roofs pitches will be 4:12 and roofing material will consist of concrete "S" tile for the Spanish Elevations and flat concrete tile for the Craftsman and Traditional Elevations which is compatible with the existing surrounding built environment.

FINDINGS:

Pursuant to Banning Municipal Code (BMC) Section 17.56.050 – Findings, the proposed Project must be found to be in compliance with BMC Section 17.56.010 Design Review. The purpose of a Design Review is to: establish design review procedures for development proposals; assure that proposed projects conform to development standards and design guidelines; focus on community design principles which result in creative, imaginative solutions which establish quality design for the City; promote the orderly and harmonious appearance of structures, landscaping, parking areas, etc.; and maintain the public health, safety and general welfare and property throughout the City.

BMC Section 17.56.050-Findings goes on to state that: Prior to making a determination, the review authority shall determine that the project adequately meets adopted City performance standards and design guidelines, based upon the following findings:

Finding No. 1: The proposed project is consistent with the General Plan.

Findings of Fact: Proposed Design Review 24-0026 is consistent with the General Plan Land Use Element Policy, which states: "The land-use map shall provide for sufficient lands to provide a large range of products and services to the City and the region while carefully considering compatibility with adjacent residential lands." The subject property designation is Low Density Residential (LDR) on the General Plan Land Use Map and LDR Zoning District. The proposed use is consistent with the LDR land use designation, which allows single-family detached residential units. Examples of permitted uses include attached and detached residential, parks, passive open space, and infrastructure necessary to serve the primary use. Further, Design Review 24-0026 is consistent with General Plan Economic

Development Policy, which states: “The City shall take a proactive role in the retention of existing businesses and the recruitment of new businesses, particularly those that generate and broaden employment opportunities, increase discretionary incomes, and contribute to City General Fund revenues.” The addition of 143 single-family homes will increase housing opportunities in a market with low supply. Attracting new Banning citizens increases the City’s supply of workforce housing and increases the City’s median household income.

Finding No. 2: The proposed project is consistent with the Zoning Ordinance, including the development standards and guidelines for the district in which it is located.

Findings of Fact: The Low Density Residential (LDR) (0-5 du/acre) zoning district allows the development of attached and detached single family homes, in traditional subdivisions and planned communities. The proposed project is consistent with the intent of the land use designation as the development involves detached single-family homes within a legally formed residential subdivision. Further, the Project is consistent with Section 17.30.030 (Residential Development Standards) of the LDR zone and subject to the attached Conditions of Approval.

Finding No. 3: The design and layout of the Project will not unreasonably interfere with the use and enjoyment of neighboring existing or future development and will not result in vehicular and/or pedestrian hazards.

Findings of Fact: The Project will provide site and circulation layout design in such a way that the project will not interfere with the use and enjoyment of surrounding existing and future development. Additionally, the Project is consistent with Section 17.12.150 (Architectural Design Guidelines) of the Zoning Ordinance and the development standards of the LDR zone. The City Engineer has determined that the recorded subdivision of land is in conformity with law and subdivisions code; and, that all the lots will have adequate access to public streets, sanitary sewer lines, water mains, fire hydrants, drainage structures and utilities.

Finding No. 4: The design of the proposed project is compatible with the character of the surrounding neighborhood.

Findings of Fact: The Project will not impair the integrity and character of the LDR land use district in which it is to be located because the site is located within the same zoning district as surrounding property and the proposed homes are similar in massing and design as the existing built environment. The Project will continue to flow with the existing roadway system and will not create any barriers that will divide the neighborhood. The building architecture, site layout, and public improvements are compatible with the character of the surrounding neighborhood and Zoning Ordinance design guidelines and will be compatible with the existing surrounding built environment.

Staff has determined that all of the required Design Review Findings can be made in the affirmative.

ENVIRONMENTAL DETERMINATION:

Make a Determination under CEQA Guidelines Section 15162 (Subsequent EIRs and Negative Declarations) that the Project is consistent with a previously adopted (September 26, 2006) Mitigated Negative Declaration (MND) for TM 33540 and pursuant to Sections 15162(a)(1) - (3)(A)-(3)(D), (b)-(d) of the California Environmental Quality Act and the CEQA Guidelines. The proposed Design Review project is consistent with the development density and intensity evaluated in the MND for Map 33540 and no further analysis is required. A Notice of Determination has been prepared for the Project.

PUBLIC COMMUNICATION:

The proposed Design Review 24-026 was advertised in the Record Gazette newspaper, March 22, 2023. In addition, notices were mailed to the owners of parcels within a 300-foot radius from the Project site. As of the date of this report, staff has not received any written comments either for or opposed to the project.

ATTACHMENTS:

1. DR 24-0026_PC Resolution 2024-06
2. DR 24-0026_Conditions of Approval
3. Vista Robles Product Placement Map
4. Vista Robles Color Board
5. Vista Robles - Color Elevations Floor Plans
6. DR 24-0026_Exhibits
7. DR 24-0026_Notice of Determination
8. DR 24-0026_Public Hearing Notice
9. DR-24-0026_ Applicant's Cert.