



DEPARTMENT OF
PLANNING

CITY OF BANNING

99 E. Ramsey Street, P.O. Box 998

Banning, California 92220

Telephone: (951) 922-3125

Facsimile: (951) 922-3128

SPECIFIC PLAN/SPECIFIC PLAN AMENDMENT SUBMITTAL REQUIREMENTS

The specific plan is just a step below the general plan in the land use approval hierarchy, and is used for the systematic implementation of the general plan for particular geographical areas (see Gov't Code §65450-65457). A Specific Plan application shall include a text and a diagram(s) which contain all of the provisions outlined in Government Code Sections 65451 and 65452, in addition to all data and related exhibits required by the Community Development Department.

It may be beneficial for the applicant to participate in a pre-application conference with staff in order to learn more about the requirements particular to the project. Please contact the Planning Division to schedule a pre-application conference.

Fee: See Fee Schedule
Specific Plan
Specific Plan Amendment
Environmental Assessment (a deposit may be required for complex projects)

In addition to the text and diagrams required by the referenced Government Code Sections, please provide the following information and attach to application submittals. Check the box of each requirement after completion to ensure all requirements have been fulfilled.

- 1. A specific plan or specific plan amendment will require a public hearing. Provide a **300 foot radius map and property owner's list** (1200 feet radius if property is zoned VLDR, RR, RR/H and R-A) for use to notice nearby property owners of a public hearing held in connection with the proposal. The map shall show each lot within 300 feet (or 1200 ft) of the exterior boundaries of the property(ies) involved. Also, submit three (3) sets of gummed mailing labels. The gummed labels shall include the assessor's parcel number, owner's name, and mailing address. The list shall be prepared and certified by a title insurance company, civil engineer or surveyor licensed to practice in California.
- 2. **Site Plan & Digital File**- Provide 15 complete full size sets of the site plan, elevations, and conceptual landscaping/lighting plan; a conceptual grading plan shall be required for submittals that include a proposed structure, parking lot, or earthwork in quantities requiring a grading permit in accordance with the City's Grading Standards. Also, one set of 11" x 17" print shall be included. One colored set of the site plan, conceptual landscaping plan, and elevations, **full size**. Finally, please include one (1) CD or other Digital file of format (PDF) for all plans.

Photo simulations may be required in connection with submittals that are view sensitive or are subject to screening requirements as outlined in the development standards of the City's Zoning Code.

****All full size plans must be collated, stapled, and individually folded to a uniform size (9"x 12" maximum) prior to submittal.**

NOTE: The drawings must be drawn by a professional architect, engineer, draftsperson, or other qualified professional using a standard architectural or engineering scale.

Additional Information to Include:

- Elevations of each building and composite elevation from street if multiple buildings are proposed,
- Color renderings,
- Perspective drawings to show relationship after development of the building(s) to off-site features,
- The kinds and finishes of all the materials to be applied to the exterior surfaces of the proposed structure, walls or additions.
- The lighting to be applied to the exterior wall surfaces or to be used for walkways, drives and parking lots, and the light cast by the building's interior, its signs, etc., which is visible from adjacent or neighboring properties,
- All identifications and direction signs and graphics visible from the exterior of a proposed structure,
- A sign program,
- All art work, sculpture, fountains and other ornamental or decorative features visible from surrounding properties,
- All provisions for and design of the following appurtenances if visible from the exterior including but not limited to:
 - Utility lines, meters, boxes
 - Fences, walls, and hedges
 - Sunshades, awnings, louvers
 - Loading docks
 - Refuse, storage, and pickup areas
 - Balconies
 - Downspouts
 - Stairs, ramps
 - Mechanical equipment visible from the exterior

- Flues, chimneys, exhaust fans
 - Penthouses
 - Antennas
- Proposed access to buildings and parking areas, including pedestrian access.
- 3. Completed **Uniform Development Application** form, including the following information (additional information may be attached to the Uniform Development Application):
 - Total land area,
 - Number of dwelling units to the acre,
 - Building area, include carports and garages (square footage and percent lot coverage),
 - Unit mix,
 - Parking calculation, number of spaces, dimensions of parking area
 - Open space areas,
 - Percentage and square footage of landscaping.
- 4. A copy of a **title report** including latest deed of record for all parcels.
- 5. **Written approval**, signed and dated by the owner of the property permitting the processing of this application (only required if the application is processed by someone other than the property owner). If the applicant is represented by an agent, written approval from the applicant authorizing the agent shall also be included with the application.
- 6. Completed **Environmental Assessment** form; the State of California Environmental Quality Act (CEQA) requires that all development proposals be reviewed to ensure that the project will not have a detrimental effect on the environment. The applicant may be required to submit specialized studies to determine the effect on specific resources and hazards, including but not limited to **biological resources, cultural resources, geotechnical hazards, hydrology, noise, and traffic**. Specific statements, data, and calculations shall be required and listed in the appropriate space on the form. All new development proposals, except single family dwellings on existing lots of record, shall submit a records search for historic and cultural resources as part of the environmental assessment.

The Planning Division will be unable to begin processing your application unless/until all of the information requested is completed and submitted with the required processing fees. Incomplete applications will be returned to the applicant and processing will not commence until all of the required information is provided. Signing and dating of the application acknowledges your understanding of the application requirements and that submitting an incomplete application will cause delays. Subsequent to deeming an application complete, the processing of a specific plan application takes approximately 60-90 days. If you have any questions, please contact the Planning Division at (951) 922-3125.