

AGENDA
SPECIAL CITY COUNCIL MEETING
CITY OF BANNING
BANNING, CALIFORNIA

July 11, 2017
3:00 p.m.

Banning Civic Center
Council Chambers
99 E. Ramsey St.

I. CALL TO ORDER

Roll Call - Councilmembers Andrade, Franklin, Peterson, Welch, Mayor Moyer

II. STUDY SESSION

1. Real Property Strategy.....	1
2. Downtown Visioning.....	8

III. ADJOURNMENT

Pursuant to amended Government Code Section 54957.5(b) staff reports and other public records related to open session agenda items are available at City Hall, 99 E. Ramsey St., at the office of the City Clerk during regular business hours, Monday through Friday, 8 a.m. to 5 p.m.

The City of Banning promotes and supports a high quality of life that ensures a safe and friendly environment, fosters new opportunities and provides responsive, fair treatment to all and is the pride of its citizens

NOTICE: Any member of the public may address this meeting of the Mayor and Council on any item appearing on the agenda by approaching the microphone in the Council Chambers and asking to be recognized, either before the item about which the member desires to speak is called, or at any time during consideration of the item. A five-minute limitation shall apply to each member of the public, unless such time is extended by the Mayor. No member of the public shall be permitted to “share” his/her five minutes with any other member of the public.

Any member of the public may address this meeting of the Mayor and Council on any item which does not appear on the agenda, but is of interest to the general public and is an item upon which the Mayor and Council may act. A five-minute limitation shall apply to each member of the public, unless such time is extended by the Mayor. No member of the public shall be permitted to “share” his/her five minutes with any other member of the public. The Mayor and Council will in most instances refer items of discussion which do not appear on the agenda to staff for appropriate action or direct that the item be placed on a future agenda of the Mayor and Council. However, no other action shall be taken, nor discussion held by the Mayor and Council on any item which does not appear on the agenda, unless the action is otherwise authorized in accordance with the provisions of subdivision (b) of Section 54954.2 of the Government Code.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk's Office (951) 922-3102. **Notification 48 hours prior to the meeting** will enable the City to make reasonable arrangements to ensure accessibility to this meeting. [28 CFR 35.02-35.104 ADA Title II]



Real Property Strategy and Visioning

July 11, 2017



Study Session Components

- ▶ Part I
 - ▶ City's available holdings
 - ▶ Recommendations – ED ad hoc
 - ▶ Council direction
- ▶ Part II
 - ▶ Former Rancho San Gorgonio Project
 - ▶ Pathway to disposition
 - ▶ Potential design considerations
 - ▶ Council direction

City at-a-glance

- ▶ City boundaries 23.1 Square Miles
- ▶ City r/e: 157 parcels - 2,814.46 acres or 4.4 Sq Miles
- ▶ Commercially viable – *18 parcels*, consisting of *165.76 Acres*

Commercial/opportunity sites

- ▶ Active Leases
- ▶ Long Range Property Management Plan (LRPMP)
- ▶ Available land

estate
 economic
 activity
 agreement
 property
 improvements
 development
 lease
 sale
 assembly
 investment
 best
 leasing
 highest
 positioning
 return
 disposition
real
location
market
land
 leverage
 buildings
 use
 tenant
 construction

Active Leases

- ▶ Armory (2.5 Ac)
- ▶ Sportsman's Club (63.91 Ac)
- ▶ Chamber of Commerce (0.17 Ac)
- ▶ 33 S. San Gorgonio (0.07 Ac)

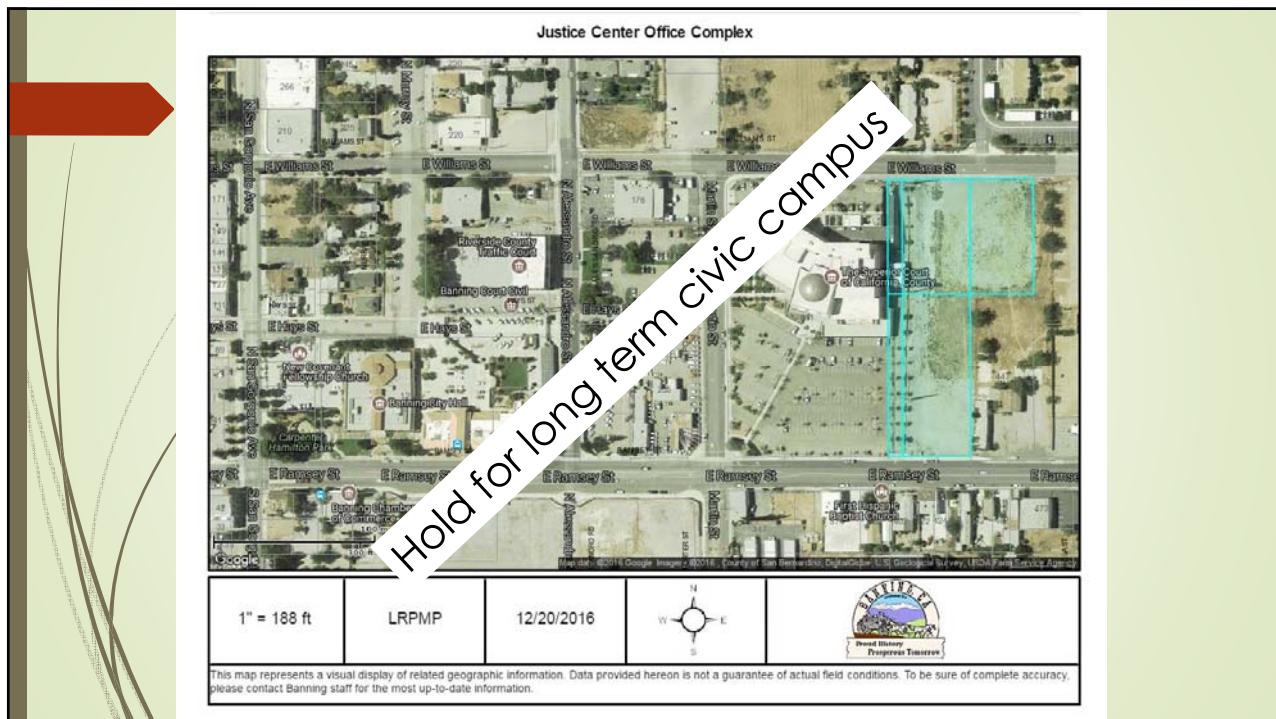
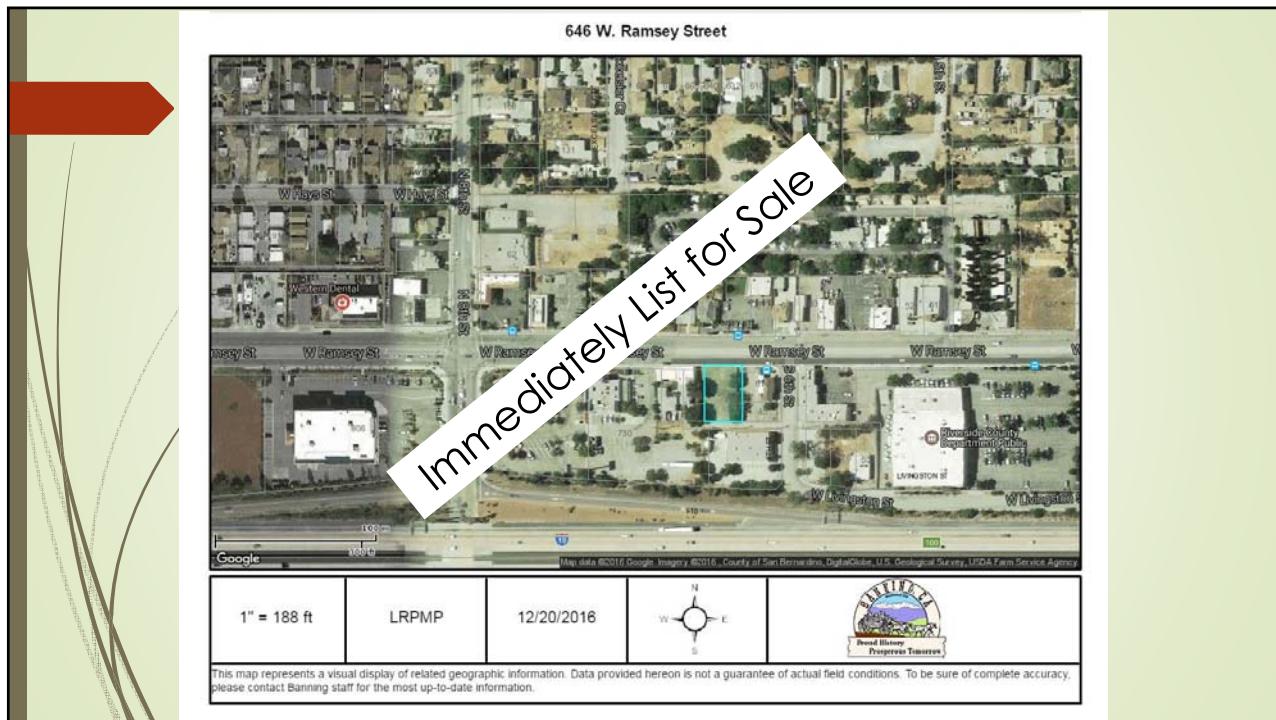
4 parcels – 66.65 Ac

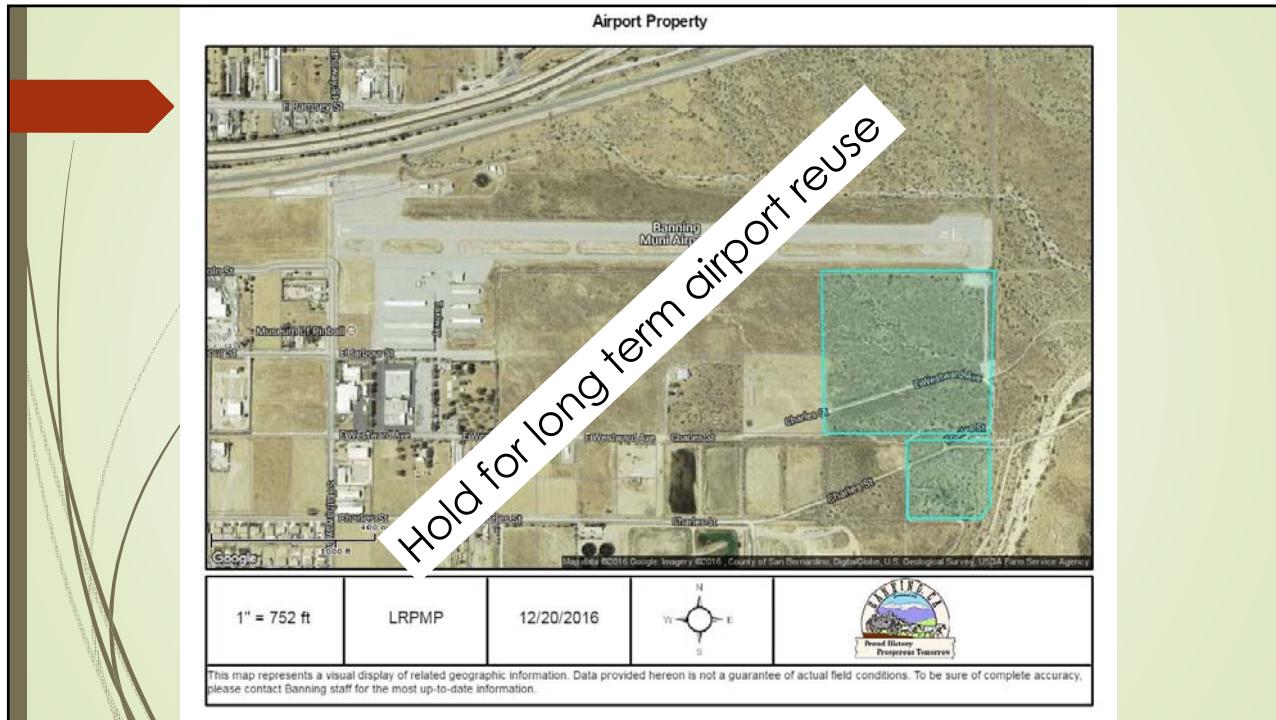
Annual lease revenue: \$11,690

Long Range Property Management Plan

▶ Sites

- ▶ 646 W. Ramsey Street – 1 parcel, 0.30 Ac
- ▶ Adjacent to Justice Center – 5 parcels, 3.26 Ac
- ▶ South of airport (industrial) – 2 parcels, 49.43 Ac

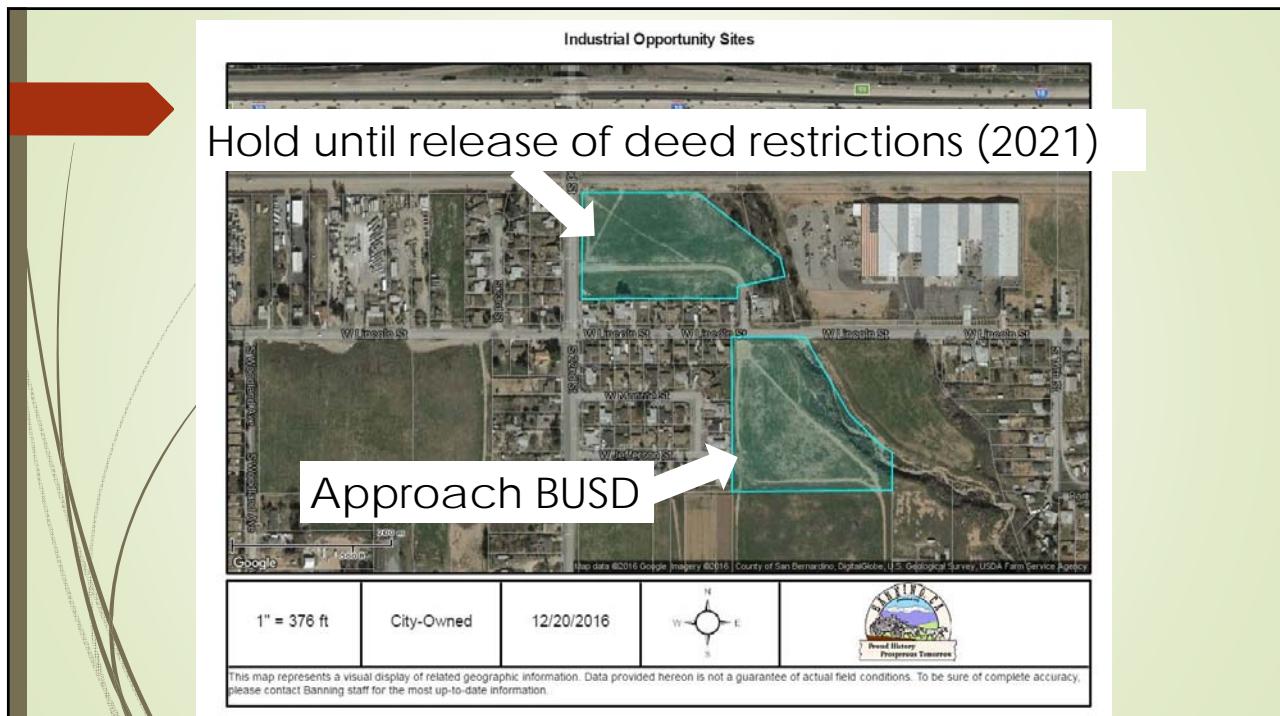
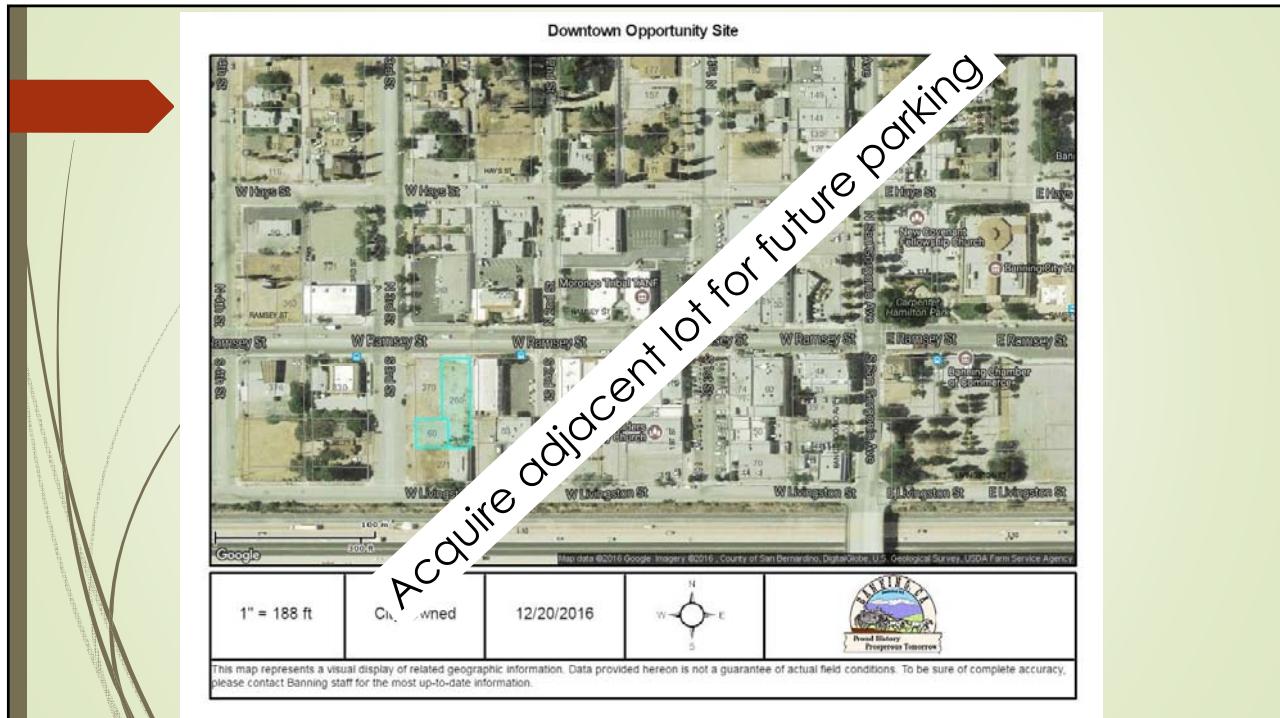


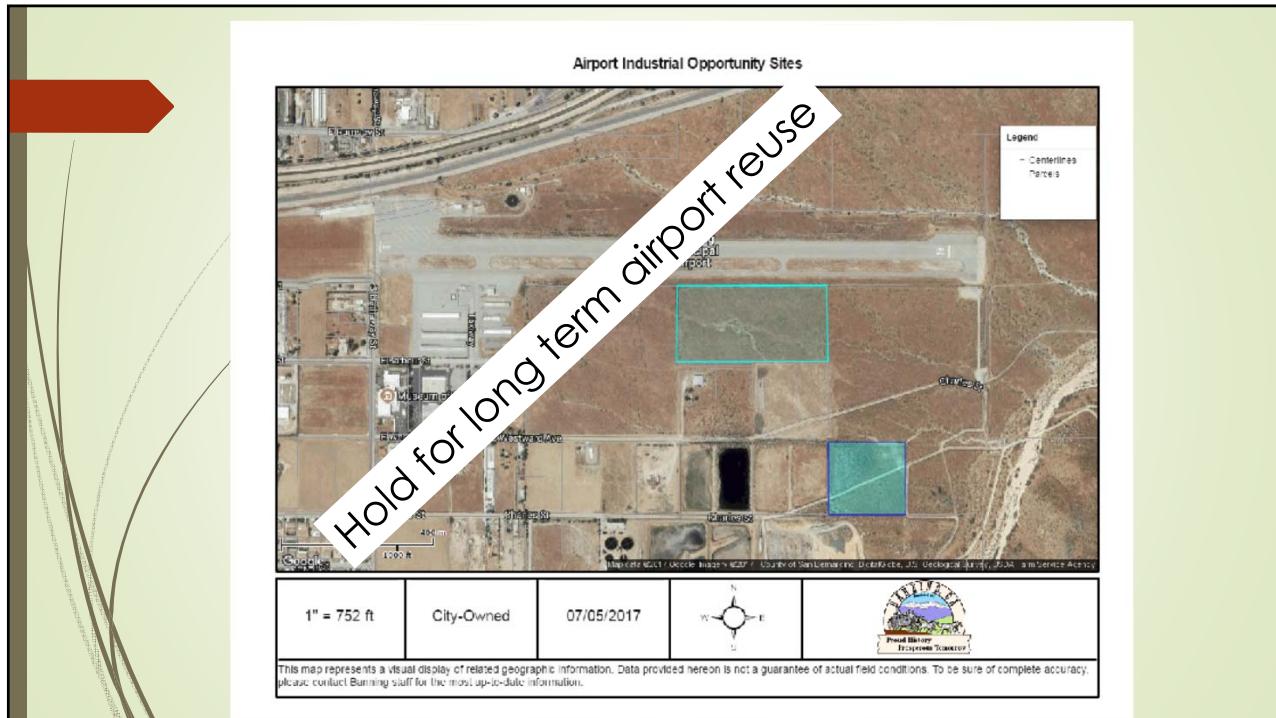


Available Land

Other available inventory

- ▶ Ramsey/3rd st – 2 parcels, 0.34 Ac
- ▶ 22nd and UP rr – 1 parcel, 7.78 Ac
- ▶ 22nd and Lincoln (south) – 1 parcel, 7.51 Ac
- ▶ Vacant land adjacent to airport – 2 parcels, 30.49 Ac





Direction

- ▶ List and/or hold identified sites, as recommended?
- ▶ Advance land acquisition opportunities
- ▶ Provide staff with any further direction

Part II – Visioning for Downtown Site

Listing versus RFP

Listing

- ▶ Expedited
- ▶ Straightforward
- ▶ Hands-off approach

- ▶ Limited ability to cause development

Request for Proposals

- ▶ Specific Project
- ▶ Greater control in:
 - ▶ design
 - ▶ site development

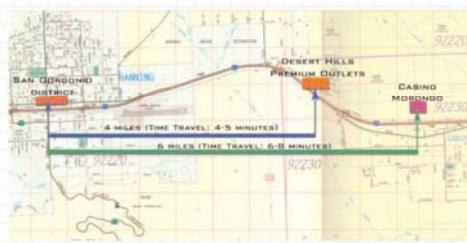
- ▶ May require City incentive to develop

2004 Ramsey Street Corridor Charette

A Community Design Workshop held on May 1, 2004

Design Team #5 Goal – Generate development proposals for the San Gorgonio Inn Site

Your Neighbors and How They Can Help.



Charette team noted that the Desert Hills Premium Outlets and Casino Morongo each draw millions of visitors annually

- Banning experience could be compatible; an extension of their visit to the area
- Banning can provide a unique experience
- Store front opportunity

Ramsey Street Corridor Charette

Streetscape Improvements Illustrated:

Before

After

Streetscape Improvements - Before



Streetscape Improvements - After



Ramsey Street Corridor Charette San Gorgonio Place - Program

- ▶ *Historic San Gorgonio Inn*
- ▶ *200 seat banquet hall / dinner theater*
- ▶ *Retail Shops*
- ▶ *Restaurants*
- ▶ *Art Galleries*
- ▶ *Courtyard and Kiosk Amenities*
- ▶ *Professional Offices*
- ▶ *Community Center*
- ▶ *Chamber of Commerce Office*

Possible Downtown Arts District

- ▶ *Art gallery*
- ▶ *Art schools (e.g. dance, photography, filmmaking, music, writing, painting, sculpture, printmaking)*
- ▶ *Artist housing; live-work space*
- ▶ *Art Studios; Craftsman or artisan*
- ▶ *Performing Arts Space*
- ▶ *Bookstore*
- ▶ *Museum*
- ▶ *Restaurant*
- ▶ *Television and radio broadcast studio*



Direction

- ▶ Staff to develop RFP Scope (i.e. project parameters)
- ▶ Return Scope to next Council meeting for approval (Consent Calendar)
- ▶ Publish RFP
- ▶ Evaluation of Responses