



The following information comprises the minutes for a regular meeting of the City Council, a joint meeting of the Banning City Council and Banning Utility Authority and a joint meeting of the Banning City Council and the Banning City Council sitting in its capacity as the Successor Agency Board.

**MINUTES
CITY COUNCIL**

**10/10/2023
REGULAR MEETING**

COUNCIL MEMBERS PRESENT: Council Member Sheri Flynn
Council Member Reuben Gonzales
Council Member Rick Minjares
Mayor Alberto Sanchez
Mayor Pro Tem Colleen Wallace

COUNCIL MEMBERS ABSENT: None

OTHERS PRESENT: Doug Schulze, City Manager
Laurie Sampson, Assistant City Manager
Serita Young, City Attorney
Marie Calderon, City Clerk
Caroline Patton, Deputy City Clerk
John Garside, Multimedia Specialist
Art Vela, Director of Public Works
Lincoln Bogard, Administrative Services Director
Adam Rush, Community Development Director

1. CALL TO ORDER

Mayor Sanchez called the regular meeting to order at 5:00 p.m.

- 1.1. Invocation – Pastor Todd Oldenburg of Thrive Church in Banning led the invocation.
- 1.2. Pledge of Allegiance – Council Member Minjares led the Pledge of Allegiance.
- 1.3. Roll Call

| COUNCIL MEMBER | PRESENT | ABSENT |
|------------------|---------|--------|
| Flynn, Sheri | X | |
| Gonzales, Reuben | X | |
| Minjares, Rick | X | |
| Sanchez, Alberto | X | |
| Wallace, Colleen | X | |

2. AGENDA APPROVAL

2.1. Approve Agenda

Motion to approve the agenda, with the removal of agenda items 3.1 and 8.2.

Motion by Mayor Sanchez
Seconded by Council Member Minjares

| COUNCIL MEMBER | YES | NO | ABSTAIN | RECUSE | ABSENT |
|------------------|-----|----|---------|--------|--------|
| Flynn, Sheri | | X | | | |
| Gonzales, Reuben | X | | | | |
| Minjares, Rick | X | | | | |
| Sanchez, Alberto | X | | | | |
| Wallace, Colleen | X | | | | |

Motion approved by a vote of 4-1.

3. PRESENTATIONS

~~3.1. Quarterly Small Business Recognition – Fox Cineplex is D'Place~~
Removed under Agenda Item 2.1.

4. REPORT ON CLOSED SESSION

Serita Young, City Attorney, reported on the closed session beginning at 4:00 p.m. For items 3.1 through 3.3, there was discussion amongst City Council Members with no reportable action taken.

5. PUBLIC COMMENTS, CORRESPONDENCE, APPOINTMENTS, CITY COUNCIL COMMITTEE REPORTS, CITY MANAGER REPORT, AND CITY ATTORNEY REPORT

5.1. PUBLIC COMMENTS

The following individuals addressed City Council during Public Comment:

- Tracy Mahoney
- Mason Patterson
- Linda Pippenger
- Shane Massoud
- Lynnea Hagen
- Colleen Garcia
- John Hagen
- Cindy Barrington
- Desiree Crosby
- Diego Rose

- Aaron Pippenger
- Bob Uribes
- Jacob Dempsey
- Amy Pippenger
- Dave Harrison

5.2. CORRESPONDENCE

One item of correspondence was received related to Agenda Item 7.2.

5.3. APPOINTMENTS

None

5.4. CITY COUNCIL COMMITTEE REPORTS

Mayor Pro Tem Wallace reported on a Regional Conservation Authority (RCA) meeting and the Police Community Day event.

Council Member Minjares reported on a Pass Water Alliance meeting.

5.5. CITY MANAGER REPORT

City Manager Schulze reported on the upcoming State of the City event and responded to public comment.

5.6. CITY ATTORNEY REPORT

City Attorney Young had no report.

5.7. CITY TREASURER REPORT

Treasurer Geronimo reported there was no Budget and Finance Committee meeting, but there would be one next week.

6. CONSENT AGENDA

- 6.1. Approval of the Meeting Minutes for the September 26, 2023 City Council Meetings
- 6.2. Consideration of Resolution 2023-167, Approving Program Supplement Agreements with the State of California Department of Transportation for Three Highway Safety Improvement Cycle 11 Grants for the Traffic Signal Hardware Upgrade at Seventeen Signalized Intersections, Pedestrian Crossings Upgrade at Nineteen Intersections and Wilson Street/12th Street Intersection Improvements
- 6.3. Consideration of Resolution 2023-10UA, Approving a Construction Agreement with Nor-Cal Pump & Well Drilling, Inc. for "Well M12A Groundwater Production Well Drilling, Construction, Development and Testing" in the amount of \$2,049,096, Establishing a Total Project Budget of \$2,254,005 and Rejecting All Other Bids

- 6.4. Authorize the City Manager to sign the Notice of Completion for Project No. 2023-01, "Street Improvement at Various Locations" as Complete and Direct the City Clerk to Record the Notice of Completion
- 6.5. Accept Easement from Dennis S. Rice for Public Street and Utilities Purposes for John Street

Public Comment

None

Motion to adopt consent agenda items.

Motion by Mayor Pro Tem Wallace

Seconded by Council Member Minjares

| COUNCIL MEMBER | YES | NO | ABSTAIN | RECUSE | ABSENT |
|------------------|-----|----|---------|--------|--------|
| Flynn, Sheri | X | | | | |
| Gonzales, Reuben | X | | | | |
| Minjares, Rick | X | | | | |
| Sanchez, Alberto | X | | | | |
| Wallace, Colleen | X | | | | |

Motion approved by a vote of 5-0.

- 6.1. Approval of the Meeting Minutes of the September 26, 2023 City Council Meetings

Motion to table consideration to the next meeting.

Motion by Council Member Flynn

No second. The motion fails.

Public Comment

- Inge Schuler
- Cindy Barrington

Motion to adopt the meeting minutes for the September 26, 2023 meeting of the City Council.

Motion by Mayor Sanchez

Seconded by Council Member Minjares

| COUNCIL MEMBER | YES | NO | ABSTAIN | RECUSE | ABSENT |
|------------------|-----|----|---------|--------|--------|
| Flynn, Sheri | | X | | | |
| Gonzales, Reuben | X | | | | |
| Minjares, Rick | X | | | | |
| Sanchez, Alberto | X | | | | |
| Wallace, Colleen | X | | | | |

Motion approved by a vote of 4-1.

- 6.2. Consideration of Resolution 2023-167, Approving Program Supplement Agreements with the State of California Department of Transportation for Three Highway Safety Improvement Cycle 11 Grants for the Traffic Signal Hardware Upgrade at Seventeen Signalized Intersections, Pedestrian Crossings Upgrade at Nineteen Intersections and Wilson Street/12th Street Intersection Improvements

Public Comment

None

Motion to adopt Resolution 2023-167.

Motion by Council Member Minjares
Seconded by Mayor Pro Tem Wallace

| COUNCIL MEMBER | YES | NO | ABSTAIN | RECUSE | ABSENT |
|------------------|-----|----|---------|--------|--------|
| Flynn, Sheri | X | | | | |
| Gonzales, Reuben | X | | | | |
| Minjares, Rick | X | | | | |
| Sanchez, Alberto | X | | | | |
| Wallace, Colleen | X | | | | |

Motion approved by a vote of 5-0.

- 6.3. Consideration of Resolution 2023-10UA, Approving a Construction Agreement with Nor-Cal Pump & Well Drilling, Inc. for "Well M12A Groundwater Production Well Drilling, Construction, Development and Testing" in the amount of \$2,049,096, Establishing a Total Project Budget of \$2,254,005 and Rejecting All Other Bids

Public Comment

None

Motion to adopt Resolution 2023-10UA.

Motion by Mayor Pro Tem Wallace
Seconded by Council Member Minjares

| COUNCIL MEMBER | YES | NO | ABSTAIN | RECUSE | ABSENT |
|------------------|-----|----|---------|--------|--------|
| Flynn, Sheri | X | | | | |
| Gonzales, Reuben | X | | | | |
| Minjares, Rick | X | | | | |
| Sanchez, Alberto | X | | | | |
| Wallace, Colleen | X | | | | |

Motion approved by a vote of 5-0.

Mayor Sanchez announced a recess at 6:15 p.m. The meeting was reconvened at 6:32 p.m.

7. PUBLIC HEARING(S)

- 7.1. Consideration of Second Reading and Adoption of Ordinance 1592, An Ordinance of the City of Banning, California, Approving an Amendment to the City of Banning Official Zoning Map Changing the Zone (ZC 23-3501) of APN: 538-040-006 from Low Density Residential (LDR) to Public Facilities-Government (PF-G) for a 1.74-Acre Parcel, and Making Findings Pursuant to CEQA

Adam Rush, Community Development Director, presented the staff report.

Public Comment in Opposition

- Kathleen Dale

Motion to adopt Ordinance 1592.

Motion by Mayor Sanchez

Seconded by Council Member Minjares

| COUNCIL MEMBER | YES | NO | ABSTAIN | RECUSE | ABSENT |
|------------------|-----|----|---------|--------|--------|
| Flynn, Sheri | | X | | | |
| Gonzales, Reuben | X | | | | |
| Minjares, Rick | X | | | | |
| Sanchez, Alberto | X | | | | |
| Wallace, Colleen | X | | | | |

Motion approved by a vote of 4-1.

- 7.2. Consideration of First Reading and Introduction of Ordinance 1593, an Ordinance Amending Titles 2 and 17 of the Banning Municipal Code Establishing a Historic Preservation Commission and Adopting Reasonable Standards for Historic Preservation, and Making a Determination of Exemption from CEQA

Adam Rush, Community Development Director, presented the staff report.

Public Comment in Opposition

- John Mahoney

Public Comment (Neutral)

- Kathleen Dale

Motion to introduce and waive further reading of Ordinance 1593.

Motion by Council Member Minjares
Seconded by Mayor Pro Tem Wallace

| COUNCIL MEMBER | YES | NO | ABSTAIN | RECUSE | ABSENT |
|------------------|-----|----|---------|--------|--------|
| Flynn, Sheri | X | | | | |
| Gonzales, Reuben | X | | | | |
| Minjares, Rick | X | | | | |
| Sanchez, Alberto | X | | | | |
| Wallace, Colleen | X | | | | |

Motion approved by a vote of 5-0.

8. REPORTS OF OFFICERS

- 8.1. Consideration of Resolution 2023-166, Approving the Purchase of Four (4) Replacement Shelters Lost in Fire at Opportunity Village on February 19, 2023, Supplied by Pallet PBC for \$64,644.34

Doug Schulze, City Manager, presented the staff report.

Public Comment

- Tracy Mahoney
- Kathleen Dale

Motion to adopt Resolution 2023-166, approving the purchase of four (4) replacement shelters lost in the fire at Opportunity Village on February 19, 2023, supplied by Pallet PBC for \$64,644.34.

Motion by Mayor Pro Tem Wallace
Seconded by Council Member Gonzales

| COUNCIL MEMBER | YES | NO | ABSTAIN | RECUSE | ABSENT |
|------------------|-----|----|---------|--------|--------|
| Flynn, Sheri | X | | | | |
| Gonzales, Reuben | X | | | | |
| Minjares, Rick | X | | | | |
| Sanchez, Alberto | X | | | | |
| Wallace, Colleen | X | | | | |

Motion approved by a vote of 5-0.

~~8.2. Use of Personal Cell Phones at Dais~~
Removed under Agenda Item 2.1.

- 8.3. Consideration of Resolution 2023-165, Approving Amendment No. 4 to the Professional Services Agreement (C00658) with Romo Planning Group, Inc.

Adam Rush, Community Development Director, presented the staff report.

Public Comment

- Kathleen Dale

Motion to adopt Resolution 2023-165.

Motion by Council Member Minjares
 Seconded by Council Member Gonzales

| COUNCIL MEMBER | YES | NO | ABSTAIN | RECUSE | ABSENT |
|------------------|-----|----|---------|--------|--------|
| Flynn, Sheri | X | | | | |
| Gonzales, Reuben | X | | | | |
| Minjares, Rick | X | | | | |
| Sanchez, Alberto | X | | | | |
| Wallace, Colleen | X | | | | |

Motion approved by a vote of 5-0.

9. DISCUSSION ITEM(S)

None

10. ITEMS FOR FUTURE AGENDAS

10.1. New Items

1. Cannabis Ordinance/Moratorium (Flynn)
2. Use of Cell Phones on Dais (Flynn)

10.2. Pending Items:

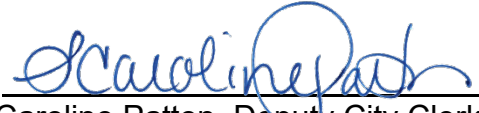
1. Grow Banning (Sanchez)
2. Potential Grants to Fund Playhouse Bowl Improvements (Sanchez) –
Tentatively Scheduled for 10/24
3. Food Desert Zoning Overlay (Minjares)
4. Beautification of San Gorgonio Overpass Funding (Gonzales) –
Tentatively Scheduled for 10/24
5. Scope and Duties of the Budget and Finance Committee (Wallace)

6. Neighborhood Groups/Identities (Minjares)
7. Update on Community Garden (Flynn)
8. ARE Animal Rescue Contract (Flynn) – *Tentatively Scheduled for 11/14*
9. ~~Policy to Ban Personal Phones on Dais (Flynn)~~ – *See Agenda Item 8.2*
10. Public Notification Policy for Development Projects (Flynn) – *Tentatively Scheduled for 10/24*
11. Donation Policy (Flynn)
12. Zencity Contract (Flynn)
13. Comments Section on Agenda for Council Members (Flynn)

11. ADJOURNMENT

The meeting was adjourned at 8:05 p.m.

Minutes Prepared by:


Caroline Patton, Deputy City Clerk

*These minutes have been prepared as **Action Minutes** in accordance with City Council Resolution 1995-21 and Government Code Sections 36814, 40801, and 54953(c)(2).*

This entire meeting may be viewed here:

<https://banninglive.viebit.com/index.php?folder=City+Council+Meetings>

All documents related to this meeting are available here:

<https://banningca.gov/Archive.aspx?ADID=2907>

ATTACHMENTS:

Exhibit A – Correspondence Received before Meeting

Exhibit B – Public Comment Received

Exhibit C – Agenda Item 7.1: Staff Presentation

Exhibit D – Agenda Item 7.2: Staff Presentation

EXHIBIT A

From: pmurkland@aol.com
Sent: Tuesday, October 10, 2023 1:23 PM
To: Adam Rush; cityclerks; Doug Schulze
Subject: Oct 10 meeting/proposed historic ordinance
Attachments: federal standards.docx

So sorry, Adam, I found your email just as the weekend began and I regretfully am not able to represent the San Geronio Pass Historical Society at the council meeting on Oct 10, when the council discusses the proposed city preservation ordinance, because I am on vacation. Thanks so much for your hard work on this. I deeply appreciate your time and consideration in your incredibly full schedule.

1. I do recommend amending the ordinance definition so it would include, and not exclude, definitions of historical landmarks in the state resources code. Also the state resources code very importantly does state that if a landmark is altered, that doesn't change its significance to history. Something doesn't have to be the "first" to be of historical significance. Thanks for including all Native American history. Again, I will try and send these in a separate email, however I am on vacation and my time to do this is limited.

In this email I will discuss:

2. Definition of commissioner:

Have a demonstrated interest, competence, or knowledge in historic preservation. Members who meet the Secretary of Interior's Historic Preservation Professional Qualifications Standards are preferred.

The Historical Society board of directors has discussed and opposes the sentence on commission qualifications that "prefers" that our local commission, which would be defining local city landmarks, has the "Department of Interior" qualifications of advanced degrees of those who determine landmarks of National Register worthiness. National landmarks do require higher levels of scholarly research to make a case of **national** significance. The commission would be defining **local Banning** landmarks. Riverside County and many other local cities do not have "Department of Interior" level qualifications as "preferred" qualifications for commissioners. (see attached for what these qualifications are.)

Those cities that do require higher levels of architectural degrees and knowledge are granting permits and holding hearings on whether landowners can alter their property. Our commission is not granting permits, like the bigger and more established historical commissions, such as in Riverside. Also cities out in the desert, where the focus is very much on mid-century architecture, where there is a great need for high-level scholarly knowledge and numerous structures have been put on the National Register just in the past few years. The Banning commission is merely a recommending body. We recommend simply deleting that sentence.

As an example: Ever meet someone who is intensely and passionately into genealogical research, delving into primary archival resources? That person may not have Dept. of Interior-level resume or advanced degrees but could be a better archivist and historian, and a "preferred" commissioner type in Banning. For example, historical records in Banning are scattered in many different places, some very obscure, and the city itself does not have planning or other records that would make a historical landmark readily visible. **The qualified commissioner would know enough about our history to know that it's worth looking.** A building should not be torn down simply because its story is not readily available. Also we don't judge a historical landmark on the building, but its significance as a place. The San Geronio Inn is a classic example of people not knowing enough about our

community history and how that was an important place, the national significance of Highway 99, the era of roadside travel, etc. and judging a site purely on the building which of course had changed over time.

Recommendation: Simply drop that second sentence with the preferred "Department of Interior" qualifications.

I will try and send a separate email on the ordinance definition but am disappointed I cannot follow up and answer questions from the council.

Also I want to thank the City Council for considering this. At our recent Doors Open history event on September 9, nearly 500 people were counted at two of the five sites where we held 4-hour events exploring our history, Gilman Ranch and San Timoteo Schoolhouse, and significant numbers of people were from San Bernardino, Orange, and Los Angeles counties, happy to be visiting these places for the first time. Some said they'd be back to explore more. My point is that history and historical identity provides exciting potential for Banning's economic development. Also, as a community, we need to know where we've been to better know where we're going.

There needs to be a staff/structure supporting the commission, and there needs to be an official city archivist that is the keeper of the historical landmarks info. and gives appropriate public access. Also there are tons of support grants out there.

Our local landmarks program will help tell our community's story, which does include resiliency and the success of individual entrepreneurship and invention. But since it's voluntary, we also don't want people to look on it as a bothersome extra layer of bureaucracy, that will freeze their building in time or force them into extra costs, when they have a place that tells our community story, and simply want to participate.

Our San Geronimo Pass Historical Society will present a free public session exploring Banning's (already) officially registered federal, state, and county historical landmarks and some of the amazing stories behind them at 7 p.m. Thursday, Nov. 9, at Dorothy Ramon Learning Center, 127 N. San Geronimo Ave., Banning, and I invite council members and everyone else to please join us.

Thanks for meeting with me, Pat Murkland

Introduction

The following requirements are those used by the National Park Service, and have been previously published in the Code of Federal Regulations, 36 CFR Part 61. The qualifications define minimum education and experience required to perform identification, evaluation, registration, and treatment activities. In some cases, additional areas or levels of expertise may be needed, depending on the complexity of the task and the nature of the historic properties involved. In the following definitions, a year of full-time professional experience need not consist of a continuous year of full-time work but may be made up of discontinuous periods of full-time or part-time work adding up to the equivalent of a year of full-time experience.

History

The minimum professional qualifications in history are a graduate degree in history or closely related field; or a bachelor's degree in history or closely related field plus one of the following:

1. At least two years of full-time experience in research, writing, teaching, interpretation, or other demonstrable professional activity with an academic institution, historic organization or agency, museum, or other professional institution; or
2. Substantial contribution through research and publication to the body of scholarly knowledge in the field of history.

Archeology

The minimum professional qualifications in archeology are a graduate degree in archeology, anthropology, or closely related field plus:

1. At least one year of full-time professional experience or equivalent specialized training in archeological research, administration, or management;
2. At least four months of supervised field and analytic experience in general North American archeology, and
3. Demonstrated ability to carry research to completion.

In addition to these minimum qualifications, a professional in prehistoric archeology shall have at least one year of full-time professional experience at a supervisory level in the study

of archeological resources of the prehistoric period. A professional in historic archeology shall have at least one year of full-time professional experience at a supervisory level in the study of archeological resources of the historic period.

Architectural History

The minimum professional qualifications in architectural history are a graduate degree in architectural history, art history, historic preservation, or closely related field with coursework in American architectural history or a bachelor's degree in architectural history, art history, historic preservation or closely related field plus one of the following:

1. At least two years of full-time experience in research, writing, or teaching in American architectural history or restoration architecture with an academic institution, historical organization or agency, museum, or other professional institution; or
2. Substantial contribution through research and publication to the body of scholarly knowledge in the field of American architectural history.

Architecture

The minimum professional qualifications in architecture are a professional degree in architecture plus at least two years of full-time experience in architecture; or a State license to practice architecture.

Historic Architecture

The minimum professional qualifications in historic architecture area professional degree in architecture or a State license to practice architecture, plus one of the following:

1. At least one year of graduate study in architectural preservation, American architectural history, preservation planning, or closely related field; or
2. At least one year of full-time professional experience on historic preservation projects.

Such study or experience shall include detailed investigations of historic structures, preparation of historic structures research reports, and preparation of plans and specifications for preservation projects.

We the undersigned citizens of Banning California do hereby petition

①

REZONE

EXHIBIT B a zoning change for the land, and surrounding vacant land (APN 543-090-019) at Charles Street (southern border), Driftwood circle (western border), Hathaway Street (eastern border), Banning Airport (northern border), CURRENTLY ZONED (LIGHT) INDUSTRIAL ^{Very Low Density} TO BE ZONED RESIDENTIAL AGRICULTURAL (LDA/MLDA) ^{Agricultural} TO MATCH THE MAJORITY SURROUNDING AREA AND CITIZENS.

| NAME | Signature | ADDRESS |
|-----------------------|-----------|-------------------------------------|
| 1 Fidel Diego | | 1396 Charles St. Banning CA 92220 |
| 2 Erlinda Diego | | 1396 Charles St. Banning |
| 3 Ingeborg Ehler | | 1030 W. Westward Ave Banning |
| 4 Cristina Guerrero | | 1466 Charles St. Banning |
| 5 Rosalia Castro | | 1466 Charles St. Banning |
| 6 Manny Perez | | 932 DRIFTWOOD CIR BANNING |
| 7 Eildardo James | | 941 Driftwood Cir. Banning |
| 8 John Lucero | | 997 Driftwood Cir Bng |
| 9 Tracy Mattoney | | 6082 Turnberry Dr. Banning CA 92220 |
| 10 Diana Benhar | | 1210 San Geronimo Bng CA 922 |
| 11 Gustavo A. Albana | | 897 Wasley St. |
| 12 Eildardo James | | 941 Driftwood Cir Banning |
| 13 Mael A. Servino | | 1175 Wasley St. Banning CA 92220 |
| 14 Sandra Lyons | | 1498 Adam St Banning CA 922 |
| 15 Melanie Webb | | 2847 W. William St Banning CA |
| 16 Juanita Diaz | | 1310 S. Hargrave St Banning |
| 17 Tomp Gull | | 908 Charles St. Banning |
| 18 Alejandro Coronado | | 962 Charles St. Banning, CA 92220 |
| 19 Lawrence E. Ellis | | 10691 Gilman ST Banning CA 922 |
| 20 Anne Jones | | 10021 Gilman St. Banning, CA 92220 |

(2)

REZONE

We the undersigned citizens of Banning California do here by petition
 a zoning change for the land, and surrounding vacant land (APN
 543-090-019) at Charles Street (southern border), Driftwood
 circle (western boarder), Hathaway Street (eastern border), Banning
 Airport (northern border), CURRENTLY ZONED (LIGHT) INDUSTRIAL
TO BE ZONED RESIDENTIAL AGRICULTURAL (LDA/VLDA Very Low Density
 Agricultural
TO MATCH THE MAJORITY SURROUNDING AREA AND CITIZENS.

NAME

Signature

ADDRESS

- 1 Margaret Rodriguez 754 E. PLAZA Bng
- 2 Martha Rocha 1047 E Barbook St
- 3 John Nava 956 Driftwood Circle
- 4 Lynnea Hagen 956 Driftwood Circle
- 5 Vickie Anderson 933 Driftwood Circle
- 6 Wanda Lucero 997 Driftwood Cir
- 7 Estela Berumen Berumen 1079 Calderon LUY
- 8 CYNTHIA BARRINGTON C. Barrington 1081 WESLEY ST.
- 9 BILL HOBBS # 51075 3620 RIO BRAVO, BANNING
- 10 Jack Gunderson 933 Driftwood circle Banning
- 11 Lorenzo Aviles 1442 Adam St Banning CA 92220
- 12 Jose R. Soto 1485 Wesley St. Banning CA 92220
- 13 Alfina Middleton 989 Driftwood Cir
- 14 John Copeland 825 Wesley St
- 15 Anna Copeland 845 Wesley St
- 16 Ruth Copeland 845 Wesley St
- 17 BILL HOBBS 5825 Rio BRAVO DR. BANNING
- 18 Alex Baco-fut 948 Driftwood Cir, Banning 92220
- 19 Kim Kellner 948 Driftwood Cir Banning 92220
- 20 JEREMY HAGEN 981 DRIFTWOOD CIR BANNING

We the undersigned citizens of Banning California do hereby petition for a zoning change for the land, and surrounding vacant land (APN 543-090-019) at Charles Street (southern border), Driftwood Circle (western border), Hathaway Street (eastern border), Banning Airport (northern border), CURRENTLY ZONED (LIGHT) INDUSTRIAL TO BE ZONED RESIDENTIAL AGRICULTURAL (LDA/VLDA) ^{Very Low Density Agricultural} TO MATCH THE MAJORITY SURROUNDING AREA AND CITIZENS. (3)

| NAME | Signature | ADDRESS |
|--------------------------|-------------|------------------------------------|
| 1. Rocio Rodriguez | [Signature] | 772 N 2nd St Banning CA 92220 |
| 2. Scott Duvann | [Signature] | 72 W HOFF ST BANNING 92220 |
| 3. Brenda C. Burke Adams | [Signature] | 72 W HOFFER ST Banning |
| 4. Lino Fuller | [Signature] | 5645 Nectar Dr Banning CA 92220 |
| 5. Matthew Fuller | [Signature] | 5645 NECTAR DR BANNING CA 92220 |
| 6. Martin Fuller | [Signature] | 160 Charles Banning CA 92220 |
| 7. April Alvarez | [Signature] | 1041 Calderon-way |
| 8. Melissa Alvarez | [Signature] | 1041 calderon ct. Banning |
| 9. Heidi Alvarez | [Signature] | 1041 calderon ct Banning |
| 10. Ignacio Alvarez | [Signature] | 1041 calderon ct Banning |
| 11. Victor Orozco | [Signature] | 1041 Calderon Ct Banning |
| 12. Pablo Castro | [Signature] | 1358 S. Florida St. Banning. |
| 13. Rita Luévanos-Castro | [Signature] | 1358 S. Florida St. Banning CA |
| 14. Alise Deatherage | [Signature] | 1314 S. Hermosa Ave. Banning |
| 15. Xavier Eisman | [Signature] | 1016 Driftwood Circle |
| 16. Jennifer Eisman | [Signature] | " |
| 17. Jenna Eisman | [Signature] | 1016 Driftwood Cir Banning |
| 18. Maria Sanchez | [Signature] | 1113 Charles St. Banning CA. 92220 |
| 19. Mercé Martinez | [Signature] | 1113 Charles St. Banning CA 92220 |

We the undersigned citizens of Banning California do hereby petition
 a zoning change for the land, and surrounding vacant land (APN
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 circle (western border), Hathaway Street (eastern border), Banning
 Airport (northern border), CURRENTLY ZONED (LIGHT) INDUSTRIAL (4)
TO BE ZONED RESIDENTIAL AGRICULTURAL (LDA/VLDA Very Low Density
TO MATCH THE MAJORITY SURROUNDING AREA AND CITIZENS. Agricultural)

NAME

Signature

ADDRESS

- 1 Evelyn Fitch *E. Fitch* 575 W. Gilman St. Banning, 92220
- 2 Janet Kinzie Hawver *Janet Hawver* 992 Charles St. Banning 92220
- 3 Jeffrey Manier *J. Manier* 1117 Calderon Ct.
- 4 Barbara Hicks Ballada *Barbara Ballada* 1038 S. Florida S. Florida Banning, Ca.
- 5 Sharmayne Hubards *Sharmayne Hubards* 1152 S. Florida St. Banning
- 6 Teresa M. Gonzalez 1226 S. Hermosa Banning CA
- 7 GUILLERMINA APREDONDO *Guilbermina A.* 1314 S. HERMOSA AVE. BANNING CA
- 8 MARJORIE PADILLA 1358 S. AVE HERMOSA Banning CA
- 9 JESSICA SANCHEZ 1358 S AVE HERMOSA Banning CA
- 10 Rebecca Young 1381 S. Hermosa Ave Banning CA.
- 11 *Nicholas* 640 Wesley St Banning
- 12 Donald Dalton 640 Wesley St Banning
- 13 Kathleen Dalton 640 Wesley St Banning
- 14 Catalina A. Guzman 1292 S. Florida St- Banning, Ca.
- 15 Francisco J. Alcenter 1292 S. Florida St- Banning, Ca.
- 16 Clancy McCafferty *Clancy McCafferty* 1248 S. Florida St. Banning Co.
- 17 *Maria* *Maria* 1201 S. Florida St Banning CA
- 18 Susanna Rodriguez 713 Magnolia Ave, Beaumont, CA 92223
- 19 Elizabeth Parra *Elizabeth Parra* 1522 W. Nicolet St. Banning CA 92220
- 20 Angelica Rodriguez *Angelica Rodriguez* 732 N 20th Banning CA 92220

We the undersigned citizens of Banning California do hereby by petition
 a zoning change for the land, and surrounding vacant land (APN 543-090-019) at Charles Street (southern border), Driftwood circle (western border), Hathaway Street (eastern border), Banning Airport (northern border), CURRENTLY ZONED (LIGHT) INDUSTRIAL
TO BE ZONED RESIDENTIAL AGRICULTURAL (LDA and Very Low VLDA)
TO MATCH THE MAJORITY SURROUNDING AREA AND CITIZENS. (5)

NAME

Signature

ADDRESS

- 1 Kathleen D. Aranda Kathleen D. Aranda 4911p Bermuda Dun
- 2 ARMANDO L. ARANDA Armando L. Aranda 4916 BERMUDA DUNE Ave. Banning, CA
- 3 Dorothy Lewis Dorothy Lewis 4926 Bermuda Dunes 92220
- 4 Kimberly Long Kimberly Long 4945 Bermuda Dunes 92220
- 5 LORI BELL LORI BELL 6096 PEBBLE BEACH DR. Banning, CA 92220
- 6 INDALECIO MONTAÑA Indalecio Montaño 6096 PEBBLE BEACH DR. Banning, CA 92220
- 7 Mary M. Anderson Mary M. Anderson 6078 Pebble Beach Dr Banning, CA 92220
- 8 Tony & Mayle Peters 6025 Pebble Beach Banning
- 9 Soda & Ron NIBRU 4888 St Caon Way
- 10 Cathie Stingley - Cathie Stingley 5407 Riverside Ranch
- 11 Sherri Rinkon Sherri Rinkon 4660 S. Woodstone St
- 12 Danni Otto Danni Otto 4055 Shoal Creek St
- 13 Cicely Harley Cicely Harley 4947 St Croix Way
- 14 Nancy Neer Nancy H. Neer 4612 Brockham Dr. Banning
- 15 Gary W. Neer Gary W. Neer 4612 Brockham Dr. Banning
- + 16 MECHELLE GEORGE MECHELLE GEORGE 963 CHARLES ST. BANNING
- + 17 Maria Geronimo Maria Geronimo 962 Charles st Banning
- + 18 Maria C. Ray Maria C. Ray 941 Charles St. Banning
- + 19 James M. Poyle JAMES POYLE 1112 CHARLES ST
- + 20 TESSIE POYLE TESSIE POYLE 1112 CHARLES ST

RE ZONED

We the undersigned citizens of Banning California do hereby petition
 a zoning change for the land, and surrounding vacant land (APN
 543-090-019) at Charles Street (southern border), Driftwood
 circle (western border), Hathaway Street (eastern border), Banning
 Airport (northern border), CURRENTLY ZONED (LIGHT) INDUSTRIAL
TO BE ZONED RESIDENTIAL AGRICULTURAL (LDA/VLDA) ^{Very Low Density}
TO MATCH THE MAJORITY SURROUNDING AREA AND CITIZENS. ^{Agricultural}

| NAME | Signature | ADDRESS | Banning, CA |
|-----------------------|-----------------------|-----------------------------|-------------------|
| 1 Matthew Ortega | <i>Matthew Ortega</i> | 2681 Clear Ct | 92220 |
| 2 Maria Aguilar | <i>Maria Agui</i> | 721 N. SUNSET AVE., | BANNING, CA 92220 |
| 3 EMANUELE CATANZELLA | | 1579 SIRIUS CT | BEAUMONT |
| 4 Dale Daniels | <i>Dale Daniels</i> | 2076 Sherman Cir | Banning 92220 |
| 5 Janette Bowers | <i>Janette Bowers</i> | 5256 Brockenridge Ave, | Banning, CA 92220 |
| 6 Cintia Lopez | | 516 N. Cedar St | Banning CA |
| 7 Rosemary Uey | | 932 Charles St | Banning |
| 8 Jonathan Banks | | 932 Charles St | Banning |
| 9 Alfred E. Fike | | 4853 Darc Hall Ct | Banning |
| 10 MEE YANG | | Mee Yang 1136 N. Almond way | Banning 92220 |
| 11 CHUE YANG | | Chue Yang 1136 N Almond Way | Bng 92220 |
| 12 Dana Eckman | <i>Dana Eckman</i> | 4217 Evergreen LN | Banning CA 92220 |
| 13 Laura Lopez | <i>Laura Lopez</i> | 885 N. 6th St. | Banning, CA. |
| 14 Brenda Morgan | | 3140 N. Georgest | Banning CA |
| 15 Cataline Daniel | <i>C. Daniel</i> | 1151 Charles St | Banning |
| 16 Christin Budh | | 1150 Charles St | Banning |
| 17 Nick Ortiz | <i>Nick Ortiz</i> | 1037 Charles St | Banning |
| 18 Sohn Williams | <i>Sohn Williams</i> | 1036 Charles St | Banning |
| 19 Scrutin Flores | <i>Scrutin Flores</i> | 1036 Charles St | Banning CA |
| 20 Kylee O'Leary | <i>Kylee O'Leary</i> | 1036 Charles St | Banning CA 92220 |

8/30/23

We the undersigned citizens of Banning, California, do hereby petition a zoning change for the land East of Driftwood Circle, North of Charles, West of Hathaway, and South of Barbour. This land currently is zoned light industrial and we request it to be changed to Low Density Residential to match the majority surrounding area.

| NAME | SIGNATURE | ADDRESS |
|----------------------|----------------------|---------------------------------------|
| Felipe Rivera | Felipe Rivera | 1074 Charles St Banning CA |
| Mihara River. | Mihara River | 1074 Charles St Banning CA 92200 |
| ASHLEY SMITH | Ashley Rivera Smith | 1066 Thompson Banning CA |
| Daniel Job | Daniel Job | 242 N Murray ST. Banning CA 92200 |
| Donna Redman-Bentley | Donna Redman-Bentley | 1075 Charles St Banning CA |
| JAMES M BYLE | James M Byle | 1112 CHARLES ST BANNING CA |
| RESSIE P. POYLE | RESSIE P. POYLE | 1112 CHARLES ST. Banning CA. |
| MERCY B MARTINEZ | MERCY B MARTINEZ | 1113 Charles St Banning CA |
| Diego Menerca | Diego Menerca | 1150 Charles St Banning CA |
| Kathy Knapp | Kathy A. Knapp | 1057 Driftwood Cir. Banning, CA |
| Brian Knapp | Brian Knapp | 1057 Driftwood circle Banning CA |
| Fred Cicogna | Fred Cicogna | 1048 Driftwood circle Banning CA |
| A LEXLIVE | ALEX LEXLIVE | 989 DRIFTWOOD DR. BANNING, CA |
| Salvador S | Salvador S | 973 Driftwood DR Banning, CA |
| Adelita Arreguin | Adelita Arreguin | 973 Driftwood DR Banning, CA |
| JUAN LAMAS | JUAN LAMAS | 949 DRIFTWOOD CIR BANNING, CA |
| Jane Lamas | Jane Lamas | 949 Driftwood Cir. Banning, CA 92200 |
| Edward Mendoza | Edward Mendoza | 1424 Charles ST Banning, CA 92200 |
| melissa mendoza | Melissa Mendoza | 1424 Charles St. Banning, CA 92200 |
| Miguel Munoz | Miguel A. Munoz | 1521 Charles St Banning CA 92220 |
| Cesar Lopez | Cesar Lopez | 1168 S Sanjeronito Av Banning |
| JESUS LOPEZ | JESUS LOPEZ | 719 W Gilman ST Banning CA |
| Yolanda Munoz | Yolanda Munoz | 1332 E Phillips Banning CA |
| Dina Valdivia | Dina Valdivia | 1536 Charles St Banning CA |
| FRANK OLIVAS | FRANK OLIVAS | 1536 CHARLES BANNING CA |
| Keren S. Olivas | Keren S Olivas | 1536 Charles St Banning CA |
| Alojacio Geronimo | Alojacio Geronimo | 962 Charles St, Banning, CA 92220 145 |
| EVA L. McCurdy | Eva L. McCurdy | 892 S. 12th Street, Banning, CA 92220 |
| THOMAS MCCURDY | THOMAS MCCURDY | 892 S. 12th St. BANNING, CA 92220 |
| | | |
| | | |



CITY COUNCIL PUBLIC HEARING ITEM NO. 7.1 OCTOBER 10, 2023

Consideration of Second Reading and Adoption of Ordinance 1592, An Ordinance of the City of Banning, California, Approving an Amendment to the City of Banning Official Zoning Map Changing the Zone (ZC 23-3501) of APN: 538-040-006 from Low Density Residential (LDR) to Public Facilities-Government (PF-G) for a 1.74-Acre Parcel, and Making Findings Pursuant to CEQA.

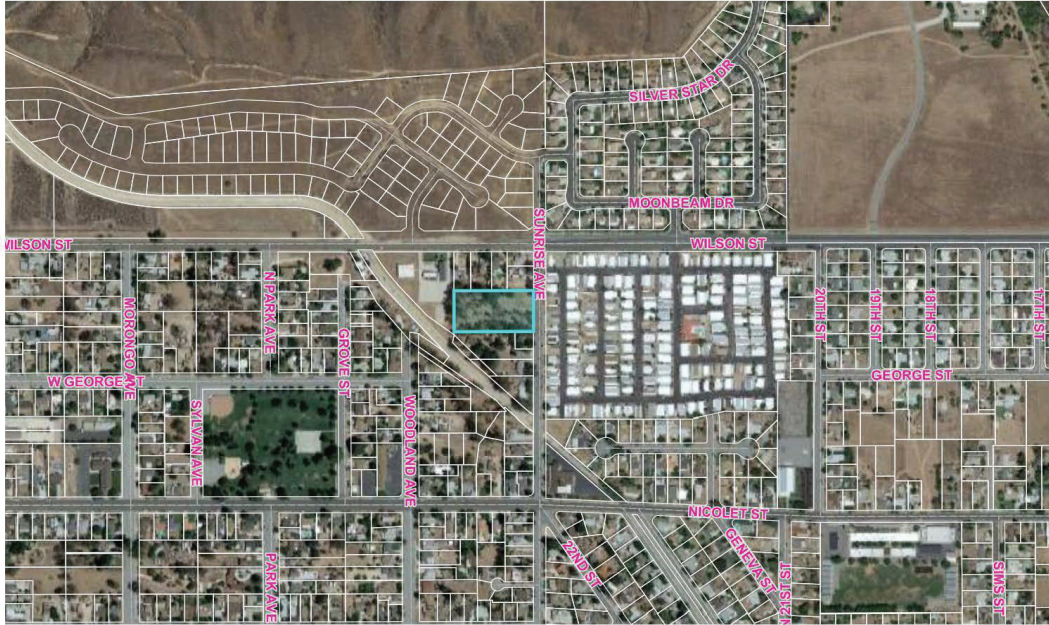


PROJECT DESCRIPTION:

An Ordinance of the City of Banning, California, Approving an Amendment to the City of Banning Official Zoning Map Changing the Zone (ZC 23-3501) of APN: 538-040-006 from **Low Density Residential (LDR)** to **Public Facilities-Government (PF-G)** for a 1.74-Acre Parcel, and Making Findings Pursuant to CEQA.



725 Sunrise Avenue



1" = 586 ft

APN: 538-040-006)

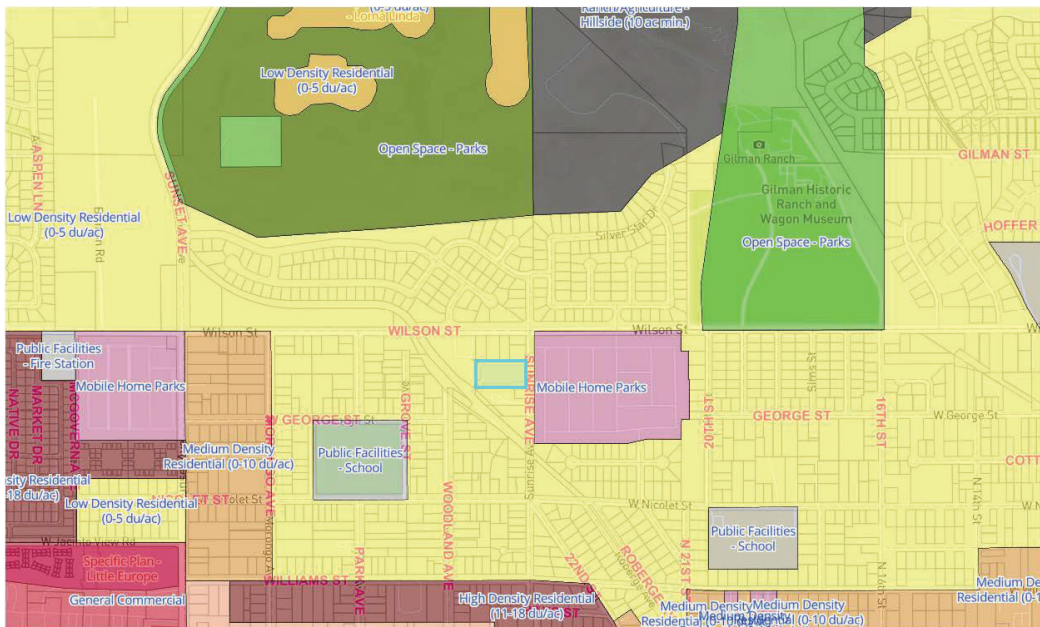
03/08/2023



This map may represents a visual display of related geographic information. Data provided here on is not guarantee of actual field conditions. To be sure of complete accuracy, please contact the responsible staff for most up-to-date information.



APN: 538-040-00



1" = 911 ft

Low Density Residential
(LDR) (0-5 DU/AC)

04/28/2023



This map may represents a visual display of related geographic information. Data provided here on is not guarantee of actual field conditions. To be sure of complete accuracy, please contact the responsible staff for most up-to-date information.



SUNRISE AVE

Aerial Photo

Legend

Google Earth

100 ft



SUNRISE AVE

Facing southwest onto property

Legend

Google Earth

© 2013 Google

4.66 ft



The Planning Division staff further determines that the Zone Map Change are exempt from review under CEQA and State CEQA Guidelines Section 15061(b)(1) which exempts a Project from CEQA if the Project is exempt by statute. ***This exemption does not provide environmental clearance to any subsequent Project proposed by the Lead Agency that may or may not occur in the future.***

Business and Professions Code Section 26055(h) provides that Division 13 (commencing with Section 21000) of the Public Resources Code does not apply to the adoption of an ordinance, rule, or regulation by a local jurisdiction that requires discretionary review and approval of permits, licenses, or other authorizations to engage in the construction and operation of a public facility. Environmental review, pursuant to Division 13 (commencing with Section 21000) of the Public Resources Code, will be required for subsequent development.



Exempt per CEQA Guidelines Section 15060(c)(3), because the proposed Amendments are not a project as defined by CEQA Guidelines Section 15378.

Adoption of the land use and zoning changes does not have the potential to result in either a direct physical change in the environment or a reasonably foreseeable indirect physical change in the environment.

The Planning Division staff further determines that the Amendments are exempt from review under CEQA and State CEQA Guidelines Section 15061(b)(1) which exempts a project from CEQA if the project is exempt by statute.





RECOMMENDATION:

Staff recommends that the City Council:

Staff recommends that the City Council conduct second reading and adopt Ordinance 1592, as read by title only, An Ordinance of the City of Banning, California, Approving an Amendment to the City of Banning Official Zoning Map Changing the Zone (ZC 23-3501) of APN: 538-040-006 from Low Density Residential (LDR) to Public Facilities-Government (PF-G) for a 1.74-Acre Parcel, and Making Findings Pursuant to CEQA.



Thank you!
Staff is Available for Questions

Contact Information

Adam B. Rush, AICP
Community Development Director
arush@banningca.gov





CITY COUNCIL PUBLIC HEARING ITEM NO. 7.2 OCTOBER 10, 2023

Consideration of First Reading and Introduction of Ordinance 1593, an Ordinance Amending Titles 2 and 17 of the Banning Municipal Code Establishing a Historic Preservation Commission and Adopting Reasonable Standards for Historic Preservation and Making a Determination of Exemption from CEQA.



PROJECT DESCRIPTION:

- An Ordinance Amendment to establish a Historic Preservation Commission and Adopt Reasonable Standards for Historic Preservation.
- The proposed Historic Preservation Commission would be an
- Advisory Body to the City Council.
- The addition of a new “Historic Preservation” Chapter to the City’s Zoning Code would establish substantive standards for historic preservation.
- The Historic Preservation standards will require a building permit (at minimum) for work applicable to historic resources, buildings, and structures. Conversely, these new regulations will require demonstration of a substantial hardship to *demolish, remove, or substantially alter a historic resource.*



PURPOSE OF AGENDA ITEM:

A New Zoning Text Amendment (ZTA 23-97501) Establishing a Historic Preservation Commission and Adopting Reasonable Standards of Buildings and Structures.

Goal: Documentation, maintenance, preservation, conservation and enhancement of archaeological and historic sites, artifacts, traditions and other elements of the City's cultural heritage.

Policy 1: The City shall exercise its responsibility to identify, document and evaluate archaeological, historical and cultural resources that may be affected by proposed development projects and other activities.

Policy 2: The City shall expand and enhance its historic preservation efforts

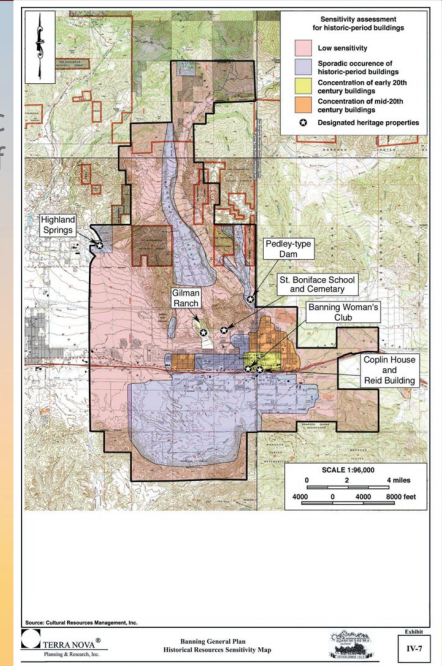
Policy 3: Establish and maintain a confidential inventory of archaeological and historical resources within the City, including those identified by the Eastern Information Center (EIC) at the University of California, Riverside and in focused cultural resources studies.

Policy 4: Sensitive archaeological and historic resources shall be protected from vandalism and illegal collection, to the greatest extent possible.

Policy 5: Encourage public participation in and appreciation of the City's cultural heritage.

Policy 6: Support the listing of eligible structures or sites as potential historic landmarks and their inclusion in the National Register of Historic Places.

Policy 7: The City shall consider offering economic or other incentives, such as direct subsidies or application/permitting fee reductions or waivers, to property owners to encourage the maintenance and enhancement of significant cultural buildings and sites.



BACKGROUND:

Members of the City Council have expressed interest in preserving properties in the City that by virtue of their age, architectural style, aesthetic appeal or association with local history are of great historical significance and value.

- Preservation of properties by virtue of their age, architectural style, aesthetic appeal or association with local history.
- A mechanism to document and preserve distinctive properties, structures, and other aesthetic qualities.
- Enhancement to the City's value as an attractive historic community.
- Establish a Historic Preservation Commission and adopt reasonable standards for historic preservation.
- Historic Preservation Commission would be an Advisory Body to the City Council.
- The Draft Ordinance was considered by the Planning Commission on June 7, 2023, and was subsequently recommended to the Council for Approval/Adoption and members of the Historical Society Spoke in favor of the draft ordinance.



BACKGROUND (CONT'D):

Some examples of “historic resources” include the following:

- The resource is the first, last, only, or most significant historical or scenic property of its type in the City.
- The resource is associated with an individual person or group having significant influence on the history or development of the City.
- The resource is an example or contains an example of a period, style, architectural movement, or construction of historical, aesthetic, or architectural interest.
- The resource is a part of, or contributes aesthetically to, the historical or scenic heritage of the City.
 - A property owner’s consent would be required for a property to be designated as a historic resource.
 - Historic resources would be included on the Register of Historic Resources.
 - A permit for all work on historic resources to demolish, remove, or substantially alter a historic resource (unless a hardship can be established).



BACKGROUND (CONT'D):

The City Council held a public hearing, for Ordinance 1593, during the June 27, 2023, meeting where public testimony was accepted. In response to this Ordinance, the San Geronio Pass Historical Society offered testimony through their represented Ms. Patricia Murkland. Ms. Murkland suggested revisions to draft Ordinance 1593, which are summarized in the October 10th Council Staff Report. Planning Staff met with Patricia Murkland on September 21st to review the Historical Society’s comments. After discussion, City Staff is confident that the Historical Society’s interests are not precluded through implementation of the Ordinance. A brief summary is provided below:

- The Ordinance will establish a Historical Preservation Commission responsible for the development of Historical Preservation Standards, which will not preclude the inclusion of any existing, eligible, or previously filed Local, State, or National Landmark, Place, etc. All existing and anticipated places will be considered.
- The Commission will be tasked with the creation of Historic Districts and existing, and future historic places (such as the Playhouse Bowl, Ramsey St. Corridor, Sylvan Park, etc.
- The Commissioners are to be appointed in the same manner as other Commissions.



BACKGROUND (CONT'D):

- Qualifications for Commissioners are consistent with Historic Preservation Standards; regardless, Commissioners shall be interviewed and appointed by the Council.
- Regarding the recommended provisions from the Lake Elsinore Municipal Code, while potentially useful on future Projects, this preservation ordinance is the first step to establish Council Authority to create and appoint a Commission. Future steps, funding, and staff will be needed to commence full implementation of any established Historic Preservation Standards.
- Future staffing needs are not enacted by Ordinance; however, multiple staff positions are likely to support the Historic Preservation Commission.



BACKGROUND (CONT'D):

Based upon this meeting, staff has recommended minor changes to Section 2.46.20 of the proposed ordinance:

2.46.20 - Membership; term and vacancies.

B. Appointment and removal. After receiving applications from those interested, along with their credentials, the mayor shall appoint the members of the historic preservation commission ~~and~~ subject to the city council's approval and ~~shall~~ confirmation of each appointment to one of five numbered positions: Position 1, Position 2, Position 3, Position 4, and Position 5. Members shall serve at the pleasure of the city council and may be removed at any time by a majority vote of a quorum of the city council.

C. Member qualifications. Members of the historic preservation commission shall:

1. Have a demonstrated interest, competence, or knowledge in historic preservation and the local history, and pre-history, of the City of Banning. Members who meet the Secretary of Interior's Historic Preservation Professional Qualifications Standards are preferred.





ENVIRONMENTAL DETERMINATION:

Planning Division staff has determined that the Project is statutorily exempt from the requirements of the California Environmental Quality Act ("CEQA") (Cal. Pub. Res. Code, § 21000 et seq.) and the State CEQA Guidelines (the "Guidelines") (14 Cal. Code Regs. § 15000 et seq.). The Project qualifies under the Statutory exemption set forth in CEQA Guidelines Section 15061(b)(3) because it can be seen with certainty there is no possibility these amendments may have a significant effect on the environment. Further projects subject to proposed amendments to Title 17 (Zoning) will require a discretionary permit and CEQA review and will be analyzed at the appropriate time in accordance with CEQA.



RECOMMENDATION:

That the City Council waive full reading and introduce, as read by title only, Ordinance 1593, An Ordinance of the City of Banning, California, Adding Chapter 2.46 (Historic Preservation Commission) to Title 2 (Administration) and Chapter 17.58 (Historic Preservation), to Division IV (Administration) of Title 17 (Zoning) of the Banning Municipal Code Establishing A Historic Preservation Commission, Adopting Reasonable Standards for Historic Preservation, And Making a Determination of Exemption from the California Environmental Quality Act ("CEQA").







OFFICE OF HISTORIC PRESERVATION:

The California State Office of Historic Preservation (OHP) is responsible for administering federally and state mandated historic preservation programs.

California's irreplaceable archaeological and historical resources are managed by the State Historic Preservation Officer (SHPO) and the State Historic Resources Commission.

OHP's responsibilities include:

- Identifying, evaluating, and registering historic properties;
- Ensuring compliance with federal and state regulatory obligations;
- Encouraging the adoption of economic incentives programs designed to benefit property owners;
- Encouraging economic revitalization by promoting a historic preservation ethic through preservation education and public awareness and, most significantly, by demonstrating leadership and stewardship for historic preservation in California.



LOCAL GOVERNMENT ASSISTANCE:

The Office of Historic Preservation (OHP) works with California's city and county governments to aid them in integrating historic preservation.

OHP provides guidance and technical assistance covers the following areas:

- Drafting or updating preservation plans and ordinances;
- Planning for and conducting architectural, historical, and archeological surveys;
- Developing criteria for local designation programs, historic districts, historic preservation overlay zones (HPOZs), and conservation districts;
- Developing design guidelines using the Secretary of the Interior's Standards;
- Developing economic incentives for historic preservation;
- Training local commissions and review boards;
- Meeting CEQA responsibilities with regard to historical resources.





CITY OF NEIGHBORHOODS:

Banning is a built-out community with well-established residential, commercial, and institutional areas. The many distinct residential neighborhoods of Banning were developed over time and each basic a character of its own.

Business districts also reflect the City's history which are distinct neighborhoods unto themselves. Residential, commercial, and industrial neighborhoods are defined by the time in which they were developed and reflect different architectural styles, development patterns, streetscape design, and building scale and mass.

Historic preservation can be implemented through the development of design guidelines which establish the goals and policies of the distinct neighborhoods.

