



PLANNING COMMISSION REGULAR MEETING

99 E Ramsey Street, Banning, CA

Wednesday, June 1, 2022 - 6:30 PM

ACTION MINUTES

I. CALL TO ORDER at 6:30 p.m.

ROLL CALL

COMMISSIONERS	PRESENT	ABSENT
Brosious Scott	X	
Figueroa Alannah	X	
Krick Richard	X	
Lopez David	X	
Shaw Eric	X	

II. PUBLIC COMMENTS: (ITEMS NOT ON THE AGENDA)

Public comments opened by Chair Brosious.

Inge Schuler, Banning resident said it is important that more members of the public be included in the General Plan Advisory Committee to be better represented. The Developers should not be the majority.

Frank Burgess, Banning resident asked the Commission to look around the City before they make decisions on projects that Developers bring forward that will affect the future of the City.

Adam Rush, Community Development Director, said he has contacted more than a dozen individuals to participate, but the two that were selected dropped-off the day of the Council Meeting. He asked members of the public to contact the City if they're interested to participate in this program.

Public comments closed by Chair Brosious.

III. CONSENT CALENDAR ITEM

Motion to approve minutes of May 4, 2022 Regular Meeting.

Motion by Vice Chair Krick.
Seconded by Commissioner Lopez.

COMMISSIONERS	YES	NO	ABSTAIN	RECUSE	ABSENT
Brosious Scott	X				
Figueroa Alannah	X				
Krick Richard	X				
Lopez David	X				
Shaw Eric	X				

Motion approved by a vote of 5-0 passed.

IV. PUBLIC HEARING: opened at 6:35 p.m.

1. NOTICE NOTICE OF EXEMPTION FOR CONSIDERATION OF CONDITIONAL USE PERMIT (CUP) 22-008, A PROPOSAL TO PERMIT AN URGENT CARE FACILY AT 6350 W. RAMSEY STREET WITHIN THE GENERAL COMMERCIAL (GC) ZONING DISTRICT. (APN: 419-112-014)

Adam Rush, Community Development Director presented the staff report.

Public comments opened.

Frank Burgess, Banning resident said the shopping was originally built without the Jack in the Box restaurant. He's not against the project but wanted to recognize that the parking lot is always congested.

Public comments closed by Chair Brosious.

Motion that the Commission adopts Resolution 2022-07.

- I. Make a determination under CEQA Guidelines that the project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Existing Facilities); and
- II. Approve Conditional Use Permit (CUP) 22-8008 to permit an Urgent Care facility in the General Commercial (GC) Zoning District.

Motion by Vice Chair Krick.
Seconded by Commissioner Lopez.

COMMISSIONERS	YES	NO	ABSTAIN	RECUSE	ABSENT
Brosious Scott	X				
Figueroa Alannah	X				

Krick Richard	X
Lopez David	X
Shaw Eric	X

Motion approved by a vote of 5-0 passed.

2. AN ADDENDUM TO A PREVIOUSLY ADOPTED NEGATIVE DECLARATION PREPARED FOR A GENERAL PLAN AMENDMENT (GPA) 22-2501 AND ZONE CHANGE (ZC) 22-3501 TO AMEND CHAPTERS 17.08.010 AND 17.08.020 OF THE BANNING MUNICIPAL CODE TO ELIMINATE THE HIGH-DENSITY RESIDENTIAL-20/AFFORDABLE HOUSING OPPORTUNITY (HDR-20/AHO) (20-24 DU/ACRE) (“AHO”) OVERLAY FROM EIGHT PARCELS AS DESCRIBED IN THE GENERAL PLAN HOUSING ELEMENT. IN ADDITION, THE ZONE CHANGE WILL AMEND THE ZONING OF NINE PARCELS AS IDENTIFIED IN THE CITY’S 6TH CYCLE RHNA HOUSING ELEMENT UPDATE AND MAKING ADDITIONAL CONFORMING AMENDMENTS TO REGULATIONS PERTAINING TO THE ELIMINATION OF THE AHO OVERLAY AS IDENTIFIED IN THE BANNING MUNICIPAL CODE (BMC).

Adam Rush, Community Development Director presented the staff report.

Public comments opened.

A comment letter was received from Kathleen Dale, resident of Banning on June 1st regarding this project. Copies of the letter were distributed to Commissioners and available to the public in the Council Chambers.

Frank Burgess, resident of Banning asked if the City had done a survey to show how many low-income housing are currently available vs. how many the State is requiring. He asked if the Ms. Dale’s comment letter was going to be discussed openly during the meeting.

He questioned why the resolution was not part of the packet. He also asked if the surrounding property owners affected by the proposed zone changes had been notified.

Public comments closed by Chair Brosious.

Motion that the Commission adopts Resolution 2022-08 recommending to the City Council:

- I. Make a determination under CEQA Guidelines Section 15061 (b) (3) of the CEQA) guidelines.
- II. Approve General Plan Amendment GPA) 22-2501 and Zone Change (ZC) 22-3501 to amend Chapters 17.08.010 and 17.08.020 of the Banning Municipal Code to eliminate the High Density Residential-20/Affordable Housing Opportunity Overlay from the Zoning Code and specifically from Assessor’s Parcel Numbers 419-140-059; 532-080-004; 534-161-010; 537-120-034; 537-110-008; 537-080-002; 541-110-

009; 541-110-013. Furthermore, this action will amend the land use and zone to Very High Density Residential for sites identified for rezoning in the City's 6th Cycle RHNA Housing Element Update (adopted by the City Council on November 9, 2021) and making additional conforming amendments to regulations pertaining to the elimination of the AHO within Title 17 of the BMC.

Motion by Vice Chair Krick.
Seconded by Commissioner Figueroa.

COMMISSIONERS	YES	NO	ABSTAIN	RECUSE	ABSENT
Brosious Scott	X				
Figueroa Alannah	X				
Krick Richard	X				
Lopez David	X				
Shaw Eric	X				

Motion approved by a vote of 5-0 passed.

V. PLANNING COMMISSIONER COMMENTS

Chair Brosious asked for Directors comments.

VI. COMMUNITY DEVELOPMENT DIRECTOR COMMENTS

Director Rush gave a status update on current projects and asked members of the public to contact staff if interested to serve on the General Plan Advisory Committee.

VII. ADJOURNMENT

Adjournment of the Planning Commission of the June 1, 2022, Meeting at 8:30 p.m.

The next regular meeting of the Banning Planning Commission is scheduled for Wednesday, July 13, 2022, at 6:30 p.m. in the City Council Chambers.

Minutes prepared by:

Sandra B. Calderon

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Planning Commission Secretary

The entire discussion of this meeting may be viewed here:
<https://banninglive.viebit.com/player.php?hash=HplSRJdAJQ3I>

All documents related to this meeting are available here:
<https://www.banningca.gov/ArchiveCenter/ViewFile/Item/2649>