



Proud History  
Prosperous Tomorrow

# City of Banning

99 E. Ramsey Street • P.O. Box 998 • Banning, CA 92220-0998 • (951) 922-3125 • Fax (951) 922-3128

COMMUNITY DEVELOPMENT  
DEPARTMENT

**NOTICE OF INTENT TO ADOPT A CATEGORICAL EXEMPTION AND NOTICE OF PUBLIC HEARING FOR ZONING TEXT AMENDMENT (ZTA) NO. 18-97501 AMENDING TITLE 17 “ZONING” OF THE BANNING MUNICIPAL CODE TO ADD CHAPTER 17.53, “CANNABIS CONDITIONAL USE PERMITS” TO ALLOW INDOOR COMMERCIAL CANNABIS CULTIVATION, MANUFACTURING LEVEL 1, AND TESTING LABORATORY FACILITIES IN THE INDUSTRIAL ZONING DISTRICT WITH APPROVAL OF A CANNABIS CONDITIONAL USE PERMIT AND MAKING OTHER AMENDMENTS RELATED TO CANNABIS BUSINESSES AND MUNICIPAL CODE AMENDMENTS ESTABLISHING PROCEDURES FOR THE ISSUANCE OF CANNABIS REGULATORY PERMITS, ADDING CHAPTER 5.35 AND OTHER RELATED AMENDMENTS TO THE BANNING MUNICIPAL CODE**

**NOTICE IS HEREBY GIVEN** of a public hearing before the City of Banning City Council to be held on Tuesday, June 26, 2018, at 5:00 p.m. in the Council Chambers, City Hall, 99 East Ramsey Street, Banning, California, to consider proposed Zoning Text Amendment (ZTA) No. 18-97501 to amend Title 17 of the Banning Municipal Code to add Chapter 17.53 “Cannabis Conditional Use Permits” to allow Indoor Commercial Cannabis Cultivation, Manufacturing Level 1, and Testing Laboratory facilities in the Industrial Zoning District with approval of a Cannabis Conditional Use Permit and making other amendments related to cannabis businesses and proposed Municipal Code Amendment (MCA) No. 18-9501 establishing procedures for the issuance of cannabis regulatory permit, adding Chapter 5.35 and other related amendments to the Banning Municipal Code.

On June 6, 2018, the Planning Commission considered the proposed Zoning Text Amendment (ZTA) No. 18-97501 and voted 4-0 to recommend that the City Council adopt the proposed Zoning Text Amendment (ZTA) No. 18-97501 with amendments related to distancing requirements from residentially zoned property and additional requirements for video surveillance equipment.

The Planning Commission determined that the proposed Zoning Text Amendment and Municipal Code Amendments are not subject to the California Environmental Quality Act (“CEQA”) pursuant to the State CEQA Guidelines Section 15060(c)(3) because they are not a project as defined by the CEQA Guidelines Section 15378. Adoption of the Zoning Text and Municipal Code Amendments do not have the potential for resulting in

either a direct physical change in the environment or a reasonably foreseeable indirect physical change in the environment. The Amendments are also exempt from review under the CEQA under State CEQA Guidelines Section 15061(b)(1) which exempts a project from CEQA if the project is exempt by statute. 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 commercial cannabis activity. The proposed amendments provide that discretionary review for applications for cannabis conditional use permits will be required to include any applicable environmental review pursuant to Division 13 (commencing with Section 21000) of the Public Resources Code.

Information regarding the Categorical Exemption, Zoning Text Amendment, Municipal Code Amendment, and all relevant materials can be obtained by contacting the City's Community Development Department at (951) 922-3125, or by visiting the City Hall located at 99 East Ramsey Street, Banning during regular business hours. You may also go to the City of Banning website at <http://www.ci.banning.ca.us/>.

All parties interested in speaking either in support of or in opposition of this item are invited to attend the hearing, or to send their written comments to the Community Development Department, City of Banning at P.O. Box 998, Banning, California, 92220.

If you challenge any decision regarding the above proposal in court, you may be limited to raising only those issues you or someone else raised in written correspondence delivered to the City Clerk at, or prior to, the time the City Council makes its decision on the proposal; or, that you or someone else raised at the public hearing or in written correspondence delivered to the hearing body at, or prior to, the hearing (California Government Code, Section 65009).

BY ORDER OF THE COMMUNITY DEVELOPMENT DIRECTOR OF THE CITY  
OF BANNING, CALIFORNIA

Patty Nevins  
Community Development Director

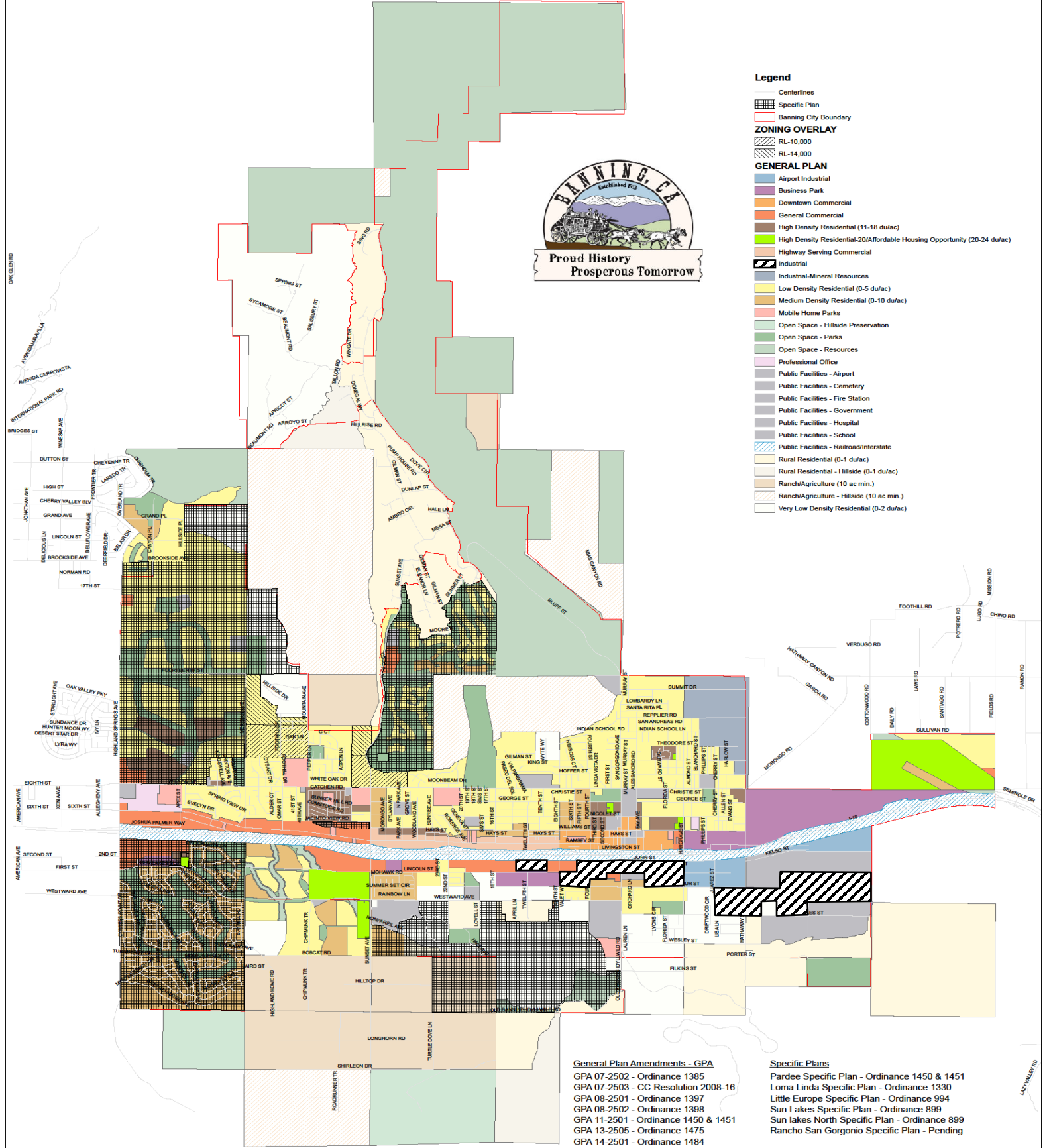
Dated: June 12, 2018  
Publish: June 15, 2018

# CITY OF BANNING GENERAL PLAN WITH ZONING OVERLAY



### Legend

- Centerlines
- Specific Plan
- Banning City Boundary
- ZONING OVERLAY**
- RL-10,000
- RL-14,000
- GENERAL PLAN**
- Airport Industrial
- Business Park
- Downtown Commercial
- General Commercial
- High Density Residential (11-18 du/ac)
- High Density Residential-20/Affordable Housing Opportunity (20-24 du/ac)
- Highway Serving Commercial
- Industrial
- Industrial-Mineral Resources
- Low Density Residential (0-5 du/ac)
- Medium Density Residential (0-10 du/ac)
- Mobile Home Parks
- Open Space - Hillside Preservation
- Open Space - Parks
- Open Space - Resources
- Professional Office
- Public Facilities - Airport
- Public Facilities - Cemetery
- Public Facilities - Fire Station
- Public Facilities - Government
- Public Facilities - Hospital
- Public Facilities - School
- Public Facilities - Railroad/Interstate
- Rural Residential (0-1 du/ac)
- Rural Residential - Hillside (0-1 du/ac)
- Ranch/Agriculture (10 ac min.)
- Ranch/Agriculture - Hillside (10 ac min.)
- Very Low Density Residential (0-2 du/ac)



#### General Plan Amendments - GPA

- GPA 07-2502 - Ordinance 1385
- GPA 07-2503 - CC Resolution 2008-16
- GPA 08-2501 - Ordinance 1397
- GPA 08-2502 - Ordinance 1398
- GPA 11-2501 - Ordinance 1450 & 1451
- GPA 13-2505 - Ordinance 1475
- GPA 14-2501 - Ordinance 1484
- GPA 14-2502 - Ordinance 1482
- GPA 14-2503 - Ordinance 1485

#### Specific Plans

- Pardee Specific Plan - Ordinance 1450 & 1451
- Loma Linda Specific Plan - Ordinance 1330
- Little Europe Specific Plan - Ordinance 994
- Sun Lakes Specific Plan - Ordinance 899
- Sun lakes North Specific Plan - Ordinance 899
- Rancho San Gorgonio Specific Plan - Pending

Scale = 1:22,883  
 0 0.25 0.5  
 Miles  
 Nobell Systems  
 City of Banning GIS Zoning Map  
 January 01, 2016 Update