



# 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. 19-97501 AMENDING CHAPTER 17.53 "CANNABIS CONDITIONAL USE PERMITS" OF TITLE 17 "ZONING" OF THE BANNING MUNICIPAL CODE TO REDUCE THE SEPARATION REQUIREMENT BETWEEN CANNABIS BUSINESSES AND RESIDENTIALLY ZONED PROPERTY AND TO AMEND THE DEFINITION OF "CANOPY SPACE"**

**NOTICE IS HEREBY GIVEN** of a public hearing before the City of Banning Planning Commission to be held on Wednesday, March 13, 2019, at 6:30 p.m. in the Council Chambers, City Hall, 99 East Ramsey Street, Banning, California, to consider proposed Zoning Text Amendment (ZTA) No. 19-97501 to amend Chapter 17.53 "Cannabis Conditional Use Permits" of Title 17 "Zoning" of the Banning Municipal Code to reduce the 600-foot separation requirement between cannabis businesses and residentially zoned property. Additionally ZTA No. 19-97501 will amend Section 17.53.010 of the Municipal Code to amend the definition of "canopy space."

City staff has determined that the proposed Zoning Text Amendment is not subject to the California Environmental Quality Act ("CEQA") pursuant to the State CEQA Guidelines Section 15060(c)(3) because it is not a project as defined by the CEQA Guidelines Section 15378. Adoption of the Zoning Text Amendment does 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 Zoning Text Amendment is 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 Zoning Text Amendment provides 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, 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 Planning Commission 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 INTERIM COMMUNITY DEVELOPMENT DIRECTOR OF THE CITY OF BANNING,  
CALIFORNIA

Maryann Marks  
Interim Community Development Director

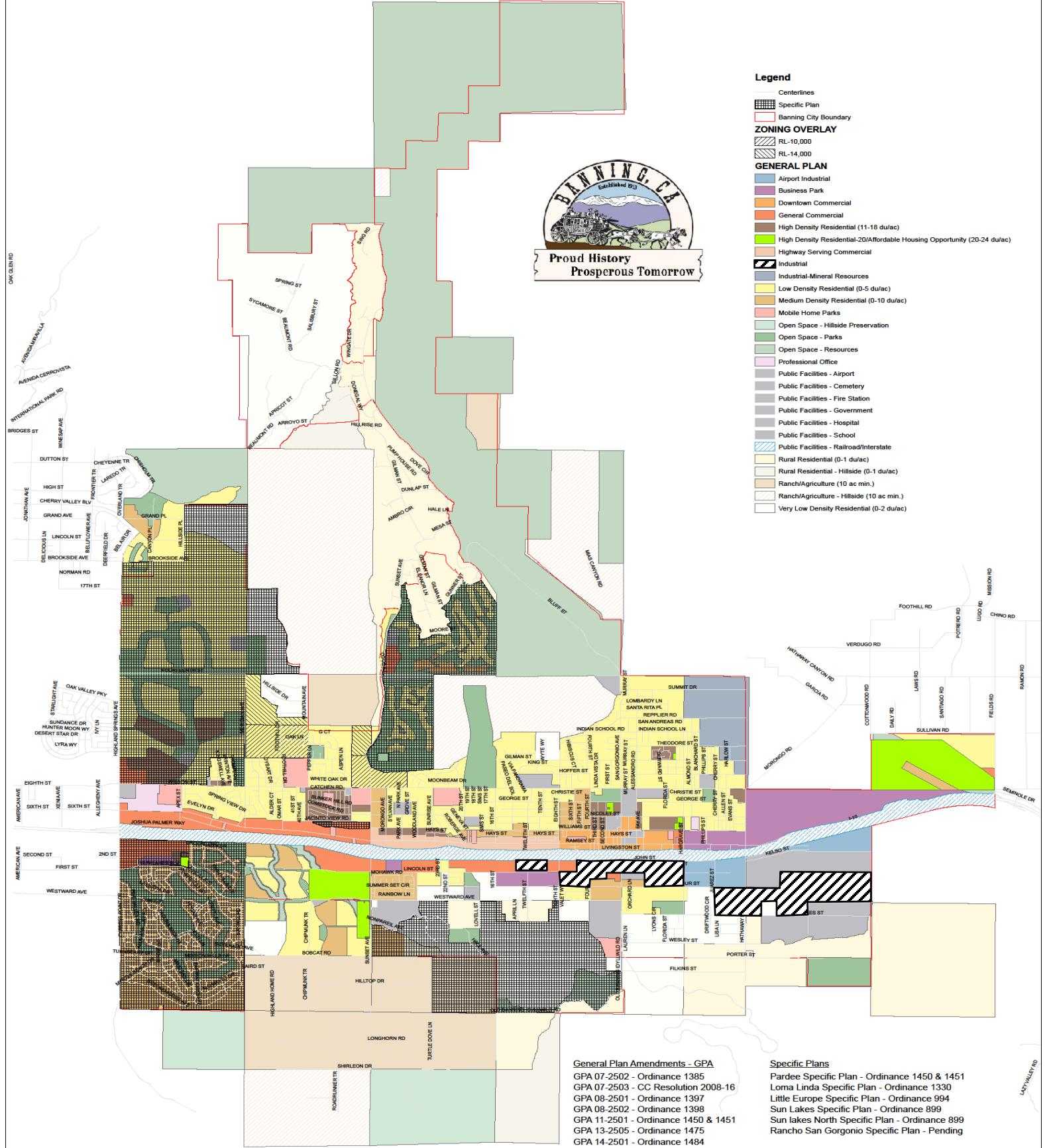
Dated: 02/26/2019  
Publish: 03/01/2019

# 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