



PLANNING COMMISSION REGULAR MEETING

99 E Ramsey Street, Banning, CA

Wednesday, November 3, 2021 - 6:30 PM

ACTION MINUTES

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

ROLL CALL

Present: Vice Chairman Brosious, Commissioner Krick, Commissioner Lopez, Commissioner Santana.

Absent: Chairman Shaw.

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

Public comments opened.

I. Schuler, resident of Banning, wished to alert the Commission, and the residents, about an upcoming project that submitted an application for an approval of ten warehouses; it will be between Sun Lakes Blvd. and Sunset Ave. She said this project will bring additional truck traffic that is not needed.

J. Hagen, resident of Banning, spoke about a recent explosion (resulting in fire) at a cannabis growth facility in Orange County, that resulted in fatalities. He asked the Commission for support to make a motion to City Council to re-establish the set-back limitation of cannabis establishments back the original approval of 600' from residential zones.

L. Hagen, resident of Banning, asked about a property that recently sold and was wondering if this property will be a future cannabis growth facility. She asked if the City is going to have inspectors that will be checking facilities for violations.

Public comments closed.

III. CONSENT CALENDAR ITEM

ACTION: Motion/Second (Krick/Santana)

Motion Carried 4-0-1, Chairman Shaw absent. Roll call vote.

To approve: Minutes – October 19, 2021, Adjourned Meeting.

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

1. NOTICE OF EXEMPTION FOR ZONE TEXT AMENDMENT 21-97503 TO CONSIDER A PROPOSAL TO AMEND CHAPTERS 5.33, 17.12, AND 17.54 OF THE BANNING MUNICIPAL CODE TO ELIMINATE THE LIMITATION ON THE NUMBER OF CANNABIS RETAILERS PERMITTED IN THE CITY, TO AUTHORIZE THE OPERATION OF CANNABIS RETAILERS IN THE GENERAL COMMERCIAL ZONE AND AUTHORIZE CANNABIS DISTRIBUTORS AND MANUFACTURERS IN THE BUSINESS PARK ZONE, AND MAKING ADDITIONAL CONFORMING AMENDMENTS TO REGULATIONS PERTAINING TO CANNABIS RETAILERS PERTAINING TO COMMERCIAL CANNABIS BUSINESS IN THE CITY OF BANNING, CALIFORNIA

Commissioners had questions for staff.

Public comments opened.

L. Hagen, resident of Banning, said she doesn't understand why we need to saturate our city with so many cannabis cultivation facilities and would prefer an effort be given to other type of business that can come to town.

J. Hagen, resident of Banning, asked the Commission not to approve this proposal. He said staff is blinded with imaginary dollar signs and continue to fall into same pitfalls and rework ordinances to eliminate restrictions, remove setbacks and now want to remove the cap.

Public comments were closed by the Vice-Chair.

Discussion was made among staff and the Commission regarding the proposed Zone Text Amendment.

Commissioner Krick made a motion to approve the cap on the number of cannabis retailers permitted within the Highway Serving Commercial (HSC) zone only.

~~RECOMMENDING THAT THE CITY COUNCIL MAKE A DETERMINATION OF EXEMPTION UNDER CEQA GUIDELINES SECTION 15061(b)(3), AND APPROVE ZONING TEXT AMENDMENT 21-97503, AMENDING TITLE 17 OF THE BANNING MUNICIPAL CODE TO ELIMINATE THE NUMERIC CAP ON THE NUMBER OF CANNABIS RETAILERS PERMITTED WITHIN THE HIGHWAY SERVING COMMERCIAL (HCS) ZONE OF THE CITY, ALLOW FOR THE OPERATION OF CANNABIS RETAILERS IN THE GENERAL COMMERCIAL ZONE, ALLOW CANNABIS DISTRIBUTION AND MANUFACTURING IN THE BUSINESS PARK ZONE, AND MAKE ADDITIONAL CONFORMING AMENDMENTS TO REGULATIONS PERTAINING TO CANNABIS RETAILERS~~

ACTION: Motion/Second (Krick/Brosious)

That the Planning Commission adopt Resolution 2021-18:

- I. Make a determination under CEQA Guidelines that the project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15060 (b)(3), because the proposed Amendment is not a project as defined by CEQA Guidelines Section 15378; and
- II. Approve Zone Text Amendment 21-97503, amending Title 17 of the Banning Municipal Code to eliminate the numeric cap on the number of cannabis retailers permitted within the Highway Serving Commercial (HSC) Zone of the City.

(Motion Carried 5-0) Roll call vote.

V. PLANNING COMMISSIONER COMMENTS

Commissioner Santana asked where the traffic reports can be found for certain projects.

VI. COMMUNITY DEVELOPMENT DIRECTOR COMMENTS

Director Rush gave an update regarding the Banning Point project.

VII. ADJOURNMENT

Adjournment of the Planning Commission of the November 3, 2021, Meeting at 8:30 p.m.

The next regular meeting of the Banning Planning Commission is scheduled for Wednesday, December 1, 2021, at 6:30 p.m. in the City Council Chambers.

Minutes prepared by:

Sandra B. Calderon

Sandra B. Calderon
Development Project Coordinator/Recording Secretary

The entire discussion of this meeting may be viewed here:
<https://banninglive.viebit.com/player.php?hash=vWhJh8MECBMx>

or by purchasing a DVD:
<https://banningca.gov/forms.aspx?fid=148>