

**AGENDA  
REGULAR MEETING  
CITY OF BANNING  
BANNING, CALIFORNIA**

May 12, 2009  
6:30 p.m.

Banning Civic Center  
Council Chambers  
99 E. Ramsey St.

*Per City Council Resolution No. 1997-33 matters taken up by the Council before 10:00 p.m. may be concluded, but no new matters shall be taken up after 10:00 p.m. except upon a unanimous vote of the council members present and voting.*

**I. CALL TO ORDER**

- Pledge of Allegiance
- Invocation
- Roll Call – Council Members Franklin, Hanna, Machisic, Robinson, Mayor Botts

**II. PUBLIC COMMENTS/CORRESPONDENCE/PRESENTATIONS  
ANNOUNCEMENTS/APPOINTMENTS**

Report by City Attorney

Report by City Manager

PUBLIC COMMENTS – *On Items Not on the Agenda*

*A three-minute limitation shall apply to each member of the public who wishes to address the Mayor and Council on a matter not on the agenda. A thirty-minute time limit is placed on this section. No member of the public shall be permitted to "share" his/her three minutes with any other member of the public. (Usually, any items received under this heading are referred to staff or future study, research, completion and/or future Council Action.) (See last page. PLEASE STATE YOUR NAME AND ADDRESS FOR THE RECORD.*

CORRESPONDENCE: Items received under this category may be received and filed or referred to staff for future research or a future agenda.

*Our Mission as a City is to provide a safe, pleasant and prosperous  
community in which to live, work and play. We will achieve  
this in a cost effective, citizen friendly and open manner.*

## VIII. ADJOURNMENT

*Pursuant to amended Government Code Section 54957.5(b) staff reports and other public records related to open session agenda items are available at City Hall, 99 E. Ramsey St., at the office of the City Clerk during regular business hours, Monday through Friday, 8 a.m. to 5 p.m.*

**NOTICE:** Any member of the public may address this meeting of the Mayor and Council on any item appearing on the agenda by approaching the microphone in the Council Chambers and asking to be recognized, either before the item about which the member desires to speak is called, or at any time during consideration of the item. A five-minute limitation shall apply to each member of the public, unless such time is extended by the Mayor and Council. No member of the public shall be permitted to "share" his/her five minutes with any other member of the public.

Any member of the public may address this meeting of the Mayor and Council on any item which does not appear on the agenda, but is of interest to the general public and is an item upon which the Mayor and Council may act. A three-minute limitation shall apply to each member of the public, unless such time is extended by the Mayor and Council. A thirty-minute time limit is placed on this section. No member of the public shall be permitted to "share" his/her three minutes with any other member of the public. The Mayor and Council will in most instances refer items of discussion which do not appear on the agenda to staff for appropriate action or direct that the item be placed on a future agenda of the Mayor and Council. However, no other action shall be taken, nor discussion held by the Mayor and Council on any item which does not appear on the agenda, unless the action is otherwise authorized in accordance with the provisions of subdivision (b) of Section 54954.2 of the Government Code.

**In compliance with the Americans with Disabilities Act**, if you need special assistance to participate in this meeting, please contact the City Clerk's Office (909) 922-3102. **Notification 48 hours prior to the meeting** will enable the City to make reasonable arrangements to ensure accessibility to this meeting. [28 CFR 35.02-35.104 ADA Title II].

PRESENTATIONS:

1. Proclamation – Jayne Dean –Teacher of the Year – New Horizons . . . . . 1
2. Passcom Presentation by Charlene Sakurai (Oral Presentation)
3. Stagecoach Days Presentation by R. J. Algower (Oral Presentation)

ANNOUNCEMENTS/COUNCIL REPORTS: (Upcoming Events/Other Items and Report if any)

**III. A. CONSENT ITEMS**

*(The following items have been recommended for approval and will be acted upon simultaneously, unless any member of the City Council wishes to remove an item for separate consideration.)*

**Motion: That the City Council approve Consent Item 1**

**Items to be pulled \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_ for discussion.**

*(Resolutions require a recorded majority vote of the total membership of the City Council)*

1. Approval of Minutes – Special Meeting – 4/29/09 . . . . . 2

**IV. PUBLIC HEARINGS**

*(The Mayor will ask for the staff report from the appropriate staff member. The City Council will comment, if necessary on the item. The Mayor will open the public hearing for comments from the public. The Mayor will close the public hearing. The matter will then be discussed by members of the City Council prior to taking action on the item.)*

1. Zone Text Amendment No. 09-97501: Amendment to Municipal Code Section 17.28.040, pertaining to Industrial Warehousing and Industrial Manufacturing parking standards.  
Staff Report . . . . . 20  
Recommendation: That the City Council adopt Ordinance No. 1407, Approving Zone Text Amendment No. 09-97501.

**Mayor asks the City Clerk to read the title of Ordinance No. 1407:**

*“An Ordinance of the City Council of the City of Banning, California, Approving Zone Text Amendment No. 09-97501, to Amend Section 17.28.040 of the Municipal Code Pertaining to Industrial Warehousing and Industrial Manufacturing Parking Standards.”*

**Motion: I move to waive further reading of Ordinance No. 1407.**

*(Requires a majority vote of Council)*

**Motion: I move that Ordinance No. 1407 pass it first reading.**

*(A minimum of three votes required)*

**V. REPORTS OF OFFICERS**

1. Brian Nakamura, City Manager
  - A. Adoption of City Council Mission and Vision Statement and Annual Goals and Objectives . . . . . 37

Recommendation: **That the Council adopt its Mission and Vision Statements and Annual Goals and Objectives, setting policy direction for the City of Banning.**

## VI. ITEMS FOR FUTURE AGENDAS

### New Items –

### Pending Items –

1. Service Club Signage on Ramsey Street, Gateway project
2. Ramsey Street Left Turn at Beaver Medical
3. Redevelopment Project, Hays and Williams, Land Assembly for Future Development
4. Courthouse Development, Land Assembly for Future Development
5. VFW Facility Needs
6. City Purchasing Policy for Buy Local Program
7. Golf Cart Lane Policy for City of Banning

### FUTURE MEETINGS

1. Council Workshop Regarding Tag Lines for the City – May 20, 2009 – 9-10 a.m.  
– City Hall Large Conference Room

## VII. CLOSED SESSION

1. Pursuant to Government Code Section 54957.6 Conference with Labor Negotiators  
Employee organization: IBEW - Utility Unit and IBEW General Unit, CBAM and BPOA. Agency Designated Representatives: Brian Nakamura, David Aleshire, Bonnie Johnson and Hoyl Belt
2. The City Council will meet in Closed Session pursuant to Government Code Section 54957 with regard to City Manager evaluation and City Attorney Evaluation.
3. The City Council will meet in Closed Session pursuant to Government Code Section 54956.8 to confer with its real property negotiator Brian Nakamura in regards to Mt. San Jacinto College MOU Update
  - A. Opportunity for Public to Address Closed Session Items.
  - B. Convene Closed Session



## ***PROCLAMATION***

***WHEREAS***, Jayne Dean, has been a teacher at New Horizons Model High School for 10 years; and

***WHEREAS***, Jayne Dean was chosen as the "Teacher of the Year" for the 2008-2009 school year at the California Continuing Education Association (CCEA) state conference that was held in the spring of 2008; and

***WHEREAS***, Jayne Dean is to be commended and celebrated for achieving such a great honor and as Teacher of the Year she gave a speech at this year's 2009 CCEA Conference; and

***WHEREAS***, Jayne Dean deserves special recognition for her dedication and years of service to the students and parents of Banning Unified School District.

***WHEREAS***, Jayne Dean should be saluted for her innovative spirit and enthusiasm to inspire and help others to learn.

***NOW THEREFORE, BE IT RESOLVED***, that I, Robert E. Botts, Mayor of the City of Banning along with the City Council do hereby congratulate

### ***"JAYNE DEAN"***

on being chosen as "***TEACHER OF THE YEAR***" and deem it an honor and pleasure to extend our sincere thanks for her dedicated service to the youth of our community.

***IN WITNESS WHEREOF***, I have set my hand and caused the seal of the City of Banning, California to be affixed this 12<sup>th</sup> day of May, 2009.

***ATTEST:***

\_\_\_\_\_  
Marie A Calderon, City Clerk

\_\_\_\_\_  
Robert E. Botts, Mayor

MINUTES  
CITY COUNCIL  
BANNING, CALIFORNIA

4/29/09  
SPECIAL MEETING

A special meeting of the Banning City Council was called to order by Mayor Botts on April 29, 2009 at 9:05 a.m. at the Banning Civic Center Large Meeting Room, 99 E. Ramsey Street, Banning, California.

COUNCIL MEMBERS PRESENT: Councilmember Franklin  
Councilmember Hanna  
Councilmember Machisic  
Councilmember Robinson  
Mayor Botts

COUNCIL MEMBERS ABSENT: None

OTHERS PRESENT: Brian Nakamura, City Manager  
David Aleshire, City Attorney  
Dr. John McQuown, City Treasurer  
Marie A. Calderon, City Clerk

PUBLIC COMMENTS – On Items Not on the Agenda

There were none.

WORKSHOP DISCUSSION

1. Vision & Mission

Mayor Botts said that his goal is that the Council come together and there doesn't need to be a lot of discussion because he thinks there are hardly any new issues or changes and see if they can pull it all together and accomplish that vision and mission statement and tag line and walk away agreeing on that and the other piece would be setting strategic goals for 2009/2010.

Councilmember Franklin said she would like to add that the economy has changed. When we started talking a year ago we didn't have any clue that it would get to be as bad as it is now. But on the other hand we have had opportunities that we did not anticipate a year ago such as the court house.

Councilmember Machisic said that we would like to have closure so that they don't keep going back and back.

City Treasurer McQuown said to tag along with what Councilmember Franklin said about the economy and in regards to the three-year strategy, if we get into that, he would like to see all of

Banning included in that and not just Joshua Palmer, the downtown and Highland Springs. He would like to see all of the business owners in the city of Banning included.

Mayor Pro Tem Hanna said we have done a lot of different things and things have changed. The goals that we set for the City are also the goals that we are setting for the City Manager. It is his responsibility to realize these things so we have to look somewhat at what he has been able to accomplish. She thinks the goals that they set for the City Manager a couple of months ago were so much along the lines of communication. To her they are real basic and we need to have a list of all the projects that are underway and where they are. We don't yet have a mechanism where every month we are getting updates. We still have to deal with the basic communication issues which are not followed.

Mayor Botts said he would agree and he knows that we can isolate this but we do have the issue and on-going discussion with the City Manager and those goals that the Council has set out. With the task that they have today he doesn't know if they will be able to move into the evaluation of the City Attorney and the City Manager. That is an issue that they need to continue to look at and the City Manager is anxious to talk about that but probably not today.

Mayor Botts said he wanted to start with the vision statement and mission statement and he did pass out a sheet to the Council with some ideas that he thought were relevant to Banning.

Councilmember Franklin said that your vision is where you want to go and your mission is how you are going to get there. She said that your vision shouldn't change and your mission can change as the climate changes. It is sort of a living document.

Mayor Pro Tem Hanna said she thinks the vision that Mayor Botts developed for their consideration is kind of a mix. It is almost like a statement of values.

Councilmember Robinson said that he put some vision statements together and all he did was to go through things that the Council had done in the past but it is very similar to what Mayor Botts put together. He said that his sources were the Team Banning Strategic Plan – February 2-3, 2007; Godbe Research, City of Banning Revenue Measure Feasibility Survey – February, 2008; and Quote: Mayor Brenda Salas, Flyer 2008.

There was Council and staff discussion in regards to the information that Councilmember Robinson provided and they also discussed how a vision is a broad statement and mission is a detailed set of things. Council reviewed the list and made changes. **There was Council consensus after discussion that this would be the City's "Mission Statement".** (See Exhibit "A" – Mission Statement)

There was Council and staff discussion in regards to a Vision Statement for the City of Banning. **There was Council consensus to the following statement: "The City of Banning promotes and supports a high quality of life that ensures a safe and friendly environment, fosters new opportunities and provides responsive, fair treatment to all and is the pride of its citizens."** (See Exhibit "A")

### City Strengths and Tag Line

Mayor Botts referred the Council to the existing list of suggested tag lines for Banning and said that the Council could also propose new tag lines.

City Attorney asked if this replaces "Stagecoach Town USA" when you are done. Mayor Botts said yes.

Mayor Pro Tem Hanna said there is an organization called the Pass Business Connection and they meet every Tuesday morning at 8 a.m. at the Beaumont Civic Center and it is sort of a self help group of local businesses. Yesterday they talked about the thirty second elevator speech that we all should have about whatever it is we do so that you can communicate that that very quickly and also talked about tag lines. One of the things that impressed her about what happened there was that they were helping each other out and next Tuesday they are going to break out in small groups and help every single business to develop a tag line. It was so creative that people came up with ideas that the person in the business might have not thought of. She said that in regards to the tag line idea it may be that the people around this table are not going to be "thee" people that do it; create it. She doesn't think that we just have to rely on our brain powers to come up with this tag line. There are people out there that are very good at playing at doing this. She would encourage the Council to be a little bit more open and possibly bring in some people to do some brainstorming on a tag line. It is basically your signature saying.

There was Council and staff discussion on what are our strengths and what sets us apart from other cities in regards to coming up with a tag line. Those strengths are: small town, friendly, scenic, beautiful views, location, self-contained, mountains, center, weather, cool breezes, own water and utilities, arts, culture, historical, safe, diverse, and unlimited opportunities. There were suggested tag lines such as: Small town feel, big city energy; Small town charm, full service city; small town feel, big city opportunity; small town feel, large opportunity; gateway to special living; small town feel, abundant amenities; small town with unlimited opportunities; historic values and modern opportunities; and center of progress.

Mayor Pro Tem Hanna said it would be helpful at some point that we have a list of what the tag lines are for cities in the Inland Empire or Riverside County because we don't want to be real close to what other cities might have. She also said that there are some creative people that love Banning and we can share what we consider as strengths and ask them to see what they can come up with.

Mayor Botts said or we can have a contest and ask our citizens to give us a tag line.

Councilmember Franklin said she likes the idea that we put it out in the newspaper and put it out to the community that this is what we are looking at and give us your ideas and we could also give them some of the ideas that were discussed today.

Councilmember Robinson said that they could ask the Chamber of Commerce and Cultural Alliance.

Mayor Pro Tem Hanna said that she would do an article for the newspaper and there was consensus for Mayor Botts to give three or four examples of tag lines that were discussed today for the article.

**There was Council consensus that the deadline to receive tag lines would be May 15, 2009 and that they be 10 words or less and the City Clerk would receive the tag line suggestions for the Council. There was also consensus that the City Council would have a workshop on May 20, 2009 from 9 to 10 a.m. in the Large Conference Room to go over the tag lines submitted and that the final tag line acceptance would be at the May 26, 2009 City Council meeting.**

Mayor Botts said that the Vision Statement and the Mission Statement would be on the City Council's next agenda which is May 12<sup>th</sup> for adoption.

#### Goals for 2009-2010

Mayor Botts said that he had suggested some items as a starting point for Council to go over. He said he chose to talk about strategies that are three years and then focus on one year goals that come out of the strategy. He asked the Council to start with these suggestions and see if these are our goals or not or add to them.

Councilmember Robinson also passed out a list of City of Banning City Council Goals for 2008.

Councilmember Franklin said one thing she would add to that knowing that we are looking at a time in our City where we are really working to survive and we are looking at reductions in staff she thinks that we have to make sure that we are being realistic of what can truly be accomplished. She is not saying yes or no on this but that is the frame of reference we need to keep in mind as we go through these strategies. Our situation is so different from where we were a year and a half ago. We really have to be realistic in what we are going to be able to expect from staff.

City Attorney said that Councilmember Franklin's point is very good in terms of outlining and we have to be realistic of what it is going to take to accomplish some of these things financially and he gave an example of this.

Councilmember Machisic said it brings a point as we talk about reducing staff he thinks that maybe one of the things we need to have come from the City Manager is that when you cut a position maybe they need to list what services are going to get cut as a result of that. So you know that if you cut that person, you lose these services and if we lose many people, then we have to publicize that to the public. That kind of information is important that if you cut a certain position those services are gone. Councilmember Franklin points it out with the goals but he thinks that as we move forward and based on the decision last night about the tax situation we are going to have to go through with our other plan.

Mayor Botts said that he would agree and they have done that to an extent when they directed staff to reduce the budget by \$500,000 and they did that and he brought this up a couple of times asking what is this going to do to your service levels with the first 5% and each director clearly said in

writing that it is not going to have an impact. We need to continue to ask the same thing if we do layoffs or furloughs or closing on Fridays, then certainly there is going to be an impact and staff needs to tell us.

Mayor Pro Tem Hanna said that she would also like to hear for once that yes, there are going to be major cuts and it will have an impact but we are going to do the best we can to improve our customer service. That the few people who remain are actually going to be good in customer service. She said that she just had another person and it happens every week to all of us and this person happens to be the wife of a Lieutenant in our Police Department and came to Code Enforcement to ask a question and she was hoping that she would at least get a friendly reception given that she is a known person and she was blown off in a nasty way. She is saying that if we only have a certain number of people left or whatever the number might be that are covering the counter, how about if they are people who actually like working with people and are positive and let's see how we can do this. She thinks that people can handle delays if they are at least treated properly but they are not.

City Manager said let's go back to what our goal is and he is not defending staff and he is not going to say we are perfect but a lot of times we get into situations where you are told something because you are the elected official that can probably make a difference.

Mayor Pro Tem Hanna said what she is suggesting is that if he personally sat with these people and saw how they treated people coming into city hall, obviously your presence would change their behavior. But there is no expectation, no accountability when people are not treated well. She asked if she was alone in this one.

Mayor Botts said absolutely not. It happens every day and it has been happening for the last two and a half years.

Councilmember Robinson said that yesterday it happened to him. He walked through the back door like he always does and came up to the Engineering counter and there are two guys standing there and they have been standing there quite a long time so he asked the gentleman at the counter if he could help him with anything and the customer said that he had been ringing this bell. The gal is sitting right over there and she doesn't seem to move or even look up. So he told the man that he wouldn't leave this counter until he could get someone to help him. But that is unfortunate and it happens quite often and why wouldn't that girl get up and say you're not in my department but I will go get somebody. So it does happen and it is still happening.

City Manager said he would disagree with that 110%.

Mayor Pro Tem Hanna said then he doesn't know the customer service that is being delivered she would suggest and that this is happening all the time.

Councilmember Machisic asked if she shared with the City Manager the name of the employee and when it happened. Mayor Pro Tem Hanna said she just heard it yesterday. Councilmember Machisic said one of the problems he runs into is that people have a complaint and he says he will be happy to take it to the City Manager but I have to use your name; but tell me which employee.

City Manager said that is why we are using the customer service cards.

Mayor Botts said that is a step in the right direction and somewhere is the middle ground. He can tell you that there's people when he has used their name they have been retaliated against out of the Planning Department and you have raised that issue before and he has said that there are times when he is not going to put them there because they have on-going relationships with the City and staff is human and if somebody complains and you put them forth, there is generally a defense of City staff and then there is created a problem between the complainer and staff. It is a major issue and you have to continue to deal with it and he assumes that we will include it in our goals and we can take it up at another time.

Mayor Botts said in regards to No. 1, Three Year Strategy – Improve the Infrastructure of the City – One year goals Item a. Continue to rebuild the electric utility infrastructure We have capital funds for rebuilding our electric plant, working on water, tertiary treatment and those are capital projects and is there any reason why we would not want to continue to say lets get ready for the future growth.

Mayor Pro Tem Hanna said one thought is that on all of these goals they are specific enough that at the end of the year we can say yes we have achieved that level of rebuilding. In other words, in terms of the electric utility infrastructure do we know in the next year what is reasonable to achieve.

City Attorney said he thinks that the Council should keep a broad brush of what your goals are but he thinks that once you have these goals adopted you should give them to the City Manager and the questions would be to him that as we sit here today, a year from now, what is reasonable to have accomplished on a, b, c, d and then basically we can come back to say then the staff goal is to be at this point on each of these things. The Council doesn't have to accept it at that point and you can ask what does that mean.

Mayor Pro Tem Hanna said that she would like to add the Sunset Grade Separation.

Councilmember Robinson said he would like to add create new roadways and routes to alleviate traffic problems.

Mayor Botts said he would agree to add Sunset Grade Separation.

Mayor Pro Tem Hanna said she would like to know what is measurable improvement in the next year. So much may be going on behind the scenes but we don't know about it. She knows that Brenda in her State of the City Address in December made a statement about what percentage of completion we had in terms of a design and then she heard Duane say that was not the accurate number. But we should be more up to date on exactly where we are and where we will be in one year so we can see whether we have made that progress.

Councilmember Robinson said part of what Duane told them was that Sun Lakes extension over to Sunset and Westward was his alternate route while he is doing the construction at Sunset Grade

and was projected at \$2 million dollars. Mayor Pro Tem Hanna said but we don't have that money. Councilmember Robinson said that was part of the package that we are putting into the Sunset Grade Separation is the way Duane explained it to him.

Mayor Botts referred Council to Item b. Continue to develop and build tertiary treatment facility and pipeline to Sun Lakes. He said we are not going to do anything in Banning in any way if we don't fix water. If we don't have the water for residential, Pardee for industrial development we are walking down the path of tertiary treatment and he would like to say to staff that we need to move forward. If you remember we had a presentation that said if we had tertiary treated water, we would automatically pick up 2100 acre feet of drinking water which is a huge amount. Again, subject to what staff comes back with he thinks we need to say water is probably the most critical issue we are dealing with.

Councilmember Franklin said her question to staff would be what is realistic in terms of one year regarding the tertiary treatment because we know that it isn't going to get to Sun Lakes in a year.

City Manager said this is good dialogue because then we can factor in other financial issues as well because there is a financial cost and so if that is the policy of the Council to say we want tertiary treated water to supplant some of our existing water for golf courses or whatever those are factors that we are going to have to deal with on the rate side as well because there is a cost for doing that. But if we are setting the ground work to go for tertiary treatment and we are going to use blue pipe or purple pipe, then that again is going to have an impact ultimately on where we see rates going and how to bring rates forward.

Mayor Pro Tem Hanna said this is without a doubt a long term goal that we must achieve. She thinks that in the next twelve months we probably shouldn't put a penny toward this because as she understands it the water bond is complete because we are building the police station, etc. We actually have enough water right now for the population we have. That growth is not happening right now. She thinks that with all those things combined it is unlikely that we will make progress in that effort other than in terms of the expansion of the wastewater treatment plant which is going to include some level of tertiary treatment.

Mayor Botts said that there are low interest loans, there is state money and he thinks what we need to say is this important to us for the survival of Banning water and if we say yes it is, then staff would need to come back and say they will continue to look for funding for the pipeline to Sun Lakes or the next stage of the tertiary treatment which we are already working on.

City Attorney said what he was suggesting was that if you put this down as kind of a one-year goal which says to make progress then staff goes and comes back with what reasonably could be done in the next year. There is an iterative process and you are just step one here of trying to define the things that you think over the next year on infrastructure you would like progress made and then staff will come back and give their opinion as to what would be reasonable progress.

Mayor Botts said in regards to Item c. Continue to design and build the pipeline to take delivery of State Water. He said that we are designing that and Pardee is working with us and they are going

to build homes and in order to do that that pipeline needs to be built. He would say is that a direction you want to say to staff that this is important.

Councilmember Machisic said that last night Mr. Davis made a statement about going back to appeal something to the adjudication board and he wants the Council to be aware of the structure of that board. There are two votes in Beaumont; the City of Beaumont and Beaumont/Cherry Valley.

City Attorney said he had a question as to where the Council would like to put this on their list and you might want to put on the list in terms of one year goal developing this memorandum of understanding with the Pass Agency which is creating a squawker relationship and he explained further about this. **There was Council consensus to add this.**

Mayor Pro Tem Hanna said another one-year infrastructure goal is that she would like to see the flume issue resolved. She would like to have a signature agreement with Edison that that flume is going to be repaired. She personally doesn't see why that cannot be accomplished in the next year.

**There was Council consensus to add this and consensus to add work with other agencies on developing I-10 Bypass plan.**

Mayor Botts referred to Item e. Maintain and resurface City streets and roads. Mayor Pro Tem Hanna said that was a basic job of the City.

Dr. McQuown asked if that included traffic lights at all. He said those things are still way below where he would expect them to be particularly 22<sup>nd</sup> Street as far as traffic control and he explained. Maybe you might want to include modernization of traffic lights with specifically 22<sup>nd</sup> Street.

There was some discussion in regards to traffic in this area and other areas and signal synchronization especially on 22<sup>nd</sup> Street and that staff should look into resolving the issue on 22<sup>nd</sup> Street.

Mayor Botts said that they would remove Item e.

Council went over the list of one year goals to improve the infrastructure of the City and they are as follows:

- a. Continue to rebuild the electric infrastructure.
- b. Continue to develop and build tertiary treatment facility and pipeline to Sun Lakes.
- c. Continue to design and build the pipeline to take delivery of State Water.
- d. Continue improvements of wastewater treatment plant.
- e. Sunset Grade Separation with alternate route.
- f. Resolve the flume issue with Edison
- g. Work with other agencies on developing I-10 Bypass plan.
- h. To develop a memorandum of understanding with the San Gorgonio Pass Water Agency.
- i. Highland Springs traffic circulation issues.

Mayor Botts drew Council's attention to No. 2 – Three Year Strategy – Improve the Economy of Banning. **There was consensus that this was an important strategy.**

**The Council went over the one year goals and there was consensus to leave in:**

- a. Implement the Airport Master and FBO plans.
- b. Promote the revitalization of the downtown including the revised Façade Program.
- c. Hire a full time Economic Development Director.

Councilmember Robinson said in regards to Item c. is that a new direction.

Mayor Botts said that it was one that they talked about but this Council has not put it on the table and he asked if there was agreement to ask the City Manager to do that.

Councilmember Franklin said she thought the direction was to look for a Community Development Director.

Mayor Pro Tem Hanna said that the Council's last direction actually was that it was up to the City Manager. A majority of the Council did not say that we should instruct the City Manager to hire a full time Economic Development Director. We said that economic development is our highest priority and figure out how to do it.

City Attorney said with last night's discussion about the budget really aren't you at the point where he needs to be coming back with a organization plan because of the people that were laid off and you have to identify what those duties are and so he has to kind of come up with as a part of the budget for next year he is going to make a recommendation about positions and when he comes back with that Council may want to modify what he is suggesting to better implement things.

Mayor Botts said we keep hedging around this and he would really like to get this on the table today and give some direction whether it is yes or no. We focus on cuts; we focus on revenue enhancements which mean taxation or adding a significant element of economic development which could be revenue enhancement. We have economic development going but would think that we could cut elsewhere and probably the most important position we could have would be somebody strong in market driven economic development. Economic development is a major thrust and by the way redevelopment is a wonderful tool to use with economic development. The City Manager is trying to do some of this. John is trying to do some of this and these are the same arguments that we said publicly when we reorganized. This is probably the most critical position and we don't need anybody in planning and development if we are not having new development. He is willing to say we cut elsewhere but we need a full time or half time economic development person to work with John. In his own personal opinion we are asking a lot of the City Manager and we continue to ask more and demand more and we have his secretary doing economic development and this is his personal opinion but she needs to be focused on helping the City Manager do all the things we are asking him to do.

Councilmember Franklin said the Community Development Director is supposed to be somebody with a strong background in economic development. She thought that was the direction that the Council gave. We did want someone in that spot that had that strong background.

Mayor Pro Tem Hanna said we won't have any planners after May 30<sup>th</sup> so that person has to be a strong planning person.

Councilmember Machisic asked if they could change that objective to something to the effect that we would determine the status of an economic development person after the 2009/2010 budget is established. By that time you will know where you are making cuts, what services are gone and it will be up to the City Manager to come back to us and say this is what we have done and here is the possibility of hiring an economic development person.

Mayor Botts said he doesn't disagree but he has had conversation regarding this and has had some conversation with the Chairman of the Redevelopment Agency and he just feels very, very strongly how important an economic development person is to us right now in these difficult times and this is the reason he asked to put it on the list and he thought the City Manager needs direction on this issue. His conversation with the City Manager was that he wanted it on this agenda today so that we could air the issues and get some direction. He asked City Manager is that was correct. City Manager said that was correct.

City Attorney asked the City Manager if he was recommending that position. He said he is hearing two variables. One variable is that this person that they are recruiting for may have zero economic development background because you are kind of stuck with the pool that you got. The other possibility is that you have a candidate that is extremely strong in economic development so depending on who that candidate is may affect this. The other thing is let's say you didn't hire somebody that didn't have all of that you could also go with a part time person as a possibility. So maybe if you went with John's idea that it's a priority, you want to have a strong economic development staffing thing but you have a couple of things up in the air which will tend to lead towards whether you actually need that position or not.

There was more discussion on this item.

**There Council consensus to change Item c. to read as follows: Economic Development is a critical issue and bring back a staffing plan to enhance economic development activities.**

**There was also Council consensus that the City Manager needs to bring back a new City organization plan by July 1, 2009.**

Mayor Botts said that Item d. is just a reiteration of what we have already asked the City Manager what to do. Mayor Pro Tem Hanna asked if this was a second one year plan. Mayor Botts said yes and if we agree with what we asked him to do before is that we need to have a one year plan.

Mayor Pro Tem Hanna asked when they would have this by.

City Manager said this item says to develop and implement a one year economic development and marketing plan, citywide for retail, commercial and industrial. He said to him this seems pretty broad. When we talk about plans we talk about what is our five year plan, what is our two year plan and one year plan. You have all seen the document that he circulated around about the economic stimulus and part of that is part of the plan.

Mayor Pro Tem Hanna said that the Council has never approved it and it has never come before the Council officially.

Mayor Botts said that is why we need an economic development person who understands what an economic development plan and marketing plan is. To develop jobs, to bring in industry, to bring in retail, to increase sales tax those are all very basic things to develop a one year plan.

Councilmember Franklin said maybe there is not one specific plan written on paper but she thinks that going to ICSC was part of an overall plan because we were the ambassadors for the City also. So it is not just staff going out; we are all going out trying to recruit people.

Mayor Pro Tem Hanna said that if it is not written down, it doesn't mean anything.

Mayor Botts asked if there was any disagreement that we should have some kind of an outline or a plan for economic development for the coming year.

Councilmember Robinson said that there should be a plan because he shouldn't be going out and doing this stuff. Somebody should be representing the City. A lot of us are doing the work that somebody on staff should be doing.

Mayor Botts asked if there was agreement that we want some kind of an outline or a plan from staff for the coming year what's the focus for economic development and marketing. **There was Council consensus.**

Mayor Botts said that they can eliminate Item e. because it is covered under Item d.

City Attorney asked if they wanted to add to this the Oddfellows Building to get that situation resolved and the Fox Theater.

Mayor Pro Tem Hanna said she would like to add all of the owner participation agreements.

City Attorney said then they should include former Hendon Building.

Councilmember Robinson said also the Stevenson Building and the Art Park.

City Treasurer McQuown said if you are going to delete Item e. he would like to see included in Item d. to promote all businesses in the city.

Mayor Botts said that it could read to develop and implement a strategy plan to promote and recruit retail businesses citywide.

City Attorney said that they should add to the list to continue forward with the Paseo San Gorgonio downtown plan because we are trying to set what the planning standards are. Also he thinks a huge project is the Pardee project. It is a very challenging effort to work with them to get their project moving forward on the entitlement basis. That obviously would have an impact on the economic development of the city.

Mayor Pro Tem Hanna asked why. City Attorney said because developing all the residential development and the project include commercial/retail. The project includes redoing all the streets down in that area and would contribute significantly to Highland Springs.

Mayor Botts said that we cover residential housing under 3. Item d. and do you feel we need to raise the visibility of it. City Attorney said yes, and in terms of all these water things you have in the improvement of the infrastructure of the city a lot of the funding of this relates to Pardee resources to try to get that done. He thinks that specific project needs to be identified because it is really going to involve a lot of staff time.

**Mayor Botts asked if there was Council agreement. There was Council agreement.**

Councilmember Robinson said he would like to include business friendly one-stop shop center completion. It has never been finished.

Mayor Pro Tem Hanna said didn't he know that we have had one-stop shopping since 1990. Councilmember Robinson said he just saw an example of it yesterday.

Councilmember Franklin said if we can stop being sarcastic. This is supposed to be a working environment and she has a hard time with a lot of the sarcastic comments being said. We are trying to help staff and she thinks that is part of the environment that is going on in City hall. And it is hard for them to be user-friendly when they are hearing that the people who are the bosses talking like we are talking.

Mayor Pro Tem Hanna said she was sorry and apologized and said that is a good point but it is just frustration.

Mayor Pro Tem Hanna said that the City Manager told them that there are many definitions of one-stop shop. Her opinion is that he has never told the Council what you think the definition should be. And in response to Council's request for one-stop shopping they got a lecture. We have had one-stop shopping since 1990 and when we have over and over and over again before you came and since you have come saying we don't have it and we want to have it. It is just so disappointing and so frustrating. You have a right to propose to us in your mind, as a professional, this is what one-stop shopping is and this is how we do it. But to say that we have had it since 1990 is just a failure to the community.

City Manager asked what is defined by the Council as one-stop shopping. Mayor Botts said this is not the forum to discuss one-stop shopping.

Mayor Pro Tem Hanna said that you are the professional; you let us know. Or you can say here are three variations of what a one-stop shop could be. Here is my recommendation of what Banning should be. You are the professional; we're not in terms of that. We can just say there is frustration because people are dropped, things fall between the cracks, no one is processing or following through and no one is looking at the project as to how are we going to make this successful.

Mayor Botts said he would like to suggest that we leave this in as an issue but wait until we get a Planning and Development Director. And let that person work with the City Manager or say I hear what you are saying about one stop shop and here is what it really is or here is what it can be for you.

Mayor Pro Tem Hanna said to the City Manager that when he comes back to the Council please give a date of when staff will make that presentation that this is what staff believes one stop shop could be for Banning.

**There was Council agreement to have one stop shop in this strategy.**

Mayor Botts referred Council's attention to No. 3. Three Year Strategy – Improve the Quality of Life.

Mayor said item a. is to work with someone that would come in and build a low and moderate income senior housing project.

**There was some Council discussion in regards to senior housing and there was consensus that it should read as follows: "Explore and/develop low/mod senior housing project.**

**There was Council consensus that Item b. is okay.**

**In regards to Item c. it should read as follows: "Maintain recreation programs directly through collaboration with community organizations and schools."**

**In regards to Item e. there was consensus to keep in and Item d. should be deleted.**

Mayor Botts referred Council's attention to No. 4 Three Year Strategy – Improve Government Effectiveness.

**There was Council consensus to keep Items a. and b.**

In regards to Item c. - Create staff development programs and insure a positive working environment where employees have a sense of "team" and the ability to grow and be promoted.

Councilmember Machisic said that has gone by the wayside.

City Manager said one of the things he intends to do is once we get settled on what has happened and the attritions staff will be going through some extensive internal team building.

**There was Council consensus to drop this item and replace it with “Insure positive working environment.”**

**There was Council consensus to keep Item d. Create programs that insure a business friendly and customer oriented municipal organization with the deletion of the words “create programs that”.**

**There was Council consensus to keep Item e. Work to insure a well managed City that is fiscally sound with a balanced budget.**

**In regards to Item f. Improve communications to the public and community. There was Council consensus to keep this item with the deletion of the word “public”.**

Councilmember Robinson said he would like to add an item to update the Banning Personal Manual.

City Manager said that staff has something that was done about a year and a half ago from Burk, Williams and Sorensen and a copy was given to the City Attorney and they are working on it.

**There was Council consensus to add that item to this strategy.**

Mayor Pro Tem Hanna said that the Council has had City Manager goals that had a lot of communication issues and should those similar things be included here. Maybe when they have the City Manager evaluation they can look at those goals and see what if anything should be included.

Mayor Botts said he would think anything that they have asked the City Manager to do under those goals they need to continue that and if there are some that have dropped off, we have the comments card now, then we add those into this when we have his evaluation. Mayor Botts asked what is not on this list.

Councilmember Franklin said she thinks this is a lot and if we were functioning with plenty of revenue this is a lot to be where we are now and she is going to be real surprised to see how much he is going to be able to do.

Mayor Botts said that the City Attorney said it well in that here is what the Council is saying and you, City Manager, can come back and say for instance on the electric utility, we are going to do this, this and this or no we don't have funding for that and give us that feedback for each one of these and be realistic.

**(See Exhibit “B” - Three Year Strategies with One Year Goals Supporting the Vision and Mission Statements)**

Councilmember Franklin said she would like to have a workshop where they could get, once all the shaking is done, just a feel from the different departments what is going on. Because when

you hear bits and pieces it is like what did I miss. But if there is a way where all the department heads are able to come in and share with us as a Council, this is what we are doing. This is how the layoffs have affected my department. Something that would give the Council an overall view of where we are as a City than just having it on paper.

Mayor Pro Tem Hanna said in the last number of years they have had a budget subcommittee and what she understood is that we are not going to do that this year but that the whole Council is going to be involved in the budget and that is what usually happens with the budget subcommittee is that the department heads come and speak.

There was some Council discussion in regards to the budget process and the need to have a minimum of two budget workshops and the need to have department heads give a report as to how things like layoffs are affecting their department and not just have it on paper but a presentation to the Council.

Councilmember Franklin said as a Council, including herself, if they are working on projects she asked that those be shared with the rest of the Council and also we as a Council need to be positive of their promotion of the City because people are also looking at us.

Mayor Pro Tem Hanna said she is going to rewrite a branding Banning article that she wrote and what she would like to do is to include the Vision Statement in it that the Council drafted today and use that as an opportunity to ask for people's ideas for tag lines. She will get that to the Council in the next day or two with the idea of submitting it to the Record Gazette by next week.

#### ADJOURNMENT

By common consent the meeting adjourned at 12:05 p.m.

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Marie A. Calderon, City Clerk

**THE ACTION MINUTES ARE A SUMMARY OF ACTIONS TAKEN BY THE CITY COUNCIL. AUDIOTAPES OF THIS ACTUAL MEETING ARE AVAILABLE FOR LISTENING IN THE OFFICE OF THE CITY CLERK.**

### **MISSION STATEMENT**

Our Banning City Government is actively concerned with the quality of life offered our citizens and is constantly striving to improve that quality by:

- Maintaining the highest level of police, fire and paramedic services possible.
- Maintaining well-planned and safe neighborhoods for a strong community.
- Creating a downtown where you can live, work, shop and play.
- Generating new business opportunities and support existing businesses that generate jobs and revenue.
- Fostering post-high school education and training opportunities.
- Reducing traffic congestion and maintaining streets and sidewalks.
- Beautifying and keeping the city clean with landscaped corridors and gateways along with reducing all areas of blight.
- Maintaining City parks, recreation services and facilities.
- Improving airport, rail, streets and highways, and public transit uses for the betterment of the Pass Area residents and businesses.
- Supporting growth and maintenance of utilities and infrastructure to allow for responsible city growth and sustainability.
- Improving and creating safe public schools.
- Partnering and communicating with local entities.
- Celebrating the diversity that is the heritage of Banning’s past and future.
- Overseeing revenue and budget expenditures that best serve the citizens of Banning.
- Promoting transparency and accountability as a requirement to good, fiscally responsible government.

### **VISION STATEMENT**

The City of Banning promotes and supports a high quality of life that ensures a safe and friendly environment, fosters new opportunities and provides responsive, fair treatment to all and is the pride of its citizens.

## Three Year Strategies with One Year Goals Supporting the Vision and Mission Statements

1. Three Year Strategy – Improve the Infrastructure of the City

One year goals:

- a. Continue to rebuild the electric infrastructure.
- b. Continue to develop and build tertiary treatment facility and pipeline to Sun Lakes
- c. Continue to design and build the pipeline to take delivery of State Water.
- d. Continue improvements of wastewater treatment plant.
- e. Sunset Grade Separation with alternate route.
- f. Resolve the flume issue with Edison
- g. Work with other agencies on developing I-10 Bypass plan.
- h. To develop a memorandum of understanding with the San Geronio Pass Water Agency.
- i. Highland Springs traffic circulation issues.

2. Three Year Strategy – Improve the Infrastructure of the City

One year goals:

- a. Implement the Airport Master and FBO Plans.
- b. Promote the revitalization of the downtown including the revised Façade Program.
- c. Economic Development is a critical issue and bring back a staffing plan to enhance economic development activities.
- d. Development and implement a one year economic development and marketing plan citywide for retail, commercial and industrial.
- e. Develop and implement a strategy plan to promote and recruit retail businesses citywide.
- f. Move the development of the San Geronio Inn project forward.
- g. Continue forward with the Paso San Geronio downtown plan.
- h. Work to resolve the Owner Participation Agreements with Oddfellows, the Fox Theater, Hendon Building, Stevenson Building, Art Park
- i. Work with residential developers like Pardee to move quality housing projects forward.
- j. One Stop Shop

**Exhibit "B" (cont.)**

3. Three Year Strategy- Improve the Quality of Life

One year goals:

- a. Explore and develop a low/mode income senior housing project.
- b. Complete the Parks Master Plan and implement attainable portions.
- c. Maintain recreation programs directly or through collaboration with community organizations and schools.
- d. Work to improve transit choices for the Pass Area residents.

4. Three Year Strategy – Improve Government Effectiveness

One year goals:

- a. Insure that government is open to the public and community.
- b. Improve communications with other governmental entities.
- c. Insure positive working environment.
- d. Insure a business friendly and customer oriented municipal organization.
- e. Work to insure a well managed City that is fiscally sound with a balanced budget.
- f. Improve communications to the community.
- g. Update City's Personnel Manual

**CITY COUNCIL  
PUBLIC HEARING**

**DATE:** May 12, 2009

**TO:** Honorable Mayor and City Council Members

**FROM:** Community Development Department  
Brian Guillot, Planning Engineer-via Public Works Department

**SUBJECT: Zone Text Amendment No. 09-97501:**  
Amendment to Municipal Code Section 17.28.040, pertaining to Industrial Warehousing and Industrial Manufacturing parking standards.

**RECOMMENDATION**

The Community Development Department recommends that City Council adopt Ordinance No. 1407 (Attachment 1) approving Zone Text Amendment No. 09-97501.

**BACKGROUND/ANALYSIS**

The City Council approved the General Plan and the Zoning Ordinance on January 31, 2006. In the subsequent use of the zoning provisions staff has identified that the parking standards for warehousing may need to be updated. Also, the parking standards for manufacturing were inadvertently omitted from the new Zoning Ordinance. Staff has researched the parking standards for industrial warehousing and industrial manufacturing in several jurisdictions in an effort to find the most current standards. The results are outlined below.

**Industrial Warehousing Parking Standards**

First, staff found that the industrial warehousing parking standards for the City of Banning may require too many parking spaces for any given project. Listed below is the warehousing parking standard for the City in comparison to several nearby cities:

**Comparison Table  
Industrial Warehousing Parking Requirements**

**City of Banning (§17.28.040)**

1-3,000 sq ft	One space for each 250 sq ft of gross floor area
3,001 to 10,000 sq ft	One space for each 250 sq ft of gross floor area up to 3,000 sq ft, plus one space for each 500 sq ft of gross floor area over 3,000 square feet
Over 10,000 sq ft	One space for each 250 sq ft of gross floor area up to 3,000 sq ft, plus one space for each 500 sq ft of gross floor area between 3,001 square feet and 10,000 sq ft, plus one space for each 800 sq ft of gross floor area over 10,000 sq ft

**City of Corona (§17.76.020)**

Warehouse	One space per 1000 sq ft of storage area (subject to approval by the Zoning Administrator pursuant to § 17.99.065)
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**City of Temecula (§17.24.040)**

Warehouse	One space per 1000 sq ft of storage area, plus 1 space per 300 sq ft of office use
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**City of Hemet (§90-1423)**

Warehouse	One space per 1000 sq ft of storage area
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**City of San Jacinto (§15.03)**

Wholesaling and Warehousing	One space per 1500 sq ft of gross floor area, plus 1 space for each company truck or vehicle
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**City of Ontario (§9-1.3000)**

1-20,000 sq ft	One space per 1,000 sq ft of gross floor area
Over 20,000 sq ft	One space per 2,000 sq ft for portion over 20,000 sq ft
Trucks	One tractor trailer space per 4 high dock doors

**County of Riverside (§18.12)**

warehouses and wholesaling:	One space per 2,000 sq ft of gross floor area
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**City of Chino (§20.14)**

1-20,000 sq ft	One space per 1,000 sq ft
20,001-40,000 sq ft	One space per 2,000 sq ft
Over 40,000 sq ft	One space per 4,000 sq ft

**City of Moreno Valley (§9.11.040)**

1-20,000 sq ft	One space per 1,000 sq ft
20,001-40,000 sq ft	One space per 2,000 sq ft
Over 40,000 sq ft	One space per 4,000 sq ft

**City of Rancho Cucamonga (§17.12.040)**

1-20,000 sq ft	One space per 1,000 sq ft
20,001-40,000 sq ft	One space per 2,000 sq ft
Over 40,000 sq ft	One space per 4,000 sq ft

A sample parking calculation illustrates the difference in warehousing parking standards:

### **Industrial Warehousing Sample Parking Calculation**

Assume: Industrial Warehouse Building 500,000 sq ft

#### **City of Banning**

$3,000 \text{ sq ft} / 250 \text{ sq ft} = 12 \text{ parking spaces}$   
 $6,999 \text{ sq ft} / 500 \text{ sq ft} = 14 \text{ parking spaces}$   
 $490,000 \text{ sq ft} / 800 \text{ sq ft} = 613 \text{ parking spaces}$

**639 total parking spaces**

#### **City of Corona**

#### **City of Temecula**

#### **City of Hemet**

$500,000 \text{ sq ft} / 1,000 \text{ sq ft} =$

**500 parking spaces**

#### **City of San Jacinto**

$500,000 \text{ sq ft} / 1,500 \text{ sq ft} =$

**333 parking spaces**

#### **City of Ontario**

$20,000 \text{ sq ft} / 1,000 \text{ sq ft} = 20 \text{ parking spaces}$   
 $480,000 \text{ sq ft} / 2,000 \text{ sq ft} = 240 \text{ parking spaces}$

**260 total parking spaces**

#### **County of Riverside**

$500,000 \text{ sq ft} / 2,000 \text{ sq ft} =$

**250 parking spaces**

#### **City of Chino**

#### **City of Moreno Valley**

#### **City of Rancho Cucamonga**

$20,000 \text{ sq ft} / 1,000 \text{ sq ft} = 20 \text{ parking spaces}$   
 $19,999 \text{ sq ft} / 2,000 \text{ sq ft} = 10 \text{ parking spaces}$   
 $460,000 \text{ sq ft} / 4,000 \text{ sq ft} = 115 \text{ parking spaces}$

**145 total parking spaces**

For industrial warehousing parking standards the middle of the comparison table is the standard of one parking space for per one-thousand square feet of gross floor area for the first 20,000 square feet; and, one parking space per two-thousand square feet of gross floor area for that portion of the building greater than 20,000 square feet. This standard is utilized by the City of Ontario and represents the statistical middle ground. For large warehouse buildings this appears to be a more reasonable requirement and therefore is recommended by staff.

Additionally, this standard is supported by the Institute of Transportation Engineers (ITE) trip generation rate for **Warehouse (150)** uses (see Exhibit "A"). ITE trip generation rates are used by planners and transportation professionals to estimate the number of vehicle trips generated by a proposed development. They are based on studies submitted voluntarily to ITE by public agencies, developers, consulting firms, and associations. Please note that the average a.m. peak hour trip generation rate for a warehouse of the assumed 500,000 square feet generates 285 trips.

To provide for the safe, functional, and orderly use of land for the parking areas of any given project, it is recommended that a parking requirement for tractor-trailer trucks be included in the standards for warehouse parking. The correlation for truck parking is the number of docks provided for the loading and unloading of materials. Therefore, it is recommended to provide one tractor-trailer truck parking space per four high dock loading doors.

Staff recommends the **industrial warehousing** parking standard to be as follows:

Industrial warehousing	For each structure:
1-20,000 sq ft	Minimum of two spaces plus one space per 1,000 sq ft of gross floor area
Over 20,000 sq ft	22 spaces plus one space per 2,000 sq ft for portion over 20,000 sq ft
Trucks	One tractor trailer space per 4 high dock doors

At Planning Commission's request, a minimum parking requirement (two spaces) was added to the industrial warehousing parking standard.

#### Industrial Manufacturing Parking Standards

Second, staff discovered that the industrial manufacturing parking standards were inadvertently omitted from the new Zoning Ordinance. Listed below is the manufacturing parking standard for the City reproduced from the previous zoning code (prior to the code adopted in January 2006) in comparison to several nearby cities:

#### **Comparison Table Industrial Manufacturing Parking Requirements**

##### **City of Banning** (previous Zoning Code prior to January 2006)

Manufacturing uses	One space per 600 sq ft of building area
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##### **City of Corona** (§17.76.020)

Manufacturing Facility	One space per 500 sq ft of building area
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##### **City of Temecula** (§17.24.040)

General manufacturing and processing uses	One space per 400 sq ft of manufacturing or industrial, plus 1 space per 300 sq ft of office use, plus one space per 1,000 sq ft of warehouse area
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**City of Hemet (§90-1423)**

Manufacturing establishments	One space per 500 sq ft of gross floor area
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**City of San Jacinto (§15.03)**

Manufacturing and Industrial uses	One space per 500 sq ft of gross floor area
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**City of Ontario (§9-1.3000)**

Manufacturing	One space per 500 sq ft of gross floor area; plus one tractor trailer space per 4 high dock doors
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**County of Riverside (§18.12)**

Industrial uses	If the number of workers cannot be determined: one space per 250 sq ft office area; plus one space per 500 sq ft of fabrication area; plus one space per 1,000 sq ft of storage area; and one space per 500 sq ft of floor plan which is uncommitted to any type of use
Manufacturing or repair plants maintaining more than one shift of workers:	Two spaces per three employees on each of the two largest shifts

**City of Chino (§20.14)**

Manufacturing	One space per 600 sq ft of gross floor area plus the requirements for related uses (i.e. offices, storage, incidental retail, etc.
Administration and management	One space per 250 sq ft of gross floor area

**City of Moreno Valley (§9.11.040)**

Manufacturing	One space per 500 sq ft of gross floor area
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**City of Rancho Cucamonga (§17.12.040)**

Industrial manufacturing	One space per 500 sq ft
Office and administration	One space per 250 sq ft

A sample parking calculation illustrates the difference in manufacturing parking standards:

**Industrial Manufacturing Sample Parking Calculation**

Assume: Industrial Manufacturing Building 20,000 sq ft

**City of Banning** (previous Zoning Code prior to January 2006)

**City of Chino**

20,000 sq ft / 600 sq ft = **33** parking spaces

**City of Corona**

**City of Ontario**

**County of Riverside**

**City of Moreno Valley**

**City of Rancho Cucamonga**

20,000 sq ft / 500 sq ft = **40** parking spaces

**City of Temecula**

20,000 sq ft / 400 sq ft = **50** parking spaces

For manufacturing parking standards, the City of Banning utilized the standard of one space per six-hundred square feet of building floor area. Historically, this standard has been adequate for projects proposed within the City; and, therefore staff recommends the re-instatement of this standard for manufacturing uses.

Staff recommends the **industrial manufacturing** parking standard to be as follows:

Manufacturing uses	Minimum of two spaces plus one space per 600 sq ft of gross floor area
Trucks	One tractor trailer space per 4 high dock doors

At Planning Commission's request, a minimum parking requirement (two spaces) was added to industrial manufacturing parking standard. Additionally, at Planning Commission's request, the requirement for one tractor trailer space per 4 high dock doors was added to the manufacturing use.

**Planning Commission's Recommendation**

On April 7, 2009, the Planning Commission held a noticed public hearing at which interested persons had an opportunity to testify in support of, or opposition to, the Zone Text Amendments. At this public hearing the Planning Commission approved Resolution No. 2009-05 recommending approval of Zone Text Amendment No. 09-97501 to the City Council.

## **ENVIRONMENTAL DETERMINATION**

The City Council, in light of the whole record before it, including but not limited to, the City's Local CEQA Guidelines, the recommendation of the Community Development Department as provided in the Staff Report dated May 12, 2009 and documents incorporated therein by reference, and any other evidence (within the meaning of Public Resources Code § 21080(e) and § 21082.2) within the record or provided at the public hearing of this matter, hereby finds and determines as follows:

1. **California Environmental Quality Act (CEQA):**

CEQA: The City Council has analyzed this proposed project and has determined that it is exempt from the California Environmental Quality Act ("CEQA") under Section 15061(b)(3) of the CEQA Guidelines which provides that CEQA only applies to projects that have the potential for causing a significant effect on the environment. Where, as here, it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment; the activity is not subject to CEQA. The amendments to the Zoning Code do not relate to any one physical project and will not result in any physical change to the environment. Further, projects subject to this ordinance will trigger individual analysis and documentation related to CEQA. Therefore, it can be seen with certainty that there is no possibility that this ordinance may have a significant adverse effect on the environment, and therefore the adoption of this ordinance is exempt from CEQA pursuant to Section 15061(b)(3) of the CEQA Guidelines.

2. **Multiple Species Habitat Conservation Plan (MSHCP).**

The amendments to the Zoning Code do not relate to any one physical project and are not subject to the MSHCP. Further, projects subject to this ordinance will trigger individual project analysis and documentation related to the requirements of MSHCP including mitigation through payment of the MSHCP Mitigation Fee.

## **REQUIRED FINDINGS FOR ZONE TEXT AMENDMENT NO. 09-97501:**

The Zoning Ordinance requires that each Zone Text Amendment meet certain findings in Section 17.116.050 in order to be approved by the City Council. The following findings are provided for consideration:

1. The proposed Zone Text Amendment is consistent with the goals and policies of the General Plan.

**Findings of Fact:**

The Zone Text Amendment is consistent with the goals and policies of the General Plan, insofar as the General Plan designations and Zoning designations will not change, and the text amendments will result in clarifying the goals, policies and programs of the General Plan. The primary General Plan Land Use Goal states "*A balanced, well planned community including businesses which provides a functional pattern of land uses and enhances the quality of life for all Banning residents*". In addition, the General Plan

Land Use Commercial and Industrial Goal 10 states *"The Zoning Ordinance shall include principles, design standards and guidelines which encourage the development of high quality industrial projects"*. And; finally, the Economic Development Element Policy 3 states: *"Encourage and promote infill development in orderly and logical development patterns that decrease cost and increase the efficiency of new utilities, infrastructure and public services"*. The recommended parking standards for industrial warehousing and industrial manufacturing accomplish those goals by requiring the necessary amount of off-street parking for each specified use.

2. The proposed Zone Text Amendment is internally consistent with the Zoning Ordinance.

Findings of Fact:

The Zone Text Amendment is consistent with the existing provisions of the Zoning Ordinance. The amendment will modify and update development standards pertaining to industrial warehousing and industrial manufacturing parking standards.

3. That the City Council has independently reviewed and considered the requirements of the California Environmental Quality Act.

Findings of Fact:

The City Council has analyzed this proposed project and has determined that it is exempt from the California Environmental Quality Act ("CEQA") under Section 15061(b)(3) of the CEQA Guidelines which provides that CEQA only applies to projects that have the potential for causing a significant effect on the environment. Where, as here, it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment; the activity is not subject to CEQA. The amendments to the Municipal Code do not relate to any one physical project and will not result in any physical change to the environment. Further, projects subject to this ordinance will trigger individual analysis and documentation related to CEQA. Therefore, it can be seen with certainty that there is no possibility that this ordinance may have a significant adverse effect on the environment, and therefore the adoption of this ordinance is exempt from CEQA pursuant to Section 15061(b)(3) of the CEQA Guidelines.

**PUBLIC COMMUNICATION:**


The proposed Zone Text Amendment No. 09-97501 was advertised in the Record Gazette newspaper on May 1<sup>st</sup>, 2009. As of the date of this report, staff has not received any verbal or written comments for or against the proposed Zone Text Amendment.

Prepared By:

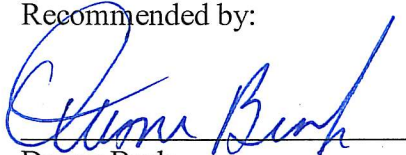


Brian Guillot  
Planning Engineer

Reviewed By:

  
Kim Clinton, AICP  
Senior Planner

Recommended by:



Duane Burk  
Director of Public Works

**CC Attachments:**

1. Ordinance No. 1407
2. Photographs – City of Ontario Warehouse Projects

## Exhibit "A"

### ITE Trip Generation Example Calculation

Assume: Industrial Warehouse Building 500,000 sq ft

#### Warehousing\* (150)

Average Vehicle Trip Ends vs: 1,000 Sq. Feet Gross Floor Area  
On a: Weekday,  
A.M. Peak Hour of Generator

Number of Studies: 19

Average 1000 Sq Feet GFA: 340

Directional Distribution: 59% entering, 41% exiting

#### Trip Generation per 1,000 Sq. Feet Gross Floor Area

Average Rate	Ranges of Rates	Standard Deviation
0.57	0.28 - 1.93	0.84

#### Calculation:

Average  $[500,000 \text{ sq ft} / 1,000 \text{ sq ft}] \times 0.57 = \mathbf{285}$  a.m. peak hour trips

Low Range  $[500,000 \text{ sq ft} / 1,000 \text{ sq ft}] \times 0.28 = \mathbf{140}$  a.m. peak hour trips

High Range  $[500,000 \text{ sq ft} / 1,000 \text{ sq ft}] \times 1.93 = \mathbf{965}$  a.m. peak hour trips

\*(The information reproduced on this page is from *Trip Generation*, 7<sup>th</sup> Edition, Volume 2 of 3, page 202, published 2003 Institute of Transportation Engineers)

**ATTACHMENT 1**  
**ORDINANCE NO. 1407**

**ORDINANCE NO. 1407**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BANNING, CALIFORNIA APPROVING ZONE TEXT AMENDMENT NO. 09-97501, TO AMEND SECTION 17.28.040 OF THE MUNICIPAL CODE PERTAINING TO INDUSTRIAL WAREHOUSING AND INDUSTRIAL MANUFACTURING PARKING STANDARDS.**

**WHEREAS**, the Municipal Code allows for zone text amendments consistent with the goals and policies of the General Plan; and

**WHEREAS**, on April 7, 2009, the Planning Commission held a noticed public hearing at which interested persons had an opportunity to testify in support of, or opposition to, Zone Text Amendment No. 09-97501, and at which time the Planning Commission considered the Zone Text Amendment; and

**WHEREAS**, at this public hearing on April 7, 2009, the Planning Commission approved Resolution No. 2009-05 recommending approval of Zone Text Amendment No. 09-97501 to the City Council; and

**WHEREAS**, on May 1<sup>st</sup>, 2009, the City gave public notice as required under Zoning Code Section 17.68.020 by advertising in the Record Gazette newspaper of the holding of a public hearing at which time Zone Text Amendment No. 09-97501 would be considered; and

**WHEREAS**, on the 12<sup>th</sup> day of May, 2009, the City Council held the noticed public hearing at which interested persons had an opportunity to testify in support of, or opposition to, Zone Text Amendment No. 09-97501, and at which time the City Council considered the Zone Text Amendment; and

**WHEREAS**, the City Council has analyzed Zone Text Amendment No. 09-97501, and has determined that it is exempt from the California Environmental Quality Act ("CEQA") under Section 15061(b)(3) of the CEQA Guidelines which provides that CEQA only applies to projects that have the potential for causing a significant effect on the environment.

**NOW THEREFORE BE IT HEREBY ORDAINED**, that the City Council of the City of Banning does hereby find, determine, and resolve as follows:

**SECTION 1.      ENVIRONMENTAL FINDINGS.**

The City Council, in light of the whole record before it, including but not limited to, the City's Local CEQA Guidelines, the recommendation of the Community Development Department as provided in the Staff Report dated May 12, 2009, and documents incorporated therein by reference, and any other evidence (within the meaning of Public Resources Code § 21080(e) and §21082.2) within the record or provided at the public hearing of this matter, hereby finds and determines as follows:

CEQA: The City Council has analyzed Zone Text Amendment No. 09-97501 and has determined that it is exempt from the California Environmental Quality Act ("CEQA")

under Section 15061(b)(3) of the CEQA Guidelines which provides that CEQA only applies to projects that have the potential for causing a significant effect on the environment. Where, as here, it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment; the activity is not subject to CEQA. The amendments to the Municipal Code do not relate to any one physical project and will not result in any physical change to the environment. Further, projects subject to this ordinance will trigger individual analysis and documentation related to CEQA. Therefore, it can be seen with certainty that there is no possibility that this action may have a significant adverse effect on the environment; and, therefore the adoption of this ordinance is exempt from CEQA pursuant to Section 15061(b)(3) of the CEQA Guidelines.

## SECTION 2. FINDINGS.

1. The proposed Zone Text Amendment is consistent with the goals and policies of the General Plan.

### Findings of Fact:

The Zone Text Amendment is consistent with the goals and policies of the General Plan, insofar as the General Plan designations and Zoning designations will not change, and the text amendments will result in clarifying the goals, policies and programs of the General Plan. The primary General Plan Land Use Goal states “*A balanced, well planned community including businesses which provides a functional pattern of land uses and enhances the quality of life for all Banning residents*”. In addition, the General Plan Land Use Commercial and Industrial Goal 10 states “*The Zoning Ordinance shall include principles, design standards and guidelines which encourage the development of high quality industrial projects*”. And; finally, the Economic Development Element Policy 3 states: “*Encourage and promote infill development in orderly and logical development patterns that decrease cost and increase the efficiency of new utilities, infrastructure and public services*”. The recommended parking standards for industrial warehousing and industrial manufacturing accomplish those goals by requiring the necessary amount of off-street parking for each specified use.

2. The proposed Zone Text Amendment is internally consistent with the Zoning Ordinance.

### Findings of Fact:

The Zone Text Amendment is consistent with the existing provisions of the Zoning Ordinance. The amendment will modify and update development standards pertaining to industrial warehousing and industrial manufacturing parking standards.

3. That the City Council has independently reviewed and considered the requirements of the California Environmental Quality Act.

### Findings of Fact:

The City Council has analyzed Zone Text Amendment No. 09-97501 and has determined that it is exempt from the California Environmental Quality Act (“CEQA”) under Section

15061(b)(3) of the CEQA Guidelines which provides that CEQA only applies to projects that have the potential for causing a significant effect on the environment. Where, as here, it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment; the activity is not subject to CEQA. The amendments to the Municipal Code do not relate to any one physical project and will not result in any physical change to the environment. Further, projects subject to this ordinance will trigger individual analysis and documentation related to CEQA. Therefore, it can be seen with certainty that there is no possibility that this ordinance may have a significant adverse effect on the environment; and, therefore the adoption of this ordinance is exempt from CEQA pursuant to Section 15061(b)(3) of the CEQA Guidelines.

### SECTION 3. CITY COUNCIL ACTIONS.

The City Council hereby takes the following actions:

1. The City Council hereby approves Zone Text Amendment No. 09-97501 as follows:
  - a) Modify Section 17.28.040 of the Municipal Code more specifically Table 17.28.040B by amending the parking standard for industrial warehousing as follows:

Industrial warehousing	For each structure:
1-20,000 sq ft	Minimum of two spaces plus one space per 1,000 sq ft of gross floor area
Over 20,000 sq ft	22 spaces plus one space per 2,000 sq ft for portion over 20,000 sq ft
Trucks	One tractor trailer space per 4 high dock doors

- b) Modify Section 17.28.040 of the Municipal Code more specifically Table 17.28.040B by adding the parking standard for industrial manufacturing as follows:

Manufacturing uses	Minimum of two spaces plus one space per 600 sq ft of gross floor area
Trucks	One tractor trailer space per 4 high dock doors

### SECTION 4. SEVERABILITY.

If any section, subsection, sentence, clause, or phrase of this ordinance is for any reason held to be invalid or unconstitutional by a decision of any court of competent jurisdiction, such decision will not affect the validity of the remaining portions of this ordinance. The City Council hereby declares that it would have passed this ordinance and each and every section, subsection, sentence, clause, or phrase not declared invalid or unconstitutional without regard to whether any portion of the ordinance would be subsequently declared invalid or unconstitutional.

### SECTION 5. EFFECTIVE DATE.

This Ordinance shall take effect thirty (30) days after its 2nd reading in accordance with California law.

**PASSED, APPROVED, AND ADOPTED** this 12<sup>th</sup> day of May, 2009.

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Robert E. Botts, Mayor  
City of Banning

**APPROVED AS TO FORM AND  
LEGAL CONTENT:**

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David J. Aleshire, City Attorney  
Aleshire & Wynder, LLP  
City of Banning, California

**ATTEST:**

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Marie A. Calderon, City Clerk  
City of Banning

**CERTIFICATION:**

I, Marie A. Calderon, City Clerk of the City of Banning, California, do hereby certify that Ordinance No. 1407 was duly introduced at a regular meeting of the City Council of the City of Banning, held on the 12<sup>th</sup> day of May 2009, and was duly adopted at a regular meeting of said City Council on the 26<sup>th</sup> day of May 2009, by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

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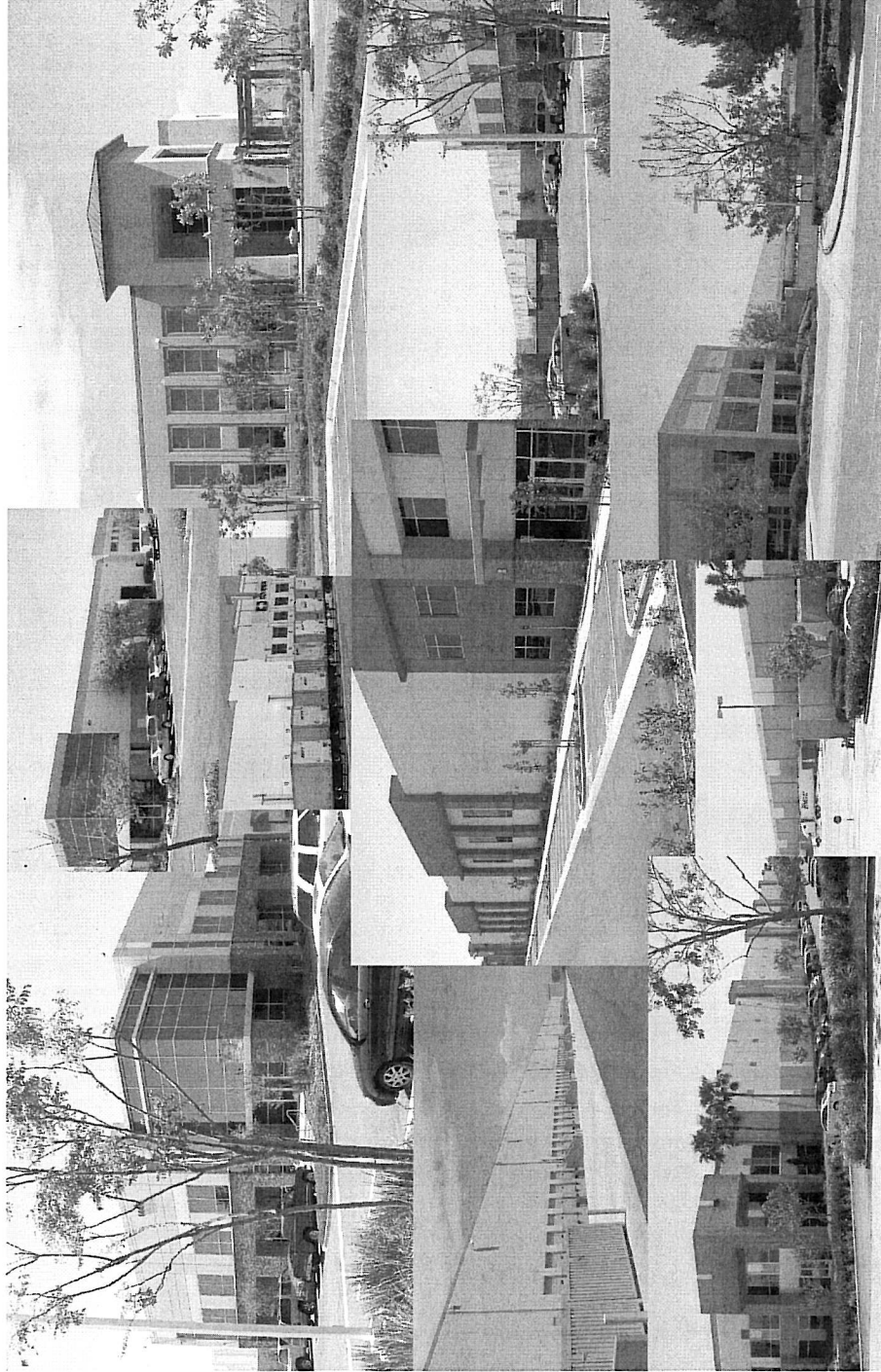
Marie A. Calderon, City Clerk  
City of Banning  
Banning, California

**ATTACHMENT 2**

**PHOTOGRAPHS –  
CITY OF ONTARIO  
WAREHOUSE PROJECTS**

## City of Ontario Warehouse Projects

(area east of S. Grove Avenue and south of Ontario Airport)



**CITY COUNCIL AGENDA  
REPORTS OF OFFICERS**

**Date:** May 12, 2009

**TO:** Honorable Mayor and Members of the City Council

**FROM:** Brian S. Nakamura, City Manager

**SUBJECT:** Adoption of City Council Mission and Vision Statement and Annual Goals and Objectives

**RECOMMENDATION:**

That the City Council adopt its Mission and Vision Statements and Annual Goals and Objectives, setting policy direction for the City of Banning.

**BACKGROUND & ANALYSIS:**

On April 29, 2009, the City Council conducted a workshop to establish its annual goals and objectives and develop its Mission and Vision statements. Subsequent to the workshop the City Council agreed to the attached Mission and Vision statements and goals and objectives for the year.

The City Council may adopt its Mission and Vision statement and goals and objectives as presented or make modifications accordingly. In addition, the City Council may wish to establish a timeframe for review of its core goals and objectives to insure that policy directives are being achieved.

**FISCAL IMPACT:**

Core goals and objectives are anticipated to be included and funded in the annual budget. Additional appropriations may be necessary and will be presented to the City Council/Community Redevelopment Agency Board accordingly.

**RECOMMENDED BY:**



---

Brian Nakamura  
City Manager

### **MISSION STATEMENT**

Our Banning City Government is actively concerned with the quality of life offered our citizens and is constantly striving to improve that quality by:

- Maintaining the highest level of police, fire and paramedic services possible.
- Maintaining well-planned and safe neighborhoods for a strong community.
- Creating a downtown where you can live, work, shop and play.
- Generating new business opportunities and support existing businesses that generate jobs and revenue.
- Fostering post-high school education and training opportunities.
- Reducing traffic congestion and maintaining streets and sidewalks.
- Beautifying and keeping the city clean with landscaped corridors and gateways along with reducing all areas of blight.
- Maintaining City parks, recreation services and facilities.
- Improving airport, rail, streets and highways, and public transit uses for the betterment of the Pass Area residents and businesses.
- Supporting growth and maintenance of utilities and infrastructure to allow for responsible city growth and sustainability.
- Improving and creating safe public schools.
- Partnering and communicating with local entities.
- Celebrating the diversity that is the heritage of Banning’s past and future.
- Overseeing revenue and budget expenditures that best serve the citizens of Banning.
- Promoting transparency and accountability as a requirement to good, fiscally responsible government.

### **VISION STATEMENT**

The City of Banning promotes and supports a high quality of life that ensures a safe and friendly environment, fosters new opportunities and provides responsive, fair treatment to all and is the pride of its citizens.

## Three Year Strategies with One Year Goals Supporting the Vision and Mission Statements

### 1. Three Year Strategy – Improve the Infrastructure of the City

#### One year goals:

- a. Continue to rebuild the electric infrastructure.
- b. Continue to develop and build tertiary treatment facility and pipeline to Sun Lakes
- c. Continue to design and build the pipeline to take delivery of State Water.
- d. Continue improvements of wastewater treatment plant.
- e. Sunset Grade Separation with alternate route.
- f. Resolve the flume issue with Edison
- g. Work with other agencies on developing I-10 Bypass plan.
- h. To develop a memorandum of understanding with the San Geronio Pass Water Agency.
- i. Highland Springs traffic circulation issues.

### 2. Three Year Strategy – Improve the Infrastructure of the City

#### One year goals:

- a. Implement the Airport Master and FBO Plans.
- b. Promote the revitalization of the downtown including the revised Façade Program.
- c. Economic Development is a critical issue and bring back a staffing plan to enhance economic development activities.
- d. Development and implement a one year economic development and marketing plan citywide for retail, commercial and industrial.
- e. Develop and implement a strategy plan to promote and recruit retail businesses citywide.
- f. Move the development of the San Geronio Inn project forward.
- g. Continue forward with the Paso San Geronio downtown plan.
- h. Work to resolve the Owner Participation Agreements with Oddfellows, the Fox Theater, Hendon Building, Stevenson Building, Art Park
- i. Work with residential developers like Pardee to move quality housing projects forward.
- j. One Stop Shop

3. Three Year Strategy- Improve the Quality of Life

One year goals:

- a. Explore and develop a low/mode income senior housing project.
- b. Complete the Parks Master Plan and implement attainable portions.
- c. Maintain recreation programs directly or through collaboration with community organizations and schools.
- d. Work to improve transit choices for the Pass Area residents.

4. Three Year Strategy – Improve Government Effectiveness

One year goals:

- a. Insure that government is open to the public and community.
- b. Improve communications with other governmental entities.
- c. Insure positive working environment.
- d. Insure a business friendly and customer oriented municipal organization.
- e. Work to insure a well managed City that is fiscally sound with a balanced budget.
- f. Improve communications to the community.
- g. Update City's Personnel Manual