

**AGENDA  
SPECIAL CITY COUNCIL MEETING  
CITY OF BANNING  
BANNING, CALIFORNIA**

June 13, 2017  
2:30 p.m.

Banning Civic Center  
Council Chambers  
99 E. Ramsey St.

**I. CALL TO ORDER**

- Roll Call – Councilmembers Andrade, Franklin, Peterson, Welch, Mayor Moyer

**II. PUBLIC COMMENTS – *On Items Not on the Agenda***

*A five-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 five 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.*

**III. WORKSHOP**

1. Development Process Workshop . . . . . **1**  
(Staff Report – Ted Shove, Economic Development Manager)

**IV. ADJOURNMENT**

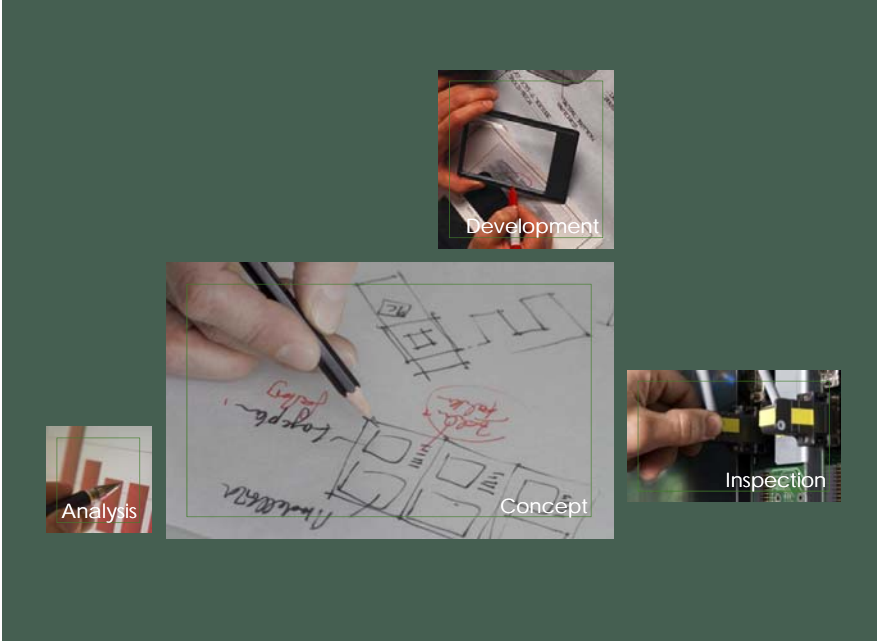
*Pursuant to amended Government Code Section 54957.5(b) staff reports and other public records related to open session agenda items are available at City Hall, 99 E. Ramsey St., at the office of the City Clerk during regular business hours, Monday through Friday, 8 a.m. to 5 p.m.*

*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.*

**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. 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 five-minute limitation shall apply to each member of the public, unless such time is extended by the Mayor. No member of the public shall be permitted to “share” his/her five 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 (951) 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]



Development  
Process  
Workshop

*Community  
Development  
Department*

June 13, 2017



## Community Development's Role in the Project Lifecycle

- Economic Development: often initial contact, liaison
- Planning: project compliance and environmental review

## Economic Development

- Initial contact – outreach, networking, referral
- Opportunity sites
  - Zoning, available land, r/e economics, demographics, community profile
- Project facilitation
- Negotiations

## Planning

- The Planning Division preserves quality of life by guiding the City's physical environment, in a number of ways including:
  - General Plan & Zoning
  - Discretionary Permitting (i.e. CUP)
  - Environmental Review (i.e. CEQA)

## What is the purpose of a General Plan? What is the purpose of a Zoning Ordinance?

- General Plan – Blueprint/long-term plan for the development of the community
- Zoning - Implementation of the General Plan
  - Land use controls - permitted, conditional, and prohibited uses, development regulations (e.g. setbacks and height, parking), landscaping, signage, nonconforming regulations, and more.
- Banning Municipal Code, Title 17
  - GP, Zoning Map and Code, link: <http://www.ci.banning.ca.us/74/Zoning-Code>



## Planning Entitlements

An entitlement is a project request that requires discretionary review and approval and may include:

- General Plan Amendment(s)/Zone Change
- Specific Plan
- Tentative Map
- Conditional Use Permit
- Design Review

## General Review Process

- Outreach and PAC
- Formal project submittal
- CEQA determination
- Application routed to internal/ external agencies, reviewed
- Scheduled and noticed for Public Hearing(s)
- Decision made by hearing body

## Coordination with Internal/External Departments and Agencies

- Riverside County Airport Land Use Commission (ALUC)
- CalTrans
- South Coast Air Quality Management District (SCAQMD)
- Native Tribal Councils
- Regional Conservation Authority (MSHCP)

## Recent Projects

Small Project: SunLakes Village Retail



## Small Project Process

- Review project for completeness (30 days)
- CEQA determination – Exempt, Negative Declaration, or Mitigated Negative Declaration
- Route to internal/external agencies (14-28 days)
- Review comments with applicant, project changes may occur based on comments
- Public hearing: Review by Planning Commission (30 days)

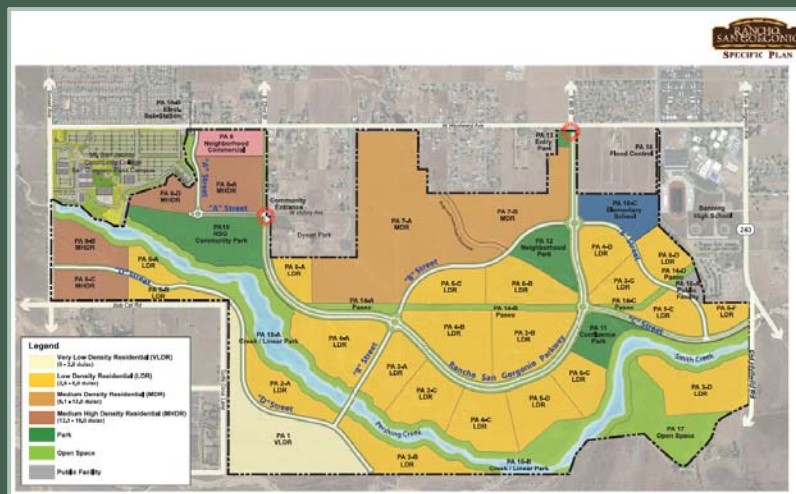
# Typical Small Project Schedule

## Estimated Timing for Development Entitlements & Building Permit Approvals

Project Completeness Review	4 weeks
Project is exempt from CEQA	
Project Staff Review (Application Complete)	4 weeks
Public Hearings - Draft Report, Notice and Hold PC Hearing	4 weeks
Building Plan Review	2-6 weeks
<b>Estimated 14-16 Weeks</b>	
Note #1: Schedule does not include Airport Land Use Commission (ALUC) approval if required	
Note #2: CEQA Exemption Assumed	

## Recent Projects

Large Project: Rancho San Gorgonio



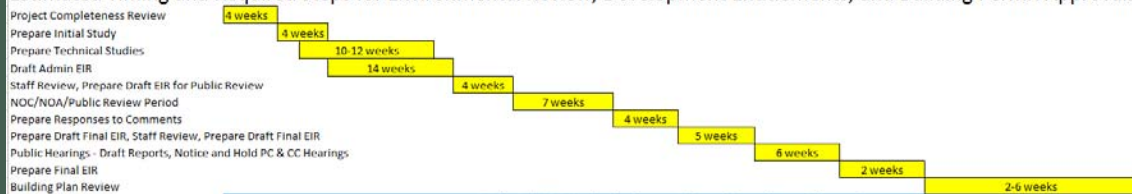


## Large Project Process

- Review project for completeness (30 days)
- CEQA determination – Environmental Impact Report
  - Circulate Notice of Preparation (30 days)
  - Route to internal/external agencies for comment/scoping meetings/complete DEIR (90 days) / Staff Review of DEIR and revisions (30-45 days)
  - Circulate Notice of Completion/Notice of Availability (45 days)
  - Respond to all comments, prepare FEIR (60 days)
- Public hearing: Planning Commission Recommends, City Council decides (45-60 days)

## Typical Large Project Schedule

### Estimated Timing and Required Steps for Environmental Review, Development Entitlements, and Building Permit Approvals



Note #1: Schedule does not include Airport Land Use Commission (ALUC) approval if required

Note #2: CEQA Technical Studies that may be required: Air quality/GHG, Biological, Cultural, Geology, Hazardous Materials, Hydrology/Water Quality, Noise, Traffic

