



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

**July 20, 2021**  
**4:00 p.m.**

**In Chamber and via Video/Teleconference**

Council Chambers  
99 E. Ramsey Street

*The following information comprises the agenda for the regular meeting of the Banning City Council, a joint meeting of the City Council and Banning Utility Authority, and the Banning City Council sitting in its capacity as the Banning Successor Agency Board.*

**This meeting is being held in Chamber and via Video/Teleconference on Zoom so that members of the public may observe and participate in this meeting electronically or telephonically.**

To observe and participate in the online video portion of the meeting through your personal computer or device, click here or follow this link:

<https://us02web.zoom.us/j/87415277765?pwd=dFVSOFBuMGpSeTBSREtPNytXYnhSQTO9>

**Meeting ID: 874 1527 7765**

**Password: 870511**

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Meeting ID: 874 1527 7765

**1. CALL TO ORDER**

- 1.1. Roll Call – *Council Members Hamlin, Happe, Pingree, Sanchez, and Mayor Wallace*

**2. PUBLIC COMMENT, APPOINTMENTS**

- 2.1. PUBLIC COMMENT

- 2.2. APPOINTMENTS

League of California Cities Voting Delegates for Annual Conference..... 4

**3. CLOSED SESSION**

- 3.1. **CONFERENCE WITH REAL PROPERTY NEGOTIATORS**

Pursuant to Government Code Section 54956.8

Property: Banning Municipal Airport, 200 So. Hathaway Street, Banning, CA 92220, (including APNs: 532-130-011, 012 and 018)

City Negotiators: Doug Schulze, City Manager

Negotiating Party: Grandave Capital, LLC, Ruben Islas, Manager

Under Negotiation: Price and terms for long-term lease of property

**4. REPORT ON CLOSED SESSION**

City Attorney

**5. DISCUSSION**

- 5.1. Update on the Grandave Studios Project located on City-owned Property (200 S. Hathaway Street).....**5**  
*(Art Vela, Public Works Director, Acting City Manager)*

**Recommendation:** Receive and file staff’s update on the Grandave Studios Project located on City-owned property (200 S. Hathaway Street).

**6. ADJOURNMENT**

**IT IS HEREBY CERTIFIED** under the laws of the State of California that the above Agenda was posted on the Banning City Hall Bulletin Board and the City's Website by 4:00 P.M. on the 15th day of July 2021.



Caroline Patton, Deputy City Clerk

**NOTICE:** 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. Advanced notification of at least 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]


Pursuant to amended Government Code Section 54957.5(b) staff reports and other public records related to open session agenda items are available on the [City's website](#) or at City Hall, 99 E Ramsey Street, Banning, CA 92220.



**CITY OF BANNING  
CITY COUNCIL REPORT**

**TO:** CITY COUNCIL

**FROM:** Art Vela, Acting City Manager

**PREPARED BY:** Caroline Patton, Deputy City Clerk 

**MEETING DATE:** July 20, 2021

**SUBJECT:** League of California Cities Designation of Voting Delegates and Alternates

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**RECOMMENDED ACTION:**

Staff respectfully recommend City Council designate a single voting delegate and alternate for the 2021 League of California Cities (“LOCC”) Annual Conference.

**BACKGROUND:**

This year’s LOCC annual conference and expo is scheduled for September 22-24, 2021 in Sacramento. At the conference, league members participate in an Annual Business Meeting where they consider and take action on matters that establish LOCC policy. In order for the City to vote at the meeting, the City Council must designate a voting delegate and an alternate who are authorized to cast a vote for the City of Banning.

The voting delegate and alternate chosen must be registered to attend the conference on Friday, September 24th. To cast their vote, the delegate must be present (in person) and in possession of the voting delegate card. If for some reason the delegate and alternate are unable to attend, the voting card cannot be transferred and the City will not be able to vote.

**ATTACHMENT:**

1. Voting Delegate Packet 2021  
<https://banningca.gov/DocumentCenter/View/9070/2021-Voting-Delegate-Packet>



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Art Vela  
Public Works Director/Acting City Manager



**CITY OF BANNING  
CITY COUNCIL REPORT**

**TO:** CITY COUNCIL

**FROM:** Art Vela, Acting City Manager

**MEETING DATE:** July 20, 2021

**SUBJECT:** Update on the Grandave Studios Project located on City-owned Property (200 S. Hathaway Street)

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**RECOMMENDED ACTION:**

Receive and file staff's update on the Grandave Studios Project located on City-owned property (200 S. Hathaway Street).

**BACKGROUND:**

Representatives from Grandave Capital, LLC ("Grandave") approached City staff regarding a proposed development of City-owned property at 200 S. Hathaway Street, which includes Assessor Parcel Numbers 532-130-011, 012, and 018. This property is commonly known as Banning Municipal Airport. The proposed development includes several sound stages, a water tank, outdoor (Brownstone) filming sites, storage facilities and other amenities that could positively impact the airport operations, provide jobs and stimulate the City's local economy.

An Exclusive Negotiated Agreement was originally authorized at the October 27, 2020 City Council meeting and renewed, with certain changes, at the April 27, 2021 City Council meeting.

City staff and the Grandave representatives recently had the proposed project reviewed by the Airport Land Use Commission (ALUC) at their July 8th commission meeting. ALUC voted favorably on a consideration of "conditionally consistent" with the Banning Airport Land Use Plan.

Additionally, staff has assisted the Grandave representatives with a submittal to the Federal Aviation Administration (FAA). FAA has commenced their aeronautical study (i.e. airspace review) which is expected to be completed in early August, 2021.

**JUSTIFICATION:**

The intent of this report of officers is to provide a general update to City Council and the public.



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Art Vela  
Public Works Director/Acting City Manager