CITY OF BANNING
PLANNING COMMISSION AGENDA

REGULAR MEETING - Wednesday, July 2, 2014 @ 6:30 PM
City Council Chambers, 99 E. Ramsey Street
Banning, CA 92220

The following information comprises the agenda for a regular meeting of the Banning Planning Commission and a joint meeting of the Banning Planning Commission and Banning Parks and Recreation Commission.

I. CALL TO ORDER: Chairman Siva

➢ Pledge of Allegiance: Commissioner Briant

➢ Roll Call: Chairman Siva, Commissioner Briant, Commissioner Ellis, Commissioner Price and Commissioner Shaw

II. PUBLIC COMMENTS:

At this time, the general public is invited to address the Planning Commission concerning any items that are not listed on the agenda, or items which are on the Agenda that are not public hearings or other items under the jurisdiction of the Planning Commission. Comments from the public of any non-agenda items will be limited to Five (5) minutes in accordance with City policy.

III. CONSENT CALENDAR ITEMS:

Note: All items listed on the Consent Calendar may be enacted by a single motion without separate discussion. If a discussion or a separate vote on any item is desired by a Planning Commissioner, that item may be removed from the Consent Calendar and considered separately. All remaining items not removed from the Consent Calendar by a Planning Commissioner shall be voted on prior to discussion of the item(s) requested to be pulled.
RECESS THE PLANNING COMMISSION MEETING AND CALL TO ORDER A
JOINT MEETING OF THE PLANNING COMMISSION AND PARKS AND
RECREATION COMMISSION.

➢ Roll Call: Commissioner Miller, Commissioner Elmore, Commissioner Dickson,
Commissioner Sanchez and Commissioner Topete

IV. PRESENTATION BY THE ASSISTANT CITY ATTORNEY LONA LAYMON
ON GENERAL DUTIES AND RESPONSIBILITIES OF A COMMISSION

ADJOURN JOINT MEETING AND RECONVENE THE REGULAR PLANNING
COMMISSION MEETING

V. PLANNING COMMISSIONER COMMENTS

VI. COMMUNITY DEVELOPMENT DIRECTOR’S COMMENTS

VII. ADJOURNMENT

The City of Banning Planning Commission is hereby adjourned to the regular Planning
Commission meeting of August 6, 2014 starting at 6:30 p.m. in the City Council
Chambers.

In compliance with the Americans with Disabilities Act, if you need special assistance to
participate in this meeting, please contact the Planning Division (951) 922-3125. Notification 48
hours prior to the meeting will enable the City to make reasonable arrangements to ensure
accessibility to this meeting [28 CFR 35.102-35.104 ADA title II].
City of Banning

PLANNING COMMISSION MINUTES

June 4, 2014

A regular meeting of the City of Banning Planning Commission was held on Wednesday, June 4, 2014 at 6:30 p.m., in the Council Chambers, City Hall, 99 East Ramsey Street, Banning, CA, 92220.

Commissioners Present: Vice-Chairman Ellis
Commissioner Briant
Commissioner Price
Commissioner Shaw

Commissioners Absent: Chairman Siva

Staff Present: Community Development Director, Zai Abu Bakar
Economic Development Director/Public Information Officer, Bill Manis
City Engineer, Kahono Oei
Associate Planner, Brian Guillot
Assistant City Attorney, Lona Laymon
Recording Secretary, Holly Stuart

I. CALL TO ORDER

II. PUBLIC COMMENTS:

Susan Savolainen: She addressed concerns related to an accident near the Fire Memories Museum and the need to evaluate contributing factors; requested that the Commission reject any Housing Element that unfairly concentrates affordable housing in one section on the City; and requested that the members of the Commission join with others to create a vision for Banning. Ms. Savolainen’s statement for the record is attached hereto by reference.

III. CONSENT CALENDAR

1. Minutes of May 7, 2014

ACTION (SHAW / PRICE): A motion was moved, seconded and carried that item 1 be approved as presented.

(Motion carried 4-0)
IV. PUBLIC HEARING

1. CONDITIONAL USE PERMIT (CUP) #14-8002
A REQUEST BY THE PROPERTY OWNER TO USE THE EXISTING
BUILDING LOCATED AT 5791 W. RAMSEY STREET IN THE
PROFESSIONAL OFFICE (PO) ZONE AS A MIXED USE
RESIDENTIAL/COMMERCIAL DEVELOPMENT
APN 419-101-006

Associate Planner Brian Guillot presented the staff report and stated that the applicant is
requesting approval to use an existing building located at 5791 W. Ramsey Street in the
Professional Office (PO) zoning district as a mixed use residential/commercial development.
The existing building is two stories with the upper story consisting of two small residential
apartments. The lower story consists of a general office space and warehouse. Associate Planner
Guillot presented the PowerPoint attached hereto by reference which displayed pictures of the
existing building from various views. He continued and discussed the surrounding area and uses
as well as evaluated the zoning map and use table from the zoning code. Per the table this
project requires a conditional use permit. Associate Planner Guillot reviewed the typical uses
that are permitted in the Professional Office zoning district in consideration of potential future
uses that may be approved in close proximity of the project. The building floor plan was also
reviewed noting the uses of the building were not related and that there was no way to enter the
office space from the apartments other than the traditional way of going outside and then entering
into the other building. Associate Planner concluded the staff report and reviewed the
recommendation of approval.

The Commissioners asked questions and items were discussed related to parking; concrete
surrounding the building and landscape; prior use and most recent occupancy; fire department
access, condition and existing driveway width.

Vice-Chairman Ellis opened the hearing to the public. Seeing no comments, the public hearing
was closed and a motion entertained.

ACTION (SHAW/PRICE): A motion was moved, seconded and carried that the
Planning Commission take the following action:

1. ADOPT A CLASS 1 CATEGORICAL EXEMPTION IN COMPLIANCE
WITH CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)
GUIDELINES SECTION 15301 (EXISTING FACILITIES); AND,

2. ADOPT PC RESOLUTION NO. 2014-08 APPROVING CONDITIONAL
USE PERMIT #14-8002 AUTHORIZING THE
RESIDENTIAL/COMMERCIAL MIXED USE DEVELOPMENT
SUBJECT TO CONDITIONS OF APPROVAL WITH AN AMENDMENT
TO THE FIRE DEPARTMENT CONDITIONS REQUIRING ONE MEAN
OF INGRESS/EGRESS FOR EMERGENCY VEHICLES AND FIRE
APPARATUS ACCESS.
(Motion Carried 4-0)

2. A REQUEST BY COYNE POWERSPORTS LOCATED AT 2301 W. RAMSEY STREET IN THE HIGHWAY SERVING COMMERCIAL (HSC) ZONE TO APPROVE DESIGN REVIEW #14-7001 FOR A 10,040 SQUARE FOOT MOTORCYCLE SALES BUILDING; VARIANCE #14-3001 TO APPROVE THE LANDSCAPING AND PARKING FOR THE EXISTING FACILITY; AND, CONDITIONAL USE PERMIT (CUP) #14-8001 TO APPROVE THE FREeway ORIENTED SIGNS APN 538-162-016

Associate Planner Brian Guillot presented the staff report stating the applicant, Coyne Motorsports, is requesting approval to construct a new 10,000 square foot motorcycle sales building on an existing parcel which was previously approved. The proposed project is located on Ramsey Street in the Highway Serving Commercial zoning district and the request includes a variance for parking and landscaping and conditional use permit for freeway oriented signs. Associate Planner Guillot presented the PowerPoint attached hereto by reference. The site location; surrounding area and uses; zoning map and designation; buildings and floor plan; and signs were reviewed as part of the presentation.

The applicant and staff worked until a few hours before this meeting to resolve some issues regarding the project. Staff and the applicant agreed to amendments to the conditions of approval as shown in the attached. Associate Planner Guillot continued with his presentation in addressing each proposed amendment.

Commissioners asked questions and discussed items which included landscaping; parking concerns including the ability to park large recreational vehicles/trailers; provisions for interior fire sprinklers in the building; wind ratings on pylon signs; architectural screening; the trash enclosure; and the sidewalk width.

Director Abu Bakar stated that new development is required to comply with the California Building Code and staff will ensure requirements are met. Associate Planner Guillot confirmed that compliance items will be addressed during the construction document review process because they are very detailed.

Association Planner Guillot concluded his presentation with staff’s recommendation of approval.

Vice Chairman Ellis opened the hearing to the public.

Marty Coyne, Owner of Coyne Powersports: Introduced himself and stated he was available for questions. Mr. Coyne responded to the Commissioners’ questions related to the sidewalk width and restroom facilities.
Greg Maldonado, Duggins Construction: Addressed the Commission regarding restroom inquiries related to the project. Mr. Maldonado stated that the determination of the number of restrooms stalls was based on the plumbing code and that adjustments would be made if necessary to meet that code requirement.

Director Abu Bakar made the statement that during the plan check process all the code requirements will be addressed and required to comply with the California Building Code.

Commissioner Ellis stated that provisions for the storm drain was not present. In response, the City Engineer stated that the detailed design for the storm drain will be addressed during the civil design. As part of the condition, the applicant will be required to comply with all of the requirements for storm drainage including meeting the requirements of the Water Quality Management Plan (WQMP) as specified in the conditions.

Commissioner Price stated he was concerned with having two restrooms. Marty Coyne responded and stated there will be two restrooms in the new building however additional restrooms are available in the pre-owned building and also one in the service area that will be utilized by the employees for a total of six restrooms. The new restrooms will be ADA compliant.

Further discussion took place regarding the number of parking spaces.

Commissioner Shaw made that stated that the applicant and City need to work together to make this a viable project.

In regards to the parking, Associate Planner Guillot brought to the attention of the Commission that a professional study was prepared by Victor Rodriguez-Fernandez. In comparison to other facilities an analysis was performed concluding that the project was deficient fourteen regular size stalls. Seventeen motorcycle stalls are proposed and overall the professional recommendation concluded that the parking was adequate. The Planner stated currently the landscaping and parking is balanced and alterations may require adjustments to their business plan. Discussion continued regarding parking and site constraints.

Vice Chairman Ellis closed the public hearing and entertained a motion.

**ACTION (SHAW / PRICE): A motion was moved, seconded and carried that the Planning Commission take the following action:**

1. **ADOPT A CLASS 32 CATEGORICAL EXEMPTION IN COMPLIANCE WITH CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES SECTION 15332 (IN-FILL DEVELOPMENT PROJECTS); AND,**

Planning Commission Meeting Minutes  
June 4, 2014
2. ADOPT PC RESOLUTION NO. 2014-09 DESIGN REVIEW #14-7001, VARIANCE 14-3001, AND CONDITIONAL USE PERMIT # 14-8001 SUBJECT TO CONDITIONS OF APPROVAL WITH PROVIDED AMENDMENTS

(Motion Carried 4–0)

VI. PLANNING COMMISSIONER COMMENTS

Vice Chairman Ellis requested an update regarding Commissioner completion of ethics training.

Commissioner Price stated it was his very high honor to be on the Commission and that he will do his best to do an outstanding job.

VII. COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

Director Abu Bakar welcomed the two new Commissioners. Planning Commissioner Orientation Guides were provided to each of the members including information related to AB 1234 required ethics training. In July there will Planning Commission orientation training. Assistant City Attorney encouraged city officials to complete the ethics training as soon as possible although the timeframe is set by the California Fair Politician Practices Commission and state law. Director Abu Bakar stated she would send a link to all the Commissioners regarding the AB 1234 online training.

Director Abu Bakar and Assistant City Attorney Laymon discussed having meetings on a regular basis and the constraints of meetings that lack agenda items.

VIII. ADJOURNMENT

There being no further business, the meeting was adjourned at 7:46 p.m.

Respectfully submitted,

Holly Stuart
Recording Secretary

THE ACTION MINUTES SUMMARIZE ACTIONS TAKEN BY THE PLANNING COMMISSION. A COPY OF THE MEETING IN ITS ENTIRETY IS AVAILABLE IN DVD FORMAT AND CAN BE REQUESTED IN WRITING TO THE CITY CLERIC'S OFFICE.
Comments to the Banning Planning Commission

June 4, 2014

Good evening commissioners. I am here to address you and the public at large regarding 3 issues of great urgency.

First, I will speak about the recent tragic accident that took the life of a pedestrian on West Wilson Street. The accident cannot be blamed on one person nor the absence of a permit. Pending conclusion of a formal police investigation I ask that there be no further discussion of the incident except to discover what actions would prevent any similar tragedies in the future.

This commission should immediately evaluate factors that could have contributed to the accident and implement corrective measures within 60 days. Such factors include: whether the speed limit should be reduced, if additional parking at the Fire Memories Museum should be required, if crosswalks and/or signals should be installed. Note: there are no signals or crosswalks between Highland Springs and Mountain Avenues — a distance of approximately 1 ½ miles.

Second, I ask the commission to reject any Housing Element that unfairly concentrates Affordable Housing in any one section of the city, is not in compliance with the General Plan regarding preserving Neighborhood Character, and places large complexes in areas where amenities are not within walking distance. Specific to Resolution 2014-41, parcel 537-120-034 needs to be removed from the Affordable Housing Overlay since it is in an Agricultural Preserve according to the Riverside County Assessor website.

Lastly, I implore that the members of the commission join with the public, other commissions, the City Council, the Chamber of Commerce, community clubs and organizations to find common ground in order to create a vision for Banning that embraces both the “proud history” and “prosperous tomorrow.” But not to stop there, but also develop a list of implementable actions and realistic timelines for reaching those goals. Most importantly, I ask the members of this commission to promote civility and pledge to always be courteous towards others, even those we do not agree with. If we as citizens of Banning do not come together, then we and our city are doomed to come apart.

Thank you,

Susan E. Savolainen

Citizen of Banning
Community Development Planning Division
CONDITIONAL USE PERMIT (CUP) #14-8002
A REQUEST BY THE PROPERTY OWNER TO USE THE EXISTING BUILDING LOCATED AT 5791 W. RAMSEY STREET IN THE PROFESSIONAL OFFICE (PO) ZONE AS A MIXED USE RESIDENTIAL/COMMERCIAL DEVELOPMENT
<table>
<thead>
<tr>
<th>Zone</th>
<th>Residential Uses</th>
<th>Mixed-use: residential/commercial</th>
<th>Residential accessory uses and structures</th>
<th>Residential care facility, large</th>
<th>Residential care facility, small, licensed</th>
<th>Residential care facility, small, unlicensed</th>
<th>Congregate care housing</th>
<th>Single room occupancy facility</th>
<th>Single-family dwellings, existing</th>
<th>Single-family dwelling Unit</th>
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<td>DC</td>
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<td>GC</td>
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</table>

Table 17.12.020 Permitted, Conditional and Prohibited Commercial and Industrial Uses
Land Use

A mixed use residential/commercial development at this location provides a mix of uses that may support both the existing medical facilities in the area by providing a small business location, and provide housing immediately adjacent to those facilities that have a need for employees.

Examples of Professional Office Uses:

<table>
<thead>
<tr>
<th>Zone</th>
<th>DC</th>
<th>GC</th>
<th>HSC</th>
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<tr>
<td>Services</td>
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<td>Automatic teller machine (ATM), not at a bank</td>
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<td>Banks and financial establishments/services</td>
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<td>Business support/secretarial services</td>
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<td>Drive-in and drive-through services</td>
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<td>Dry cleaning, retail</td>
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<td>Government offices</td>
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<td>Medical services, clinics and labs</td>
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<td>Professional offices</td>
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<td>Public parking</td>
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<td>Public utility and safety facilities</td>
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<td>Real estate offices</td>
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<td>Repair and maintenance of consumer products</td>
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<td>Research and development facilities</td>
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<td>Veterinary clinics, animal hospitals, grooming</td>
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Two Separate Uses
A REQUEST BY COYNE POWERSPORTS LOCATED AT 2301 W. RAMSEY STREET IN THE HIGHWAY SERVING COMMERCIAL (HSC) ZONE TO APPROVE DESIGN REVIEW #14-7001 FOR A 10,040 SQUARE FOOT MOTOR CYCLE SALES BUILDING; VARIANCE #14-3001 TO APPROVE THE LANDSCAPING AND PARKING FOR THE EXISTING FACILITY; AND, CONDITIONAL USE PERMIT (CUP) #14-8001 TO APPROVE THE FREEWAY ORIENTED SIGNS.
Proposed Improvements
Signage
Revisions to Coyne Powersports Conditions

Staff met with the applicant earlier today and agreed to the following amendments to the conditions of approval:

99. The separation between the proposed southerly driveway along Sunrise Avenue and the intersection of Sunrise Avenue/Ramsey Street is not enough and poses a traffic movement issue. This driveway must be closed off. The City will allow for the existing westerly and easterly access points along Ramsey Street. Said driveways shall be reconstructed to meet the City's commercial driveway standard.

(The City Engineer has agreed to this revised condition of approval. Please see the attached revised site plan.)

128. CODE COMPLIANCE:

All Plans, Specifications and Construction shall comply with and conform to the current edition of the California Fire Code (CFC), California Building Code (CBC), and other state and local laws as applicable.

Special Requirements for this project:

Fire Department access shall be provided to within 150 feet of all portions of the facility. The road shall be considered "all weather" accessible for a fire truck.

Add an additional fire hydrant across from the one on the south side of Ramsey Street. Relocate the other fire hydrant to the east driveway entrance.

(The Assistant Fire Marshal agreed to this revised condition of approval)

13. The pylon sign shall not exceed one hundred forty seventy five square feet per display face with dimensions of 28 feet in length and 5 feet in height.

(This is a typographical error as the code allows 175 square feet)
Additionally, the applicant has requested that the following conditions of approval be amended or deleted in their entirety:

15. All roof-mounted equipment or utility equipment on the side of the structure, or on the ground, shall not be visible from adjacent properties, the public rights-of-way or the parking lot. This includes existing structures. Any architectural screening that is proposed to shield the roof-mounted equipment shall be compatible in terms of colors and materials of the building. Landscape screening for ground mounted equipment shall be of sufficient size and quantity to fully screen the equipment.

(The applicant considers the screening requirement for the existing structures a hardship.)

83. Provide for the following design features in each trash enclosure, to the satisfaction of the Community Development Director:

   a. Architecturally integrated into the design of the project.
   b. Large enough to accommodate two trash bins (see Public Works Dept for details).
   c. Trash bins with counter-weighted lids.
   d. Architecturally treated overhead shade trellis or cover.
   e. Chain link screen on top to prevent trash from blowing out of the enclosure and designed to be hidden from view.

(The applicant considers the cover requirement for the trash enclosure a hardship.)

100. The minimum sidewalk width in commercial areas is 8 feet.

(The applicant considers the requirement for 8 foot wide sidewalk a hardship. There is an existing 5 foot wide sidewalk.)