



CITY OF BANNING STAFF REPORT

TO: PLANNING COMMISSION

FROM: Matthew Bassi, Interim Community Development Director

PREPARED BY: Mary Yaryan, Senior Planner

MEETING DATE: August 5, 2026

SUBJECT: Zone Text Amendment 26-0004 (PZTA26-0004) - A City initiated amendment to Section 17.12.020 (Table 17.12.020) of the Banning Municipal Code.

STAFF RECOMMENDATION:

Staff recommends the Planning Commission take the following actions:

1. Find that Zone Text Amendment PZTA 26-0004 is exempt from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15061(b)(3); and
2. Adopt Resolution No. 2026-03 entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BANNING, CALIFORNIA, RECOMMENDING CITY COUNCIL ADOPTION OF AN EXEMPTION PURSUANT TO CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES SECTION 15061(B)(3) AND ADOPTION OF AN ORDINANCE APPROVING ZONE TEXT AMENDMENT PZTA 26-0004, AMENDING BANNING MUNICIPAL CODE SECTION 17.12.020, TABLE 17.12.020 RELATED TO STORAGE USES.

PROJECT APPLICANT:

City of Banning

BACKGROUND:

Banning Municipal Code Section 17.12.020 contains Table 17.12.020, Permitted, Conditional and Prohibited Commercial and Industrial Uses. This table identifies whether uses within the City's commercial and industrial zoning districts are permitted by right, conditionally permitted, or prohibited. The current table includes "Construction storage (indoor and/or outdoor)" under the Services category/heading. The table also includes both "Contractor's storage yards" and "Storage yard" under the Manufacturing and Processing Uses category/heading. The Planning Department is proposing a city-initiated Zone Text Amendment to amend Table 17.12.020 to require a Conditional Use Permit (CUP) for all storage uses in the city's industrial zones as listed in the table.

DESCRIPTION:

The proposed amendment does not change the zoning designation of any property, does not approve a specific development project, nor does it authorize construction. The sole purpose of the zone text

amendment is to require a CUP for all storage uses in the industrial zones, which will give staff and the Planning Commission better authority to propose special conditions to minimize potential impacts on surrounding land uses.

The amendment proposes to amend Banning Municipal Code Section 17.12.020, Table 17.12.020, as follows:

1. Revise the “Construction storage (indoor and/or outdoor)” row under the Services category/heading to require a Conditional Use Permit in the Industrial Zone as illustrated below. This use already requires a CUP in the BP and IMR zones;
2. Revise the “Contractor’s storage yards” row under the Manufacturing and Processing Uses category/heading to require a Conditional Use Permit in the Industrial and Industrial Mineral Resource zones. This use already requires a CUP in the AI and BP zones; and
3. Delete the “Storage yard” row under the Manufacturing and Processing Uses heading as it is a redundant use category and is not needed.

Proposed Table Revisions

The proposed amendment would revise the following rows in Table 17.12.020:

Services:

Use	DC	GC	HSC	PO	I	AI	BP	IMR
Construction storage (indoor and/or outdoor)	X	X	X	X	C	X	C	C

Manufacturing and Processing Uses:

Use	DC	GC	HSC	PO	I	AI	BP	IMR
Contractor's storage yards	X	X	X	X	C	C	C	C

The following row would be removed from Table 17.12.020:

Use	DC	GC	HSC	PO	I	AI	BP	IMR
Storage yard	X	X	X	X	P	C	C	P

For purposes of Table 17.12.020, “P” means permitted, “C” means conditionally permitted, and “X” means prohibited.

PROJECT ANALYSIS/FINDINGS OF FACTS:

As outlined in Section 17.116.050 of the Banning Zoning Ordinance, approval of a Zone Text Amendment requires three (3) findings. The Planning Commission is being asked to consider the findings below and recommend that the City Council make the required findings in connection with adoption of the Council Ordinance for Zone Text Amendment PZTA 26-0004.

A. The proposed Amendment is consistent with the goals and policies of the General Plan.

Finding of Fact: The proposed Amendment is consistent with the General Plan because it maintains the City's existing commercial and industrial zoning structure and revises only the permitting requirements for specific storage-related uses listed in Table 17.12.020. The Amendment does not change any General Plan land use designation, does not change any zoning district boundary, and does not approve any specific development project.

B. The proposed Amendment is internally consistent with the Zoning Ordinance.

Finding of Fact: The proposed Amendment is internally consistent with the Zoning Ordinance because it amends Table 17.12.020, which is the table used to identify permitted, conditional, and prohibited uses in the City's commercial and industrial zoning districts.

C. That the Planning Commission has independently reviewed and considered the requirements of the California Environmental Quality Act.

Finding of Fact: The Zone Text Amendment PZTA26-0004 is exempt from the requirements of the California Environmental Quality Act pursuant to CEQA Guidelines Section 15061(b)(3).

Staff believes requiring a CUP for these uses is logical and will give the Planning Commission (and the City Council upon appeals) the authority to apply special conditions to various projects that could have an impact on surrounding uses. Further, it gives the Planning Commission the ability to better determine that a storage use is compatible with other uses in the same zone.

ENVIRONMENTAL DETERMINATION:

Staff has reviewed the proposed code amendment as it relates to the California Environmental Quality Act (CEQA) Guidelines. Based on this analysis, staff is recommending the Planning Commission determine that Zone Text Amendment PZTA 26-0004 is exempt from the requirements of the California Environmental Quality Act pursuant to Section 15061(b)(3). As stated in this CEQA section, the activity is covered by the common sense exemption that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Where 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. It is staff's opinion that the proposed zone text amendment, which only requires a CUP for storage uses, will not have a significant effect on the environment; therefore, the Planning Commission can recommend the City Council adopt this CEQA exemption based on the analysis above. The proposed zone text amendment is also consistent with the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), as it does not authorize any specific development or physical disturbance.

PUBLIC COMMUNICATION:

On July 24, 2026, a public hearing notice was published in the Record Gazette, a newspaper of general circulation within the City of Banning, notifying the general public that Zone Text Amendment PZTA 26-0004 would be considered by the Planning Commission at a public hearing to be held on August 5, 2026. As of the time of writing this staff report, no public comments have been received either in support of, or in opposition to the proposed Zone Text Amendment.

ATTACHMENTS:

1. [Draft PC Resolution No. 2026-03 for PZTA 26-0004](#)
2. [Exhibit A - Draft Council Ordinance](#)
3. [Exhibit B - Proposed Amendments to BMC Section 17.12.020, Table 17.12.020](#)
4. [Draft NOE PZTA26-0004.pdf](#)
5. [08-05-2026_Planning Commission_PHN_Proof.pdf](#)