



CITY OF BANNING STAFF REPORT

TO: CITY COUNCIL

FROM: Douglas Schulze, City Manager

PREPARED BY: Emery Papp, Senior Planner
David Newell, Community Development Director

MEETING DATE: October 8, 2024

SUBJECT: Discussion of the Topics Covered at the August 8, 2024 General Plan Advisory Committee Meeting

RECOMMENDATION:

Receive, File, and Discussion Only.

BACKGROUND:

The General Plan Advisory Committee (GPAC) was established by City Council on March 9, 2021 upon adoption of Resolution 2021-11 (attached), to provide community-based support and oversight associated with the ongoing City of Banning General Plan Update. The GPAC is comprised of the following membership: two members of the City Council, two members of the Planning Commission, two members of the Banning Chamber of Commerce (one board member and one non board member); one representative from the Riverside Chapter of the Building Industry Association (BIA); and two long-time and permanent residents of the City who are not members of any of the groups referenced above. The current focus of the GPAC is the completion of updates to the Land Use Element and the Circulation Element. Upon completion of the GPAC's review and critique, City staff will bring forth for City Council's consideration a series of changes to the City's Land Use Designations and Roadway alignments necessary to accommodate existing and future growth.

The issues that were discussed at the last GPAC meeting held on August 8, 2024, are summarized in the attached Agenda and PowerPoint presentations and include:

Land Use Summary. Staff presented the final draft proposed Land Use Map and explained that the City will not consider any further land use amendments at this time as it was imperative for the traffic consultant to begin their study and analysis of the land plan and its impact Vehicle Miles Traveled (VMT) and Level of Service (LOS). Any further changes to the proposed Land Use map would further delay the traffic impact analyses currently underway by the traffic consultant, Urban Crossroads.

Circulation Study/Proposed Truck Route. The GPAC discussions included proposed roadway classifications and revised cross-sections for key road segments throughout the City. Many of the new cross-sections include implementation of the City's Complete Streets program. The proposed truck route map was recommended for change to remove the designation for truck parking along Joshua Palmer Road. Future circulation infrastructure improvements discussed include the possibility of an overcrossing for Interstate 10/Union Pacific Railroad at Highland Home Avenue, and the realignment of the existing east Ramsey Street on- and off-ramp configuration to a new location at Cottonwood Avenue.

Next Steps. City staff continues to meet weekly with the General Plan consultant, CASC Engineering,

since the contract with CASC was renewed earlier this year. This joint effort has been to finalize maps and exhibits, create policies and programs for the focused update, and develop a format and templates to present the information as hard copies and as a web-based document. The next GPAC meeting has not yet been scheduled, but is anticipated to be held after the traffic studies are complete. Once the GPAC has had an opportunity to review the results and recommendations of the traffic consultant, the final draft General Plan Update documents will be prepared for public hearings. Staff anticipates public hearings to begin at the end of the first quarter of 2025.

JUSTIFICATION:

A General Plan Update requires public input to vet critical decisions regarding future land uses, street circulation, and broad-based goals with implementing policies and programs. As community stakeholders, the GPAC provides input over a wide range of recommendations for issues including but not limited to: Land Use Changes, Land Use Policy; Land Use Density; Housing stock and type of housing; and achieving internal consistency with the other adopted elements of the General Plan. To achieve this end, the GPAC membership provides feedback from stakeholders and provides direction to staff on key areas to be considered for the Land Use and Circulation Element updates to the General Plan.

FISCAL IMPACT:

No Fiscal Impact, the GPAC members serve in a volunteer capacity and donate their time to the ongoing update effort. The contract with CASC Engineering has already been budgeted.

ALTERNATIVES:

None

BUDGETED?:

Yes

CONTRACT/AGREEMENT:

No

ATTACHMENTS:

1. [2021-11.pdf](#)
2. [GPAC Meeting Agenda \(08-08-24\).pdf](#)
3. [GPAC 8-8-2024.pptx](#)