



City of Banning

99 E. Ramsey Street • P.O. Box 998 • Banning, CA 92220-0998 • (951) 922-3125 • Fax (951) 922-3128

COMMUNITY DEVELOPMENT DEPARTMENT

NOTICE OF PUBLIC HEARING AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM, CONSIDERATION OF GENERAL PLAN AMENDMENT 18-2504 AND ZONE CHANGE 18-3503 TO CHANGE THE ZONING FROM LOW DENSITY RESIDENTIAL (LDR 0-5 DU/AC) TO HIGH DENSITY RESIDENTIAL (HDR 11-18 DU/AC), DESIGN REVIEW 18-7011 TO CONSIDER THE CONSTRUCTION OF A 96 UNIT APARTMENT COMPLEX ON APPROXIMATELY 7.08 ACRES OF LAND, AND ENVIRONMENTAL ASSESSMENT 18-1508, LOCATED AT THE SOUTHWESTERLY CORNER OF EAST HOFFER STREET AND NORTH HATHAWAY STREET IN THE CITY OF BANNING, CALIFORNIA (APN 534-283-011, 534-283-014)

NOTICE IS HEREBY GIVEN of a public hearing before the City of Banning Planning Commission, to be held on Wednesday, April 3, 2019, at 6:30 p.m. in the Council Chambers, City Hall, 99 East Ramsey Street, Banning, California, to consider the proposed project. The subject parcel is located generally south of E. Hoffer Street and west of N. Hathaway Street.

Information regarding the Mitigated Negative Declaration, MMRP, General Plan Amendment, Zone Change and Design Review can be obtained by contacting the City's Community Development Department, Planning Division at (951) 922-3125, or by visiting the City Hall located at 99 East Ramsey Street, Banning. You may also go to the City of Banning website at <http://www.banningca.gov/>.

All parties interested in speaking either in support of or in opposition to this item are invited to attend the hearing, or to send their written comments to the Community Development Department, Planning Division, City of Banning at 99 E. Ramsey Street, P.O. Box 998, Banning, California, 92220.

If you challenge any decision regarding the above proposal in court, you may be limited to raising only those issues you or someone else raised in written correspondence delivered to the City Clerk at, or prior to, the time the Planning Commission makes its recommendation on the proposal; or, you or someone else raised at the public hearing or in written correspondence delivered to the hearing body at, or prior to, the hearing (California Government Code, Section 65009).

BY ORDER OF THE COMMUNITY DEVELOPMENT DIRECTOR OF THE CITY OF BANNING, CALIFORNIA

Adam B. Rush, AICP
Community Development Director

Dated: 03/19/2019
Publish: 03/22/2019

CITY OF BANNING PLOT PLAN

OF A PORTION OF BLOCK 152 OF BANNING COLONY LAND, AS SHOWN BY MAP
ON FILE IN BOOK 5 PAGE 186 OF MAPS, RECORDS OF RIVERSIDE COUNTY.
AUGUST, 2018

SAKE ENGINEERS, INC.

CHINER/DELAUER,
JEN & SARA, P.A.
RIVERSIDE, CA 92504
TEL: 951 / 453-4997

ENGINEER:

SAKE ENGINEERS, INC.
400 S. JAPURA AVE., SUITE 202
CORONA, CA 92879
(951) 279-4641 PH.
(951) 279-2630 FAX
(800) 882-7100 FAX

SOIL ENGINEER:

SAKE ENGINEERS, INC.
725 S. JAPURA AVE., UNIT C
RIVERSIDE, CA 92504
(951) 279-2630 PH.
(800) 882-7100 FAX

ASSESSORS PARCEL NO.:

334-283-011-014

TOTAL ACREAGE:

TOTAL ACREAGE (GROSS) _____ 7.08 AC.

LAND APPROVED AREA _____ 4.19 AC. (178,177.75 S.F.)

PERVIOUS AREA _____ 2.89 AC. (120,227.05 S.F.)

UTILITIES:

EDISON GAS CO. OF RIVERSIDE

CITY OF BANNING

WATER DISTRICT

TELEPHONE

SOUTHERN CALIFORNIA

EDISON GAS CO. OF RIVERSIDE

WATER DISTRICT

BANNING LIMITED SELLER DISTRICT

TOPOGRAPHY:

ARMED MAPS CORPORATION

LAND SURVEYOR:

JOHN B. BANNING

REG. NO. 24242

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