



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, CONSIDERATION OF GENERAL PLAN AMENDMENT 19-2503 AND ZONE CHANGE 19-3501 TO CHANGE THE LAND USE AND ZONING MAP IDENTIFICATION OF MULTIPLE PARCELS THROUGHOUT THE CITY, AND NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION FOR ENVIRONMENTAL ASSESSMENT 19-1505, IN THE CITY OF BANNING, CALIFORNIA (APN's 532-130-008, 541-260-033, -035, -041, -042, -044, -047, 534-161-008, -009, 532-160-006, -007, -008, -009, -013, -014, 540-220-008, -009, 540-250-060, 540-250-035, -045, 534-172-001, -002, -003, -004, -005, -007, -008, and 534-152-025)

NOTICE IS HEREBY GIVEN of a public hearing before the City of Banning City Council, to be held on **Tuesday, December 10, 2019, at 5:00 p.m. in the Council Chambers, City Hall, 99 East Ramsey Street, Banning, California**, to consider the proposed project. The subject parcels are located within nine locations throughout the City.

Planning Commission Recommendation: On November 6, 2019, the Planning Commission of the City of Banning, held a duly notice public hearing on the proposed General Plan Land Use Map and Zoning Map Amendments (GPA 19-2503, ZC 19-3501) and Environmental Assessment (EA 19-1505) and, following public testimony and the close of the hearing, and adopted Resolution No. 2019-22 (revised), by a 4-0-1 vote, recommending that the City Council of the City of Banning, approve GPA 19-2503, ZC 19-3501, and EA 19-1508, but exclude Locations 5 (APNs: 540-220-008, -009) and 8 (APNs: 534-172-001, -002, -003, -004, -005, -007, and -008) from GPA 19-2503 and ZC 19-3501.

Information regarding the Negative Declaration, General Plan Amendment and Zone Change 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**.

Parties who chose to 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 City Council 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).

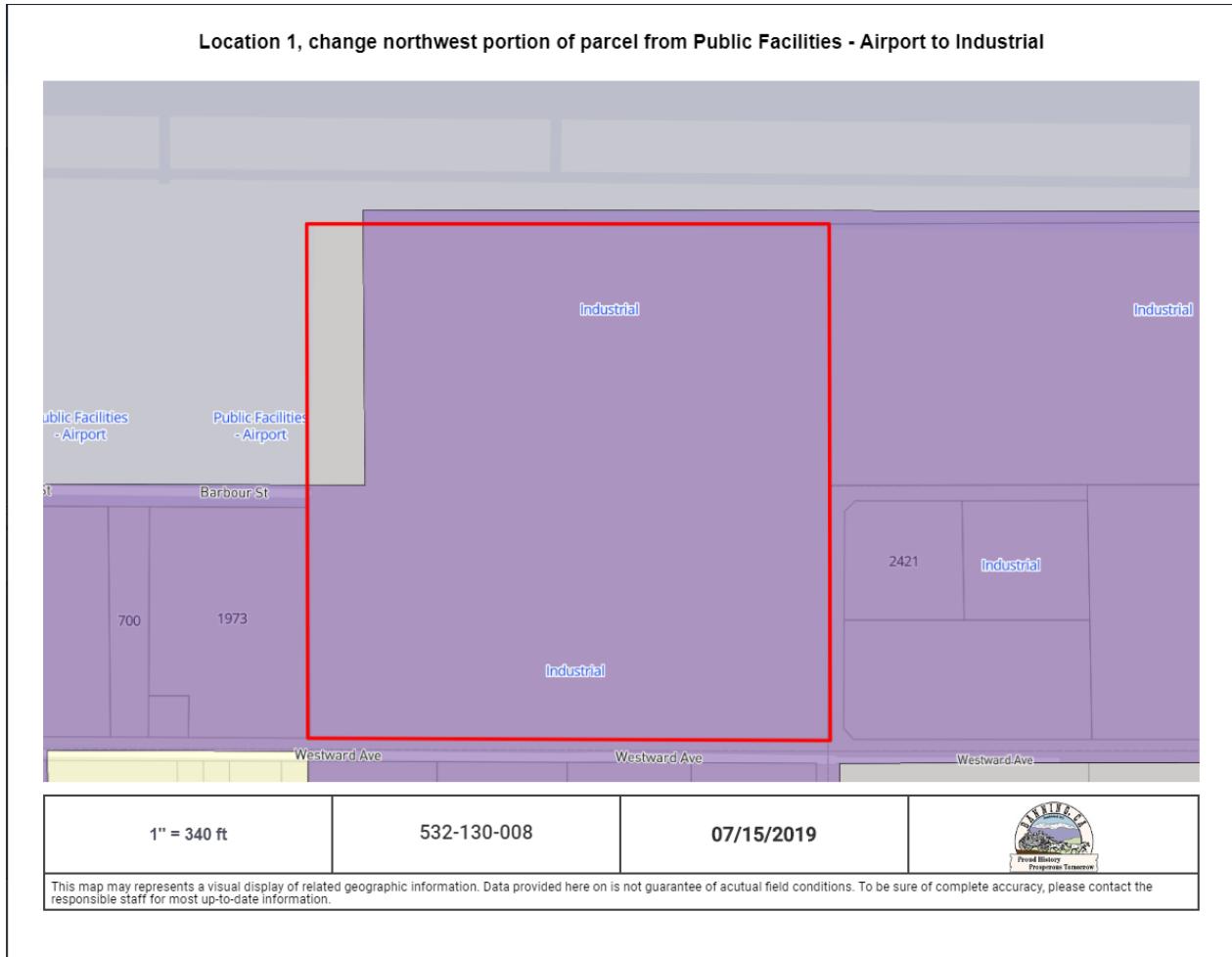
BY ORDER OF THE COMMUNITY DEVELOPMENT DIRECTOR OF THE CITY OF BANNING, CALIFORNIA

Adam Rush, M.A., AICP
Community Development Director

Dated: November 26, 2019
Publish: November 29, 2019

1. **Location One** consist of the northwestern 2.1-acre portion of Assessor's Parcel Number 532-130-008. The northwest part of this parcel is currently zoned, Public Facilities – Airport, and is proposed to be rezoned to, Industrial, to be consistent with the remainder of the parcel. The site is surrounded by Public Facilities-Airport Zoning to the north, Industrial Zoning to the east and south and Public Facilities-Airport and Industrial Zoning to the west. See Figure 1 below.

Figure 1, Location One, Zoning Map

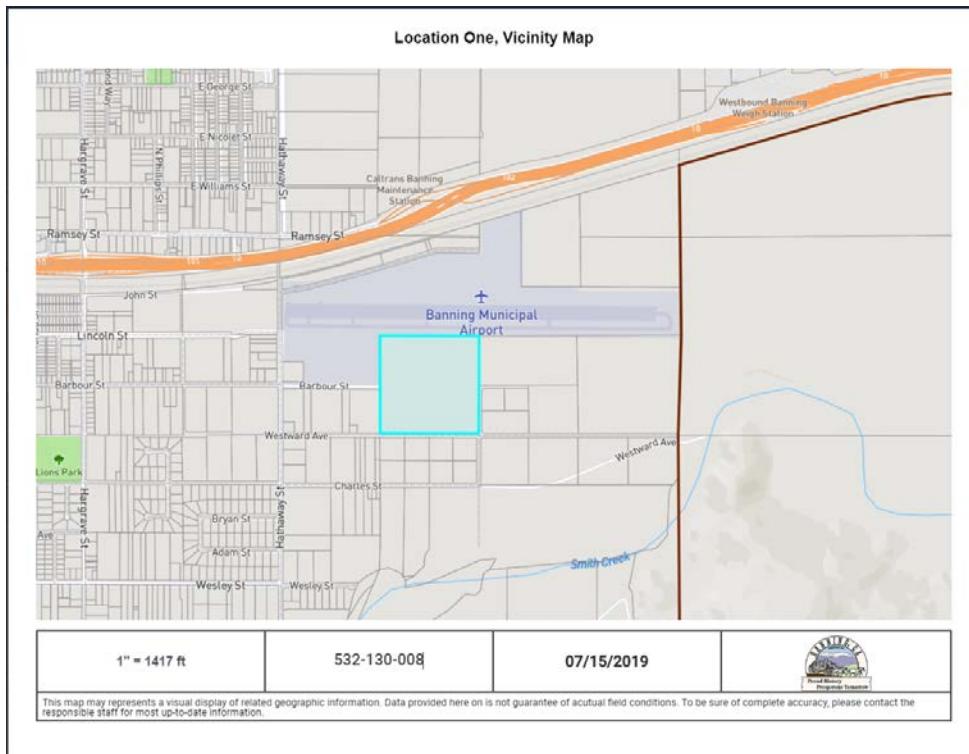


Location One is a 39.1-acre parcel located south of the Banning Municipal Airport, north of Westward Avenue and 1,315 feet east of Hathaway Street. The vacant parcel is relatively flat with a slight downward slope from the north to the south. There are no unique landforms, rock outcroppings, drainage courses, structures or forest. The site vegetation consists mainly of native and non-native plants and grasses. Additionally, the site has been heavily disturbed by human activities and there are signs of repeated disk ing for weed abatement and fire prevention. See Figures 2 and 3 below.

Figure 2, Location One, Aerial Map

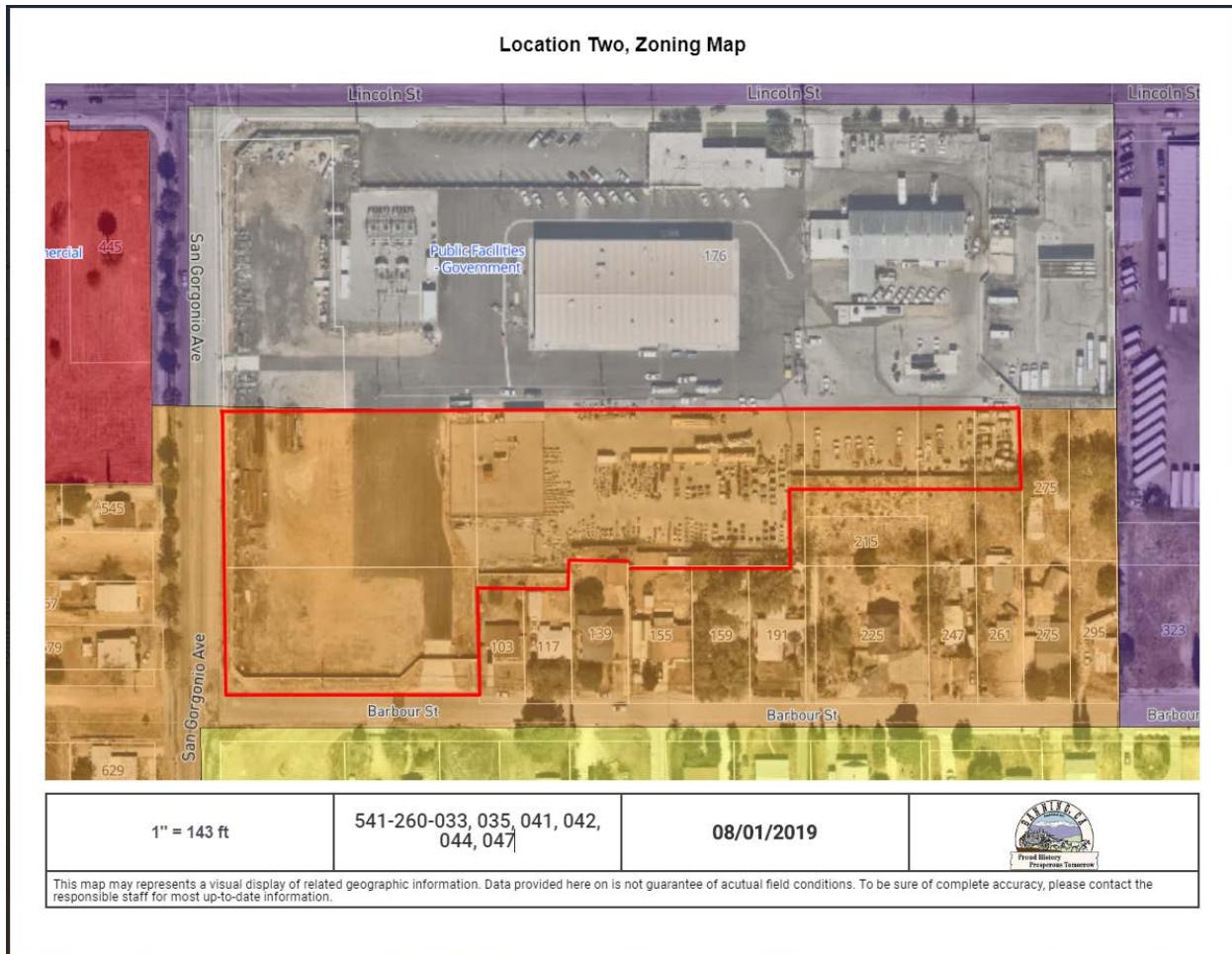


Figure 3, Location One, Vicinity Map



2. **Location Two** consists of six parcels which are identified as Assessor's Parcel Number's 541-260-033, 035, 041, 042, 044 and 047 and are all part of the City of Banning Public Works/Electric Utility Yard. The six parcels are currently zoned, Medium Density Residential (MDR), and the proposed zoning is, Public Facility – Government to be consistent with the remainder of the existing project site (Pubic Works/Electric Utility Yard). The site is surrounded by Public Facilities-Government Zoning to the north, Industrial Zoning to the east, Medium Density Residential Zoning and Low Density Residential Zoning to the south and Medium Density Residential Zoning and Commercial Zoning to the west. See Figure 4 below.

Figure 4, Location Two, Zoning Map



Location Two consists of approximately 3.81-acres located at the Northeast corner of San Gorgonio Avenue and Barbour Street. The site is relatively flat with existing pavement for storage of materials and supplies. There are no unique landforms, rock outcroppings, drainage courses, structures or forest. There is no existing vegetation or habitat for endangered species. See Figures 5 and 6 below.

Figure 5, Location Two, Aerial Map

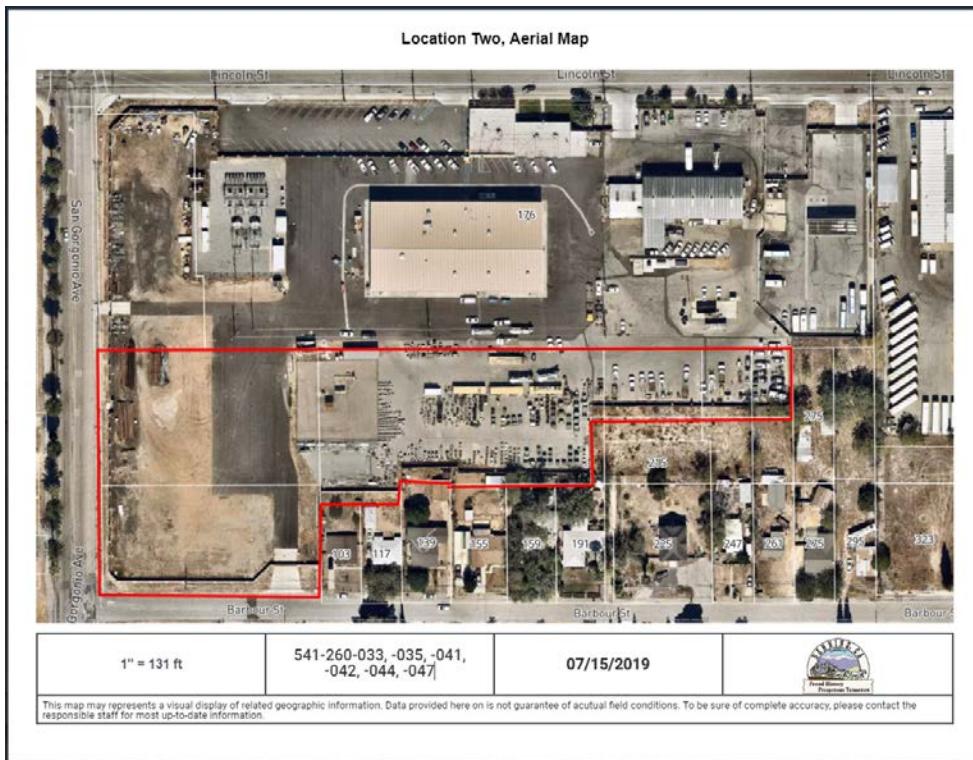
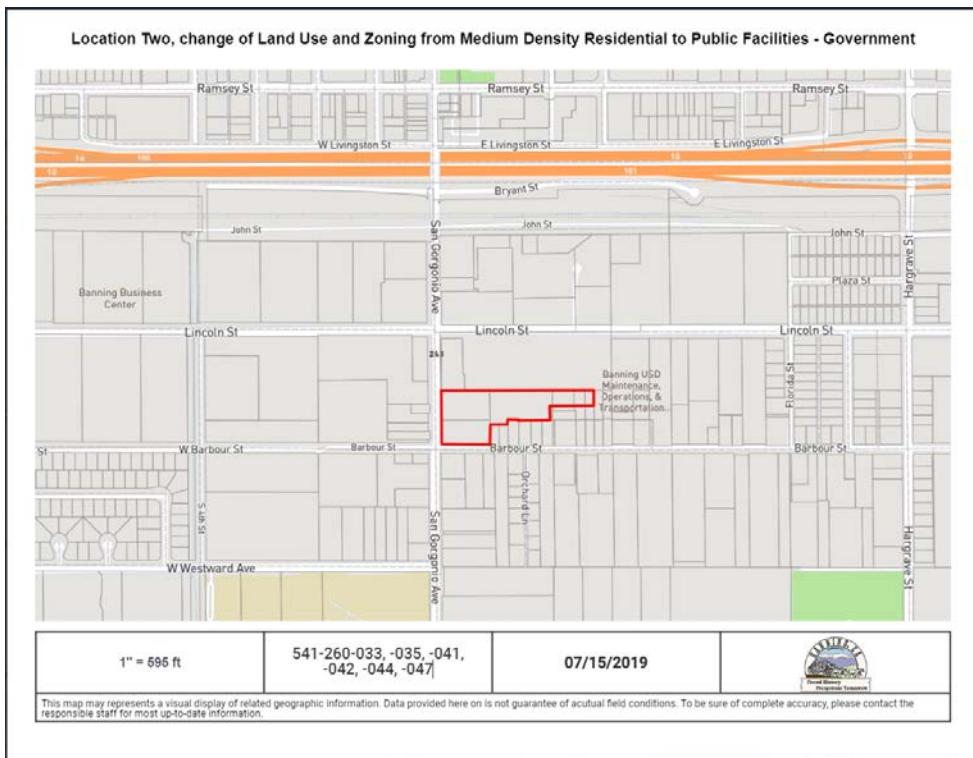
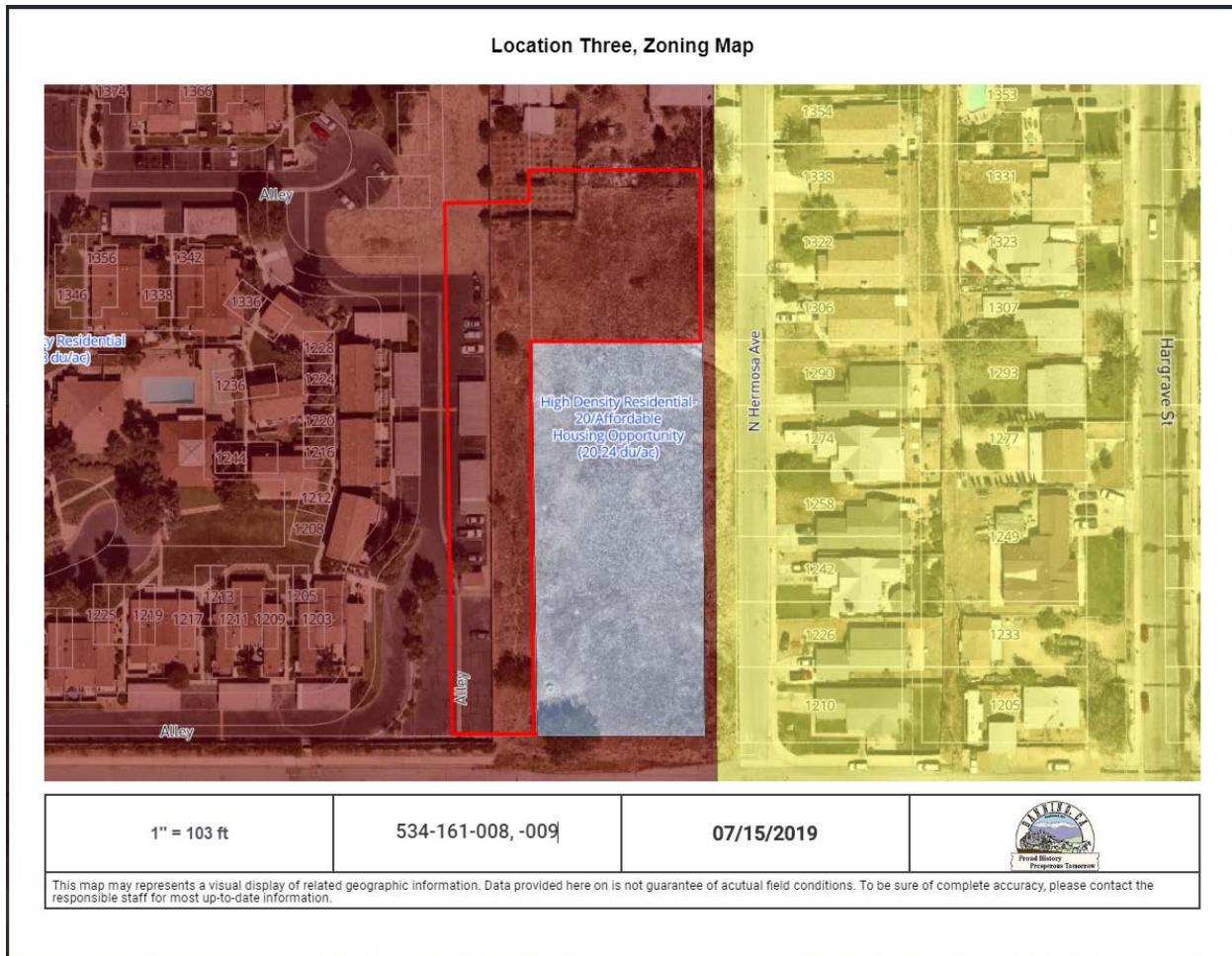


Figure 6, Location Two, Vicinity Map



3. **Location Three** consists of two parcels which are identified as Assessor's Parcel Number's 534-161-008 and 009. Location Three is currently zoned, High Density Residential (11-18 du/ac) and is currently vacant. The City proposes to rezone the two parcels to High Density Residential-20/Affordable Housing Opportunity (20-24 DU/AC) to be consistent with the adjacent parcel to the east. This will provide opportunity sites for low income housing in anticipation of the upcoming Housing Element update in 2021. The site is surrounded by Low Density Residential zoning and High Density Residential 20/Affordable Housing Opportunity (20-24 du/ac) zoning to the east, High Density Residential (11-18 du/ac) zoning to the north and west. See Figure 7 below.

Figure 7, Location Three, Zoning Map



The two vacant parcels consist of approximately 1.01-acres located west of North Hermosa Avenue and north of East Gilman Street. The site is relatively flat and slopes gently from the northwest corner to the southeast corner. There are no unique landforms, rock outcroppings, drainage courses, structures or forest. The site has little existing vegetation and has been heavily disturbed by human activities and there are signs of past disking for weed abatement and fire prevention. See Figures 8 and 9 below.

Figure 8, Location Three, Aerial Map

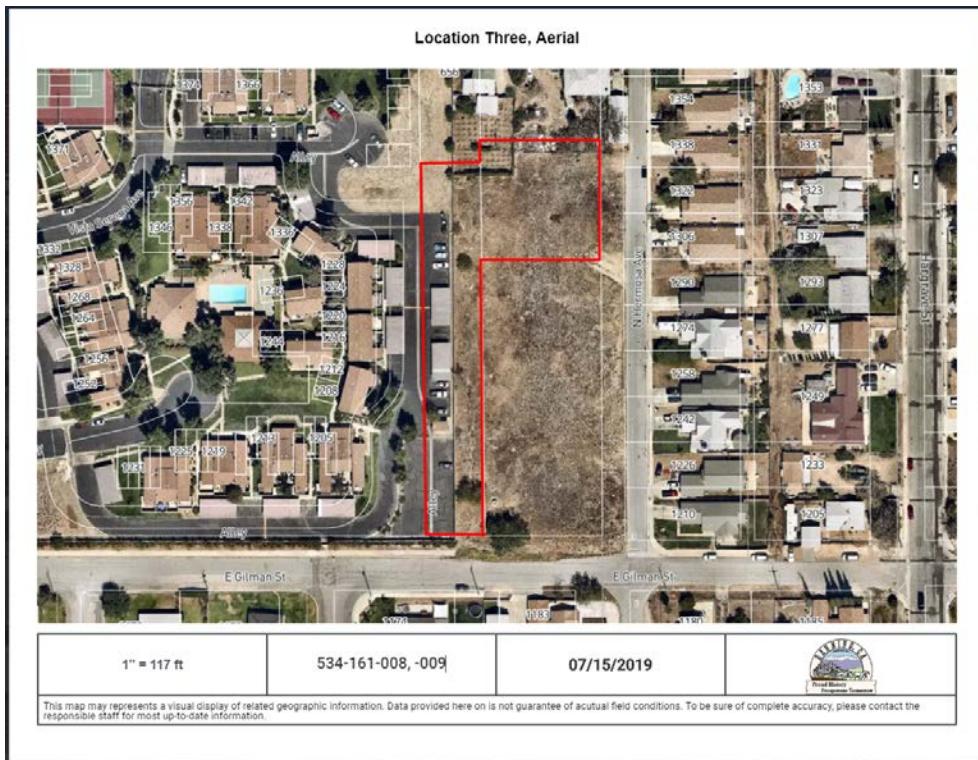
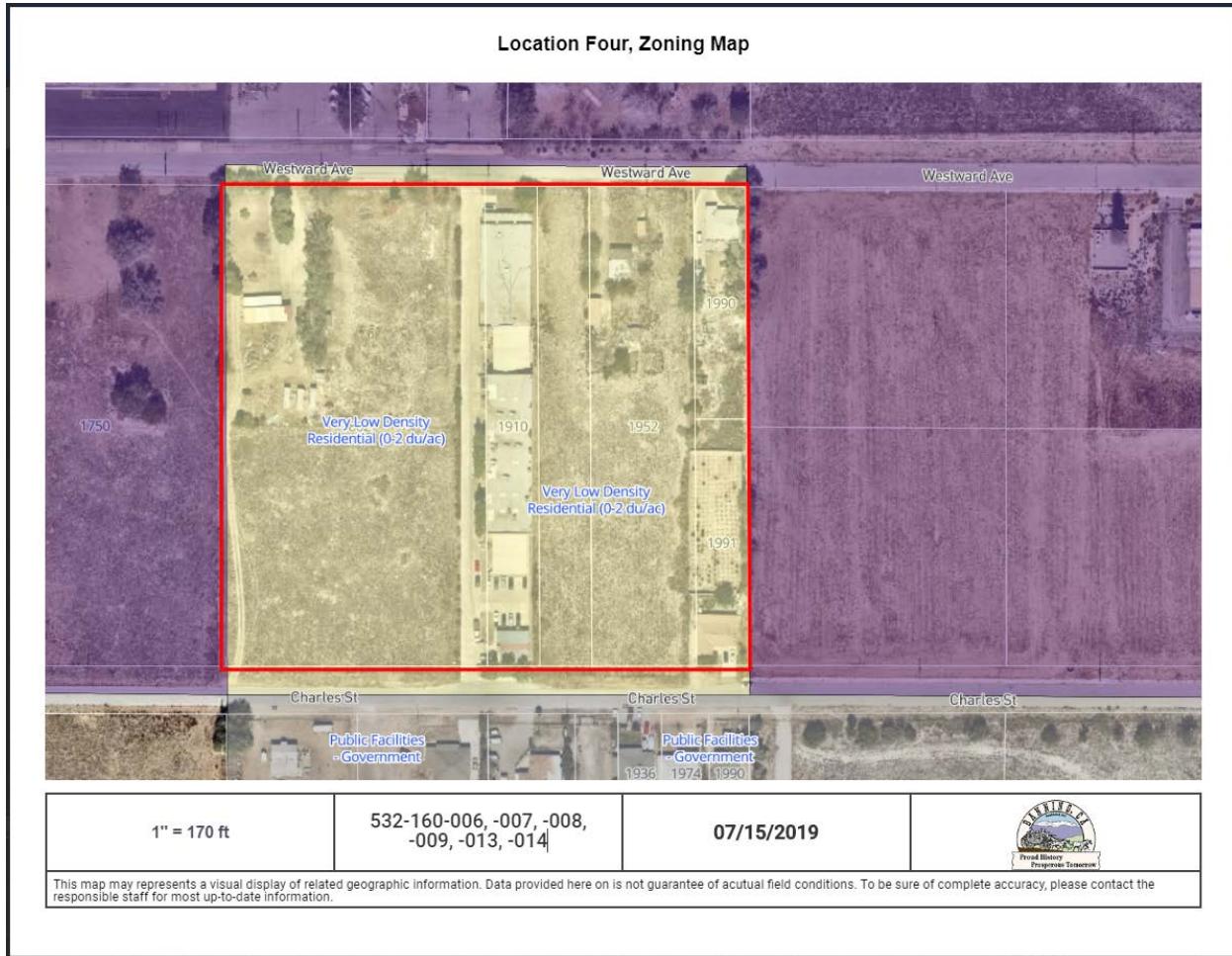


Figure 9, Location Three, Vicinity Map



4. **Location Four** consists of six parcels which are identified as Assessor's Parcel Number's 532-160-006, 007, 008, 009, 013, and 014. Location Four is currently zoned, Very Low Density Residential (0-2 du/ac) and has several occupied residential structures. The City proposes to rezone the six parcels to Industrial to be consistent with adjacent parcels to the east, west and north. See Figure 10 below.

Figure 10, Location Four, Zoning Map

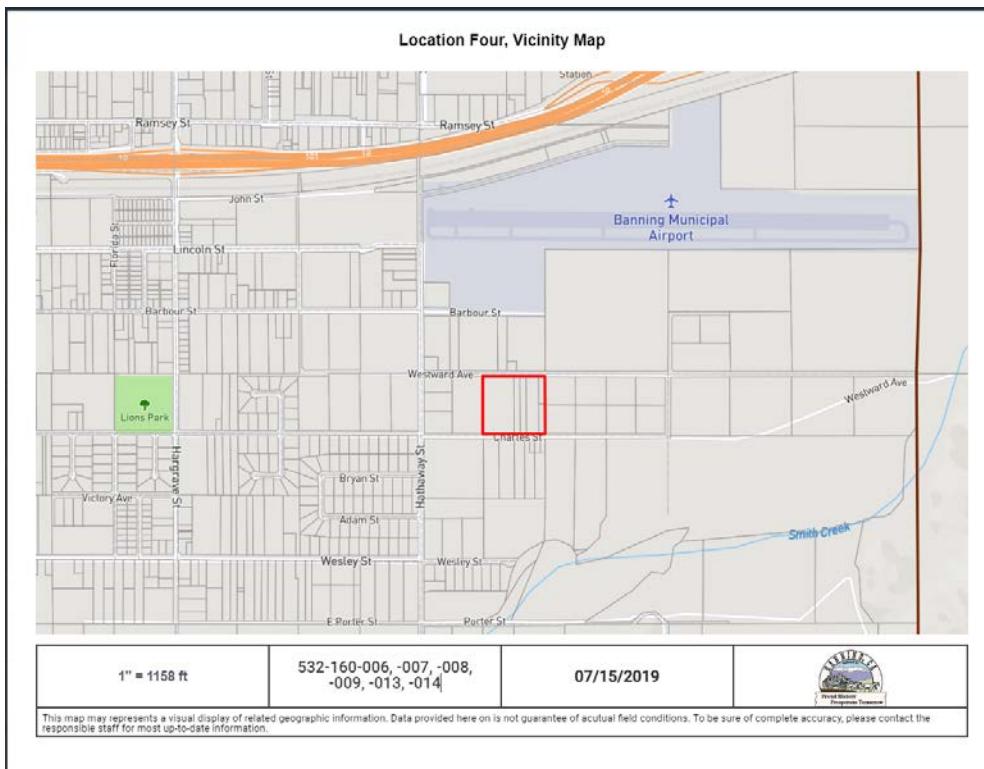


The six parcels consist of approximately 9.22-acres located 660 feet east of Hathaway Street and north of Charles Street. The site is relatively flat and slopes gently downward from the Northwest corner to the Southeast corner. There are no unique landforms, rock outcroppings, drainage courses or forest. Four of the parcels have occupied residential structures, one of the parcels is industrially developed and the remainder parcel is vacant. The site has little existing vegetation and has been heavily disturbed by human activities. See Figures 11 and 12 below.

Figure 11, Location Four, Aerial Map

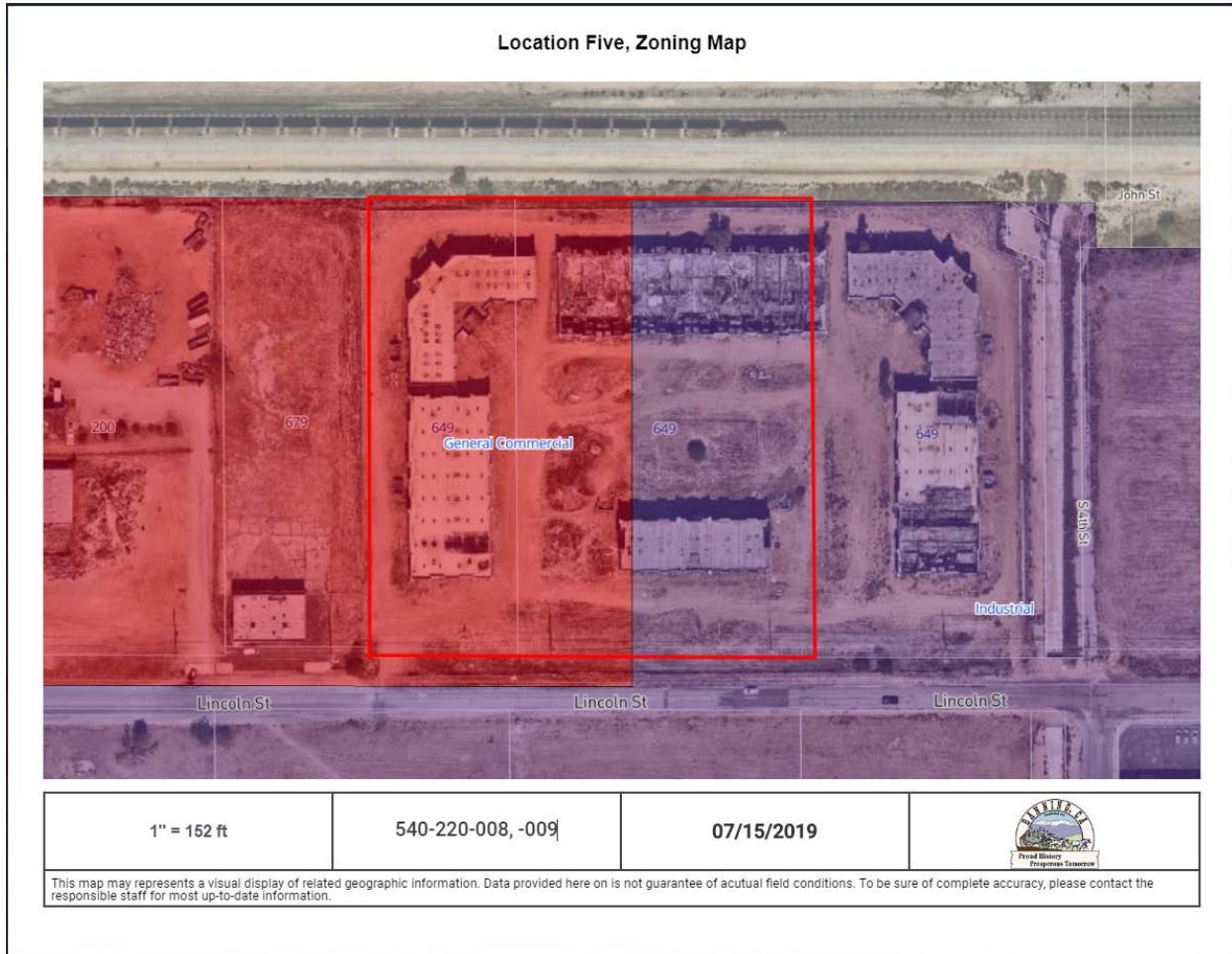


Figure 12, Location Four, Vicinity Map



5. **Location Five** consists of two parcels which are identified as Assessor's Parcel Number's 540-220-008 and 009. All of parcel 540-220-008 and the west half of parcel 540-220-009 are currently zoned General Commercial. The City proposes to change the General Commercial Zoning to Industrial to be consistent with the remainder of the partially developed site. See Figure 13 below.

Figure 13, Location Five, Zoning Map

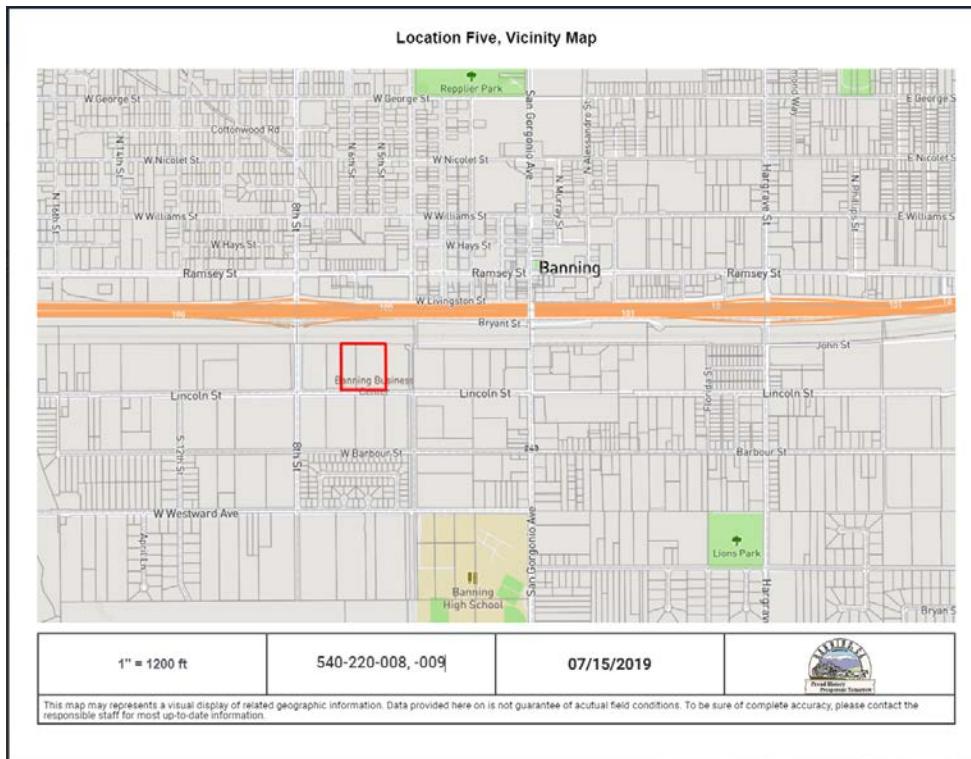


The two parcels consist of approximately 5.92-acres located 330 feet west of South 4th Street and north of Lincoln Street. The site is a relatively flat developed property with an existing burnt out vacant structure. The site was initially developed as Industrial Condo's but was never completed. The City is currently working with developers to either rehab and finish the development or tear it down and start over with a new project. See Figures 14 and 15 below.

Figure 14, Location Five, Aerial Map

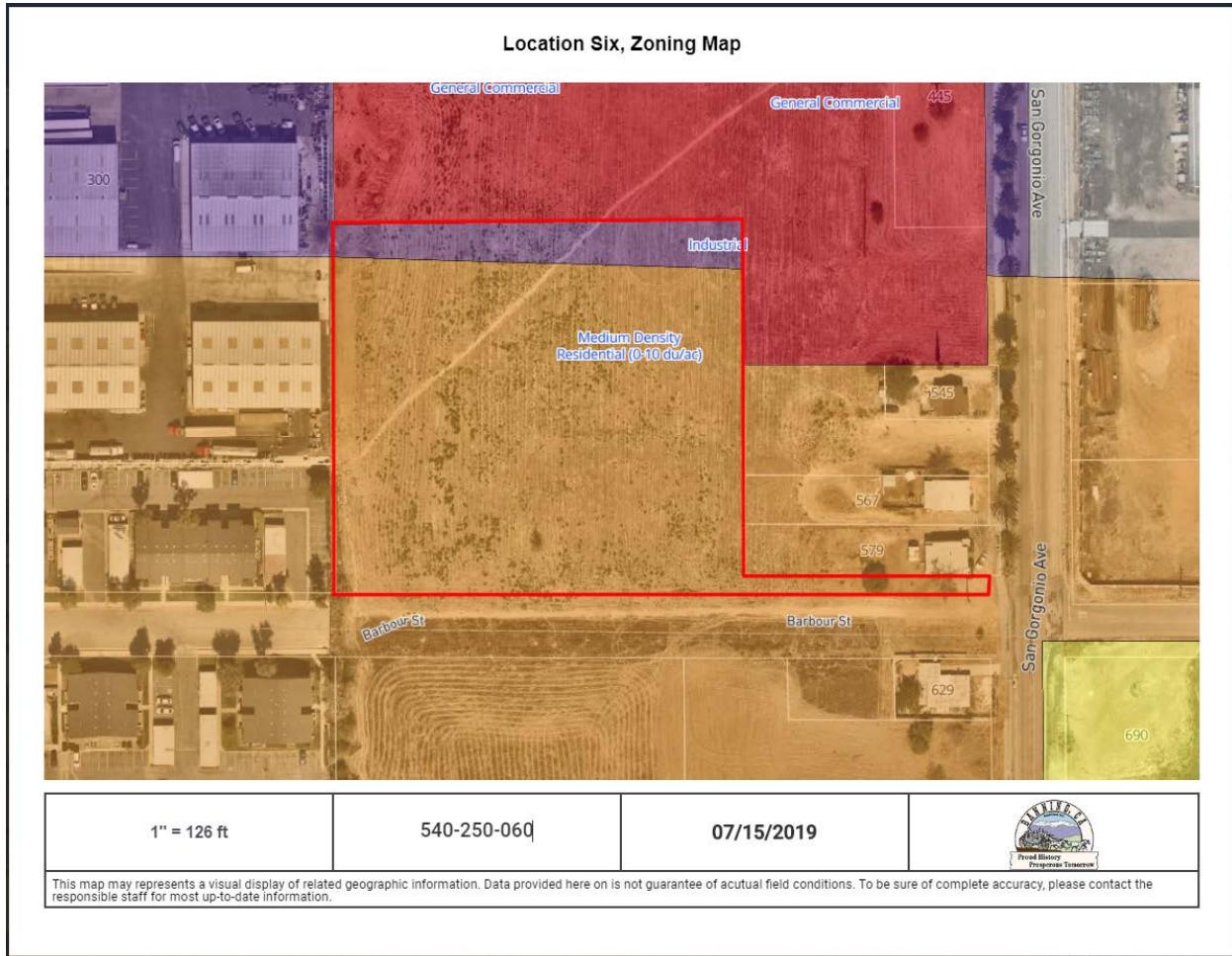


Figure 15, Location Five, Vicinity Map



6. **Location Six** consist of one parcel which is identified as Assessor's Parcel Number 540-250-060. The northern area of the property is currently zoned Industrial. The remaining part of the property is zoned Medium Density Residential. The City proposes to change the Industrial zoned portion of the property to Medium Density Residential to be consistent with the remainder of the lot. See Figure 16 below.

Figure 16, Location Six, Zoning Map

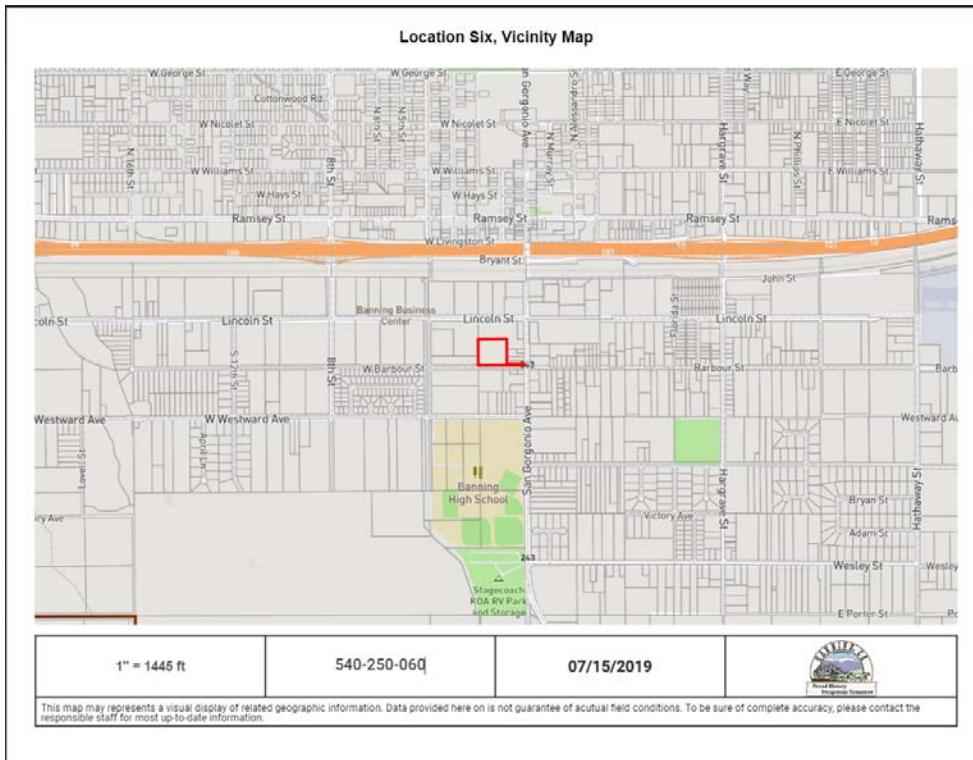


The parcel consists of approximately 3.22-acres located west San Gorgonio Avenue and north of Barbour Street. The site is a relatively flat and gently slopes downward from the northwest to the southeast. There are no unique landforms, rock outcroppings, drainage courses, structures or forest. The site has little existing vegetation and appears to have been heavily disked in the past for weed abatement and fire prevention. See Figures 17 and 18 below.

Figure 17, Location Six, Aerial Map

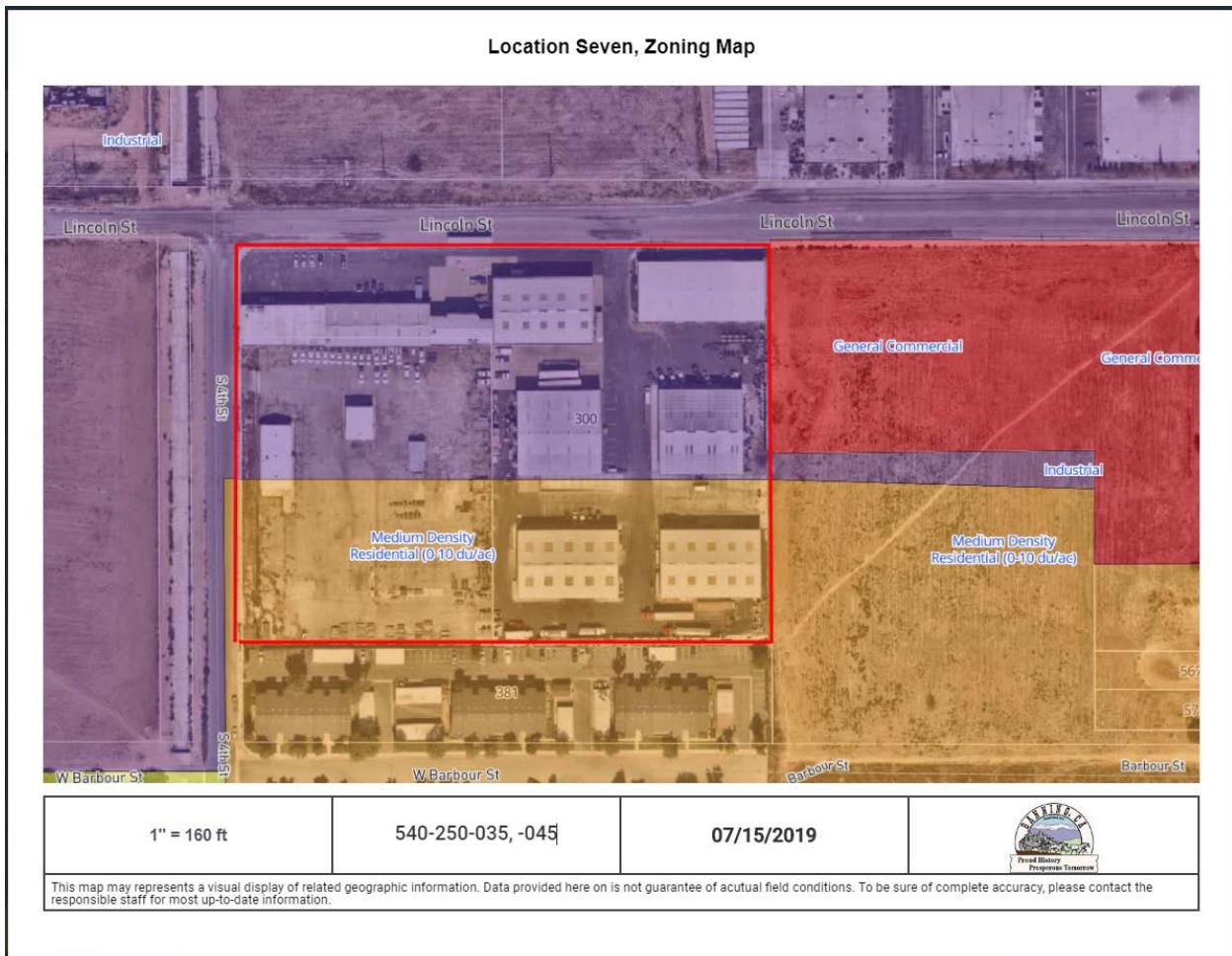


Figure 18, Location Six, Vicinity Map



7. **Location Seven** consists of two parcels which are identified as Assessor's Parcel Number's 540-250-035 and 045. The northern area of the property is currently zoned Industrial. The remaining part of the property is zoned Medium Density Residential. The City proposes to change the Medium Density Residential zoned portion of the properties to Industrial to be consistent with the remainder of the Industrial developed site. See Figure 19 below.

Figure 19, Location Seven, Zoning Map



The two parcels consist of approximately 6.84-acres located on the south east corner of South 4th Street and Lincoln Street. The site is a relatively flat developed property with existing structures, parking and storage areas. The site is surrounded by vacant and developed industrially zoned properties to the north and west, vacant commercial and medium density residential to the east and developed medium density residential to the south. See Figures 20 and 21 below.

Figure 20, Location Seven, Aerial Map

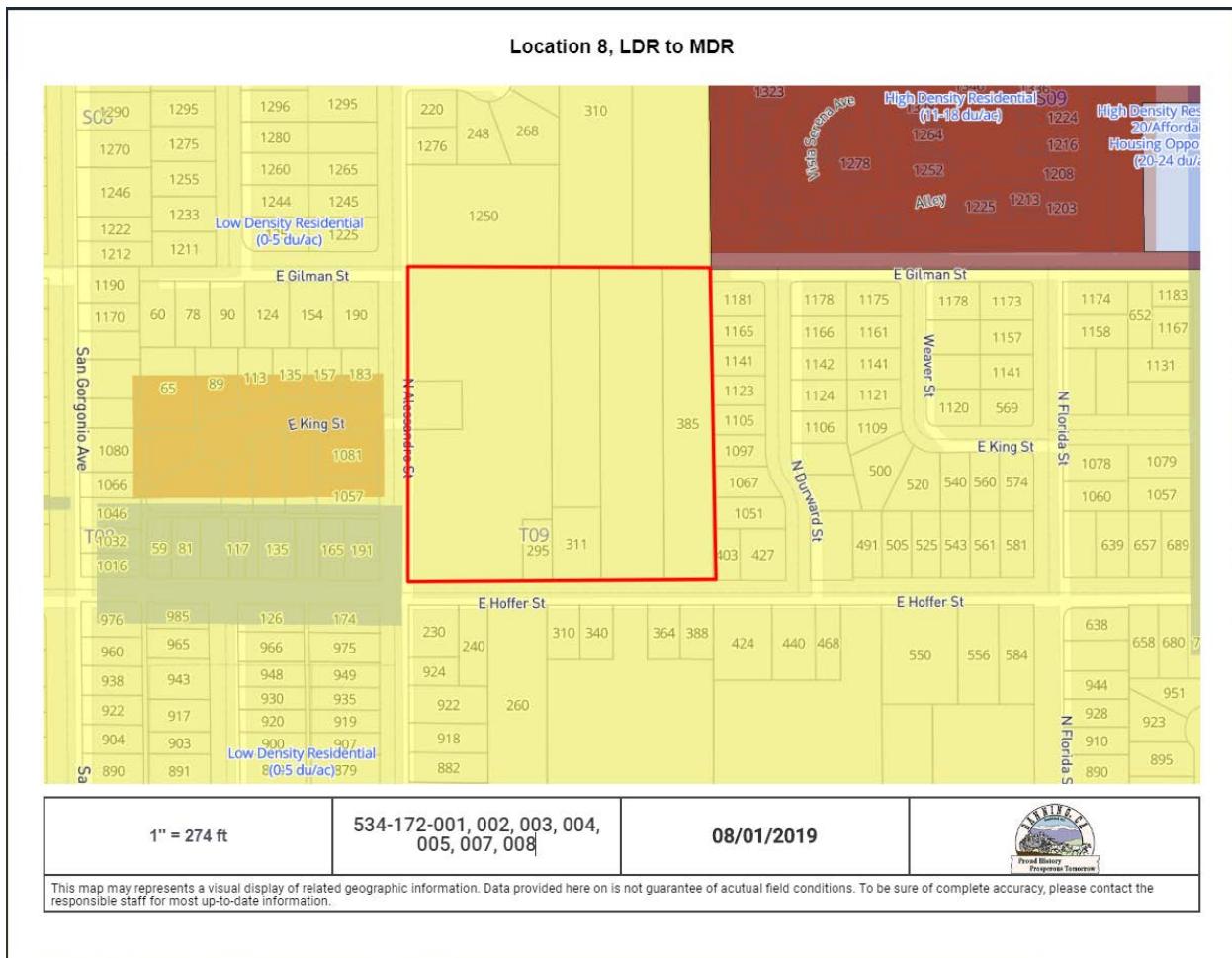


Figure 21, Location Seven, Vicinity Map



8. **Location Eight** consists of seven parcels which are identified as Assessor's Parcel Number's 534-172-001, 002, 003, 004, 005, 007 and 008. The site is currently zoned Low Density Residential. The City proposes to rezone the site to Medium Density Residential to allow for a higher density like the Medium Density Residential zone to the west. See Figure 22 below.

Figure 22, Location Eight, Zoning Map



The parcels consist of approximately 9.13-acres located east of North Alessandro Street, west of North Florida Street and north of East Hoffer Street. The site is a relatively flat partially developed property with a gentle slope downward from the northwest corner to the southeast corner. The site is surrounded by Low Density Residential zoning to the east, north and south and to the east is Medium Density Residential and Low Density Residential. See Figures 23 and 24 below.

Figure 23, Location Eight, Aerial Map

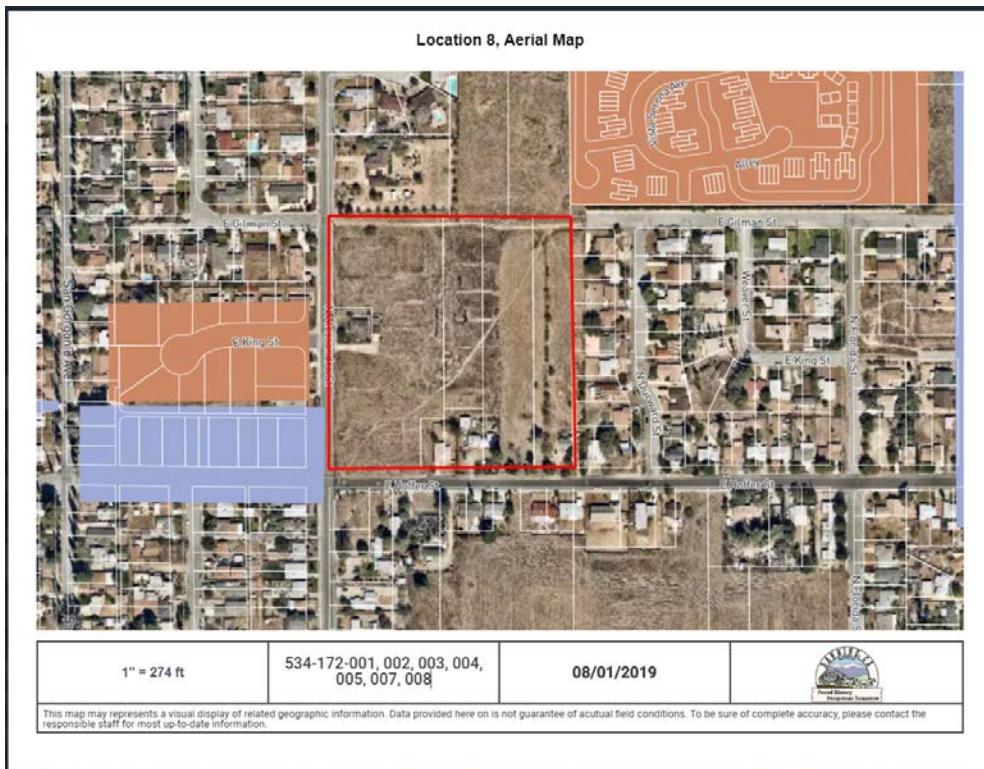
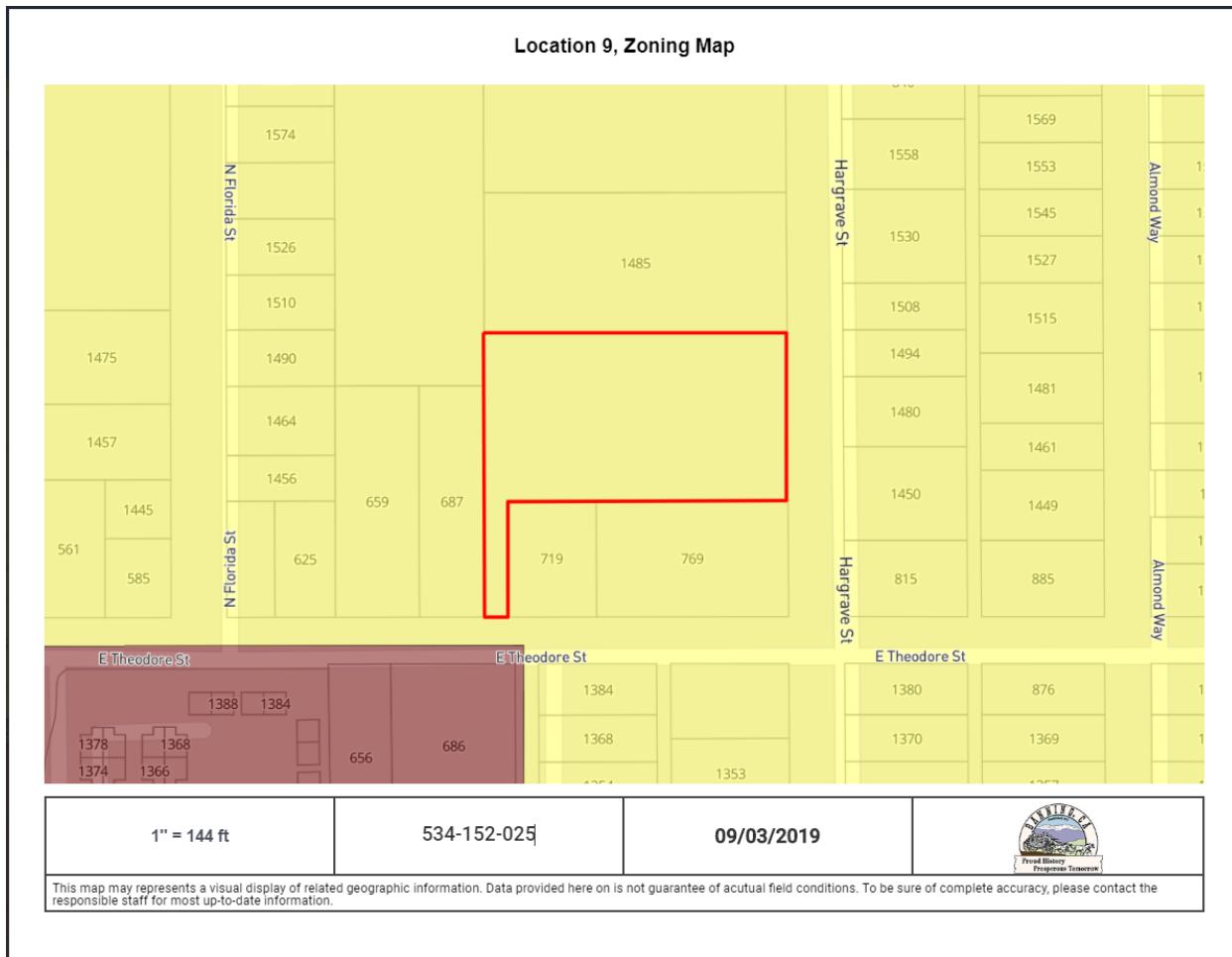


Figure 24, Location Eight, Vicinity Map



9. **Location Nine** consist of one parcel which is identified as Assessor's Parcel Number 534-152-025. The vacant site is currently zoned Low Density Residential. The City proposes to rezone the site to Public Facilities-Government to allow the future construction and operation of an Electrical Substation Facility. See Figure 25 below.

Figure 25, Location Nine, Zoning Map



The parcel consists of approximately 1.12-acres located east of North Hargrave Street, and north of East Theodore Street. The site is a relatively flat undeveloped property with a gentle slope downward from the northwest corner to the southeast corner that has been heavily disturbed by human activity and there are signs of disking for weed abatement and fire prevention. The site is surrounded by existing Low Density Residential zoning and development. See Figures 26 and 27 below.

Figure 26, Location Nine, Aerial Map



Figure 27, Location Nine, Vicinity Map

