



City of Banning

Community Development Department

NOTICE OF PUBLIC HEARING AND NOTICE OF EXEMPTION FOR DESIGN REVIEW NO. 19-7008 TO CONSIDER THE CONSTRUCTION OF 32 NEW TOWNHOMES UNITS AND RELATED PARKING ON 3 ACRES OF VACANT LOTS WITHIN A PREVIOUSLY APPROVED PLANNED RESIDENTIAL DEVELOPMENT IN THE HIGH DENSITY RESIDENTIAL (HDR) LAND USE DISTRICT ON REAL PROPERTY LOCATED SOUTH OF THEODORE STREET AT THE VISTA SERENA AVENUE INTERSECTION WITHIN THE VISTA SERENA TOWNHOME COMPLEX AT 1248 VISTA SERENA AVENUE (APN: 534-290-005 THROUGH 534-290-010; 534-290-039 THROUGH 534-290-062; 534-291-046; 534-291-047; 534-290-135 THROUGH 534-290-138 AND PORTIONS OF 534-290-091, 092 AND 096).

NOTICE IS HEREBY GIVEN of a public hearing before the City of Banning Planning Commission, to be held on Wednesday, May 6, 2020 at 6:30 p.m. Pursuant **Governor's Executive Order N-29-20** *all public gatherings, regardless of venue or size, the Council Chambers will not be open to the public for this meeting and instead, the Planning Commissioners, staff, and public will be able to observe, and participate, in this meeting in one of the following ways listed below, at which the Planning Commission will consider the proposed project:*

Videoconference: <https://join.freeconferencecall.com/cityofbanning>

Online meeting ID: cityofbanning.

To just listen to the meeting or to offer audio comments only when recognized for that purpose: Dial-in number: (617) 793-8135

The project proposes the construction of 32 new townhomes and related parking totaling 3 acres located within a previously approved Planned Residential Development located within the Vista Serena Town Complex at 1248 Vista Serena. The Planning Commission will also be asked to make a determination that the adoption of the ordinance is not subject to the California Environmental Quality Act ("CEQA") pursuant to the State CEQA Guidelines Section 15060(c)(3), because it is not a project as defined by the CEQA Guidelines Section 15378. If the adoption of the ordinance were found to be a project, then the ordinance is exempt from review under the CEQA and the State CEQA Guidelines Section 15061(b)(1) which exempts a project from CEQA if the project is exempt by statute. Business and Professions Code Section 26055(h) provides that Division 13 (commencing with Section 21000) of the Public Resources Code does not apply to the adoption of an ordinance that requires discretionary review and approval of permits, licenses, or other authorizations to engage in commercial cannabis activity. The draft ordinance provides that applications for conditional use permits by cannabis retailers and cannabis distributors will be required to include any applicable environmental review pursuant to Division 13 (commencing with Section 21000) of the Public Resources Code. Additionally, conditional use permits for cannabis retailers and cannabis distributors are subject to discretionary review by both the Planning Commission and the City Council.

Information regarding the Notice of Exemption and DR 19-7008 can be accessed on the Planning Department's webpage or by contacting the City's Community Development Department, Planning Division at (951) 922-3125. You may access the Community Development Department website by clicking on the following link: <http://www.ci.banning.ca.us/426/Public-Notices-Announcements>

All parties interested in speaking either in support of or in opposition to this item are invited to attend the hearing by accessing the videoconference or by sending their written comments by email to scalderon@banningca.us

or by mail to the **Community Development Department, Planning Division, City of Banning at 99 E. Ramsey Street, P.O. Box 998, Banning, California, 92220.**

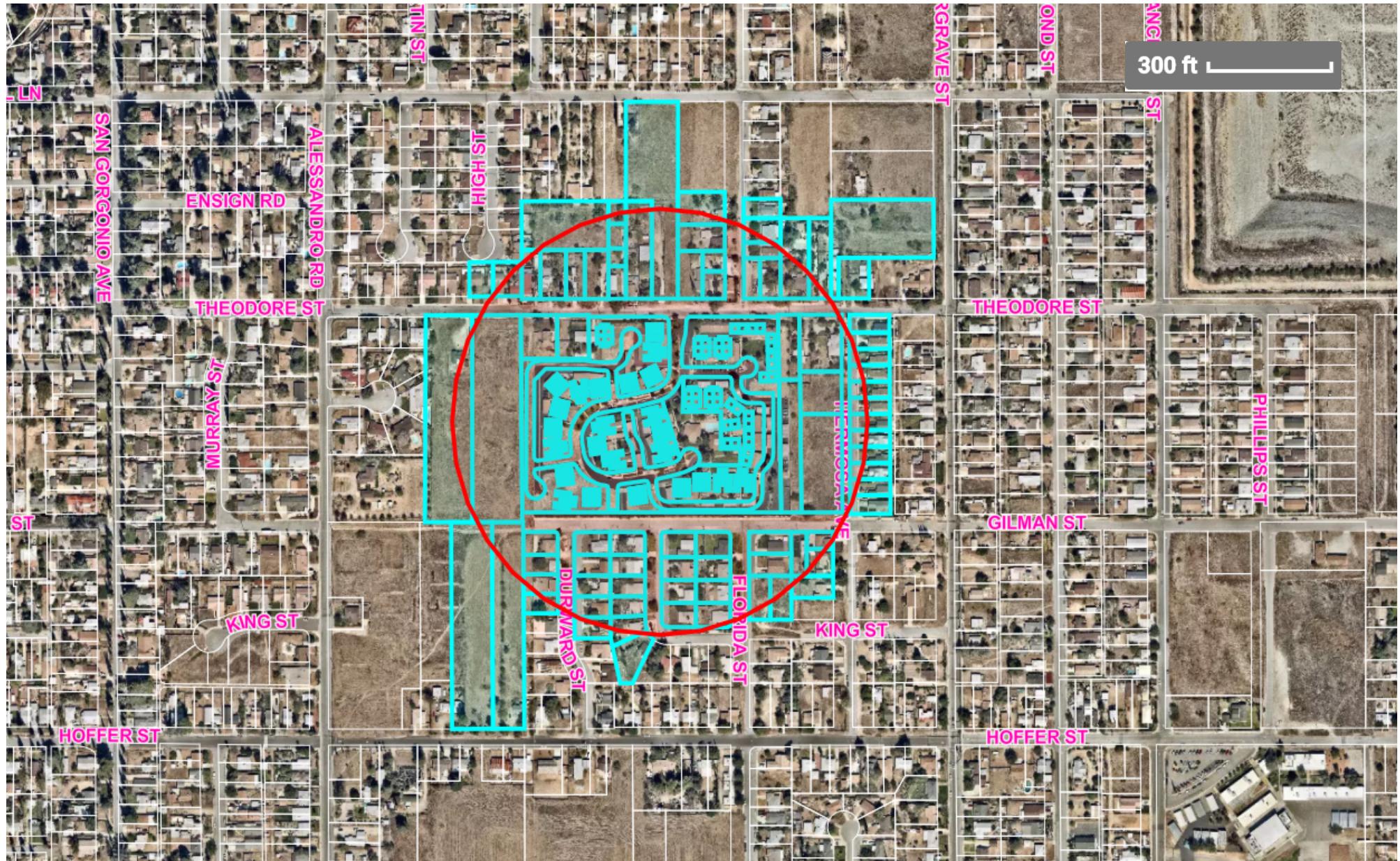
If you challenge any decision regarding the above proposal in court, you may be limited to raising only those issues you or someone else raised in written correspondence delivered to the Planning Commission Recording Secretary at, or prior to, the time the Planning Commission makes its recommendation 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 (Cal. Gov. Code, § 65009).

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

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

Dated: April 21,2020
Publish: April 24, 2020

Vista Serena Labels (300-foot radius)



1" = 511 ft

Radius Labels Map

04/23/2020



This map may represent a visual display of related geographic information. Data provided here on is not guarantee of actual field conditions. To be sure of complete accuracy, please contact the responsible staff for most up-to-date information.