



# City of Banning

## Community Development Department

**NOTICE OF PUBLIC HEARING FOR AN AMENDMENT TO THE NORTH SUN LAKES SPECIFIC PLAN AND ZONE CHANGE ESTABLISHING A SPECIFIC PLAN ZONING ORDINANCE ("PROJECT") AND CONSIDERATION OF THE FINAL PROGRAMMATIC ENVIRONMENTAL IMPACT REPORT (FPEIR) PREPARED FOR THE PROJECT IN ACCORDANCE WITH CEQA GUIDELINES SECTIONS 15081 – 15086.**

The Project proposes amend the existing Land Use Plan from Retail Commercial to Business & Warehouse, Office and Professional, and Retail & Service. The Specific Plan text is also proposed to be amended to revise the permitted land uses; development standards (including maximum building height, setbacks, open space, landscaping, parking, and signage); design guidelines for development; and administration and implementation provisions. At this time there are no implementing development entitlements being sought (i.e. site plan, parcel map, etc.).

**Project Location:** The Project site is located on approximately 47 gross acres located northerly of Sun Lakes Boulevard, southerly of Interstate 10 approximately, easterly of Highland Springs Avenue, and westerly of Highland Home Road. The Project site is also identified as Assessor's Parcel Number 419-140-057.

**The City of Banning** prepared a Draft Programmatic Environmental Impact Report (PEIR) which was published for public review in accordance with CEQA Guidelines Section 15087.

**Public Review Period:** The 45-day public review for the Draft Environmental Impact Report will begin on **September 11, 2020**, and end on **October 26, 2020**.

**NOTICE IS HEREBY GIVEN** of a public hearing before the City of Banning Planning Commission, to be held on Wednesday, November 4, 2020, at 6:30 p.m. in the Council Chambers, City Hall, 99 East Ramsey Street, Banning, California, and by video conference call, to consider the Specific Plan Amendment, Zone Change, and Final PEIR.

***Pursuant Governor's Executive Order N-29-20 all public gatherings, regardless of venue or size, the Council Chambers shall occur with limited capacity and by videoconferencing. For this meeting, the Planning Commissioners, City staff, and public will be able to observe and participate in this meeting in one of the following ways listed below:***

<https://us02web.zoom.us/j/85362937372?pwd=UWRjL1BhTG92dzVFafRBVHc4Rno3Zz09>

Meeting ID: 853 6293 7372

Password: 467407

One tap mobile: +16699009128,85362937372#

Dial in #: +1 669 900 9128 US

Meeting ID: 853 6293 7372

Find your local number: <https://us02web.zoom.us/j/85362937372?pwd=UWRjL1BhTG92dzVFafRBVHc4Rno3Zz09>

To observe the live meeting through your personal computer, but not participate with video or oral comments, you may use your computer or smart phone to enter the following or click on the link: <https://banninglive.viebit.com>

or on the Banning Government Channel on Cable Television

Information regarding the Project can be obtained by contacting the City's Community Development Department at (951) 922-3125, or by visiting 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 of this item are invited to attend said hearing, or to send their written comments to the Community Development Department, City of Banning at 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 decision 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: October 20, 2020**  
**Publish: October 23, 2020**

