



City of Banning

Community Development Department

NOTICE OF PUBLIC HEARING AND NOTICE OF EXEMPTION FOR CONSIDERATION OF TENTATIVE TRACT MAP 38057 FOR CONDOMINIUM PURPOSES, A PROPOSAL TO ALLOW FOR 32 TOWNHOME UNITS AND ASSOCIATED PARKING GARAGES ON 3-ACRES OF VACANT LAND WITHIN A PREVIOUSLY APPROVED PLANNED RESIDENTIAL DEVELOPMENT LOCATED SOUTH OF THEODORE STREET AT VISTA SERENA AVENUE WITHIN THE VISTA SERENA TOWNHOME COMPLEX AT 1248 VISTA SERENA AVENUE IN THE HIGH DENSITY RESIDENTIAL (HDR) ZONING DISTRICT

NOTICE IS HEREBY GIVEN of a public hearing before the City of Banning Planning Commission, to be held Wednesday, February 3, 2021, at 6:30 p.m. in the Council Chambers, City Hall, 99 East Ramsey Street, Banning, California, to consider a Notice of Exemption and Tentative Tract Map (TTM) 38057 for Condominium purposes for 32 townhome units and associated parking garages on 3-acres of vacant land within a previously approved planned residential development located south of Theodore Street at Vista Serena Avenue within the Vista Serena Townhome Complex at 1248 Vista Serena Avenue in the High Density Residential (HDR) Zoning District. The Community Development Department has determined that the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to section 15332 (Infill Developments).

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/82794878682?pwd=SFUrMGNKQVlQRHMxaTFHMnJIYk92QT09>

Meeting ID: 827 9487 8682
Passcode: 894694

One tap mobile: +16699009128,,82794878682#
Dial in: +1 669 900 9128 US
Meeting ID: 827 9487 8682

Find your local number: <https://us02web.zoom.us/j/82794878682?pwd=SFUrMGNKQVlQRHMxaTFHMnJIYk92QT09>

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 Notice of Exemption and Tentative Tract Map, can be obtained by contacting the City's Community Development Department, Planning Division at (951) 922-3125, or by going to the City of Banning website at <https://banningca.gov/Archive.aspx?AMID=60&Type=&ADID=>

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 scalderson@banningca.us or by mail to the Community Development Department, Planning Division, City of Banning at 99 E. Ramsey Street, 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 prior to, at, or during 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 Rush, M.A., AICP
Community Development Director

Dated: January 19, 2020
Publish: January 22, 2020

99 E. Ramsey Street • P.O. Box 998 • Banning, CA 92220-0998 • (951) 922-3100

CITY OF BANNING

PROJECT NUMBER: TTM 20-4501, ENV 20-1505

PROJECT VICINITY

ADDRESS/APN: 1248 Vista Serena Avenue

ZONE: High Density Residential (HDR)



0 100 200 400
Feet

12/8/2020

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