



# City of Banning

## Community Development Department

### NOTICE OF CITY COUNCIL PUBLIC HEARING TO CONSIDER (1) AN ADDENDUM TO AN ADOPTED INITIAL STUDY/NEGATIVE DECLARATION PREPARED FOR THE 6<sup>th</sup> RHNA CYCLE FOR THE 2021-2029 HOUSING ELEMENT, (2) A GENERAL PLAN AMENDMENT (GPA 22-2501), (3) AN AMENDMENT TO THE OFFICIAL ZONING MAP (ZC 22-3501), AND (4) A ZONING TEXT AMENDMENT (ZTA 22-97501) FOR COMPLIANCE WITH PROGRAMS IN THE 2021-2029 HOUSING ELEMENT

**NOTICE IS HEREBY GIVEN** of a public hearing before the City of Banning City Council, to be held on Tuesday, September 13, 2022, at 5:00 p.m. in the Council Chambers, City Hall, 99 East Ramsey Street, Banning, California, and by video conference call, to consider Resolution 2022-85, Ordinance 1583, and Ordinance 1584, collectively:

(1) a proposed General Plan Amendment (GPA 22-2501) (a) removing language associated with the Affordable Housing Opportunity (AHO) overlay zone from the General Plan Land Use Element, (b) amending the General Plan land use map to remove the AHO overlay land use designation, (c) amending the land use designations of seventeen parcels in the General Plan Land Use Map consistent with the proposed change of zones under proposed ZC 22-3501, and (d) and correcting a prior General Plan land use mapping error that incorrectly designated 63.3 gross acres of a total 72.3-acre parcel (APN: APN: 537-110-014) as High Density Residential-20 du/acre (HDR-20)/AHO (HDR-20/AHO);

(2) The zoning ordinance amendment and zoning map change includes a proposed amendment to the City of Banning Official Zoning Map (ZC 22-3501) rezoning (a) nine parcels (APNs: 537-020-008; 538-250-004; 541-094-020; 541-103-022; 541-103-023; 541-103-025; 543-060-002; 540-250-014; 540-250-023) from Low Density Residential (LDR) and Medium Density Residential (MDR) Zones to Very High Density Residential (VHDR) Zone; (b) an approximately 215.46 gross acre parcel (APN: 532-080-007, formally APN: 532-080-004) from High Density Residential-20 du/acre (HDR-20)/AHO Zone to Open Space – Resources (OS-R) Zone; (c) an approximately 0.40 gross acre parcel (APN: 534-161-008) from HDR-20/AHO Zone to VHDR Zone; (d) an approximately 0.61 gross acre parcel (APN: 534-161-009) from HDR-20/AHO Zone to VHDR Zone; (e) an approximately 0.91 gross acre parcel (APN: 534-161-010) from HDR-20/AHO Zone to VHDR Zone; (f) approximately 9.00 gross acres of a 72.3 acre parcel (APN: 537-110-014, formally APN: 532-110-008) from HDR-20/AHO Zone to High Density Residential (HDR) Zone; (g) an approximately 8.20 gross acre parcel (APN: 537-120-034) from HDR-20/AHO Pre-Zone to HDR Pre-Zone; (h) an approximately 1.60 gross acre parcel (APN: 541-110-009) from HDR-20/AHO Zone to HDR Zone; and (i) an approximately 1.68 gross acre parcel (APN: 541-110-013) from HDR-20/AHO Zone to HDR Zone; and (3) a proposed Zoning Text Amendment (ZTA 22-97501) removing text concerning the HDR-20/AHO Zone from Sections 17.08.010.B.10 and 17.08.020 of Chapter 17.08 of Title 17 of the Banning Municipal Code and making additional confirming amendments to Section 17.08.010.B.8. of Chapter 17.08 of Title 17 of the Banning Municipal Code pertaining to the removal of the AHO overlay zone; and

(3) a proposed Zoning Text Amendment (ZTA 22-97501) removing text concerning the HDR-20/AHO Zone from Sections 17.08.010.B.10 and 17.08.020 of Chapter 17.08 of Title 17 of the Banning Municipal

Code and making additional confirming amendments to Section 17.08.010.B.8. of Chapter 17.08 of Title 17 of the Banning Municipal Code pertaining to the removal of the AHO overlay zone (the "Project").

**Environmental Review:** On November 9, 2021, the City Council adopted Resolution No. 2021-19 adopting an Initial Study/Negative Declaration prepared for General Plan Amendment 21-2504, approving the 6th RHNA Cycle for the 2021-2029 Housing Element, and adopted findings pursuant to the California Environmental Quality Act ("CEQA") (Pub. Resources Code, § 21000 *et seq.*) and the State CEQA Guidelines ("adopted IS/ND"). Planning Division staff have prepared an Addendum to the adopted IS/ND for the consideration of the proposed Project.

Information regarding the Project can be obtained by contacting the City's Community Development Department, Planning Division at (951) 922-3125 or by emailing the Department at [CommunityDev@banningca.gov](mailto:CommunityDev@banningca.gov).

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.gov](mailto:scalderon@banningca.gov) 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 City Council acts on the proposed Project; or, you or someone else raised at the public hearing or in written correspondence delivered to the City Council at, or prior to, the hearing (Cal. Gov. Code, § 65009).

Sandra Calderon, Planning Commission Secretary  
City of Banning, California

Dated: August 30, 2022  
Publish Date: September 2, 2022