



City of Banning

Community Development Department

NOTICE OF PUBLIC HEARING OF THE CITY OF BANNING CITY COUNCIL TO CONSIDER A NOTICE OF DETERMINATION THAT PURSUANT TO SECTION 15162 OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) AND THE CEQA GUIDELINES, A NEGATIVE DECLARATION WAS PREVIOUSLY ADOPTED FOR THE 6TH CYCLE HOUSING ELEMENT UPDATE AND NO FURTHER ANALYSIS IS REQUIRED; AND THAT THE CITY COUNCIL READOPT A REVISED FINAL DRAFT OF THE CITY OF BANNING 6TH CYCLE GENERAL PLAN HOUSING ELEMENT. THE CITY OF BANNING ADOPTED A 6TH CYCLE HOUSING ELEMENT IN 2021, BUT IT WAS NOT CERTIFIED BY THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT (HCD). THE CITY COUNCIL WILL FOCUS ON AMENDMENTS TO THE CITY'S PREVIOUSLY ADOPTED HOUSING ELEMENT WHICH INCORPORATES RESPONSES FROM HCD's REVIEW, AND ALSO ADDRESSES RECENT HOUSING LEGISLATION. THE REVISED DRAFT 6TH CYCLE HOUSING ELEMENT ADDRESSES ALL REQUIREMENTS UNDER STATE LAW, PROPOSED AMENDMENTS TO THE PREVIOUSLY ADOPTED HOUSING ELEMENT, PROPOSED AMENDMENTS TO THE GENERAL PLAN LAND USE AND ZONING MAP, AND PROPOSED AMENDMENTS TO TITLE 17. ZONING, OF THE BANNING MUNICIPAL CODE. THE GENERAL PLAN HOUSING ELEMENT WILL ADDRESS ISSUES THAT ARE IMPORTANT TO PEOPLE AND FAMILIES SEEKING HOUSING SOLUTIONS FOR A WIDE RANGE OF INCOME LEVELS AND ESTABLISHES A CLEAR VISION AND GUIDING PRINCIPLES FOR THE CITY'S FUTURE HOUSING OPPORTUNITIES. THE PUBLIC HEARING WILL INCLUDE A PRESENTATION BY CITY STAFF, PUBLIC COMMENT, AND CITY COUNCIL DISCUSSION CONCERNING ADOPTION OF THE HOUSING ELEMENT.

NOTICE IS HEREBY GIVEN of a public hearing before the City of Banning City Council, to be held on **Tuesday, January 9, 2024, at 5:00 p.m.** in the Banning City Hall Council Chambers, City Hall, 99 E. Ramsey Street, Banning, California, to consider the 6th Cycle Housing Element Update, the City's Regional Housing Needs Assessment (RHNA), and the goals and policies set forth in the Housing Element; and a determination that the project is consistent with a previously adopted Negative Declaration for the 6th Cycle Housing Element, and pursuant to Section 15162 (Subsequent EIRs and Negative Declarations) of the California Environmental Quality Act and the CEQA Guidelines, no further analysis is required.

On December 6, 2023, the City of Banning Planning Commission held a public hearing on the Project, at which time all persons interested in the proposed Project had an opportunity to address the Planning Commission on this matter. There being no public testimony, the Planning Commission closed the Public Hearing. Following discussion of the Project, the Planning Commission voted 4-0-1, with Commissioner Kinzie Hawver absent, to recommend approval of the Project to the City Council.

The Planning Commission reviewed staff's CEQA determination of consistency with a previously adopted Negative Declaration, and has recommended that the City Council, based on its own independent judgement, concur with staff's determination. If adopted, the Final Draft 6th Cycle Housing Element shall be made available on the City's website for public review and comment.

for a minimum of seven days prior to transmitting to the State of California Department of Housing and Community Development (HCD) for a 60-Day Certification review. Notice is hereby given that a certified copy of the full text of the 6th Cycle Housing shall also be available for public review upon request in the City Clerk's Office, located at 99 E. Ramsey Street, Banning, California 92220 during regular business hours (Monday through Friday 8 a.m. to 5 p.m.), or via email at cpatton@banningca.gov.

To observe the live meeting through your personal computer or smart phone enter the following link: <https://banninglive.viebit.com> or view on the Banning Government Channel on Cable Television.

Information regarding the Notice of Determination 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 Community Development – Planning Department 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 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 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).

Project Description: 6th Cycle Element Update:

The General Plan Housing Element Update includes programs and policies that will facilitate housing opportunities for all present and future citizens of the City of Banning. The proposed Housing Element goals and programs will also require amendments to the City's Land Use Map and applicable land use policies that are affected by the Housing Element updates. The Land Use Element Update is occurring on a separate track for which public workshops have already been held and includes changes that are intended to implement the 6th Cycle Housing Element goals and policies and the City's Regional Housing Needs Assessment (RHNA). The proposed General Plan Land Use Map will visually illustrate and incorporate the recommended changes that will be implemented under this update to meet the City's RHNA. The City's Zoning Map currently mirrors the General Plan Land Use Map. Therefore, changes in the Land Use Map will result in corresponding updates to the Zoning Map.

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

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

Dated: December 22, 2023
Publish: December 29, 2023