



City of Banning

Community Development Department

NOTICE OF PUBLIC HEARING AND NOTICE OF EXEMPTION FOR CONSIDERATION OF A ZONING TEXT AMENDMENT (ZTA 23-97503) AMENDING THE HIGH DENSITY RESIDENTIAL AND VERY HIGH DENSITY RESIDENTIAL ZONING DISTRICTS BY AMENDING THE DEFINITIONS IN SECTION 17.08.010.B.8 and 17.08.010.B.11, BY ADDING NEW PERMITTED AND CONDITIONALLY PERMITTED USES FOR THE VERY HIGH DENSITY RESIDENTIAL ZONE IN SECTION 17.08.020, AND ADDING RESIDENTIAL DEVELOPMENT STANDARDS FOR THE VERY HIGH DENSITY RESIDENTIAL ZONE IN SECTION 17.08.030 (CHAPTER 17.08, ARTICLE I & II); AND AMENDING COMMERCIAL ZONING DISTRICTS (CHAPTER 17.12, ARTICLE I & II) BY ADDING NEW PERMITTED AND CONDITIONALLY PERMITTED USES TO TABLE 17.12.020 OF THE CITY OF BANNING MUNICIPAL CODE (BMC) ALLOWING SPECIAL NEEDS HOUSING AS REQUIRED PURSUANT TO STATE LAW. THE ZONING TEXT AMENDMENT AFFECTS ALL HIGH AND VERY HIGH DENSITY RESIDENTIAL AND COMMERCIAL ZONED PARCELS WITHIN THE CITY OF BANNING.

NOTICE IS HEREBY GIVEN of a public hearing before the City of Banning Planning Commission, to be held Wednesday, January 10, at 5:30 p.m. in the Council Chambers, City Hall, 99 East Ramsey Street, Banning, California, to consider a Zoning Text Amendment amending the definitions in Section 17.08.010.B.8 and 17.08.010.B.11 of the Banning Municipal Code (BMC), adding new permitted and conditionally permitted uses for the Very High Density Residential zone in Section 17.08.020 (BMC), adding Residential Development Standards for the Very High Density Residential zone in Section 17.08.030 (BMC -Chapter 17.08, Article I & II); and amending Commercial Zoning Districts (BMC - Chapter 17.12, Article I & II) by adding new permitted and conditionally permitted uses to Table 17.12.020 (BMC) allowing special needs housing as required pursuant to state law. The Community Development Department has determined that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) of the CEQA Guidelines applying only to projects which have the potential for causing a significant effect on the environment.

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 Exemption or Zoning Text Amendment 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 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).

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
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