



City of Banning

Community Development Department

NOTICE OF PUBLIC HEARING AND NOTICE OF EXEMPTION FOR CONSIDERATION OF ZONING TEXT AMENDMENT (ZTA) 24-0050 AMENDING TABLE 17.08.020 OF SECTION 17.08.020 OF ARTICLE I OF CHAPTER 17.08 OF DIVISION II OF TITLE 17 OF THE CITY OF BANNING MUNICIPAL CODE TO CLARIFY THAT MULTI-FAMILY HOUSING USES HAVING A MINIMUM OF 20 PERCENT OF THE TOTAL NUMBER OF UNITS UNDER AFFORDABLE COVENANT ARE PERMITTED BY RIGHT PURSUANT TO STATE LAW AND ARE NOT SUBJECT TO DISCRETIONARY ACTION IN SPECIFIED MULTI-FAMILY ZONING DISTRICTS; AND MAKING A DETERMINATION OF EXEMPTION FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA).

NOTICE IS HEREBY GIVEN of a public hearing before the City of Banning Planning Commission, to be held Wednesday, May 29, at 5:30 p.m. in the Council Chambers, City Hall, 99 East Ramsey Street, Banning, California, to consider a Zoning Text Amendment amending Table 17.08.020 of Article I of Chapter 17.08 of Division II of Title 17 of the City of Banning Municipal Code to clarify that multi-family housing uses having a minimum of 20 percent of the total number of units under affordable covenant are permitted by right pursuant to state law and are not subject to discretionary action in specified multi-family zoning districts; and making a determination of exemption from the California Environmental Quality Act (CEQA). 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. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

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 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 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: May 14, 2024
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