



# 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 City Council, to be held Tuesday, June 25, at 5:00 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.

**PLANNING COMMISSION ACTION:** At a duly noticed public hearing held on May 29, 2024, the Planning Commission of the City of Banning adopted Resolution 2024-11, recommending that the City Council approve the Ordinance.

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 public hearing or by sending their written comments by email to the Administrative City Clerk at [cityclerks@banningca.gov](mailto:cityclerks@banningca.gov) or by mail to the City Clerk at City of Banning at PO Box 998, Banning, CA 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 Administrative City Clerk prior to, at, or during the time the City Council 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

/s/ Emery J. Papp, Senior Planner

Dated: June 11, 2024  
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