



City of Banning

Community Development Department

NOTICE OF PUBLIC HEARING BEFORE THE PLANNING COMMISSION

ZONE TEXT AMENDMENT, CASE NUMBER: PZTA25-0001

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Banning, California, will hold a public hearing at a Special Meeting on November 17, 2025. The Planning Commission meeting begins at 5:30 p.m., in the Council Chambers at City Hall, 99 East Ramsey Street, Banning, CA 92220. 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.

The purpose of this hearing is to consider a Zone Text Amendment Application (PZTA25-0001) by the City of Banning to Chapter 17.88, *Non-conforming Structures and Non-conforming Uses*. At a Special Meeting on August 6, 2025, the Planning Commission directed the initiation of the subject application to provide greater flexibility for repairing or rebuilding non-conforming residential structures.

ENVIRONMENTAL DETERMINATION: The proposed ordinance is not subject to the California Environmental Quality Act (Public Resources Code Section 21000 et. seq.) pursuant to Section 15060(c)(2) and 15060(c)(3) of the State Guidelines, because the ordinance will not result in a direct or reasonably foreseeable indirect physical change in the environment and is not a "project," as that term is defined in Section 15378 of the State Guidelines. The proposed ordinance would allow additional time to rebuild existing non-conforming structures, and those future projects would be reviewed for compliance with CEQA as applicable and required by law.

REVIEW OF PROJECT INFORMATION: The proposed text amendment and related documents are available for public review by contacting the Community Development Department during normal business hours (Monday – Friday, 8:00am to 5:00pm) by telephone at (951) 922-3125.

COMMENT ON THIS APPLICATION: Response to this notice may be made verbally at the Public Hearing and/or in writing before the hearing:

- You may provide oral comments at the in-person hearing. Agendas are available at least 72 hours in advance of the meeting online: https://banningca.granicus.com/ViewPublisher.php?view_id=1
- Written comments may be submitted to the Planning Commission by email at scalderon@banningca.gov or letter to the address below. Transmittal prior to the start of the meeting is required. Any correspondence received during or after the meeting will be distributed to the Planning Commission as soon as practicable and retained for the official record.

David A. Newell, Community Development Director
PO Box 998
99 E. Ramsey St
Banning, CA 92220

Any challenge of the proposed project in court may be limited to raising only those issues raised at the public hearing described in this notice, or in written correspondence delivered to the City Clerk at, or prior, to the public hearing (Government Code Section 65009[b](2)).

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Office of the City Clerk at 951-822-3125. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

Si necesita ayuda con esta carta, por favor llame a la Ciudad de Banning y puede hablar con Sandra Calderon, teléfono (951) 922-3125.

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

David A. Newell, AICP
Community Development Director

Dated: October 27, 2025
Publish: October 31, 2025