



PUBLIC MEETING NOTICE CITY OF BANNING 2008-2014 HOUSING ELEMENT UPDATE

The City of Banning is preparing its General Plan Housing Element update for the 2008-2014 planning period. The Housing Element includes 1) Analysis of the community's demographic trends and housing needs; 2) Review of potential governmental, market, and environmental constraints on the maintenance, improvement and development of housing; 3) An inventory of resources for housing, including land suitable for residential development; 4) Evaluation of accomplishments toward meeting the goals and objectives of the prior Housing Element; 5) A plan for addressing identified needs, including goals, policies, programs and quantified objectives.

The workshop will include a discussion of implementation actions required by state law, including changes to General Plan land use and zoning designations necessary to facilitate the production of housing for all economic segments of the community.

The Draft 2008-2014 Banning Housing Element is available for review at the Community Development Department at 99 E. Ramsey St., Banning, CA 92220, and also may be viewed on the City website at:

<http://www.ci.banning.ca.us/index.aspx?nid=54>

The rezoning program includes the requirement from the State of California to increase the density of certain parcels of land within the City for the purpose of encouraging and facilitating development of property for lower income households. This includes the proposal to increase the residential density allowed in the Downtown Commercial (DC) zoning district that is generally described as the area bordered by 8th Street to the west, E. Livingston Street to the east, Williams Street to the north, and Livingston Street to the south. The DC zoning district also includes the area generally bordered by San Gorgonio Avenue to the west, the prolongation of Fay Street to the east, and Nicolet Street to the north. Additionally, approximately 8.02 acres is proposed to be rezoned east of Hargrave Street and north of Charles Street consisting of Assessor's parcel numbers 543-090-003, 543-090-004, 543-090-014, 543-090-016, and 543-090-017; approximately 19.05 acres west of San Gorgonio Avenue and south of Porter Street (south of Banning High School) consisting of Assessor's parcel numbers 543-050-002 and 543-050-003; and, approximately 18.9 acres south of Westward Avenue and west of the prolongation of Porter Street (west of Banning High School) consisting of Assessor's parcel numbers 543-030-003, 543-030-019, and 543-040-002.

The City Council and Planning Commission will hold a joint study session to review the draft Housing Element and related implementation actions and provide opportunities for the public to participate in the Housing Element update process. All interested persons are encouraged to attend. At this time the City Council and Planning Commission will be conducting an informational meeting only and no action is scheduled to take place regarding this subject.

Date: **Tuesday, April 9, 2013**

Time: **3:00 p.m.**

Location: **City Council Chambers
99 E. Ramsey Street
Banning, CA 92220**

For further information, please contact Zai Abu Bakar, Community Development Director at 951-922-3131.