

**APPEAL OF PLANNING COMMISSION ACTION  
CONDITIONAL USE PERMIT (CUP) #13-8005/  
DESIGN REVIEW (DR) #13-7003**



**NOTICE OF INTENT TO ADOPT AN INITIAL STUDY/MITIGATED  
NEGATIVE DECLARATION AND HOLD A PUBLIC HEARING FOR  
THE PROPOSED 24 UNIT AIRPORT INDUSTRIAL LIVE/WORK  
LOFTS DEVELOPMENT PROJECT ON PROPERTY IDENTIFIED AS  
APN 541-290-013**

**NOTICE IS HEREBY GIVEN** of a public hearing before the City of Banning City Council to be held on Tuesday, April 8, 2014, at 5:00 p.m. in the Council Chambers, City Hall, 99 East Ramsey Street, Banning, California, to appeal the Planning Commission action of disapproval due to lack of majority vote of the Planning Commission's presence taken on this project on March 5, 2014, to consider the environmental document (Initial Study/Mitigated Negative Declaration) and the approval of project applications for a Conditional Use Permit (CUP #13-8005) and Design Review (DR #13-7003) to construct a 24 Unit Airport Industrial Live/Work Loft development. Specifically, the project proposes the construction of an approximately 64,327 square foot building including a parking lot for approximately 125 vehicles, landscaping, and utilities. The site consists of a 3.7 acre vacant parcel of land commonly known as assessor's parcel number (APN) 541-290-013 and is located generally between Lincoln Street to the north and Barbour Street to the south approximately 365 feet west of Hathaway Street in the City of Banning. To locate these parcels, please go to the Riverside County website and type in <http://www3.tlma.co.riverside.ca.us/pa/rclic/viewer.htm> in the search engine and follow the instructions on the page. The public review period was from Monday, February 3, 2014, through Tuesday, March 4, 2014.

Information regarding the Initial Study/Mitigated Negative Declaration, and the Conditional Use Permit and Design Review applications can be obtained by contacting the City's Community Development Department at (951) 922-3125, or by visiting the City Hall located at 99 East Ramsey Street, Banning. You may also go to the City of Banning website at <http://www.ci.banning.ca.us/>.

All parties interested in speaking either in support of or in opposition of this item are invited to attend said hearing, or to send their written comments to the Community Development Department, City of Banning at P.O. Box 998, 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 City Clerk at, or prior to, the time the City Council makes its decision 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**

Zai Abu Bakar  
Community Development Director

Dated: March 24, 2014  
Publish: March 28, 2014