



## NOTICE OF PUBLIC HEARING

**PURSUANT TO LAW, NOTICE IS HEREBY GIVEN** of a Public Hearing before the City Council of the City of Banning, to be held on Tuesday, June 10, 2014, at 5:00 p.m. in the Council Chambers, City Hall, 99 East Ramsey Street, Banning, California, to consider the following:

**RESOLUTION NO. 2014-41 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BANNING, CALIFORNIA INITIATING AMENDMENTS TO THE GENERAL PLAN AND ZONE ORDINANCE TO CREATE AN AFFORDABLE HOUSING OVERLAY ZONE FOR COMPLIANCE WITH STATE HOUSING ELEMENT LAW**

The purpose of the amendments to the General Plan and Zoning Ordinance is to address the Housing and Community Development Department comments dated May 1, 2014 regarding the City of Banning Housing Element. The proposed amendments would establish an Affordable Housing Overlay (“AHO”) zone on parcels that were previously zoned High Density Residential-20 (HDR-20) under the 2008-2014 Housing Element. The AHO would allow a density increase from 20 units/acre to 24 units/acre only for projects that reserve 20% of units for lower-income households. Market-rate projects would not be eligible for a density increase, nor would projects within the AHO be required to include affordable units. The AHO would provide an alternative development option for property owners if they choose to provide affordable housing.

HDR-20 parcels proposed to be included within the AHO zone are as follows: 537-120-034, 540-083-002, 541-110-013, 532-080-004, 419-140-059, 534-161-010, 537-110-008, and 541-110-009. To locate these parcels, please go to the Riverside County website and type in <http://www3.tlma.co.riverside.ca.us/pa/rclis/viewer.htm> in the search engine and follow the instructions on the page.

Information regarding the foregoing can be obtained by contacting the City's Community Development Department at (951) 922-3125, or by visiting City Hall located at 99 East Ramsey Street, Banning.

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 of the 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 Community Development Director 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: May 27, 2014  
Publish: May 30, 2014

