



NOTICE OF PUBLIC HEARING

PROPOSED AMENDMENTS TO THE BANNING GENERAL PLAN AND ZONING CODE TO ESTABLISH AN AFFORDABLE HOUSING OVERLAY (AHO) ZONE

NOTICE IS HEREBY GIVEN of a Public Hearing before the City Council of the City of Banning, to be held on Tuesday, September 23, 2014, at 5:00 p.m. in the Council Chambers, City Hall, 99 East Ramsey Street, Banning, California, to consider the following:

GENERAL PLAN AMENDMENT (GPA) NO. 14-2502; ZONE TEXT AMENDMENT (ZTA) NO. 14-97501 (ORDINANCE NO. 1482); AND ZONE CHANGE (ZC) NO. 14-3502: Amendments to the Banning General Plan Land Use Element and Map, 2013-2021 Housing Element, Zoning Code and Zoning Map to establish an Affordable Housing Overlay (AHO) Zone on eight (8) parcels that are currently zoned High Density Residential (HDR) 20. The establishment of the AHO is required by the State Housing and Community Development for certification of the City's 2013-2021 Housing Element. HDR-20 parcels proposed to be included within the AHO Overlay 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. Maps of these parcels along with additional background information are included in the June 10, 2014 City Council Staff Report regarding the AHO which can be downloaded at <http://www.ci.banning.ca.us/index.aspx?nid=428>.

The AHO Overlay would allow a density of 20-24 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 Overlay area be required to include affordable units. The overlay would provide an alternative development option for property owners if they choose to provide affordable housing.

An Addendum to the Mitigated Negative Declaration adopted for the Banning 2008-2013 Housing Element has been prepared for this project in compliance with Section 15164 of the CEQA Guidelines and is recommended for adoption.

Information regarding the foregoing 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. The information is also on the City's website at <http://www.ci.banning.ca.us/index.aspx?nid=428>.

All parties interested in speaking either in support of or in opposition to 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 Recording Secretary of the Planning Commission at, or prior to, the time the Planning Commission makes its decision on the proposal; or, you or someone else raised at the public 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
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Dated: September 8, 2014