



**NOTICE OF PUBLIC HEARING  
AND  
NOTICE OF INTENT TO ADOPT AN INITIAL STUDY/NEGATIVE DECLARATION  
FOR PROPOSED GENERAL PLAN AMENDMENT NO. 14-2501, ZONE CHANGE  
NO. 14-3501 AND ZONE TEXT AMENDMENT NO. 15-97501 SOUTHEAST CORNER  
OF BARBOUR STREET AND HARGRAVE STREET**

**NOTICE IS HEREBY GIVEN** of a public hearing before the City of Banning Planning Commission, to be held on Wednesday, February 4, 2015, at 6:30 p.m. in the Council Chambers, City Hall, 99 East Ramsey Street, Banning, California, to consider the environmental document (Initial Study/Negative Declaration) and a proposal by the City of Banning to amend the General Plan land use designation and Zoning classification for an area containing approximately 18.62 acres which is comprised of eighteen (18) individual parcels. The General Plan land use designation and Zoning classification of the nine (9) properties (APN: 541-320-001, 541-320-002, 541-320-003, 541-320-004, 541-320-005, 541-320-006, 541-320-007, 541-320-008 and 541-320-009) along east side of Hargrave Street, containing a total of approximately 1.45 acres, is proposed to be amended from Industrial (I) to Low Density Residential (LDR)(0-5 dwelling units per acre); and, the General Plan land use designation and Zoning classification of the nine (9) properties (APN: 541-320-010, 541-320-011, 541-320-012, 541-320-013, 541-320-014, 541-320-015, 541-320-018, 541-320-019 and 541-320-020) along south side of Barbour Street, containing a total of approximately 17.17 acres, is proposed to be amended from Industrial (I) to Very Low Density Residential (VLDR)(0-2 dwelling units per acre)(Overlay Zone: 80,000 square foot minimum lot size). The City of Banning also proposes to amend Table 17.08.030 (Residential Development Standards) of the City's Zoning Ordinance to reflect the 80,000 square foot minimum lot size for the nine (9) properties within the proposed Very Low Density Residential (VLDR) Zone. The proposed General Plan Amendment, Zone Change and Zone Text Amendment is intended to reflect the existing "single family residential" land use of the subject properties, thereby eliminating their non-conforming status under the current "industrial" designation. 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. The public review period is from Friday, January 16, 2015, through Wednesday, February 4, 2015.

Information regarding the Initial Study/Negative Declaration, and the General Plan Amendment, Zone Change and Zone Text Amendment proposals 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 ACTING COMMUNITY DEVELOPMENT DIRECTOR OF THE CITY OF BANNING,  
CALIFORNIA**

Brian Guillot  
Acting Community Development Director

Dated: January 12, 2015  
Publish: January 16, 2015