



# City of Banning

## Community Development Department

**NOTICE OF PUBLIC HEARING AND AN ADDENDUM TO A PREVIOUSLY ADOPTED NEGATIVE DECLARATION PREPARED FOR A GENERAL PLAN AMENDMENT (GPA) 21-2504 AND ZONE CHANGE (ZC) 21-3504 (OTHERWISE KNOWN AS THE “PROJECT”) TO AMEND CHAPTERS 17.08.010 AND 17.08.020 OF THE BANNING MUNICIPAL CODE TO ELIMINATE THE HIGH-DENSITY RESIDENTIAL-20/AFFORDABLE HOUSING OPPORTUNITY (HDR-20/AHO) (20-24 DU/ACRE) (“AHO”) OVERLAY FROM EIGHT PARCELS AS DESCRIBED IN THE GENERAL PLAN HOUSING ELEMENT. IN ADDITION, THE ZONE CHANGE WILL AMEND THE ZONING OF NINE PARCELS AS IDENTIFIED IN THE CITY’S 6<sup>TH</sup> CYCLE RHNA HOUSING ELEMENT UPDATE AND MAKING ADDITIONAL CONFORMING AMENDMENTS TO REGULATIONS PERTAINING TO THE ELIMINATION OF THE AHO OVERLAY AS IDENTIFIED IN THE BANNING MUNICIPAL CODE (BMC).**

**NOTICE IS HEREBY GIVEN** of a public hearing before the City of Banning Planning Commission, to be held on Tuesday, June 1, at 6:30 p.m. in the Council Chambers, City Hall, 99 East Ramsey Street, Banning, California, and by video conference call, to consider the Project, which eliminates the AHO Overlay from Chapters 17.08.010 and 17.08.020 and removal of this Overlay from various parcels in the City. In addition, the Project will rezone parcels in conformance with the City’s 6<sup>th</sup> Cycle RHNA Housing Element Update, previously adopted by the City Council in December of 2021. The Project will also make additional conforming amendments to regulations pertaining to commercial cannabis business in the City of Banning.

To observe and participate in the online video portion of the meeting, through your personal computer or device, follow this link:

<https://us02web.zoom.us/j/89561454841?pwd=QmhOcDYzb0t0NDYvejZhNUo0R01LZz09>

Meeting ID: 895 6145 4841  
Passcode: 092220  
Dial in: +1 669 900 9128 US

To observe the live meeting through your personal computer, but not participate with video or oral comments, you may use your computer or smart phone to enter the following or click on the link: <https://banninglive.viebit.com> or on the Banning Government Channel on Cable Television.

Information regarding the Project can be obtained by contacting the City's Community Development Department, Planning Division at (951) 922-3125 or by emailing the Department at [CommunityDev@banningca.gov](mailto:CommunityDev@banningca.gov).

All parties interested in speaking either in support of or in opposition to this item are invited to attend the hearing by accessing the videoconference or by sending their written comments by email to [scalderon@banningca.gov](mailto:scalderon@banningca.gov) or by mail to the Community Development Department, Planning Division, City of Banning at 99 E. Ramsey Street, 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 Planning Commission Recording Secretary prior to, at, or during the time the Planning Commission makes its recommendation 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

Adam Rush, M.A., AICP  
Community Development Director

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