



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 6TH 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 City Council, to be held on Wednesday, June 14, at 5:00 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 6th 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/81007280759?pwd=d0JCK0oyeGhOQk5Cek1kd3FJUmlsQT09>

Meeting ID: 810 0728 0759
Password: 092220
Dial in: +1 669 900 9128

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.

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 scalderson@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

Dated: May 31, 2022
Publish: June 3, 2022

Owner	Site Address	Mailing Address	Assessor Parcel Number	Parcel Size (Acres)	Current General Plan Designation	Current Zoning	Proposed Zoning	Minimum Units Required	Midpoint Units Allowed	Maximum Units Allowed	Vacant/Nonvacant	Description of Existing Uses
VERY HIGH DENSITY RESIDENTIAL (VHDR) PARCEL CHANGES												
JAMES C NICE & LESLIE A NICE	325 N 41ST ST, BANNING CA - 92220		537020008	4.06	LDR	LDR	VHDR (19-24)	77	87	97	Vacant	Vacant
SELECT VENTURES INC		636 S 2ND AVE #D, COVINA CA - 91723	538250004	9.25	LDR	LDR	VHDR (19-24)	176	199	222	Vacant	Vacant
SALEM PROP HOLDINGS	1500 E GEORGE ST, BANNING, CA - 92220	2785 PACIFIC COAST HWY, TORRANCE CA - 90505	541094020	2.29	LDR	LDR	VHDR (19-24)	44	49	55	Vacant	Vacant
CLARK FAMILY INV		38657 BEARS PAW DR, MURRIETA CA - 92562	541103022	0.56	LDR	LDR	VHDR (19-24)	11	12	13	Vacant	Vacant
CLARK FAMILY INV		38657 BEARS PAW DR, MURRIETA CA - 92562	541103023	0.55	LDR	LDR	VHDR (19-24)	10	12	13	Vacant	Vacant
BELETE DEMISSIE , AMISAL BERHANU DEMISSIE		467 N SAN GORGONIO AVE, BANNING CA - 92220	541103025	1.89	LDR	LDR	VHDR (19-24)	36	41	45	Vacant	Vacant
ANTHONY EMAL ELEYASI		3159 W BASELINE RD, LAVERNE AZ - 85339	543060002	4.71	LDR	LDR	VHDR (19-24)	90	101	113	Vacant	Vacant
SHAHLA SHALIZI		1612 CONIFER CIR, CORONA CA - 92879	540250014	1.29	MDR	MDR	VHDR (19-24)	24	28	31	Vacant	Vacant
WEST LINCOLN PROP, MATTSON FAMILY TRUST		201 W LINCOLN ST, BANNING CA - 92220	540250023	2.26	MDR	MDR	VHDR (19-24)	43	48	54	Vacant	Vacant
HDR-20/AHO ZONING OVERLAY PARCEL CHANGES												
USA MORONGO BAND CAHUILLA MISSION INDIANS		11581 POTRERO RD, BANNING CA - 92220	532080007	215.46	HDR	HDR-20/AHO	OS-R	0	0	0	Vacant	Vacant
JOHN YAACOUB HANNA , DIANA MARIE HANNA		766 PALMYRITA AVE #B, RIVERSIDE CA - 92507	534161008	0.40	HDR	HDR-20/AHO	VHDR (19-24)	12	9	10	Vacant	Vacant
JOHN YAACOUB HANNA , DIANA MARIE HANNA		766 PALMYRITA AVE #B, RIVERSIDE CA - 92507	534161009	0.61	HDR	HDR-20/AHO	VHDR (19-24)	8	13	15	Vacant	Vacant
JOHN YAACOUB HANNA , DIANA MARIE HANNA		766 PALMYRITA AVE #B, RIVERSIDE CA - 92507	534161010	0.91	HDR	HDR-20/AHO	VHDR (19-24)	17	20	22	Vacant	Vacant
NP BANNING INDUSTRIAL		4825 NW 41ST ST #500, RIVERSIDE MO - 64150	537120034	8.20	HDR	HDR-20/AHO	HDR (11-18)	90	119	148	Vacant	Vacant
REY YSAIS , MARGARET YSAIS	728 E NICOLET ST, BANNING, CA - 92220	8457 SARAH ST, ROSEMEAD CA - 91770	541110009	1.60	HDR	HDR-20/AHO	HDR (11-18)	18	23	29	Nonvacant	Existing SFR
MICHAEL OLIVERIO , GLORIA OLIVERIO	725 E WILLIAMS ST, BANNING, CA - 92220	725 E WILLIAMS ST, BANNING CA - 92220	541110013	1.68	HDR	HDR-20/AHO	HDR (11-18)	18	24	30	Nonvacant	Existing SFR
NP BANNING INDUSTRIAL		4825 NW 41ST ST #500, RIVERSIDE MO - 64150	537110014	9.00	HDR	HDR-20/AHO	HDR (11-18)	99	131	162	Vacant	Vacant
TOTAL UNITS				215.86				772	916	1,059		

NOTE-1: Fractional units are rounded to the nearest whole number

NOTE-2: The Midpoint Density is calculated by taking the average between the top and bottom of the Density Range. (e.g. HDR has a density floor of 11 DU/AC and a density ceiling of 18 DU/AC; therefore, the Midpoint Density is 14.5 DU/AC)