



City of Banning

Community Development Department

NOTICE OF PUBLIC HEARING AND NOTICE OF EXEMPTION FOR CONSIDERATION OF CONDITIONAL USE PERMIT (CUP) 23-8005 AND DESIGN REVIEW (DR) 23-7002, A PROPOSAL TO ALLOW FOR THE RESIDENTIAL DEVELOPMENT OF 93 DUPLEX HOMES ON 98 PREVIOUSLY RECORDED LOTS (TM 36939), A DENSITY BONUS, AND AN AFFORDABLE HOUSING COMPONENT ON A TOTAL OF 34.6 ACRES LOCATED WITHIN THE LOW DENSITY RESIDENTIAL ZONING DISTRICT ON THE NORTH SIDE OF WILSON STREET, EAST OF SUNSET AVENUE, AND WEST OF SUNRISE AVENUE (APNs 535-451-001 THROUGH -007; 535-451-009 THROUGH -023; 535-442-001 THROUGH -003; 535-442-005, 535-442-006, 535-442-007, 535-442-008, 535-442-009 THROUGH -015; 535-443-001 THROUGH -021; 535-440-001 THROUGH -011; 535-441-001 THROUGH -014; 535-450-001 -015; 535-070-003, 535-070-005, 535-070-007, 535-070-009, 535-070-024, 535-070-040).

NOTICE IS HEREBY GIVEN of a public hearing before the City of Banning Planning Commission, to be held Wednesday, June 7, at 6:30 p.m. in the Council Chambers, City Hall, 99 East Ramsey Street, Banning, California, to consider Conditional Use Permit (CUP) 23-8005 and Design Review (DR) 23-7002 to allow for the residential development of 93 duplex homes on 98 previously recorded lots (TM 36939), a density bonus, and an affordable housing component on a total of 34.6 acres located within the Low Density Residential zoning district on the north side of Wilson Street, east of Sunset Avenue, and west of Sunrise Avenue APNs 535-451-001 through -007; 535-451-009 through -023; 535-442-001 through -003; 535-442-005, 535-442-006, 535-442-007, 535-442-008, 535-442-009 through -015; 535-443-001 through -021; 535-440-001 through -011; 535-441-001 through -014; 535-450-001 -015; 535-070-003, 535-070-005, 535-070-007, 535-070-009, 535-070-024, 535-070-040). The Community Development Department has determined that the project is consistent with a previously adopted Mitigated Negative Declaration (MND) for the underlying TM 36939 and pursuant to the California Environmental Quality Act (CEQA) and the California CEQA Guidelines Section 15164 (Addendum to an EIR or Negative Declaration), an Addendum to the MND has been prepared.

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 Notice of Exemption Design Review and Conditional Use Permit, can be obtained by contacting the City's Community Development Department, Planning Division at (951) 922-3125, or by going to the City of Banning website at: <https://banningca.gov/Archive.aspx?AMID=60&Type=&ADID=>

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

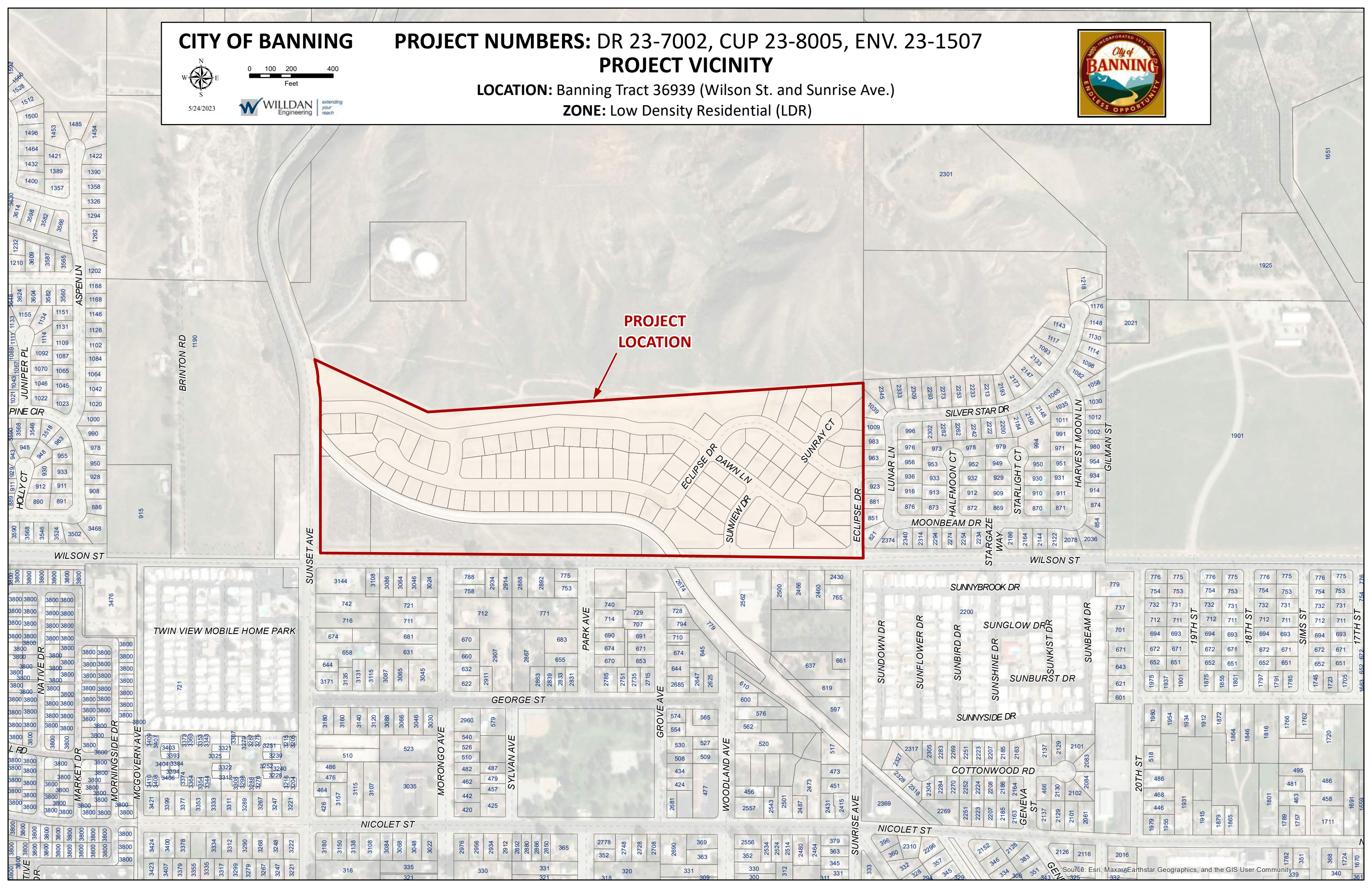
Adam Rush, M.A., AICP
Community Development Director

Dated: May 23, 2023
Publish: May 26, 2023

99 E. Ramsey Street • P.O. Box 998 • Banning, CA 92220-0998 • (951) 922-3100



5/24/2023



PROJECT LOCATION