

NOTICE OF PUBLIC HEARING AND INTENT TO ADOPT THE INITIAL STUDY/MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM RELATED TO ADOPTION OF 2008-2014 BANNING HOUSING ELEMENT

NOTICE IS HEREBY GIVEN of a Public Hearing before the City of Banning City Council, to be held on Tuesday, July 23, 2013, at 5:00 p.m. in the Council Chambers, City Hall, 99 East Ramsey Street, Banning, California, to consider the City initiated General Plan Amendment and Zone Change to comply with the State Housing and Community Development (HCD) mandate for provision of adequate housing sites for Regional Housing Needs Assessment as follows:

GENERAL PLAN AMENDMENT (GPA) NO. 13-2504: An Amendment to the Banning General Plan Land Use and Housing Element to revise policies and maps related to the adoption of the 2008-2014 Housing Element.

ZONE CHANGE NO. 13-3502: An amendment to the Banning Zoning Code to modify development standards in the Downtown Commercial (D-C) zone, High Density Residential (HDR) zone; and create a Very High Density Residential (VHDR) zone; and an amendment to the Zoning map to re-zone properties to provide adequate sites to meet the RHNA.

1. Three (3) parcels in the Downtown Commercial district are proposed for re-zoning from the allowable residential density of 18 dwelling units per acre to 20 units per acre for developments with 16 units or more when 50% of units in the development are reserved for lower-income households. These parcels are 541-145-012 (255 E. Ramsey Street); 541-150-004 (447 E. Ramsey Street), and 541-150-010 (553 E. Ramsey Street).
2. Establish a new High Density Residential-20 (“HDR-20”) zoning district allowing multi-family residential development by-right at a minimum density of 20 units/acre when 50% of units in the development are reserved for lower-income households, and change the zoning designation for the following properties from HDR to HDR-20 - 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.
3. Create a new *Very High Density Residential* (“VHDR”) General Plan land use category and zoning district, allowing densities of 19-24 units/acre and 20 units/acre by-right when 50% of units in the development are reserved for lower-income households, and apply this designation to the following three properties totaling approximately 44 acres - 537-190-018, 537-190-021, and 537-190-020.

To locate the parcels that are referenced in this notice, 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. 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 available on the City's website at www.ci.banning.ca.us/index.aspx?nid=65.

All parties interested in speaking either in support of or in opposition to any 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 COMMUNITY DEVELOPMENT DIRECTOR OF THE CITY OF BANNING, CALIFORNIA

Zai Abu Bakar
Community Development Director

Dated: July 8, 2013
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