



AGENDA

SPECIAL MEETING OF THE BANNING CITY COUNCIL

CITY OF BANNING, CALIFORNIA

April 13, 2021

4:00 P.M.

In Chamber and via Video/Teleconference

Due to the COVID-19 pandemic emergency, and to protect the health and safety of all participants, this meeting is being held in Chamber and via video/teleconference only. Pursuant to Governor Newsom's Executive Orders, members of the Banning City Council, staff and public may observe and participate in this meeting electronically or telephonically as outlined below:

To observe and participate in the on-line video portion of the meeting through your personal computer or device enter

<https://us02web.zoom.us/j/87415277765?pwd=dFVSOBuMGpSeTBSREtPNytXYnhSQT09>

Meeting ID: 874 1527 7765

Password: 870511

One tap mobile: +16699009128,,87415277765#

Dial in: +1 669 900 9128 US

Meeting ID: 874 1527 7765

Find your local number: : <https://us02web.zoom.us/u/kb6rMlvB4i>

1. CALL TO ORDER

Roll Call – Council Members Hamlin, Happe, Pingree, Sanchez, and Mayor Wallace

2. WORKSHOP

2.1 Housing Element Update Workshop (6th RHNA Cycle)

3. PUBLIC COMMENTS – Opportunity for the public to address items on the Agenda

4. ADJOURNMENT

IT IS HEREBY CERTIFIED under the laws of the State of California that the above Agenda was posted on the Banning City Hall Bulletin Board and the City's Website by 4:00 P.M. on the 8th day of April 2021.



Laurie Sampson, Executive Assistant

NOTICE: Pursuant to Government Code § 54954.3(a), the only public comment that will be permitted during this Special Meeting is that pertaining to items appearing on this special meeting agenda. Any member of the public may address this meeting of the Mayor and Council on any item appearing on the agenda by approaching the microphone in the Council Chambers and asking to be recognized, either before the item about which the member desires to speak is called, or at any time during consideration of the item. A five-minute limitation shall apply to each member of the public, unless such time is extended by the Mayor. No member of the public shall be permitted to "share" his/her five minutes with any other member of the public.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk's Office (951) 922-3102. **Notification 48 hours prior to the meeting** will enable the City to make reasonable arrangements to ensure accessibility to this meeting. [28 CFR 35.02-35.104 ADA Title II]

Pursuant to amended Government Code Section 54957.5(b) staff reports and other public records related to open session agenda items are available at City Hall, 99 E. Ramsey St., at the office of the City Clerk during regular business hours, Monday through Friday, 8 a.m. to 5 p.m. Since City Hall is currently closed to the public due to COVID, please call (951) 922-3102 to request information be mailed.

The City of Banning promotes and supports a high quality of life that ensures a safe and friendly environment, fosters new opportunities and provides responsive, fair treatment to all and is the pride of its citizens.

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Environmental Scientists | Planners | Engineers



BANNING
CIVIC CENTER

Introduction to the Housing Element Update

April 13, 2021

Introduction to the Housing Element Update



- What is the Housing Element and what does it cover?
- What is the Regional Housing Needs Assessment (RHNA)?
- Adopted State Legislation that influences Housing Elements
- Banning's Housing Element schedule
- Planning Commission's role



CITY OF BANNING

GENERAL PLAN

Prepared By

Community Development Department
City of Banning
99 East Ramsey Street
Banning CA, 92220

and

Terra Nova Planning & Research, Inc.*
400 South Farrell Dr., Suite B-205
Palm Springs, CA 92262

Adopted January 31, 2006

What is the Housing Element?

- One of the eight mandatory elements in the City's General Plan.
- The Housing Element is governed by California Government Code Article 10.6 (Sections 65580-65589.11)
- Required to be updated every 8 years in accordance with the RHNA cycle.



What does the Housing Element cover?

Community Profile

Demographics

Housing Stock Characteristics

Housing Constraints

Market

Governmental

Environmental

Housing Resources

Future Housing Needs – RHNA Requirement

Housing Preservation

Community Plan

Objectives and Programs to Address Housing Needs

Resources



Why Does the City need a Housing Element?

- Compliance with State Law
- Non-compliance triggers a 4-year cycle and potential fines
- Jurisdiction's General Plan could be deemed inadequate and therefore invalid
- A noncompliant General Plan creates the potential for being sued when making land use decisions
- City would be ineligible for several Federal and State housing, community development and infrastructure funding and grant programs

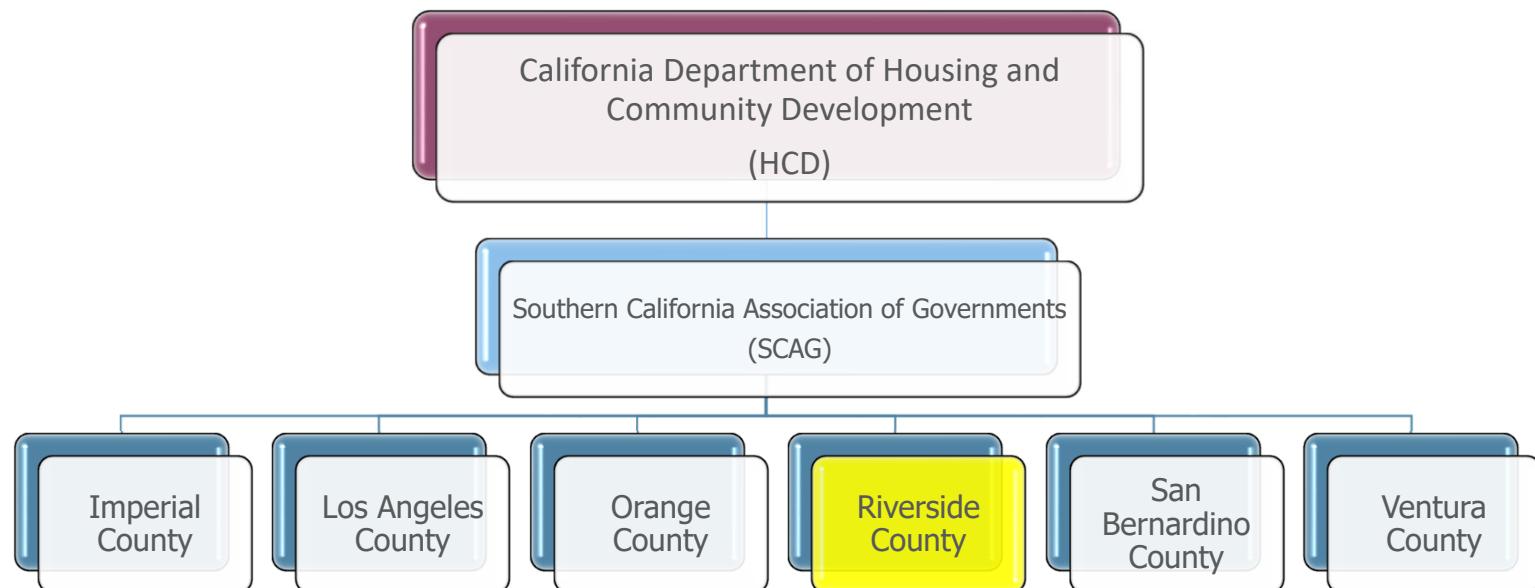


Regional Housing Needs Assessment (RHNA)

- State housing production goal
- A representation of future housing needs for all income levels in a region to be built within an 8-year housing cycle

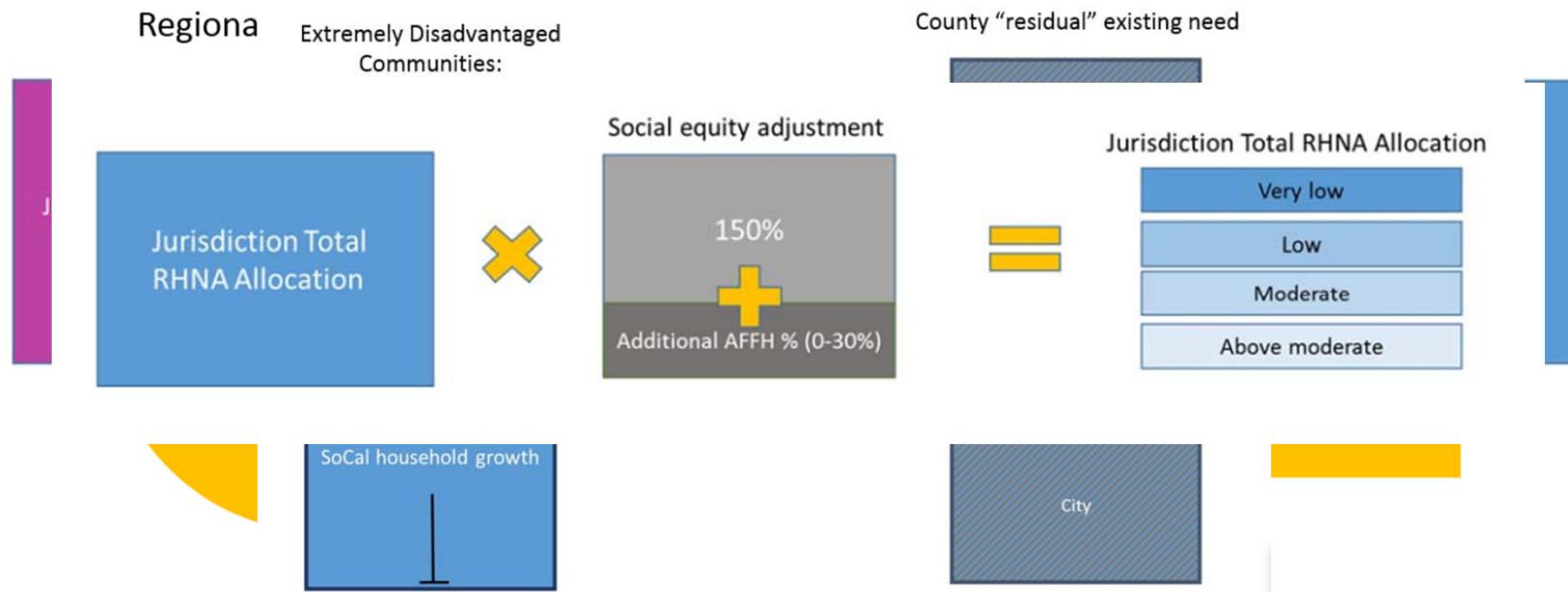


Housing Element 101



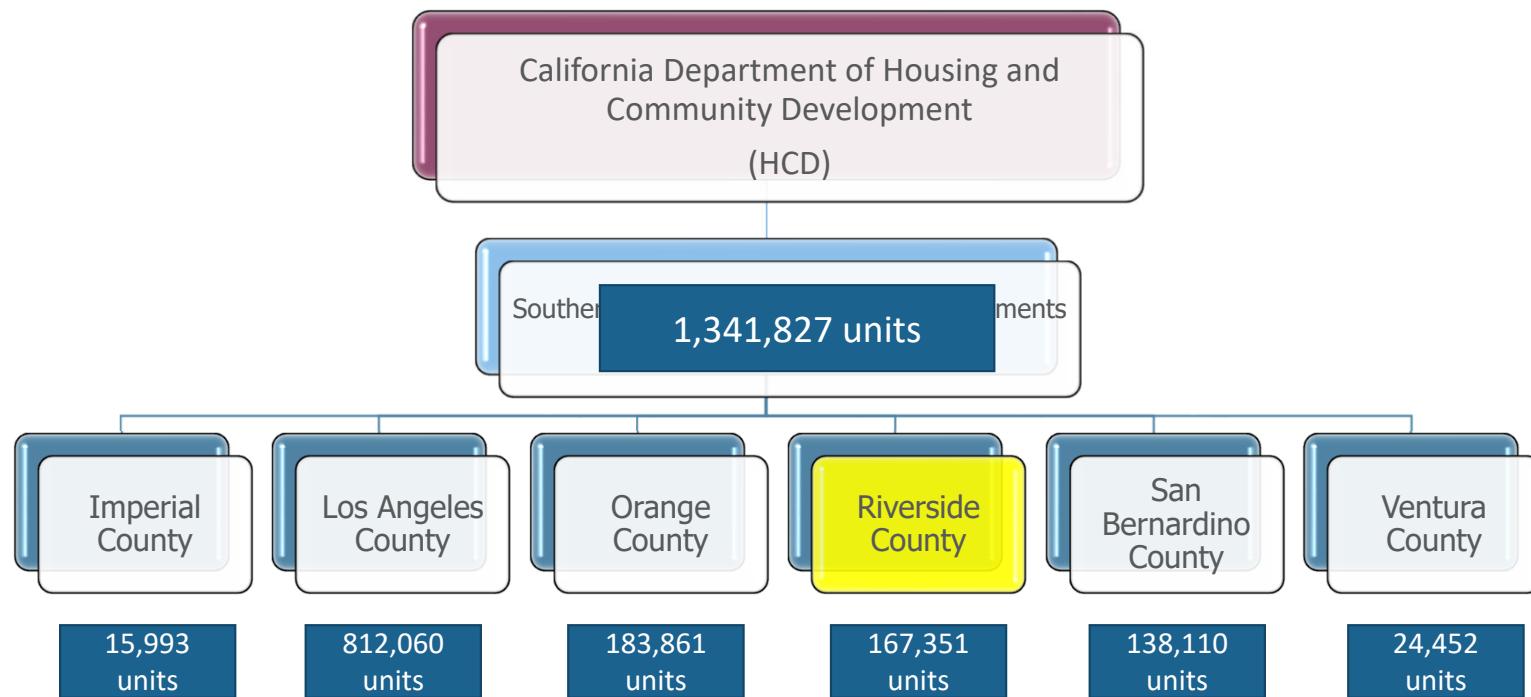


SCAG's Methodology





SCAG RHNA Allocation





SCAG RHNA Allocation to Western Riverside Cities

WRCOG Region	6 th Cycle RHNA
Banning	1,673
Beaumont	4,210
Calimesa	2,017
Eastvale	3,028
Hemet	6,466
Jurupa Valley	4,497
Menifee	6,609
Moreno Valley	13,627
Riverside	18,458
San Jacinto	3,392
Unincorporated County	40,647



Banning's RHNA Breakdown

Income Category	Income Characteristics	Number of Units in 6 th Cycle RHNA
Extremely Low*	29% or less AMI	
Very Low Income*	30 – 50% AMI	317
Low Income*	51 – 80% AMI	193
Moderate Income	81 – 120% AMI	280
Above Moderate Income	120%+ AMI	883
Total		1,673

Source: Department of HUD and Urban Development (HUD) 2021-2016; SCAG Pre-Certified Local Housing Data 2020

* Categories commonly combined to form "Lower Income" category



How will Banning meet the RHNA Allocation?

- Building Permits issued for residential development after July 1, 2021 are applied towards the allocation
- Evaluation of site with appropriate zoning and development standards to accommodate residential development by category
- Rezoning to accommodate a higher density to meet the allocation for very low and low income units
 - Densities need to be at least 25 dwelling units per acre

Housing Element 101



AB 744 –
Bonus

AB 193 –
Develop
Mixed

AB 220 –
Land fo
Develop

AB 879 –
Develop

SB 330 –
Act of 201

SB 330

Prohibits an affected city or county from enacting a development policy or standard that would:

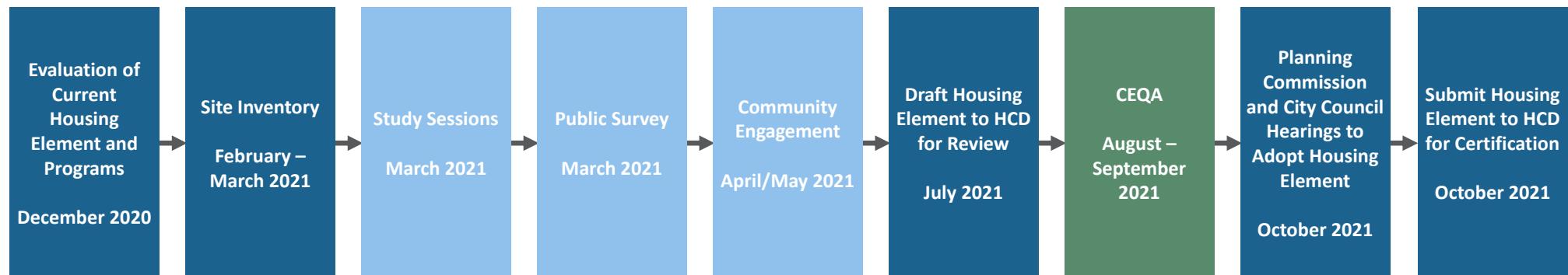
- reduce intensity of land use unless an equivalent increase in intensity is

SB 229

This law makes numerous changes to ADU law, including defining parking requirements, zoning for single-family dwellings, sizing floorspace, charging for utility services, and distinguishing ADU renting and selling.

~~Cities are prevented from enacting ordinances that would negatively affect housing developments that have already submitted a preliminary application. Projects shall have a no net loss in residential units for affordable housing.~~

Timeline





What role does the Planning Commission play?

- Advisory body
 - Recommendation on submittal of draft Housing Element to HCD
 - Recommendations to City Council for approval
- Neighborhood sounding board

Thank you for
your time!

Brenna Weatherby

Director, Environmental and Long-Range
Planning

