



CITY OF BANNING STAFF REPORT

TO: CITY COUNCIL

FROM: Douglas Schulze, City Manager

PREPARED BY: Adam Rush, Community Development Director

MEETING DATE: January 9, 2024

SUBJECT: Consideration of Resolution 2024-15, Issuing a Waiver of Development Review Fees, requested by Habitat for Humanity, for a Tentative Parcel Merger/Lot Line Adjustment (TPM/LLA) on three parcels located at the southwest corner of 8th Street and Wilson St., in the City of Banning, CA

RECOMMENDATION:

Adopt Resolution 2024-15, authorizing a waiver of fees in an amount not to exceed \$9,000 for Habitat-for-Humanity of the San Geronio Pass, associated with the processing of a Tentative Parcel Merger/Lot Line Adjustment (TPM/LLA) on three parcels located at the southwest corner of 8th Street and Wilson St., in the City of Banning, CA (APNs: 540-033-045; -046; 047).

BACKGROUND:

Habitat for Humanity ("Habitat") is a not for profit organization that specializes in refurbishing and constructing new homes for low income residents in the community. Habitat for Humanity has been providing housing opportunities, in the San Geronio Pass Area, for the past nineteen years.

In January of 2020, the City Council previously approved a Fee Waiver of \$20,000 for another property on Wilson Street which is constructed, occupied, and was recently dedicated to the new residents.

Habitat has completed several homes within the City of Banning and recently purchased three (3) additional properties (APNs: 540-033-045; -046; -047) which is referenced herein. The requested Fee Waiver would incorporate the City's application fees for Plan Check and Development Review by Community Development, Public Works, Engineering, and Banning Electric.

Furthermore, the Fee Waiver would cover costs incurred by the City Contract Licensed Surveyor. However, the request does not cover any Building or Public Works Permit Fees or Inspections, Development Impact Fees (DIF), or other ancillary costs (e.g., miscellaneous permit fees, utility account connections, landscape inspections, etc.).

JUSTIFICATION:

According to the Public Policy Institute of California,

The share of Californians saying, 'housing or homelessness is the top issue facing the state', has increased sharply and residents in all major regions express concern about housing affordability and homelessness. Californians spend disproportionate shares of their income on housing and about half say housing costs are a financial strain, which is a much higher share than 15 years ago. Affordability is a greater challenge in coastal areas, where two-thirds of Californians reside and a majority of Los Angeles residents, young adults, and African Americans have considered moving further Inland, due to the rise in

housing costs. (Sources: Longitudinal data from PPIC Statewide Surveys, 2001–19)

This "Inland Migration" has been experienced by the City of Banning as seen through development of the Atwell project, which has sold over one-thousand homes since initial construction in March of 2020.

FISCAL IMPACT:

The fee waiver will have an impact to the City's General Fund in the amount of approximately \$9,000, with the total amount realized within Fiscal Year 2022/2023 (by June 30, 2023).

ALTERNATIVES:

1. Approve the fee waiver request, but in a reduced amount to be determined by the City Council.
2. Do not approve the fee waiver request and provide alternative direction to Habitat-for-Humanity.
3. Continue the item and request that staff to provide additional research or information, as directed by the City Council.

ATTACHMENTS:

1. [01._Resolution_2024-15.docx](#)
2. [LAND USE EXHIBITS.pdf](#)
3. [January 14, 2020 - CC Agenda Packet & Minutes.pdf](#)