



City of Banning

Community Development Department

NOTICE OF PUBLIC HEARING BEFORE THE CITY COUNCIL

Design Review, Case PLN 21-7017/Tentative Parcel Map, Case TPM 38576/Development Agreement
Banning Commerce Center Project by Sansone Group
Project Site: APNs 532-030-008, 532-030-009, 532-080-008, 532-080-010, 532-090-026, 532-090-028, 532-090-030, 532-110-015, Banning, CA 92220

NOTICE IS HEREBY GIVEN that the City Council of the City of Banning, California, will hold a public hearing at its meeting of May 13, 2025. The City Council meeting begins at 5:00 p.m., in the Council Chambers at City Hall, 99 East Ramsey Street, Banning, CA 92220. To observe the live meeting through your personal computer or smart phone enter the following link: <https://banninglive.viebit.com> or view on the Banning Government Channel on Cable Television.

The purpose of this hearing is to consider entitlement applications by Sansone Group (Applicant) for the Banning Commerce Center Project (Project). Specifically, the Applicant seeks approval of a Design Review application, Case PLN 21-7017, for a proposed development of an approximately 1,320,284-square foot industrial warehouse building (including office space within) on approximately 131.28 acres of vacant land located within the eastern portion of the City of Banning that is north of the I-10 freeway and east of Hargrave St. on the Project Site specified above. The Project would include loading docks, trailer parking stalls, passenger vehicle parking stalls, drive aisles, landscaping, and stormwater detention. The Applicant also seeks approval of a Tentative Parcel Map, Case TPM 38576, for the subdivision of the 131.28-acre Project Site into three numbered lots for the Project and related improvements and four lettered lots for rights-of-way and public utility purposes. The Applicant also seeks approval of a Development Agreement with the City to establish terms and obligations for both parties related to PLN 21-7017, TPM 38576 and infrastructure on- and off-site. The City Council will consider approving case PLN 21-7017, TPM 38576 and a Development Agreement between the City and Applicant, Sansone Group/JDNJ Enterprises, LLC; certifying the associated Final Environmental Impact Report (SCH No. 2022090102); and adopting findings, a Statement of Overriding Considerations (SOOC), and a Mitigation Monitoring and Reporting Program pursuant to the California Environmental Quality Act.

The Planning Commission reviewed the subject project at its meeting of March 5, 2025, and voted 3 to 2 to recommend City Council approval of the above applications.

ENVIRONMENTAL DETERMINATION: The Project has been reviewed in accordance with the California Environmental Quality Act (CEQA) and an Environmental Impact Report has been prepared for the project, together with Findings of Fact and a Statement of Overriding Consideration (SOOC), including Findings in support of the SOOC, and a Mitigation Monitoring and Reporting Program for the Project, to be considered by the City Council.

A Notice of Availability to review the draft Environmental Impact Report for the Banning Commerce Center EIR (SCH No. 2022090102) was published in June 2024, with the 45-day public review and comment period for the Project beginning on June 17, 2024, and ending on August 2, 2024, and a Final Environmental Impact Report was prepared.

REVIEW OF PROJECT INFORMATION: The proposed application, site plan, and related documents are available for public review by contacting the Community Development Department during normal business hours (Monday – Friday, 8:00am to 5:00pm) by telephone at (951) 922-3125. Additional project information is also available on the City's website by visiting the following link:

<https://engagebanning.civilspace.io/en/projects/banning-commerce-center>

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

COMMENT ON THIS APPLICATION: Response to this notice may be made verbally at the Public Hearing and/or in writing before the hearing:

- You may provide oral comments at the in-person hearing. Agendas are available at least 72 hours in advance of the meeting online: https://banningca.granicus.com/ViewPublisher.php?view_id=1
- Written comments may be submitted to the City Council by email at CityClerks@banningca.gov or letter to the address below. Transmittal prior to the start of the meeting is required. Any correspondence received during or after the meeting will be distributed to the City Council as soon as practicable and retained for the official record.

City Clerk's Office
PO Box 998
99 E. Ramsey St
Banning, CA 92220

Any challenge of the proposed project in court may be limited to raising only those issues raised at the public hearing described in this notice, or in written correspondence delivered to the City Clerk at, or prior, to the public hearing (Government Code Section 65009[b][2]).

Si necesita ayuda con esta carta, por favor llame a la Ciudad de Banning y puede hablar con Sandra Calderon, teléfono (951) 922-3125.

BY ORDER OF THE COMMUNITY DEVELOPMENT DIRECTOR OF THE CITY OF BANNING, CALIFORNIA.

David A. Newell, AICP
Community Development Director

Dated: April 24, 2025
Publish: May 2, 2025



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Feet

VICINITY MAP

PROJECT NUMBER: DR 21-7017

APN: 532-030-008,532-030-009,532-080-008,
532-080-010,532-090-026, 532-090-028,
532-090-030,532-110-015

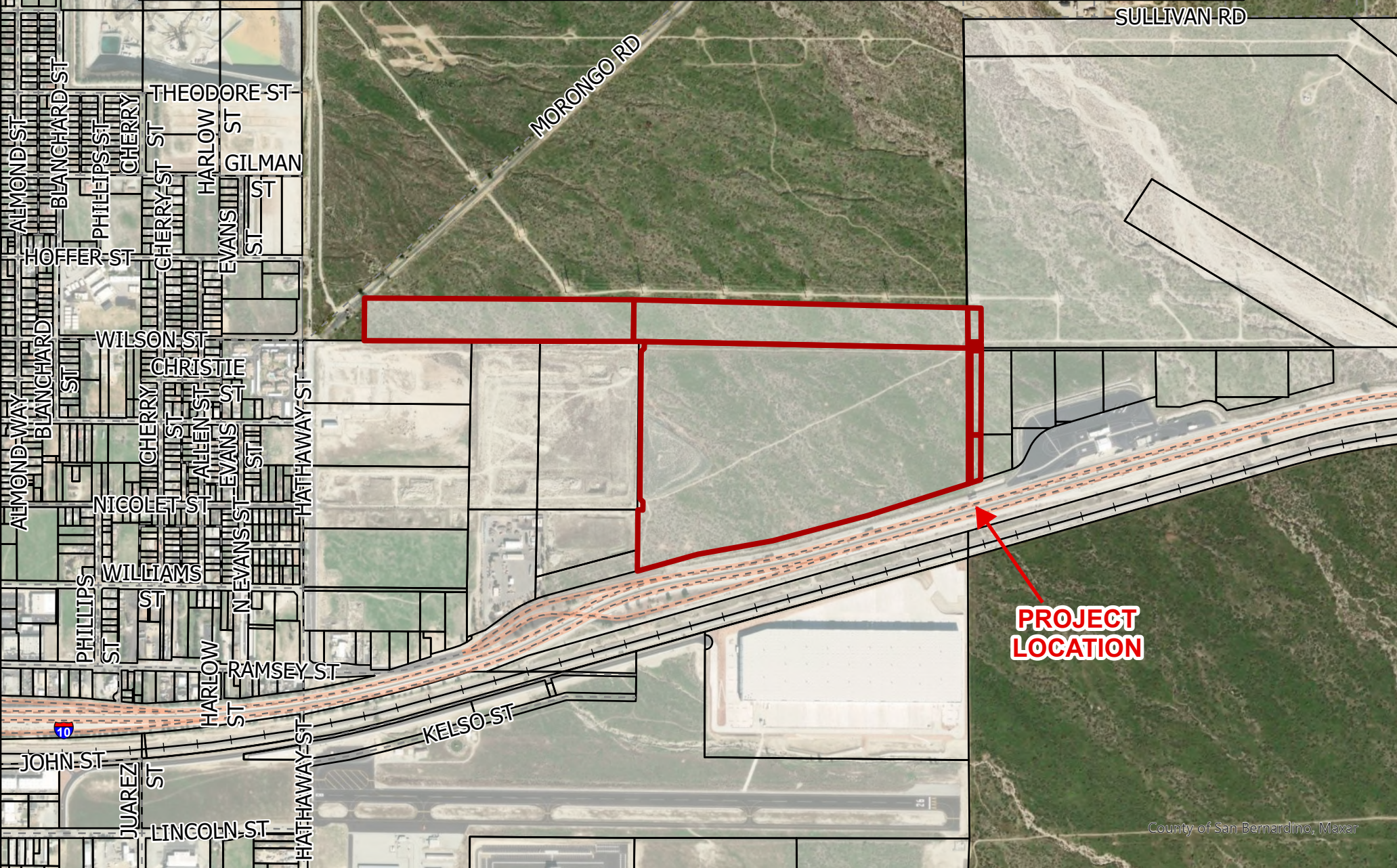
ZONE: Business Park (BP)



SANTIAGO RD

SULLIVAN RD

MORONGO RD



**PROJECT
LOCATION**