



# City of Banning

## Community Development Department

### NOTICE OF JOINT PUBLIC HEARING BEFORE THE CITY COUNCIL AND PLANNING COMMISSION

Specific Plan, SP 20-2002; General Plan Amendments, GPA 20-2501 & GPA 22-2502; Zone Changes, ZC 20-3502 & ZC 22-3502; Tentative Parcel Map, TPM 38118; Development Agreement  
Sunset Crossroads Specific Plan

**NOTICE IS HEREBY GIVEN** that the City Council and Planning Commission of the City of Banning, California, will hold a joint public hearing at a special meeting on May 8, 2025. The meeting will begin 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 receive an introduction on the subject applications and presentation by the applicant, NP Banning Industrial, LLC (however, no action to approve or deny the application will occur by either body). The project applications consist of the following:

- Specific Plan (SP 20-2002). Proposes to establish the Sunset Crossroads Specific Plan for the development of industrial and commercial uses on a 533.8-acre site, including up to 268,400 square feet of medical office, professional office, education, recreation, and commercial uses, a travel center with refueling uses, and a 125-room hotel (approximately 90,000 sf) on 47.9-acres; and up to 5,545,000 square feet of industrial uses (including up to 330,000 square feet of cold storage uses) on 392.0 acres. The Specific Plan text identifies the permitted land uses, development standards, design guidelines, and implementation provisions. The Specific Plan Area includes land located south of Interstate 10 between Highland Home Road and Sunset Avenue extending south to include land south of the City's current border (Assessor Parcel Numbers (APNs): 537-110-003 through -005, 537-110-011 through -014, 537-120-013, 537-120-025, and 537-120-028 through -036).
- General Plan Amendment and Zone Change for Specific Plan Area (GPA 20-2501 & ZC 20-2504). Proposes amending the land use designations and zoning of the Specific Plan area to General Commercial (GC), Industrial (I), Open Space – Parks (OS-P), and Open Space – Resources (OS-R). Additionally, approximately 65.6 acres of the Project site is proposed as Open Space – Resources (OS-R) and/or Open Space – Parks (OS-P), including a five-acre passive park.
- Development Agreement. The Development Agreement would grant the Project vested development rights in exchange for public benefits as specified in the agreement.
- Tentative Parcel Map (TPM 38118). A subdivision of the Specific Plan Area into thirty-four parcels and five lettered lots ranging in size from 1.0 acre to 78.7 acres in size, creating 19 Planning Areas.
- General Plan Amendment and Zone Change for Density Transfer (GPA 22-2502 & ZC 22-3502). Proposes amending the land use designation and zoning of approximately 40.9 acres of land located southeast of Sunset Avenue and East Westward Avenue, to Very High Density Residential.

**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), Findings in support of the SOOC, and a Mitigation Monitoring and Reporting Program for the Project, to be considered by the Planning Commission. A Notice of Availability to review the draft Environmental Impact Report for the Sunset Crossroads Specific Plan EIR (SCH No. 2021020011) was published in December 2023, with the 45-day public review and comment period for the Project beginning on December 15, 2023, and ending on January 30, 2024, and a Final

Environmental Impact Report was prepared. Information regarding the Project and the Final EIR 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://www.banningca.gov/762/Sunset-Crossroads-Specific-Plan>

**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://www.banningca.gov/762/Sunset-Crossroads-Specific-Plan>

**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 hearing. Agendas are available at least 72 hours in advance of the meeting online: [https://banningca.granicus.com/ViewPublisher.php?view\\_id=1](https://banningca.granicus.com/ViewPublisher.php?view_id=1)
- Written comments may be submitted to the City Council by email at [CityClerks@banningca.gov](mailto: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 7, 2025  
Publish: April 11, 2025