



# City of Banning

## Community Development Department

### NOTICE OF PUBLIC HEARING BEFORE THE PLANNING COMMISSION

#### General Plan Amendment, GPA 22-2502 and Zone Change, ZC 22-3502 Density Transfer related to Sunset Crossroads Specific Plan

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Banning, California, will hold a public hearing at its regular meeting on November 5, 2025. The meeting will begin at 5:30 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 applications by the City of Banning (Applicant) in relation to the Sunset Crossroads Specific Plan project. The applications consist of a General Plan Amendment and Zone Change (GPA 22-2502 & ZC 22-3502) to change the General Plan Land Use Map and corresponding Zoning from PF-S (Public Facilities – Schools) to VHDR (Very High Density Residential, allowing 24-30 dwelling units per acre) for approximately 41 acres of land owned by Mt. San Jacinto Community College District and located near the southeast corner of Westward Avenue and Sunset Avenue (Assessor's Parcel Numbers (APNs): 537-140-004, 537-140-006 through 537-140-012, 537-150-001, 537-150-003, 537-150-004, and 537-150-008) (Receiving Site). The applications are proposed to comply with Government Code Section 66300 and transfer density of not less than 1,146 units from the Sunset Crossroads Specific Plan Project Area to the Receiving Site to avoid a net loss to the City's residential capacity.

**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 THESE APPLICATIONS:** 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 Planning Commission 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.

David A. Newell, Community Development Director  
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

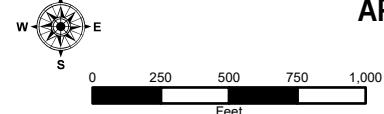
Dated: October 6, 2025  
Publish: October 10, 2025



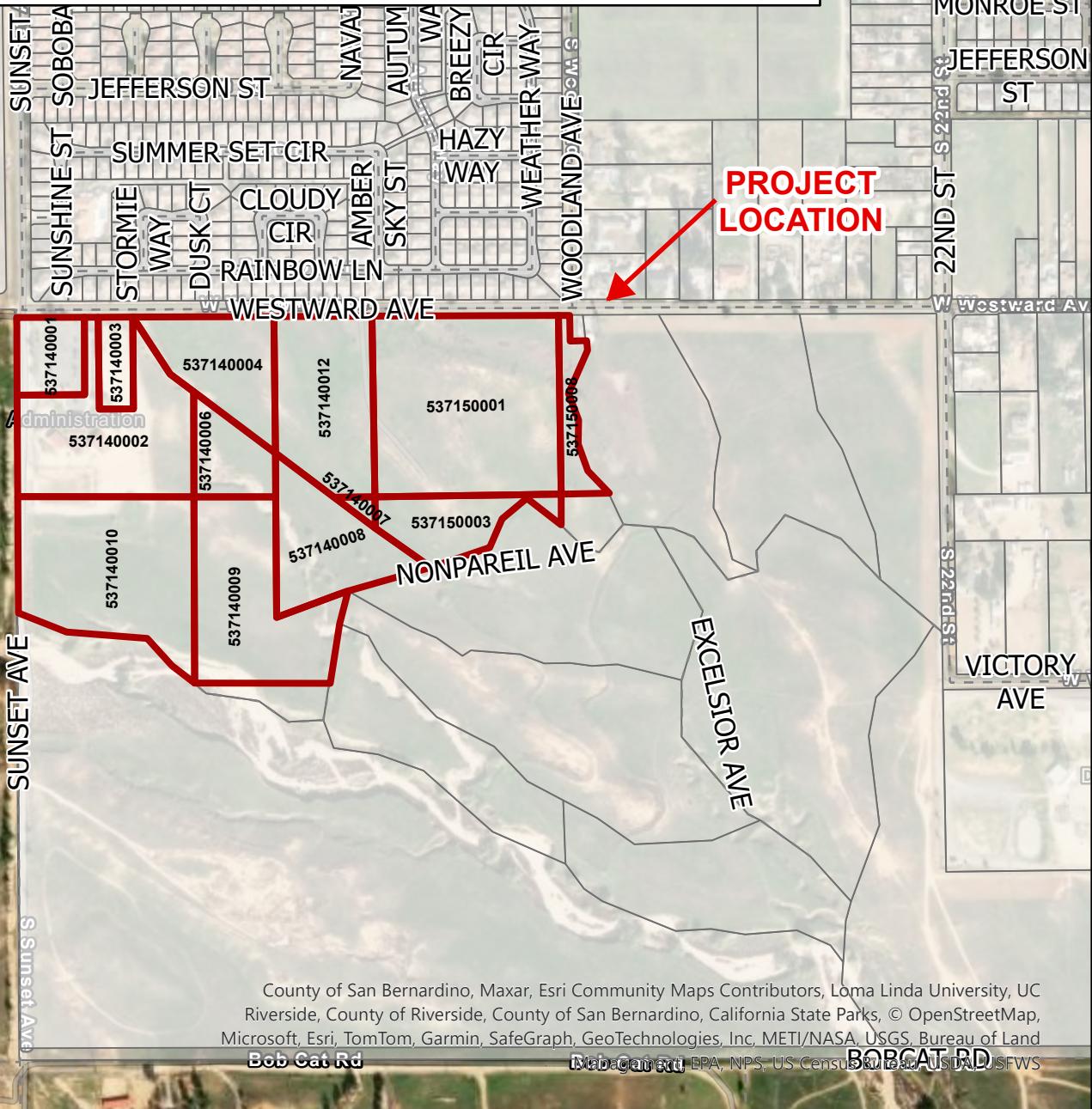
PROJECT NUMBER: GPA 22-2502, ZC 22-3502

VICINITY MAP

APN: 537-140-004, 537-140-006 THROUGH -012, 537-150-001, 537-150-003  
AND -004, 537-150-008, AND 537-140-001 THROUGH -003



ZONE: Public Facilities - School



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