



City of Banning

Community Development Department

NOTICE OF PUBLIC HEARING BEFORE THE CITY COUNCIL

TENTATIVE TRACT MAP (TTM)
TTM 38408 PLN 24-0148
APN: 541-082-017, 541-082-021

NOTICE IS HEREBY GIVEN that the City Council of the City of Banning, California, will hold a public hearing at its regular meeting on October 28, 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 a Tentative Tract Map application (TTM 38408 / PLN 24-0148), submitted by the property owner Tilak Chopra, to subdivide two parcels (APN: 541-082-017 and 541-082-021) located in the Low Density Residential (LDR) zoning district, totaling approximately 2.83 acres, into eleven residential lots with a minimum size of 7,000 square feet and one letter lot (basin).

The Planning Commission reviewed the subject project at its meeting of September 3, 2025, and voted 5 to 0 to adopt Resolution 2025-07, recommending that the City Council approve the Tentative Tract Map application (TTM 38408 / PLN 24-0148), subject to the Conditions of Approval.

ENVIRONMENTAL DETERMINATION: Pursuant to the California Environmental Quality Act (CEQA), the project qualifies for a Categorical Exemption under CEQA Guidelines Section 15332 – In-Fill Development Projects.

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.

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: October 14, 2025

Publish: October 17, 2025



0 100 200 300 400
Feet

VICINITY MAP
PROJECT NUMBER: PLN 24-0148
APN: 541-082-017, 541-082-021
ZONE: Low Density Residential (LDR)



CHRISTIE ST

ALMON

BLANCHARD ST

CHRISTIE ST

HARGRAVE ST

GEORGE ST

CHERRY ST

ALLEN ST

EVANS ST

ALMOND WAY

NICOLET ST

**PROJECT
LOCATION**

PHILLIPS ST

N EVANS ST

JACINTO
VIEW-RD