



City of Banning

Community Development Department

NOTICE OF PUBLIC HEARING BEFORE THE PLANNING COMMISSION

TENTATIVE TRACT MAP NO. 39259 and DESIGN REVIEW NO. 25-0008

PTM25-0004 and PDR25-0008

APN: 408-580-027, -032, -033, -034, -035, -036, 039, -040, -041, -042, -045, -047, -050, -051, -052, -064

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Banning, California, will hold a public hearing at a special meeting on Monday, November 17, 2025. The Planning Commission meeting begins 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 a Tentative Tract Map application (TTM39259/PTM25-0004), submitted by the property owner, Tri Pointe Homes, to subdivide 16 parcels located in the Low Density Residential (LDR) and Medium Density Residential (MDR) land use districts of the Butterfield Specific Plan, totaling approximately 160.02 acres, into 544 single-family detached residential lots, in Planning Areas 46, 47A, 47C, 48A, 49B, and 53 (98.12 acres) with minimum lots sizes from 2,500 to 5,500 square feet, and 36 condominium lots in Planning Area 49A (20.75 acres), parks in Planning Areas 31 (1.03 acres) and 63A (5.62 acres), and SCE easement Park/Open Space in Planning Areas 36 (7.14 acres) and 37 (16.08 acres); and a Design Review application, PDR25-0008, for a duplex condominium product for Planning Area 49A with 248 duplex condo units, including front yard and perimeter landscaping, and landscape design approval of the 1.03 acre park in Planning Area 31.

ENVIRONMENTAL DETERMINATION: Pursuant to the California Environmental Quality Act (CEQA), the project is not subject to the Guidelines Section per section 15183 as the project is consistent with adopted Environmental Impact Report for the Butterfield Specific Plan (SCH No. 20070901149)

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 Planning Commission by email at scalderon@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 Planning Commission 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.

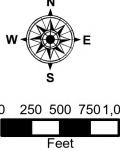
David A. Newell, AICP
Community Development Director

Dated: October 27, 2025
Publish: October 31, 2025

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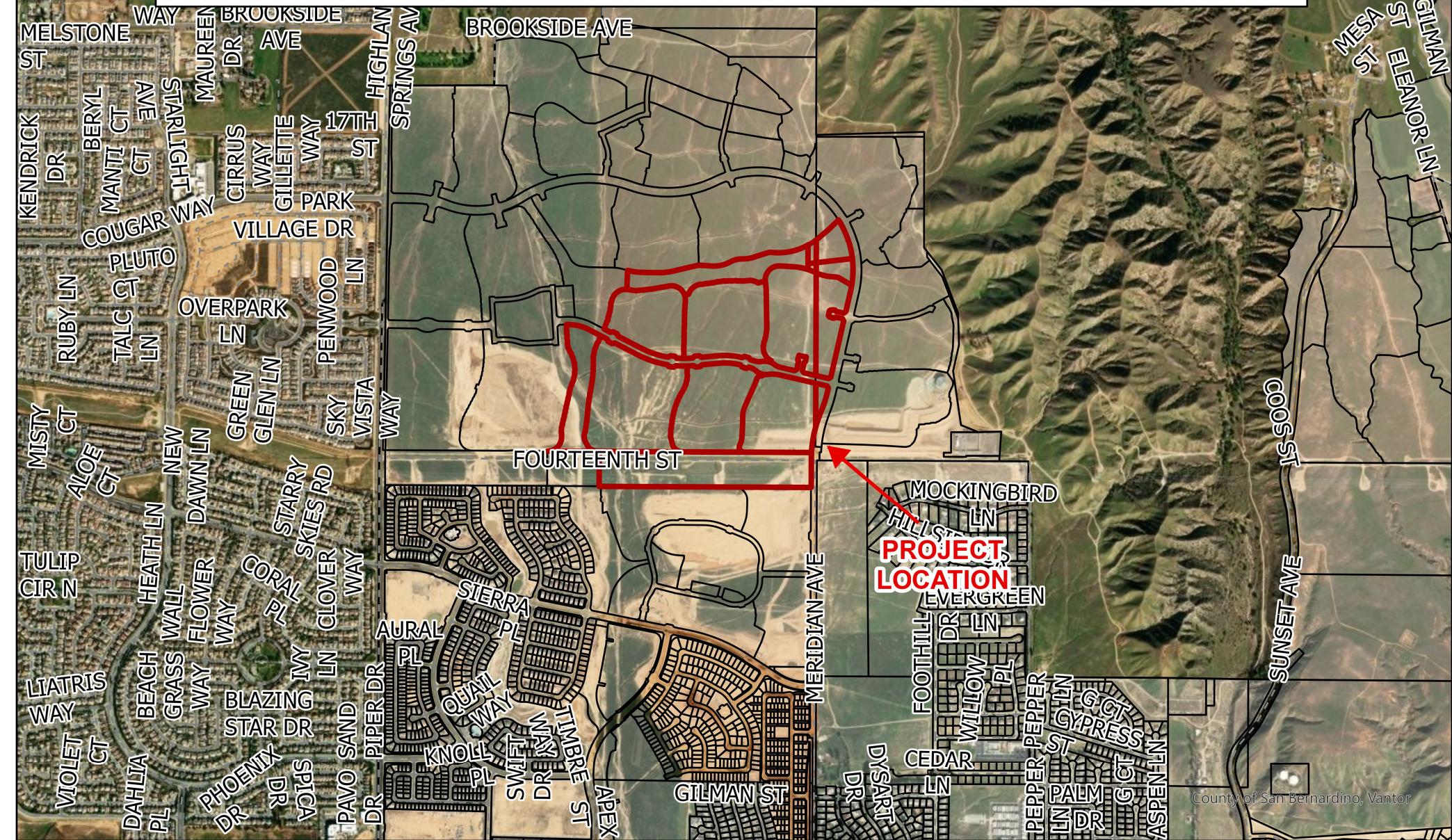
VICINITY MAP

PROJECT NUMBER: PTM25-0004

APN: 408-580-031, 408-580-032, 408-580-033, 408-580-034, 408-580-035,
408-580-036, 408-580-039, 408-580-040, 408-580-041, 408-580-042,
408-580-045, 408-580-049, 408-580-050, 408-580-051, 408-580-052,
408-580-063



ZONE: Pardee-Butterfield Specific Plan



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Feet

VICINITY MAP

PROJECT NUMBER: PDR25-0008

APN: 408-580-042 and 408-580-052

ZONE: Pardee-Butterfield Specific Plan

