



City of Banning

Community Development Department

NOTICE OF PUBLIC HEARING BEFORE THE CITY COUNCIL

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 City Council of the City of Banning, California, will hold a public hearing at a Special Meeting on January 28, 2026. 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 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.

The Planning Commission reviewed the subject project at its meetings of September 10, 2025 and November 5, 2025. At the latter meeting, the Commission voted 5 to 0 to recommend denial of the applications to the City Council and ratified this decision on November 17, 2025 by adopting Resolution 2025-16.

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:

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

- 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]).

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Office of the City Clerk at 951-822-3125. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

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 PLANNING MANAGER OF THE CITY OF BANNING, CALIFORNIA.

Mark Staples
Planning Manager

Dated: December 23, 2025
Publish: January 2, 2026



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



0 250 500 750 1,000
Feet

**PROJECT
LOCATION**

Unincorporated
Riverside County

County of San Bernardino, Maxar, Esri Community Maps Contributors, Loma Linda University, UC
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Management, EPA, NPS, US Census Bureau, USDA, USFWS