



CITY OF BANNING STAFF REPORT

TO: CITY COUNCIL

FROM: Arturo Vela, Interim City Manager

PREPARED BY: Mark Staples, Planning Manager

MEETING DATE: January 13, 2026

SUBJECT: Consideration of Resolution 2026-03, Approving a Tentative Tract Map Application (Case No. TTM 39259/PTM25-0004), submitted by Tri Pointe Homes to Subdivide 15 Parcels Totaling 160.02 Acres into 544 Single-Family Residential Lots and 36 Condominium Lots (for 248 Duplex Condominium Units) Located at the Northwest Corner of Highland Home Road and the Southern California Edison Corridor.

RECOMMENDATION:

Adopt Resolution 2026-03

BACKGROUND:

Project Applicant: Michael Heishman, Tri Pointe Homes
1250 Corona Pointe Court, Ste 600
Corona, CA 92879

Property Owner: Tri Pointe Homes IE-SD Inc.
177 E Colorado Blvd, Ste 500
Pasadena, CA 91105

Planning Commission Recommendation:

At the duly noticed public hearing on December 3, 2025, the Planning Commission considered the subject Tentative Tract Map application, Case No. TTM39259 (PTM25-0004). After receiving the staff presentation, reviewing the project materials, and taking public testimony, the Planning Commission voted 2-1 to adopt Resolution 2025-12, recommending that the City Council approve Case No. TTM39259 (PTM25-0004), subject to the conditions of approval contained in Exhibit A.

Project Summary:

This is a request to allow the subdivision of fifteen (15) vacant parcels totaling 160.02 acres, into 544 single-family residential lots and 36 condominium lots, including a 1.03-acre Park area, a 5.62-acre Park area, and passive open space/park areas utilized as drainage basins. The single-family residential lots and condominium lots meet the minimum lot size, density, and other development standards of the Low Density Residential (LDR) and Medium Density Residential (MDR) land use districts of the Butterfield

Specific Plan (Atwell).

The subdivision across all Planning Areas will include internal local street access, utility extensions and connections, and flood control drainage improvements are designed in accordance with City standards. The Park areas and open space lots will be privately maintained and used for recreation and stormwater retention. Other public improvements include the construction of full-width street improvements with curb gutter and sidewalk, which are required as part of the final map and improvement plan submittal process.

Applications Filed:

Tentative Tract Map application, TTM39259 (PTM25-0004) for the subdivision of 160.02 acres into 544 single-family residential lots and 36 condominium lots, two lettered lots for park use, and two lettered lots along the SCE corridor for open space and stormwater retention purposes. The City Council shall review the Tentative Tract Map application for conformance with Section 66474 of the Subdivision Map Act and Banning Municipal Code Title 16.

Related Actions:

The Planning Commission approved a Design Review, at their December 3, 2025, meeting, to allow the construction of 248 duplex condominium units in Planning Area 49A, a 20.75 acre portion of TTM39259, with the landscape design for the Park area in Planning Area 31, along with the front yard and perimeter landscape design for PA 49A, and backbone landscaping along Highland Home Road and Ironwood Way.

DESCRIPTION:

Existing Conditions:

The 160.02-acre vacant site is an undeveloped group of parcels, previously disturbed from regular weed control. The surrounding properties are all vacant land within the Butterfield Specific Plan, with land uses including LDR and MDR land use districts and Park areas with open space buffers to the north and west. The Southern California Edison transmission line corridor aligns east-to-west along the southern edge of the project area. A list of the project Planning Areas, land use districts, acreage, surrounding land uses, and development standards are below.

Tentative Tract Map No. 39259 – Planning Areas:

Planning Area	Land Use District	Acres	Gross Density	Min Lot Size	Total Lots/Units
46	LDR	28.76	4.6	5,500 sf	132
47A	LDR	13.42	5.0	5,000 sf	67
47C	MDR	20.77	8.6	2,600 sf	178
48A	MDR	14.27	5.0	4,500 sf	71
49A	MDR	20.75	11.9	1,800 sf	36 lots/ 248 condos
49B	LDR	7.12	4.4	5,000 sf	31
53	MDR	11.66	4.7	4,500 sf	65
31	Park	1.03			
63A	Park	5.62			

Surrounding Property	Existing Land Use Per Chapter 17	Existing Butterfield Specific Plan Land Use Designation
Subject Property	Vacant	Low Density Residential Medium Density Residential
North	Vacant	Low Density Residential Medium Density Residential Open Space - Parks
South	Vacant – SCE Easement Atwell Phase 2B Under Construction	Low Density Residential
East	Vacant Planning Area 50A & 51 (TM39262)	Low Density Residential Medium Density Residential
West	Vacant Phase 3A Future Atwell Development	Medium Density Residential Low Density Residential

Project Compliance with Standards:

Pursuant to the Butterfield Specific Plan, the following development standards apply:

Butterfield SP Development Standards	Low Density Residential PA 46 & 48A	Medium Density Residential PA 47A, 47C, 49B, & 53	Medium Density Residential PA 49A
Max. Density (Units/Ac.)	5 du/ac	10 du/ac	12 du/ac
Min. Lot Size	5,000	3,500	1,800
Min. Lot Width (Feet)			
Interior	46	35	30
Corner	51	43	60
Min. Lot Frontage (Feet)	20	20	--
Min. Front Setbacks (Feet)			
· Porch	10	10	3
· Living	10	10	3
· Front Facing Garage	20	20	3
· Swing-In Garage	10	5	--
· Living Over Garage	--	--	1

Min. Side Yard Setbacks (Feet)			
· Porch	5	5	--
· Living	10	10	--
· Street Side Living to Sidewalk	--	--	10
· Street Site Porch to Sidewalk	--	--	5
Min. Rear Yard Setbacks (Feet)			
· Living	15	10	5
· Garage/Patio	5	5	5
· Living Over Garage	10	10	--
Max. Building Height	35 Feet	35 Feet	45 Feet
Lot Coverage	50% two-story 70% one-story	70%	--
Parking			
· Resident	2/unit/garage	2/unit/garage	2/unit/garage
· Guest	driveway/street	driveway/street	0.33/unit

Tentative Tract Map

The proposed subdivision site was created by Tract Map No. 35967, a subdivision of 1,528 acres of the northern portion of the Butterfield Specific Plan, which created the current layout of the Butterfield Specific Plan's 47 Planning Areas, including parks and open space. This proposed subdivision design establishes an internal local street network extending from the northern extension of Highland Home Road, and a new east-west street, Ironwood Way (F Street), providing access to the residential and park areas. Planning Areas 49A, 49B, and 53 will have primary access off Highland Home Road with secondary access off of Ironwood Way. Planning Areas 46, 47A, 47C, and 48A will have their primary access off of Ironwood Way; Planning Area 47C will have internal streets connecting to 49A; Planning Area 48A will have internal street connections to 49B; Planning 47A will have internal street connections to 48A; with Planning Area 46 only having access to Ironwood Way.

As listed in the tables above, the single-family residential lot size minimums of 5,000 sq. ft. consistent with Table 5-2 of the Low Density Residential (LDR) and lot size minimums ranging from 1,800 s.f. to 3,500 s.f. consistent with Table 5-5 of the Medium Density Residential (MDR) land use districts of the Butterfield Specific Plan.

The Public Works and Fire Departments have conditioned the project to ensure adequate access to each Planning Area is provided prior to building permit or occupancy for the subsequent homes. Ironwood Way bisects the Planning Areas east-west providing secondary access to Highland Springs Ave. Utilities and storm drain improvements will be constructed within the dedicated right of way.

The subdivision also includes future open space and park lots along the edges of the tract to the north and west that will serve initially as stormwater flood control basins. These basins will be interconnected southward to the Southern California Edison (SCE) corridor and then further south to the open

space/flood control network being established in the developed section of the Butterfield Specific Plan areas south of the SCE corridor. These lots will be designed to retain and manage on-site drainage in compliance with City stormwater standards.

Mass and Scale:

No homes are proposed at this time on LDR or MDR sites in Planning Areas 46, 47A, 47C, 48A, 49B, or 53. The subdivision will establish lots that are consistent in size and pattern as those south of the SCE corridor in other Atwell neighborhoods. Any future home construction will require separate Design Review approval prior to building permit issuance to ensure compatibility with Butterfield Specific Plan guidelines, surrounding Atwell developed areas, and compliance with LDR and MDR standards.

The Planning Commission approved PDR25-0008, allowing Tri Pointe Homes to increase the density in Planning Area 49A and future Planning Areas from a maximum of 10 du/ac to 12 du/ac, allowing 248 duplex condominium units to be built. Under the prior MDR standards, the project could have built up to 207 units, resulting in an increase of 41 total units.

The Pardee Homes 2017 settlement agreement and amended Butterfield Specific Plan reduced the overall output of residential units from 5,387 to 4,862 units. Tri Pointe Homes has provided a Land Use Summary table that lists all past, current and future Planning Area's development output to help track compliance with the maximum overall unit count. Calculating Planning Area 49A's density increased to 12 du/ac, the Atwell/Butterfield Specific Plan is on pace for producing just 4,456 units. The SP development area has sufficient capacity for an additional 406 residential units across the remaining Planning Areas. Furthermore, the increased density and change in housing product (two-story attached) will provide more varied housing options in Banning.

Buffers and Open Space:

The subdivision benefits from existing and new open space and park buffers. The SCE corridor to the south provides a 430-foot-wide open space buffer to the current southern phases of Tri Pointe Homes' Atwell development. The initial TM35967 subdivision created open spaces west of Planning Areas 46 and 47A and north of 47A, 48A, and 49B planned as drainage control areas around the tract. Park Planning Area 31A is planned to serve the condominium area of 49A and small single-family lots of the MDR subdivision of 47C. Park Planning Area 63A is a regional park area for the area.

Grading and Topography:

The project site is generally flat with a gentle north to south downhill grade and minor contour variations. The project will involve mass grading for each of the Planning Areas, Park areas, and open spaces to form the drainage basins and flood control areas. All graded areas within the tract and along the perimeter will be designed to manage stormwater runoff, including basins to the norther to protect the future residential lots and within the tract to direct runoff southward across the SCE easement.

JUSTIFICATION:

FINDINGS:

Tentative Tract Map:

Pursuant to Section 66474 of the Subdivision Map Act, there are seven findings that must be met to justify approval of a Tentative Map application. Staff analyzed the application against these findings for Tentative Tract Map No. 39259 (PTM25-0004) below:

Finding A: *The proposed Tentative Tract Map is consistent with the General Plan.*

Finding of Fact: The General Plan designates the site as the Butterfield Specific Plan with Low Density

Residential (0–5 du/ac) and two Medium Density Residential (MDR) land use districts. The proposed subdivision of 160.02 acres into 544 single-family lots meets the minimum lot size of the LDR and MDR land use districts and maintains a density within the Specific Plan range. Planning Area 49A is proposed to increase density to 12 du/ac with attached condominium units on 1,800 condo lots. The designs of the single-family and condominium units are compatible with surrounding neighborhoods and further the Specific Plan's policies on neighborhood character and land use compatibility.

Finding B: *The design and improvements of the proposed Tentative Tract Map is consistent with the zoning district in which the property is located.*

Finding of Fact: The project meets LDR and MDR land use district development standards consistent with Section 5.0 of the Butterfield Specific Plan and meeting all Public Works development standards providing adequate vehicular, pedestrian, and emergency access. All streets, utilities, and drainage facilities will be constructed to City standards.

Finding C: *The site is physically suited for this type of development.*

Finding of Fact: The Final Map of TM35967, approved by the City Council and recorded in 2020, established the current master planned layout of the northern half of the Butterfield Specific Plan. The 160.02-acre site is relatively flat with a gentle north to south downhill grade and will be subdivided into 544 single-family, 36 condominium lots for 248 condo units, with parks and open space, that will be graded and developed to be compatible in size to other surrounding properties of the Butterfield Specific Plan.

Finding D: *The subject site is physically suitable for the proposed density of development.*

Finding of Fact: The proposed density complies with the LDR (0-05 du/ac) and MDR (0-10 du/ac and 0-12 du/ac) designations and the proposed lots and total dwelling units do not exceed the total planned units of 4,862 units per the 2017 amendment to the Butterfield Specific Plan.

Finding E: *The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.*

Finding of Fact: The proposed project was evaluated for potential effects on the environment as required under the California Environmental Quality Act (CEQA) and it was determined that the project is in compliance a previously adopted Environmental Impact Report (EIR) for the Butterfield Specific Plan (SCH No. 2007091194) and pursuant to CEQA Guidelines 15162 (Subsequent EIRs and Negative Declarations) and the proposed project meets or exceeds all development standards, and no further analysis or environmental action is required.

Finding F: *The design of the subdivision or type of improvements is not likely to cause serious public health problems.*

Finding of Fact: The subdivision design of the seven (7) Planning Areas, two (2) park areas, and future home construction will comply with all applicable City codes, California Building Code requirements, and adopted development and public improvement standards for stormwater management, street improvements, and safety.

Finding G: *The design of the subdivision or type of improvements will not conflict with easements, acquired by the public at large, for access through or use of the property within the proposed subdivision.*

Finding of Fact: The proposed subdivision will submit for a Final Map review with the Public Works Department, which will ensure that all private lots have access, streets are dedicated, utility easements are located, and any emergency access points are delineated and recorded with the Final Map, ensuring emergency and resident access without impacting surrounding neighborhood.

ENVIRONMENTAL DETERMINATION:

The proposed project was evaluated for potential effects on the environment as required under the California Environmental Quality Act (CEQA) and it was determined that the project is in compliance a previously adopted Environmental Impact Report (EIR) for the Butterfield Specific Plan (SCH No. 2007091194) and pursuant to CEQA Guidelines 15162 (Subsequent EIRs and Negative Declarations) no further analysis or environmental action is required. The project is subject to the adopted Mitigation Monitoring and Reporting Program of the Butterfield Specific Plan EIR Addendum found here <https://banningca.gov/Archive.aspx?AMID=57&Type=&ADID=> and attached to this staff report. A Notice of Determination has been prepared for the project.

PUBLIC COMMUNICATION:

A public hearing notice for Tentative Tract Map No. 39259 (PTM25-0004) was advertised in the Record Gazette newspaper, December 26, 2025. The public hearing notice for the project was mailed to all property owners within 300 feet of the project sites on January 2, 2026, notifying the public that the subject application would be considered by the City Council at the regular meeting on January 13, 2026. As of the date of this report, staff have not received any written comments for or against the Project.

FISCAL IMPACT:

Approval of Tentative Tract Map No. 39259 (PTM25-0004) will not result in a direct fiscal impact on the City's General Fund. The applicant is responsible for all costs associated with the subdivision, including design, construction, and installation of required public improvements. Processing costs have been recovered through application fees. Future development of the site will generate property tax revenue and development impact fees, which will offset the cost of municipal services to the new residential lots.

ALTERNATIVES:

1. Adopt Resolution 2026-03 with Modifications. Approve the Tentative Tract Map but direct staff to modify or add conditions of approval as determined by the City Council.
2. Continue the Public Hearing. Continue the item to a date certain or a future meeting to allow time for additional information, analysis, or project modifications.

BUDGETED?:

No

CONTRACT/AGREEMENT:

No

ATTACHMENTS:

1. [PTM25-0004_TM39259_CC_Resolution_2026-03.pdf](#)
2. [PTM25-0004 TM39259 CC ExA COA 1-13-26.pdf](#)
3. [PTM25-0004 TM39259 Vicinity Map.pdf](#)
4. [PTM25-0004 TM39259 COMP SITE PLAN.pdf](#)
5. [PTM25-0004 TM39259 Project Plans.pdf](#)
6. [Butterfield SP - Mitigation Monitoring and Reporting Program and Addendum.pdf](#)
7. [PTM25-0004 TM39259 NOD 1-13-26.pdf](#)
8. [PTM25-0004 TM39259 PHN Affidavit.pdf](#)
9. [PC Minutes_DRAFT_Dec 3 2025.pdf](#)