



## CITY OF BANNING STAFF REPORT

**TO:** PLANNING COMMISSION

**FROM:** Matthew Bassi, Interim Community Development Director

**PREPARED BY:** Julie Montgomery, Assistant Planner

**MEETING DATE:** July 1, 2026

**SUBJECT:** Conditional Use Permit No. PCUP25-0003 – Performance Physical Therapy

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### **STAFF RECOMMENDATION:**

The Planning Department recommends the Planning Commission take the following actions:

1. Adopted a Categorical Exemption for CUP 25-0003 in accordance with Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA); and
2. Adopt a Resolution entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BANNING, CALIFORNIA ,  
ADOPTING A CATEGORICAL EXEMPTION IN ACCORDANCE WITH SECTION 15301 (EXISTING  
FACILITIES) OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES, AND  
APPROVING CONDITIONAL USE PERMIT NO. 25-0003, SUBJECT TO CONDITIONS, TO  
ESTABLISH A PHYSICAL THERAPY BUSINESS IN AN EXISTING 7,950 SQUARE-FOOT  
COMMERCIAL BUILDING LOCATED AT 3055 W. RAMSEY STREET (APN: 538-181-012)

### **PROJECT APPLICANT:**

Performance Physical Therapy, Inc. And Institute for Precision Movement

### **BACKGROUND:**

The Conditional Use Permit (PCUP25-0003) application was submitted to the City of Banning Planning Department on December 23, 2025, for review and processing. The application was deemed complete in accordance with the California Permit Streamlining Act on January 12, 2026, and subsequently distributed for interdepartmental review. The project was reviewed by Planning, Building and Safety, Engineering/Public Works, and Fire departments to evaluate and ensure compliance with the Banning Municipal Code, General Plan, and applicable development standards of each respective department. All department comments were incorporated into the project and revisions made accordingly.

The subject site consists of an existing 37,897 square-foot (0.87 acre) parcel designated Highway Serving Commercial (HSC) in the City of Banning General Plan Land Use Element and zoned Highway

Serving Commercial (HSC). Pursuant to Section 17.12.020 of the Banning Municipal Code, medical services, clinics, and similar professional health-related uses are conditionally permitted within the HSC zoning district, subject to approval of a Conditional Use Permit. The project site is developed with an existing single-story commercial building of approximately 7,998 square feet configured as a two-unit structure. The building was previously occupied by the Riverside County Health Center and is currently vacant. The proposal involves reuse of the existing building for a physical therapy facility and does not include any expansion of the building footprint or major exterior site modifications. Access to the site is provided from West Ramsey Street, and the site is served by existing public utilities and infrastructure.

The proposed physical therapy facility will operate Monday through Friday from 8:00 a.m. to 5:00 p.m. Initial staffing is anticipated to include three full-time employees consisting of one licensed physical therapist, one physical therapy aide, and one office staff member. The facility is expected to serve up to fifteen (15) patients per day and will operate by appointment only. Services will include one-on-one treatment focused on personalized physical therapy, injury prevention, and educational workshops intended to support recovery, promote mobility, and improve long-term health outcomes. The facility will not generate biohazardous or chemical waste and will maintain a treatment model consistent with outpatient physical therapy services.

#### **DESCRIPTION:**

The Owner (Whole Care Properties LLC), on behalf of Performance Physical Therapy, Inc. and Precision Movement, LLC., is requesting Planning Commission consideration to establish a dual operator physical therapy facility in an existing 7,950 square-foot commercial building located at 3055 W. Ramsey Street. The subject site consists of a 37,897 square-foot (0.87 acre) parcel designed Highway Serving Commercial by the General Plan and zoned Highway Serving Commercial (HSC). Pursuant to Banning Municipal Code Section 17.12.020, Medical Services, Clinics and Labs are conditionally permitted within the HSC zoning district and require Planning Commission approval of a Conditional Use Permit.

The property is currently developed with a one-story, 7,998 square-foot commercial building that was previously occupied by Riverside County Health Center and is presently vacant. The proposed project would occupy the existing building and would not involve an expansion of the building footprint or sustenance exterior modifications to the site. The proposed physical therapy facility would be operated by Performance Physical Therapy, Inc. and Precision Movement, LLC, and would provide physical rehabilitation, therapeutic exercise, movement training, injury prevention, and related healthcare services. Existing onsite parking, access, landscaping, and utility infrastructure would continue to serve the site.

Surrounding land uses include a residential use to the north, an auto repair business to the east, a hotel and commercial shopping center to the south, and a vacant parcel to the west. Access to the site is provided from West Ramsey Street.

#### **PROJECT ANALYSIS/FINDINGS OF FACTS:**

Pursuant to Chapter 17.52.050 (Findings) of the Banning Municipal Code, the Planning Commission must make seven (7) findings to approve a Conditional Use Permit. Based on analysis of the proposed use and operations, Staff believes that each of the findings can be made. Each of the required findings are listed below and evidence provided for Commission consideration (also refer to PC Resolution No. 2026-02). Therefore, in light of the whole record before it, including but not limited to the Planning

Department's staff report and all documents incorporated by reference herein, the City's General Plan and any other evidence within the record or provided at the public hearing on this matter, Staff recommends the Planning Commission make the following findings.

1. The proposed use is consistent with the General Plan.

Evidence: The subject site is designated Highway Serving Commercial (HSC) in the City of Banning General Plan Land Use Element, which provides for a range of commercial uses including professional offices, medical offices, and highway-oriented customer activities. The proposed physical therapy facility involves the reuse of an existing commercial building for medical service use and is consistent with the intent of the HSC land use designation. The project represents continued use of an established commercial site and provides services to the surrounding community. Further, the proposed use is compatible with the surrounding residential and commercial uses and is consistent with the General Plan land use designation for the site.

2. The proposed use is conditionally permitted within the subject land use district and complies with all of the applicable provisions of this Ordinance.

Evidence: The proposed physical therapy facility is a conditionally permitted use in the Highway Serving Commercial (HSC) zoning district pursuant to Section 17.2.020 of the Banning Municipal Code. The project has been reviewed for compliance with applicable zoning standards and, as conditioned, will comply with all requirements of Title 17.

3. The proposed use would not impair the integrity and character of the land use district in which it is to be located.

Evidence: The proposed physical therapy facility will be located within an existing commercial building and is consistent with the character of the surrounding Highway Serving Commercial (HSC) area. The use is also compatible with nearby residential and commercial development and is not expected to adversely affect the integrity of the zone district, as it is a low-intensity commercial use that generates limited noise, traffic and other potential impacts. The facility will operate entirely within an existing tenant space and is consistent with the range of commercial and service-oriented uses anticipated within the HSC zone.

4. The subject site is physically suitable for the type and intensity of land use being proposed.

Evidence: The project involves the reuse of an existing commercial building that is physically suitable to accommodate a medical service use. The site provides adequate access, circulation, and on-site parking to support the proposed use. Also, staff has evaluated the proposed use relative to the HSC development standards and, since the building is existing and was approved previously, the site is appropriate for the proposed use.

5. There are adequate provisions for water, sanitation, and public utilities and services to ensure that the proposed use would not be detrimental to public health and safety.

Evidence: The existing site is served by public utilities, including water, sewer, and electrical services, which are sufficient to support the proposed use within the existing building.

6. There will not be significant harmful effects upon environmental quality; natural resources; or neighborhood characteristics.

Evidence: The project involves the reuse of an existing commercial structure and does not propose any new construction or expansion. No significant environmental impacts are anticipated as a result of the proposed use. Further, CUP 25-0003 is categorically exempt from CEQA in accordance with section 15301 (Class 1 – Existing Facilities).

7. The proposed location, size, design, and operating characteristics of the proposed use will not be detrimental to the public interests, health, safety, convenience, or welfare of the City.

Evidence: The proposed physical therapy facility is an appropriate use of an existing commercial building and will operate in a manner consistent with surrounding uses. As conditioned, the project is not expected to result in adverse impacts to the public health, safety, or welfare because the use is compatible with surrounding development, operates within an existing commercial building, and will comply with all applicable City regulations and conditions of approval.

#### **ENVIRONMENTAL DETERMINATION:**

The approval of CUP No. 25-0003 is in compliance with requirements of the California Environmental Quality Act ("CEQA"), in that on July 1, 2026, at a duly noticed public hearing, the Planning Commission adopted a Categorical Exemption in accordance with Section 15301 (Existing Facilities) of CEQA which allows for the operation of, or minor alterations to, existing small structures involving negligible or no expansion of the existing or former use. The Planning Commission has reviewed staff's determination of this Categorical Exemption, and based on its own independent judgement and analysis, hereby adopts said Categorical Exemption as permitted under Section 15301 of CEQA.

#### **PUBLIC COMMUNICATION:**

In accordance with Section 17.52.040.B.1 of the Banning Municipal Code, the Planning Department, on June 15, 2026, mailed a public hearing notice to all property owners within a 300-foot radius of the project site boundaries notifying said property owners of the July 1, 2026 Planning Commission meeting at which time CUP No. 25-0003 would be considered by the Planning Commission. Further, in accordance with Section 17.52.040.B.2 of the Banning Municipal Code, the Planning Department on June 19, 2026 published a legal notice in the "Record Gazette", a local newspaper of general circulation notifying the general public of the July 1, 2026 Planning Commission meeting for which CUP No. 25-0003 would be considered by the Planning Commission. As of the date of this staff report, the city has

not received any correspondence either in support of, or opposition to, the proposed CUP No. 25-0003.

**ATTACHMENTS:**

1. [PCUP25-0003 Resolution w COA - 07.01.2026 PC.pdf](#)
2. [PCUP25-0003 Vicinity.pdf](#)
3. [PCUP25-0003 Site Plan, Floor Plan, Elevations.pdf](#)
4. [PCUP25-0003 ZoningGP.pdf](#)