



CITY OF BANNING STAFF REPORT

TO: CITY COUNCIL

FROM: Douglas Schulze, City Manager

PREPARED BY: Emery Papp, Senior Planner

MEETING DATE: August 27, 2024

SUBJECT: Overview and Presentation of a Proposed Amendment to the Mission Heights Specific Plan

RECOMMENDATION:

Receive and file overview and presentation.

BACKGROUND:

On July 11, 1995, the City Council adopted Ordinance 1178, a Pre-Annexation and Development Agreement with Loma Linda University (Property Owner) for a master planned residential development constructing up to 944 residential units, a 10-acre school site, a 1-acre police/fire station, 7.5 acres of park land, and an 18-hole golf course within a project area of approximately 595 acres. The project was approved with a twenty-five (25) year life span, which was set to expire in August 2020.

On September 27, 2005, the City Council adopted:

- Resolution 2005-106, adopting the Final Environmental Impact Report for the Project, the Statement of Overriding Consideration, and a Mitigation Monitoring and Reporting Program.
- Resolution 2005-107, approving the Loma Linda Specific Plan to develop 944 residential units, a 10-acre school site, a 1-acre police/fire station, 7.5 acres of park land, and an 18-hole golf course.
- Resolution 2005-105, changing the General Plan Land Use designation on 600 acres of land from Very Low Density Residential and Rural Residential to Specific Plan.
- Resolution 2005-108, approving the Pre-Annexation and Development Agreement for the Project.

On October 11, 2005, the City Council adopted Ordinance 1330 which changed the zoning designation on 600 acres of land within the Specific Plan boundary from Residential Agriculture to Specific Plan. On this date, the City Council also adopted Ordinance 1331, which amended the Pre-Annexation and Development Agreement.

Ordinance No. 1353, was introduced at a regular City Council Meeting held on October 24, 2006, and was adopted by the City Council on November 14, 2006.

The owners of the land are currently proposing an amendment to the Specific Plan with a new environmental impact report for the Loma Linda Specific Plan Area, which is to be rebranded as Mission Heights.

The proposed new Land Use Plan would allow for a total of 2,463 new residential units on 768 gross acres, 310 net developable acres with 458 acres dedicated for open space. The Applicant is in the early phases of project development and the overall concept is subject to change as they continue to engage

in community outreach, prepare technical studies, and refine their plan accordingly.

JUSTIFICATION:

This is an Applicant/Owner initiated Specific Plan Amendment. The purpose of this workshop is to present the updated concept for the proposed development of the property.

FISCAL IMPACT:

To Be Determined

ALTERNATIVES:

None. Receive and file only.

BUDGETED?:

No

CONTRACT/AGREEMENT:

No

ATTACHMENTS:

1. [Mission Heights Final Presentation ZONDA_4.8.24_NO VIDEO - City Version 6-4-2024 v2.pdf](#)
2. [Ordinance No. 1178.pdf](#)
3. [ORDINANCE NO. 1330.pdf](#)
4. [Ordinance No. 1331.pdf](#)
5. [Ordinance No. 1353 SP Approval.pdf](#)
6. [Loma Linda SP Staff Report and Resolutions 9-27-2005.pdf](#)