



## CITY OF BANNING STAFF REPORT

**TO:** CITY COUNCIL

**FROM:** Arturo Vela, Interim City Manager

**PREPARED BY:** Mary Yaryan, Associate Planner  
David Newell, Community Development Director

**MEETING DATE:** October 28, 2025

**SUBJECT:** Consideration of Resolution 2025-150, Approving a Tentative Tract Map Application (Case No. TTM 38408 / PLN 24-0148), Submitted by Tilak Chopra to Subdivide Two Parcels Totaling 2.83 Acres into Eleven Residential Lots Located South of George Street and West of Cherry Street in the Low Density Residential (LDR) Zone.

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### **RECOMMENDATION:**

Adopt Resolution 2025-150.

### **BACKGROUND:**

Property Owner: Tilak Chopra  
3270 W. Lincoln, LLC  
19871 Yorba Linda Blvd, Ste 102  
Yorba Linda, CA 92886

Representative: Angel Cesar  
Blue Engineering  
9320 Baseline Rd, Ste D  
Rancho Cucamonga , CA 91701

### **Planning Commission Recommendation:**

At the duly noticed public hearing on September 3, 2025, the Planning Commission considered the subject Tentative Tract Map application, Case No. 38408 (PLN 24-0148). After receiving the staff presentation, reviewing the project materials, and taking public testimony, the Planning Commission voted 5-0 to adopt Resolution 2025-07, recommending that the City Council approve Case No. TTM 38408 (PLN 24-0148), subject to the conditions of approval contained in Exhibit A.

**Project Summary:**

This is a request to allow the subdivision of two vacant parcels (APNs: 541-082-017 and 541-082-021), totaling approximately 2.83 acres, into eleven single-family residential lots and one lettered lot for a stormwater basin. The property extends from George Street to the north, Nicolet Street to the south, and is approximately 300 feet west of Cherry Street. Each proposed lot will meet or exceed the minimum 7,000-square-foot lot size requirement of the Low Density Residential (LDR) zoning district.

The subdivision will include internal local street access, utility connections, and drainage improvements designed in conformance with City standards. The lettered lot will be privately maintained and used for stormwater retention. Public Works improvements, including the construction of full-width streets improvements with curb, gutter, and sidewalk, will be required as part of the final map and improvement plan process.

**Applications Filed:**

Tentative Tract Map application, TTM 38408 (PLN 24-0148) for the subdivision of the 2.83-acre site into eleven (11) lots for development purposes ranging in size from 7,000 sq. ft. to 11,698 sq. ft. and one lettered lot for stormwater retention. 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:**

- On October 4, 2023, the Planning Commission continued the project to allow additional time to address concerns with the design of the half cul-de-sac. The Commission voted to continue the item to the regular Planning Commission meeting of December 6, 2023.
- On December 6, 2023, the Planning Commission voted to continue the item off calendar with no further discussion.
- On March 6, 2024, the Planning Commission discussed the project and continued the item to allow additional time for staff to work with the applicant to address comments and direction.
- On September 3, 2025, the Planning Commission voted 5-0 to recommend approval of the application, subject to conditions.

**DESCRIPTION:**

**Existing Conditions:**

The project site is vacant and previously disturbed for weed control. No structures currently exist on the property. Surrounding land uses include Low Density Residential (LDR) residential neighborhoods to the south, east, and west, and Roosevelt Williams Park to the north.

<b><i>Existing Street Improvement Conditions</i></b>			
<i>Street Name</i>	<i>Travel Lanes</i>	<i>Curb &amp; Gutter</i>	<i>Sidewalk</i>
East George Street	Partial	N	N
East Nicolet Street	Partial	N	N

<b>Surrounding Property</b>	<b>Existing Land Use Per Chapter 17</b>	<b>Existing General Plan Designation</b>	<b>Existing Zoning Designation</b>
Subject Property	Vacant	Low Density Residential	Low Density Residential
North	Roosevelt - Williams Park	Open Space - Parks	Open Space - Parks
South	Single Family Homes, Existing	Low Density Residential	Low Density Residential
East	Single Family Homes, Existing	Low Density Residential	Low Density Residential
West	Single Family Homes, Existing	Low Density Residential	Low Density Residential

**Project Compliance with Standards:**

*Pursuant to BZO Section 17.08.030, the following development standards apply:*

<b>Low Density Residential Standard</b>	<b>Required/Allowed</b>
Max. Density (Units/Ac.)	0-5
Min. Lot Size	7,000
Min. Lot Width (Feet)	70
Min. Lot Depth (Feet)	90
Min. Setbacks <ul style="list-style-type: none"> <li>• Front</li> <li>• Rear</li> <li>• Side</li> </ul>	20 15 10
Max. Bldg. Coverage	40%
Min. Private Outdoor Space (SF)	N/A
Min. Common Outdoor Space (SF)	N/A
Max. Building Height	2 Stories, 35 Feet
Perimeter Wall Height <ul style="list-style-type: none"> <li>• North</li> <li>• South</li> <li>• East</li> <li>• West</li> </ul>	6 Feet 6 Feet 6 Feet 6 Feet
Floor Area Ratio (FAR) <ul style="list-style-type: none"> <li>• One-story home</li> <li>• Two-story home</li> </ul>	.35 .60

**Site Plan:**

The subdivision design establishes an internal local street extending south from East George Street, terminating in a cul-de-sac that provides access to 9 of the 11 residential lots. The nine single-family residential lots are arranged along both sides of the internal street, and two residential lots with access from East Nicolet Street. The residential lot sizes range from 7,000 sq. ft. to 11,698 sq. ft., consistent with the Low Density Residential (LDR) zone. Vehicular access is provided from East George Street to nine lots and East Nicolet Street to two lots. Final design of frontage improvements, including curb, gutter, and sidewalk, will be reviewed and required by the City Engineer through the Public Works conditions of approval. Utilities and storm drain improvements will be constructed within the dedicated right of way.

The subdivision also includes Lot A (Lettered Lot), located in the southern area of the tract, south of the end of the proposed cul-de-sac, to serve as a privately maintained stormwater basin. This lot is designed to retain and manage on-site drainage in compliance with City stormwater standards.

#### **Mass and Scale:**

No homes are proposed at this time. The subdivision will establish lots that are consistent in size and pattern with adjacent single-family residential neighborhoods. Any future home construction will require separate Design Review approval prior to building permit issuance to ensure compatibility with surrounding development and compliance with LDR standards.

#### **Buffers and Open Space:**

The subdivision orients lots toward the new local street, providing a transition from E George St and to surrounding single-family homes. Perimeter fencing and landscaped side yards along E George St will be required as conditions of approval to ensure compatibility.

#### **Grading and Topography:**

The project site is generally flat with a gentle north to south downhill grade and minor contour variations. Based on the applicant's submittal and to staff's knowledge, no significant grading is proposed with the tentative tract map. Limited earthwork will occur only as necessary for weed control and routine site maintenance and will not substantially alter site topography or drainage patterns. Precise grading plans and permits will be required prior to the issuance of building permits for any new home. Stormwater runoff will be directed toward Lot A, the stormwater basin, in accordance with City standards.

#### **JUSTIFICATION:**

#### **FINDINGS:**

#### **Tentative Tract/Parcel 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. 38408 (PLN 24-0148) below. The Planning Commission included these findings in its recommendation for approval to the City Council:

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

Finding of Fact: The General Plan designates the site as Low Density Residential (0–5 du/ac). The proposed subdivision of two parcels into eleven residential lots and one lettered lot that each exceeds the 7,000 sq. ft. minimum lot size and maintains a density within the General Plan range. The design is compatible with surrounding neighborhoods and furthers the General Plan's policies on neighborhood character and land use compatibility.

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

Finding of Fact: The project meets Low Density Residential (LDR) zoning standards and City design requirements per BMC 17.08, 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 2.83-acre site is relatively flat with a gentle north to south downhill grade and will be subdivided into twelve lots that will be compatible in size to other surrounding properties.

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

Finding of Fact: The proposed density complies with the Low-Density Residential designation (0–5 du/ac) and the proposed twelve lots is less intensive than the maximum allowed fourteen lots and is appropriate for the site’s size, configuration, and surroundings.

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 site is surrounded by existing residential uses and a City park, contains no significant vegetation or habitat, and is not identified in the MSHCP as supporting sensitive species.

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 and future home construction will comply with all applicable City codes, California Building Code requirements, and adopted 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: No public access easements exist on the site. The project includes the development of a local street and an access easement to be recorded with the Final Map, ensuring emergency and resident access without impacting surrounding neighborhood.

### **ENVIRONMENTAL DETERMINATION:**

The proposed project is categorically exempt under CEQA Guidelines Section 15332 (Class 32 – Infill Development Projects). The project is consistent with the General Plan and Zoning Ordinance, is located within the City limits on a site less than five acres in size, is substantially surrounded by existing urban uses, and is served by all required utilities and public services. The project would not result in significant impacts related to traffic, noise, air quality, or water quality. The project is screened out from Traffic

Impact Analysis (TIA) requirements under the City's adopted TIA Guidelines, as it does not exceed applicable screening thresholds related to Vehicle Miles Traveled (VMT), trip generation, or potential safety concerns. These findings support the determination that the project qualifies for a categorical exemption under CEQA, and a Notice of Exemption (NOE) will be filed in accordance with CEQA requirements.

**PUBLIC COMMUNICATION:**

On October 17, 2025, a notice of public hearing was mailed to property owners within 300 feet of the project site, notifying the public that the subject application would be considered by the City Council at its regular meeting of October 28, 2025. The notice was also published in the *Record Gazette*, a newspaper of general circulation within the City of Banning, on October 17, 2025. As of the preparation of this staff report, no public comments have been received either in support of or in opposition to the project.

**FISCAL IMPACT:**

Approval of Tentative Tract Map No. 38408 (PLN 24-0148) will not result in a direct fiscal impact to 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 providing municipal services to the new residential lots.

**ALTERNATIVES:**

1. Adopt the Resolution 2025-150 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. [PLN\\_24-0148\\_CC\\_RESOLUTION\\_2025-150.pdf](#)
2. [PLN 24-0148 Conditions of Approval CC.pdf](#)
3. [2025 09 03 Regular PC Meeting Minutes Final.pdf](#)
4. [PLN 24-0148 TTM 38408 Plans.pdf](#)
5. [PLN 24-0148 GIS Exhibits.pdf](#)
6. [PLN 24-0148 NOE.pdf](#)
7. [PLN 24-0148\\_affidavit.pdf](#)