I. CALL TO ORDER

Pledge of Allegiance
Roll Call: Chairperson Franklin, Commissioner Barsh,
Commissioner De Santis, Commissioner Dickson,
Commissioner Escandel

II. REVIEW/APPROVAL OF MINUTES (October 3, 2006)

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III. PUBLIC COMMENT

IV. DIRECTOR’S REPORT FOR THE MONTH OF NOVEMBER-CITY COUNCIL
ACTIONS ON PLANNING-RELATED ITEMS (No Action Required)
(ORAL REPORT)

V. PUBLIC HEARING:

A. New Items:

1) Design Review #06-708 / Lot Split #05-4502
   A) Request to approve Tract Map 33401; the division of 4.38 acres into 21
      condominium units.
   B) Determine that this project is exempt from the California Environmental
      Quality Act (CEQA) as stipulated by Section 15332 of the Guidelines for the
      Implementation of the California Environmental Quality Act.

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2) Request to approve Design Review #06-7013 of Tract Map # 32175, a request to
   develop 10 homes on 2.6 acres in Low Density Residential (0-5 dwelling units per
   acre) located north of E. Wilson Street, south of Gilman Street, and west of
   Alessandro Road. APN 534-171-008, 534-171-015.

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3) Tentative Tract Map # 34033, LS # 05-4505 – Request to Divide 3.31 acres into 16 parcels. The lots are Low Density Residential. The lots are located on George Street, West of Cherry. AP# 541-082-016,017,018,021.

4) Request to Withdraw: Conditional Use Permit No. 06-806 – Request to operate Alcoholic Beverage sales for liquor to an existing Market. The Banning Village Market is located at 266 N. San Gorgonio Ave. AP# 541-101-016 & 06

5) Zone Text Amendment # 06-97506
   Amendment to Municipal Code Provisions Pertaining to:
   A) Amendment to Section 9109 of the Zoning Code pertaining to freeway oriented signs
   B) Determine that the project is exempt from the California Environmental Quality Act (CEQA) as stipulated by Section 1528 of the Guidelines for the Implementation of the California Environmental Quality Act.

VI. STAFF REPORT / INFORMATION ITEMS

VII. PLANNING COMMISSIONER COMMENTS

VIII. ADJOURNMENT

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Planning Department (951) 922-3125. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. [28 CFR 35.102-35.104 ADA Title II].