I. CALL TO ORDER

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

II. REVIEW/APPROVAL OF MINUTES (October 16, 2006) Page 1

III. PUBLIC COMMENT

IV. DIRECTOR'S REPORT FOR THE MONTH OF DECEMBER-CITY COUNCIL ACTIONS ON PLANNING-RELATED ITEMS (No Action Required) Page 6

V. PUBLIC HEARING:

A. New Items:

1) Design Review #06-707 & Site Plan #06-7505, a request to develop a General Commercial Center, of 3 commercial buildings. The site contains 26,955 sq. ft. of retail space and 5,988 sq. ft. of drive through restaurant. The property is located on West Ramsey St., west of Lori Way. APN 419-081-002. Page 15

2) Zone Text Amendment # 06-97507-
Amendment to Municipal Code Provisions Pertaining to:
   a) 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.
   b) Amendment to Zoning Code Section 9114.04, Design Review: To conduct public meetings for design review applications. Page 91
3) Zone Text Amendment # 06-97508 –
Amendment to Municipal Code Provisions Pertaining to:
   a) 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.
   b) Table 9102.B, Residential Development Standards of the Zoning Code to modify the
      maximum building coverage standard in the LDR (Low Density Residential) Zone.
   c) Section 9107.05, Handicapped Parking Requirements modified to reflect current state
      standards.
   d) Amendment to Table 9107.D, Parking Stall Dimensions to add compact parking
      space standards.

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].