

City Council Chambers
29844 Haun Road
Menifee, CA 92586

Randy Madrid, Chair
Ivan Holler, Vice-Chair
Michael Knighten, Commissioner
Tammy Ramirez, Commissioner
Chris Thomas, Commissioner



MINUTES

City of Menifee
Planning Commission
Regular Meeting Minutes

Wednesday, March 26, 2025
6:00 PM Regular Meeting

Orlando Hernandez, Director
Rachel Valencia, Clerk

REGULAR MEETING (6:00PM)

1. CALL TO ORDER

Chair Madrid called the meeting to order at 6:00 PM.

2. ROLL CALL

Present: Chris Thomas, Randy Madrid, Michael Knighten, Tammy Ramirez

Absent: Ivan Holler

3. PLEDGE OF ALLEGIANCE

Commissioner Knighten led the flag salute.

4. PRESENTATIONS - NONE

5. AGENDA APPROVAL OR MODIFICATIONS

The agenda was approved unanimously (4-0-1, Holler absent) with no modifications.

6. PUBLIC COMMENTS (NON-AGENDA ITEMS)

There were no public comments.

7. APPROVAL OF MINUTES

7.1 February 12, 2025 Planning Commission Meeting Minutes.

7.2 March 12, 2025 Planning Commission Meeting Minutes.

The minutes were approved unanimously (4-0-1, Holler absent) with no changes.

8. CONSENT CALENDAR - NONE

9. PUBLIC HEARING ITEMS

9.1 Tentative Tract Map No. 38652 "Oak Hills West"

Acting Community Development Director Orlando Hernandez introduced the item and Associate Planner Brandon Cleary provided a presentation. Chair Madrid opened the public hearing at 6:29 PM. Acting Deputy City Clerk Rachel Valencia stated the public hearing was legally noticed and correspondence was received.

Applicant Salvatore Provenza with Sentry Property Group addressed the Planning Commission, provided a presentation and stated he agreed to the conditions of approval.

The following speakers expressed their opposition to the project:

- Jonathan Rose
- Sonia Verduzco
- Lisa Dewitt
- Christina Rose
- Floralie De Leon
- Eli Concepcion
- Greg Pascoe
- Jim Noone
- Brian Young

Chair Madrid closed the public hearing at 7:12 PM.

The Planning Commission discussed previous map approvals, access/circulation, traffic impacts, dust control, undergrounding power lines, trail access, building height requirements and duplex design. Additionally, they discussed concerns with privacy to the surrounding neighbors and having the ability to sell units independently.

Chair Madrid reopened the public hearing at 7:38 PM.

The following speakers expressed opposition to the project:

- Dylan Mertz
- Chantel Avila
- K. David Bridgewaters
- Carlos Garcia
- Jim Noone
- Sonia Verduzco
- Greg Pascoe
- Eli Concepcion

Chair Madrid closed the public hearing at 8:17 PM.

ACTION:

Continued the item to the April 23, 2025 Planning Commission meeting.

MOVER: Chris Thomas

SECONDER: Tammy Ramirez

AYES: Thomas, Knighten, Madrid, Ramirez

NAYS: None

ABSENT: Holler

10. DISCUSSION ITEMS - NONE

11. COMMUNITY DEVELOPMENT DIRECTOR COMMENTS

None.

12. COMMISSIONER REPORTS ON COMMITTEE ACTIVITIES

Commissioner Knighten reported on the meetings and events he attended.

- The Rotary Gala
- Menifee Valley Business Park Ribbon Cutting
- Innovation District Workshop
- Menifee Placemaking Unique Identity and Tourism Workshop

Commissioner Ramirez reported on the meetings and events she attended.

- Innovation District Workshop

13. FUTURE AGENDA REQUESTS FROM PLANNING COMMISSIONERS

None.

14. ADJOURN

Chair Madrid adjourned the meeting at 8:26 PM.

Rachel Valencia, Acting Deputy City Clerk