

City Council Chambers  
29844 Haun Road  
Menifee, CA 92586



Jeff LaDue, Chair  
Ben Diederich, Vice-Chair  
Joe Long, Commissioner  
Randy Madrid, Commissioner  
Chris Thomas, Commissioner

City of Menifee  
Planning Commission  
Regular Meeting Minutes

Wednesday, February 28, 2024  
6:00 PM Regular Meeting

Cheryl Kitzerow, Director  
Rachel Valencia, Clerk

## **MINUTES**

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### **REGULAR MEETING (6:00PM)**

#### **1. CALL TO ORDER**

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

#### **2. ROLL CALL**

**Present:** Ben Diederich, Joe Long, Randy Madrid, Chris Thomas, Jeff LaDue  
**Absent:** None

#### **3. PLEDGE OF ALLEGIANCE**

Chair LaDue called on Commissioner Thomas to lead the flag salute.

#### **4. PRESENTATIONS**

There were no presentations.

#### **5. AGENDA APPROVAL OR MODIFICATIONS**

The agenda was approved unanimously (5-0) with no modifications.

#### **6. PUBLIC COMMENTS (NON-AGENDA ITEMS)**

There were no public comments.

#### **7. APPROVAL OF MINUTES**

7.1 February 14, 2024 Planning Commission Meeting Minutes

The minutes were approved unanimously (5-0) with no modifications.

#### **8. CONSENT CALENDAR – NONE**

## 9. PUBLIC HEARING ITEMS

### 9.1 Home2Suites

**ACTION:**

1. Continued the item off calendar to bring back to the Planning Commission at a future date.

**MOVER:** Randy Madrid

**SECONDER:** Ben Diederich

**AYES:** Diederich, Long, Madrid, Thomas, LaDue

**NAYS:** None

**RECUSE:** None

### 9.2 Coronado Condos

Deputy Community Development Director Orlando Hernandez introduced the item and Associate Planner Fernando Herrera provided the presentation. The Commission clarified rumors that the project is not a low-income apartment project.

Chair LaDue opened the Public Hearing at 6:10PM.

Administrative Assistant Rachel Valencia stated that the Public Hearing was legally noticed, and correspondence had been received and placed in each of the Planning Commissioner's folders.

Applicant Stefan La Casse addressed the Planning Commission and stated he agreed to the conditions of approval.

Chair LaDue closed the Public Hearing at 6:14PM.

Chair LaDue reopened the Public Hearing at 6:16 PM.

Resident Ramon Mendez provided a public comment in opposition of the project.

Chair LaDue closed the Public Hearing at 6:20 PM.

**ACTION:**

1. Adopted Resolution No. PC24-618 adopting the Initial Study and Mitigated Negative Declaration and the Mitigation Monitoring and Reporting Program; and
2. Adopted Resolution No. PC24-619 approving Tentative Tract Map No. 38577 (PLN22-0232) and Plot Plan No. PLN22-0231 generally located south of Thornton Avenue, east of Upper Crest Drive, north of Esther Lane, and west of Murrieta Road in the City of Menifee.

**MOVER:** Randy Madrid

**SECONDER:** Jeff LaDue

**AYES:** Diederich, Long, Madrid, Thomas, LaDue

**NAYS:** None

**RECUSE:** None

9.3 Shoppes at the Lakes - Mister Car Wash and Day Care

Community Development Director Orlando Hernandez introduced the item and Associate Planner Brandon Cleary provided a presentation.

Chair LaDue opened the Public Hearing at 6:30PM.

Administrative Assistant Rachel Valencia stated that the Public Hearing was legally noticed, and correspondence had been received and placed in each of the Planning Commissioner's folders.

Applicant Representative Larry Canale addressed the Planning Commission and stated he agreed to the conditions of approval.

Chair LaDue closed the Public Hearing at 6:41PM.

**ACTION:**

1. Determined the Project exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15332 ("In-Fill Development Projects") and direct staff to file a Notice of Exemption; and
2. Adopted Resolution No. PC24-620 approving Major Conditional Use Permit (PLN22-0288) and Major Plot Plan (PLN22-0289) for the Mister Car Wash and Day Care Development located in the existing Shoppes at the Lakes Commercial Center.

**MOVER:** Jeff LaDue

**SECONDER:** Joe Long

**AYES:** Diederich, Long, Madrid, Thomas, LaDue

**NAYS:** None

**RECUSE:** None

9.4 Cimarron Ridge

Deputy Community Development Director Orlando Hernandez introduced the item and provided a presentation.

Chair LaDue opened the Public Hearing at 6:58PM.

Administrative Assistant Rachel Valencia stated that the Public Hearing legally was noticed and no correspondence had been received.

Applicant Darrel Warren from Pulte addressed the Planning Commission and stated he agreed to the conditions of approval.

Chair LaDue closed the Public Hearing at 7:00PM.

**ACTION:**

1. Adopted Resolution No. PC24-621 recommending the City Council adopt an Addendum to the certified Final Environmental Impact Report (FEIR) (State Clearinghouse No. 2014051029) for Tentative Tract Map (TTM) No. 36658, Cimarron Ridge Specific Plan (SP 2013-247); and
2. Adopted Resolution No. PC24-622 recommending City Council adopt an Ordinance approving Specific Plan Amendment (SPA) No. PLN23-0060; and
3. Adopted Resolution No. PC24-623 recommending City Council adopt a Resolution approving Major Modification (MJMOD) No. PLN22-0246 to TTM No. 36658; and
4. Adopted Resolution No. PC24-624 recommending City Council adopt an Ordinance approving the Cimarron Ridge Development Agreement (DA) Amendment No. PLN23-0241.

**MOVER:** Ben Diederich

**SECONDER:** Jeff LaDue

**AYES:** Diederich, Long, Thomas, LaDue

**NAYS:** None

**RECUSE:** Madrid

**10. DISCUSSION ITEMS**

None.

**11. COMMUNITY DEVELOPMENT DIRECTOR COMMENTS**

None.

**12. COMMISSIONER REPORTS ON COMMITTEE ACTIVITIES**

None.

**13. FUTURE AGENDA REQUESTS FROM PLANNING COMMISSIONERS**

None.

**14. ADJOURN**

Chair Ladue adjourned the meeting at 7:04 PM.

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Rachel Valencia, Administrative Assistant



