

City Council Chambers
29844 Haun Road
Menifee, CA 92586



**Menifee City Council
Special Meeting Minutes**

**Monday, May 26, 2021
6:30 PM Special Meeting**

**Bill Zimmerman, Mayor
Bob Karwin, District 1
Matthew Liesemeyer, District 2
Lesa Sobek, District 3
Dean Deines, District 4**

**Benjamin Diederich, Chair
Jeff LaDue, Commissioner
Randy Madrid, Commissioner
Chris Thomas, Commissioner
David White, Commissioner**

MINUTES

SPECIAL MEETING (6:30 PM)

1. CALL TO ORDER

Mayor Zimmerman called the meeting to order at 6:35 PM.

2. ROLL CALL

Present: Dean Deines, Bob Karwin, Matthew Liesemeyer, Lesa Sobek, Jeff LaDue, Randy Madrid, Chris Thomas, David White, Benjamin Diederich, Bill Zimmerman

Absent: None

3. PLEDGE OF ALLEGIANCE

Menifee resident Betty Bouris led the flag salute.

4. WORKSHOP

4.1 Joint City Council/Planning Commission Workshop Study Session on the 2021-2029 Housing Element Update

Community Development Director Cheryl Kitzerow provided a background of the item. Ms. Kitzerow introduced the staff that would be presenting the item; Candyce Burnett and David Barquist, Planning Consultants with Kimley-Horn, Senior Planner Doug Darnell, and Planning Manager Orlando Hernandez. Ms. Burnett started the presentation and reported on the community outreach; 6th Cycle Housing Element StoryMap; and the interactive web map and results.

Mr. Darnell continued the presentation and reported on the adequate sites analysis; Regional Housing Needs Assessment (RHNA) 6th Cycle (2021-2029); low and very low income sites; inset of north side of McCall Boulevard and east side of Sherman Rd; inset of south side of McCall Boulevard, easterly of Encanto Drive; inset of southwest corner of Lazy Creek and Murrieta Roads; inset of Bradley Road north of Newport Road; inset of La Piedra and Sherman Roads; moderate and above moderate income sites.

Ms. Burnett continued and reported on the 6th Cycle Housing Element update; Housing Element contents; Housing Element policies; land use element update; land use element

update within the Economic Development Corridor (EDC); safety element update; environmental justice policies; environmental review process; tentative housing element update schedule.

The Planning Commission and the City Council asked questions of staff regarding 15% limitation and stand alone in the EDC; community outreach; low and very low income sites; opportunity for site changes; utilities; EDC and residential; Boulders property; RHNA allocation totals; lack of law enforcement credits; environmental review process and cultural resource impacts; meeting RHNA numbers; and carry over from the 5th to 6th cycle; excluded sites; environmental review process and traffic pollutants; high density and single family housing; environmental issues and mitigation policy; need of moderate income sites; and creation of climate change adaptability goals and policies.

There were no public comments.

Councilmember Karwin inquired about the Womble and the LDS property.

Councilmember Liesemeyer stated concerns regarding financial impacts to the general plan clean up.

Chair Diederich, Mayor Zimmerman and Councilmember Karwin commented on the desire to maintain Inset 1 as EDC for commercial. Mayor Pro Tem Sobek inquired about finding a different area in that location to change from residential to EDC.

Councilmember Deines stated his concerns with the high-density zones in district 4 and traffic along McCall Boulevard.

Ms. Kitzerow stated there were other candidate site options for high density residential at Chambers Avenue and Murrieta Road and the northeast corner of Antelope Road and Garbani Road.

Mayor Pro Tem Sobek stated she was in favor of the location at Chambers Avenue and Murrieta Road.

Councilmember Deines stated he was in favor of the other locations.

Councilmember Karwin and Liesemeyer stated they were in favor of the location on Antelope Road and Garbani Road.

Mayor Pro Tem Sobek stated the reasons she was not in favor of the Antelope Road and Garbani Road location.

5. ADJOURN

Mayor Zimmerman adjourned the meeting at 8:41 PM.

Sarah A. Manwaring, MMC
City Clerk