

City Council Chambers  
29844 Haun Road  
Menifee, CA 92586

David White, Chair  
Jeff LaDue, Vice-Chair  
Ben Diederich, Commissioner  
Randy Madrid, Commissioner  
Chris Thomas, Commissioner



City of Menifee  
Planning Commission  
Regular Meeting Minutes

Wednesday, September 14, 2022  
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 White called the meeting to order at 6:01 PM.

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

**Present:** Benjamin Diederich, Jeff LaDue, Chris Thomas, David White

**Absent:** Randy Madrid

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

Commissioner Diederich led the flag salute.

#### **4. PRESENTATIONS - NONE**

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

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

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

Resident Rhena Jackson spoke on concerns on speeding within the City.

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

7.1 August 10, 2022 Planning Commission Minutes

7.2 August 10, 2022 PRTC and Planning Commission Special Minutes

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

#### **8. CONSENT CALENDAR - NONE**

## 9. PUBLIC HEARING ITEMS

### 9.1 Quick-Service Restaurant - Chick-Fil-A

Commissioner Diederich recused himself from the item and left the dais and Council Chambers.

Planning Manager Orlando Hernandez introduced the item and Senior Planner Brett Hamilton. Mr. Hamilton provided a presentation and reported on the project location; general plan and zoning designation; previously approved Plot Plan No. 2017-021; proposed project and modification; access and circulation; parking; landscaping; architecture; environmental review; and staff recommendation.

Commissioner Thomas inquired about the Vehicle Miles Traveled (VMT) analysis.

Vice Chair LaDue inquired about the reduced Traffic Operations Analysis (TOA) and anticipated future uses for vacant property.

Chair White opened the public hearing at 6:18 PM. Acting City Clerk Stephanie Roseen stated the public hearing was legally noticed and that there was a memo with the revised conditions of approval (COA) inside each of the Commissioner's blue folders.

Applicant Robert Lombardi with 4G Development and Consulting on behalf of Chick-Fil-A introduced himself and his team. Mr. Lombardi stated he agreed to the revised conditions of approval.

The Planning Commission discussed traffic flow, double drive through lane operations, and circulation.

Chair White closed the public hearing at 6:29 PM.

The Commissioners spoke in favor of the project.

#### **ACTION:**

1. Adopted Resolution No. PC22-569 as amended, adopting an addendum to a Mitigated Negative Declaration for Major Modification No. PLN21-0393; and
2. Adopted Resolution No. PC22-570 approving Major Modification No. PLN21-0393.

**MOVER:** Jeff LaDue

**SECONDER:** Chris Thomas

**AYES:** LaDue, Thomas, White

**ABSENT:** Madrid

**RECUSE:** Diederich

**10. DISCUSSION ITEMS - NONE**

**11. COMMUNITY DEVELOPMENT DIRECTOR COMMENTS**

Commissioner Diederich returned to the dais at 6:33 PM.

Community Development Director Cheryl Kitzerow provided an update on new business openings, Accessory Dwelling Units (ADU) permits, and the Emergency Preparedness Fair that was held in the City.

Chair White inquired about the housing element certification.

**12. COMMISSIONER REPORTS ON COMMITTEE ACTIVITIES**

None.

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

Vice Chair LaDue inquired about the Krikorian site. Ms. Kitzerow provided an update.

**14. ADJOURN**

Chair White adjourned the meeting at 6:41 PM.

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Rachel Valencia,  
Acting Deputy City Clerk